



Port O' Connor Improvement District

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

Minutes

Thursday, April 28, 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, April 28, 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), Bill Kotlan (BGE).

ALSO PRESENT BY PHONE: Whitney Higgins (Special counsel)

MEMBERS OF THE PUBLIC PRESENT: Victor Mozisek

B. PUBLIC COMMENT WELCOME

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

1. Rawley McCoy – Building Update

Discussion, no action.

2. 2022 Bond Election/ De Eleccion De Bonos De 2022

Discussion, no action/ Discusión, ninguna acción.

3. Agreement for sale of surplus property: Office Building

Motion: David Randolph

Second: Nathan O'Neill

To approve the proposed agreement for sale of surplus property(Office Building).

Motion Approved: 4-0

4. Undine/GBRA

Discussion, no action.

5. TWDB closing on six-million-dollar bonds
Discussion, no action.
6. Annexation including county property and private property
Discussion, no action.
7. Ground water District permits and application
Discussion, no action.
8. Required Consolidation Actions and Procedures for Consolidation with LaSalle WCID 1A
Discussion, no action.
9. Well sites including easements from Calhoun County
Discussion, no action.
10. ACH Charge for customer
Motion: Nathan O'Neill
Second: John Childers
To approve no service fee for auto draft customers as of May 28, 2022.
Motion Approved: 4-0
11. Bond resolution adoption
Motion: John Childers
Second: David Randolph
To adopt the Bond Resolution.
Motion Approved: 4-0
12. Review ID Theft Policy
Motion: Nathan O'Neill
Second: David Randolph
To approve the amended Identity Theft Policy
Motion Approved: 4-0
13. Review District Record Retention Policy
Motion: David Randolph
Second: John Childers
To approve the amended District Record Retention Policy
Motion Approved: 4-0
14. Financial Investment Policy annual review
Discussion, no action.
15. Approve annual report on implementation of Water Conservation Plan and authorize submittal to the Texas Water Development Board
Discussion, no action. To be review again in 2024
16. 2022 Bond Election/Elección de Bonos de 2022
Discussion, no action/Discusión, ninguna acción.

17. May meeting date

May Meeting date set for May 23, 2022.

18. Expenditure approval for sign

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. March 24, 2022 – Regular Board Meeting

2. APPROVAL OF PAYABLES

A. Port O'Connor Improvement District – Payables

B. Defined Area – Payables

C. Change Order #1– Water and Sewer Line Improvements – Lester Contracting, Inc

D. Pay Request #9 – New Office Building – Lauger Companies, Inc

E. Pay Request #7 – 2021 Water & Sewer Improvement Project – Lester Contracting, Inc

F. Pay Requests #6 – Elevated Storage Tank Rehab – Tank Pro, Inc

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, Bill Kotlan

Consider & take appropriate action on:

A. Customer Service Line Smoke Testing

B. 2015 TWDB D-Fund

C. 2018 Bond Projects

D. 2021 Bond Projects – Approval of study to evaluate 750gpm well

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 2:39 p.m.

Respectfully submitted,



Danny McGuire, President



Nathan O'Neill, Secretary

Signed this 23 day of May, 2022.

These minutes were approved on May 23, 2022