



**Port O'Connor Improvement District  
P.O. Box 375  
Port O'Connor, Texas 77982  
MEETING NOTICE AND AGENDA  
Thursday, July 11, 2024 1:00 p.m.  
Regular Board Meeting**

*Distrito de Mejoramiento de Port O'Connor  
Apartado Postal 375  
Puerto O'Connor, Texas 77982  
AVISO Y ORDEN DEL DÍA DE LA REUNIÓN  
Jueves 11 de julio 2024 13:00 hrs.  
Reunión Ordinaria de la Junta Directiva*

POSTING DATE: July 8, 2024

NOTICE IS HEREBY GIVEN that the Board of Directors of the Port O'Connor Improvement District will hold a Regular Board Meeting on **Thursday, July 1, 2024 at 1:00 p.m.** at the District Office, 39 Denman Drive, Port O'Connor, Texas. The purpose of the meeting will be to discuss, consider and take necessary action on the following matters:

*FECHA DE PUBLICACIÓN: 8 de julio de 2024*

*POR LA PRESENTE SE NOTIFICA que la Junta Directiva del Distrito de Mejoras de Port O'Connor llevará a cabo una reunión ordinaria de la Junta el jueves 1 de julio de 2024 a la 1:00 p.m. en la Oficina del Distrito, 39 Denman Drive, Port O'Connor, Texas. El propósito de la reunión será discutir, considerar y tomar las medidas necesarias sobre los siguientes asuntos:*

**A. CALL TO ORDER**

1. Quorum Call
2. Citizens Welcome
3. Pledge of Allegiance

**B. PUBLIC COMMENT WELCOME**

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

1. VCS updates and take any appropriate action including but not limited to issues with performance
2. Related to storm damage, preparedness and contingencies related to hurricanes, tropical storms and weather
3. Annexation Study of The Docks @POC
4. Contract for IZAR
5. Updates on Marina del Mar Subdivision
6. Alligator Head Fire Protection & Line Extension

7. Investment Report
8. Signature Stamps
9. 2024 Directors Election.  
Elección de Directores de 2024.
10. Engineering Certificate regarding the development status of the district for tax rate setting
11. Intent to Reimburse for Wastewater System Improvements
12. Budget 2024-2025
13. Resolution for Change of Use for Series 2023 Bonds
14. Pay Estimate No 8 for Friedel Drilling (Wells) in the amount of \$216,666
15. Pay Estimate No 6 for TTE (RO) in the amount of \$ 152,314.20
16. Pay Estimate No 10 for Reddico (Vac St 1) in the amount of \$165,712.50
17. Pay Estimate No 4 for Reddico (Vac St 2) in the amount of \$160,285.95
18. Change Order No 7 for Friedel Drilling (Wells) in the amount of \$82,850
19. Change Order No 3 for TTE (RO) in the amount of \$46,650
20. District Manager Evaluation
21. Subcontractor payment notices related to ground storage tank construction
22. Purchase Compact Excavator

**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. June 20, 2024 – Regular Board Meeting

## **2. APPROVAL OF PAYABLES**

- A. Port O'Connor Improvement District – Payables
- B. Defined Area – Payables
- C. Capital Improvements Projects

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

- A. Account Balances
- B. Cadence Investment Fund Statement
- C. Actual vs Budget Monthly Breakdown
- D. Actual vs Budget Comparison
- E. Accountant's Compilation Report
- F. Financial Statements
- G. Cost Comparisons

**F. Report from BGE, Matthew Froelich/Bill Kotlan**

Consider & take appropriate action on:

- A. 2022 TWDB Projects
- B. Bond Issue No 3 Projects
- C. General Fund Maintenance Projects
- D. Development Projects
- E. Engineering matters, including preparation and approval of plans and specifications, advertisement for bids, bid review, contract award, pay estimates, and change orders, acceptance of projects, deeds, related environmental proposals, easements, encroachment agreements, right of entry agreements, conflicts waivers, and requests for service or utility commitments.
- F. Other items

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

Consider & take appropriate action on:

- A. Health Insurance 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. Water Quality
- E. Wastewater Treatment
- F. Administrative

**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

**J. ITEMS FROM BOARD MEMBERS** (Note: Board members may request specific factual information, recitation of existing policy, or placement of items on the Agenda for discussion at a later meeting.)

## K. ADJOURN

\*\*\* Any item on this agenda may be discussed in executive session if authorized by Texas law, regardless of whether that item is listed under "Executive Session" in this agenda, and regardless of any past or current practice of the District's board. Executive sessions described generally herein may include consideration of any item otherwise listed on the agenda plus any subject specified in the executive session notice. Executive sessions may be held at 39 Denman Drive, Port O'Connor, Texas\*\*\*

## CERTIFICATION

I, the undersigned authority, do hereby certify that the Notice of Meeting and Agenda for the Port O'Connor Improvement District Board of Directors Meeting was posted on the bulletin board at the Port O'Connor Improvement District Offices at 39 Denman Drive, Port O'Connor, Texas, a place convenient and readily accessible to the public at all times, on the following date and time:

July 6, 2024 at 9:52 a.m. / p.m. and said Notice was posted on the District's website and remained so posted continuously until meeting was convened. Additionally, the Notice of Meeting and Agenda for the Port O'Connor Improvement District Board of Directors Meeting was posted at the Port O'Connor U.S. Post Office Building for convenience.

  
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Port O'Connor Improvement District