



## **Port O' Connor Improvement District**

**P.O. Box 375 \* Port O' Connor, Texas 77982**

**Minutes**

**Thursday, January 19, 2023 1:00 pm**

**Regular Board Meeting**

The Board of Directors of the Port O' Connor Improvement District held a Regular Board Meeting on **Thursday, January 19, 2023 at 1:00 p.m.** at the District Office, 39 Denman Drive, Port O' Connor, Texas.

### **A. CALL TO ORDER**

President Danny McGuire called the meeting to order at 1:00 p.m. and established that a quorum was present and welcomed everyone.

**DIRECTORS PRESENT:** Danny McGuire, John Childers, Victor Mozisek, Mike Clifton and Nathan O'Neill

**DIRECTORS ABSENT:** None

**ALSO PRESENT:** Oscar Pena, Kim Stafford, Bill Kotlan (District Engineer), Donald Goldman (District Bookkeeper), Donna Grafe-Tucker (District Counsel), and Phillip Givens (General Manager)

**ALSO PRESENT BY PHONE:** Whitney Higgins (Special Counsel)

**MEMBERS OF THE PUBLIC PRESENT:** Julie Peak (Masterson Advisors LLC) and Chase Eastland (Masterson Advisors LLC)

### **B. PUBLIC COMMENT WELCOME**

Julie Peak spoke about Masterson Advisors LLC.

### **C. ITEMS FOR CONSIDERATION AND TAKE APPROPRIATE ACTION IF NEEDED:**

1. Engage financial advisor to the District and accept agreement with Masterson Advisor, LLC.

**Motion: John Childers**

**Second: Nathan O'Neill**

**To engage financial advisor to the District and propose agreement with Masterson Advisors, LLC.**

**Motion Approved: 4-0**

2. Force Main and Water Main re-location – Harbor Vista Subdivision

**Motion: Nathan O'Neill**

**Second: Victor Mozisek**

**For the District to cover half the cost (not to exceed \$82,185), of the Force Main & Water Main re-location at Harbor Vista Subdivision**

**Motion Approved: 4-0**

3. Republic Services – Contract Renewal & early extension  
**Discussion, no action.**
4. Undine Water Supply proposal and related matters  
**Discussion, no action.**
5. GBRA Raw Water contract  
**Discussion, no action.**
6. VCS – Motorola Nitro System – Cell Service  
**Discussion, no action.**
7. Annual Report regarding Post-Issuance Compliance Policy  
**Discussion, no action.**
8. Approve Audit for fiscal year 9/30/2022  
**Discussion, no action.**
9. Response to AT&T and Verizon letter to company representatives and elected representative  
**Discussion, no action.**
10. Accept annual disclosure statements from Investment Officer and bookkeeper  
**Discussion, no action.**
11. Revisions to District Rules and Regulations/Rate Order  
**Motion: Nathan O'Neill**  
**Second: Victor Mozisek**  
**To approve the Revisions to District Rules and Regulations/Rate Order.**  
**Motion Approved: 4-0**
12. RO System Leases & Options  
**Discussion; no action.**
13. Bids for Water Wells 3,4,5,6 and 7  
**Motion: Victor Mozisek**  
**Second: John Childers**  
**To award Friedel Drilling Co the bid for Water Wells 3,4,5,6 and 7 in the amount of \$2,451,859**  
**Motion Approved: 4-0**  
  
**Motion: Victor Mozisek**  
**Second: John Childers**  
**The Board adopted a Resolution Expressing Intent to Reimburse, which reflects the District's intent to reimburse the operating fund for costs associated with the Water Wells 3,4,5,6 and 7 from future bond funds for up to \$2,600,000.**  
**Motion Approved: 4-0**
14. TML Insurance renewal  
**Motion: Nathan O'Neill**  
**Second: Victor Mozisek**  
**To approve option 3 with a \$750 deductible and a \$1500 out of pocket deductible.**  
**Motion Approved: 4-0**

15. Investment Report  
**Discussion, no action.**
16. Charitable Tiered Rate  
**Discussion, no action.**
17. Review Order Adopting "Procedures for Continuing Disclosure Compliance"  
**Discussion, no action.**
18. Review Delinquent Tax Report and take any necessary action.  
**Discussion, no action.**

**D. CONSENT AGENDA:** *The following items are anticipated to require little or no individualized discussion due to their nature being clerical, ministerial, mundane or routine. In an effort to enhance the efficiency of POCID Board meetings, it is intended that these items will be acted upon by the POCID Board with a single motion because no public hearing or determination is necessary. However, a POCID Board Member or citizen may request separate deliberation for a specific item, in which event those items will be removed from the consent agenda prior to the POCID Board voting on the consent agenda as a collective, singular item. Prior to voting on the consent agenda, the POCID Board may add additional items that are listed elsewhere on the same agenda.*

## **1. APPROVAL OF MINUTES**

- A. December 15, 2022 - Regular Board Meeting

## **2. APPROVAL OF PAYABLES**

- A. Port O'Connor Improvement District – Payables
- B. Defined Area – Payables
- C. Change Order No#8 – New Building – Lauger Companies, Inc

**Motion: John Childers**

**Second: Victor Mozisek**

**To approve all minutes & payables on the consent agenda.**

**Motion Approved: 4-0**

## **E. Goldman, Hunt & Notz, Donald Goldman**

- A. Financial Reports
- B. Prosperity Bank Investment Report
- C. CCAD Ad Valorem Tax Report
- D. Defined Area Financial Report
- E. Due from/Due to Report

## **F. Report from BGE, Bill Kotlan**

Consider & take appropriate action on:

- A. 2018 Bond Projects
- B. 2022 Bond Projects
- C. Air Vacuum St #1B
- D. Air Vacuum St #2B
- E. Bond Issue #3-2022
- F. LaSalle Water Plant Tank Rehab
- G. Undine Agreement



**G. Report of General Manager, Phillip Givens**

Consider & take appropriate action on:

- A. TCEQ EPP
- B. Cash Flow Forecast
- C. Budget to Actual Review

**H. Report of District Manager, Oscar Pena**

Consider & take appropriate action on:

- A. District Status
- B. Work in Progress
- C. Water Production Report
- D. Administrative
- E. Purchases

**I. \*\*\*\*EXECUTIVE SESSION\*\*\*\***

The Port O'Connor Improvement District may consider in Executive Session any of the identified items posted on the agenda pursuant to the following exceptions:

- Texas Government Code Ann. § 551.071: Consultation with Attorney
- Texas Government Code Ann. § 551.072: Real Property
- Texas Government Code Ann. § 551.074: Personnel Matters

**The meeting adjourned at 2:47 p.m.**

Respectfully submitted,



Danny McGuire, President



Nathan O'Neill, Secretary

Signed this 20 day of July, 2023.

These minutes were approved on ~~February~~ <sup>July</sup> 20, 2023