



Port O' Connor Improvement District

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

Minutes

February 24, 2022 1:00 pm

Regular Board Meeting

The Board of Directors of the Port O'Connor Improvement District held a Regular Board Meeting on **Thursday, February 24, 2022 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, David Randolph and Nathan O'Neill

DIRECTORS ABSENT: Mike Clifton

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

ALSO PRESENT BY PHONE: Robyn German (Special counsel)

MEMBERS OF THE PUBLIC PRESENT: None

B. PUBLIC COMMENT WELCOME

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

1. Rawley McCoy – Building Update

Discussion, no action.

2. Bond Redemption

Discussion, no action

3. 2022 Bond Election, including:

- a. Voter Information Document

Eleccion de Bonos de 2022, incluyendo:

- a. Documento de información para los votantes.

Motion: John Childers

Second: David Randolph

To approve pending legal and financial advisors' final edits.

Motion Approved: 4-0

4. Adopt Resolution Concerning Exemptions from Taxation
Motion: John Childers
Second: David Randolph
To not change the existing exemption amounts and to adopt the proposed Resolution setting the exemption rates for 2022.
Motion Approved: 4-0
5. Approve audit for fiscal year 9/30/2021
No action.
6. Annexation of county property and out of district rate charges pending annexation
Motion: John Childers
Second: David Randolph
To give Calhoun County Pct #4 60 days to send in their paperwork to annex before restating the rate to an out of district rate.
Motion Approved: 4-0
7. Annexation of individual property; procedure, charges & cost affiliated with annexation
Motion: John Childers
Second: David Randolph
To annex in Kohutek property and any neighboring property to property District owns and is annexing if the property owners supply a recent survey. All applicants for annexation will be considered on an individual basis for cost assessments.
Motion Approved: 4-0
8. Required Consolidation Actions and Procedures for Consolidation with LaSalle WCID 1A
Discussion, no action.
9. Ground water District permits and application
Table
10. Declare the current office buildings as surplus and decide how to sell
Motion: John Childers
Second: David Randolph
To declare the current office buildings as surplus and sell with closed bids.
Motion Approved: 4-0
11. 10 Year Budget Forecast Report
Table
12. Proposal for Vacuum Station 5project
Motion: John Childers
Second: David Randolph
To accept the engineering proposal for Vacuum station #5 in the amount of \$119,00.
Motion Approved: 4-0
13. Additions to Vacuum Stations 1 & 2 Ground
Discussion, no action.

14. Proposal from Bancorp
Motion: Nathan O'Neill
Second: John Childers
To accept the proposal from Bancorp and authorize Board President to sign all necessary documents and take any action necessary to switch depositories.
Motion Approved: 4-0
15. Approve Bond Feasibility Report
Motion: John Childers
Second: David Randolph
To approve the Bond Feasibility Report
Motion Approved: 4-0.
16. Well sites including easements from Calhoun County
Motion: John Childers
Second: David Randolph
To authorize BGE and legal counsel to request an easement from Calhoun County.
Motion Approved: 4-0
17. Community Garden
Motion: John Childers
Second: David Randolph
To authorize Board President to talk to the committee and to authorize the use of District property for a community garden.
Motion Approved: 4-0
18. TWDB closing on six-million-dollar bonds
Discussion, no action.
19. Homestead and tax exemptions
Discussion, no action.
20. Bank Depositories for District
Discussion, no action.
21. Ratification of February 10, 2022 Election agenda items:/Ratificación de los puntos de la agenda electoral del 10 de febrero de 2022:
2022 Bond Election, including:
 - a. Adopt Resolution Designating an Agent of the Secretary of Board of Directors During the 2022 Bond Election;
 - b. Adopt Order Calling Bond Election;
 - c. Approve contract for election services with Calhoun County to conduct election;
 - d. Authorize Notice of Election
 - e. Authorize preparation and posting of Voter Information Document;
 - f. Authorize posting of early voting rosterElección de Bonos de Parques de 2022, que incluye:
 - a. adoptar una Resolución Designando un Agente del Secretario de la Junta Directiva Durante el Período de la Elección de Bonos de 2022;
 - b. adoptar una Orden Para Convocar Elección de Bonos;
 - c. aprobar el contrato de servicios electorales con el Condado de Calhoun para la celebración de la elección;
 - d. autorizar el Aviso de Elección;

- e. autorizar la preparación y publicación del documento con información para los votantes; y
- f. autorizar la publicación de la lista de votación anticipada.

Motion: John Childers

Second: David Randolph

To ratify the February 10, 2022 Election agenda items.

Motion Approved: 4-0

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. January 20, 2022 – Regular Board Meeting
- B. January 31, 2022 – Special Board Meeting
- C. February 10, 2022 – Special Board Meeting

2. APPROVAL OF PAYABLES

- A. Port O'Connor Improvement District – Payables
- B. Defined Area – Payables
- C. Change Order #4 – New Office Building – Lauger
- D. Pay Request #5 – Installation of Air Intakes on Sewer Pods – Reddico

Motion: John Childers

Second: David Randolph

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, Matthew Froelich

Consider & take appropriate action on:

- A. Customer Service Line Smoke Testing
- B. 2015 TWDB D-Fund
- C. 2018 Bond Projects
- D. 2021 Bond Projects
- E. Future Bond Authorization

G. Report of General Manager, Phillip Givens

Consider & take appropriate action on:

- A. SB3 in the 87th Legislature & Texas Water Code 13.1396
- B. Cash Flow Forecast
- C. EVO Report & 10 Year Budget
- D. TWDB DWSRF Application
- E. In-House Engineer Update

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

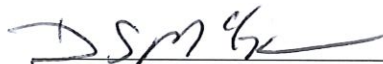
I. **EXECUTIVE SESSION******

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:

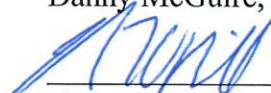
- Texas Government Code Ann. § 551.071: Consultation with Attorney
- Texas Government Code Ann. § 551.072: Real Property
- Texas Government Code Ann. § 551.074: Personnel Matters

The meeting adjourned at 3:16 p.m.

Respectfully submitted,



Danny McGuire, President



Nathan O'Neill, Secretary

Signed this 24 day of March, 2022.

These minutes were approved on March 24, 2022