



Porter Special Utility District

22162 Water Well Road

Porter, Texas 77365

Office: (281) 354-5922

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NOTICE OF REGULAR MEETING

Notice is hereby given that the Board of Directors (the “Board”) of PORTER SPECIAL UTILITY DISTRICT (the “District”) will hold a regular meeting, open to the public, on **Monday, April 29, 2024, at 7:00pm**, in the Board Room of the District at 22162 Water Well Road, Porter, Texas 77365, to consider and take action on the following matters.

Director Name	Board Position	Term Expires
Doug Pillow	President	May 2027
Jodi Ruonavar	Vice President	May 2026
Danny Bridges	Treasurer	May 2027
Caroline Denham	Secretary	May 2026
Jason Ashy	Director	May 2026
Donald Bell	Director	May 2026
Charlie Lyons	Director	May 2027

1. Call Meeting to Order

- a. Roll Call of the Board of Directors / Declaration of a Quorum
- b. Invocation
- c. Pledges of Allegiance

2. Public Comment

The Board and District Staff truly value the public’s input. Please respect the following when making formal comments to the Board of Directors:

- Please sign in when you arrive prior to making public comment, or at the time of making your comments.
- Please keep comments restricted to the topics listed on the agenda and limit time to a maximum of three (3) minutes.
- Please keep comments respectful of others and organized for understanding.

3. Review and Approve Minutes

- a. Minutes from the Regular Board Meeting on March 25, 2024
- b. Minutes from the Special Board Meeting on April 22, 2024

4. Old Business

5. New Business

6. Financial Report

- a. Financial Statements for the period ending March 31, 2024

7. Engineering Report

- a. Development Projects
 - i. The Highlands
 - ii. The Vibe at Porter, including approving feasibility study
 - iii. Angels On The Way, including approving feasibility study
- b. Infrastructure Fee Projects
 - i. Well #5 Rehabilitation, including approving Pay Application #2 from Alsay Incorporated in the amount of \$62,649.20
 - ii. W. Ford Road Waterline Relocation, including procurement
- c. Capital Bond Projects
 - i. Sorters Road Waterline Relocation, including approving amendment
 - ii. Ford Road Waterline Relocation, including approving amendment and Pay Application #11 from Blazey Construction in the amount of \$17,896.62
- d. Impact Fee Capital Improvement Projects
 - i. Copeland EST, including approving Change Order #1 from Caldwell for \$397,800 and 100 days
 - ii. US-59 16" Waterline Crossing, including approving Change Order #1 and Pay Application #1 from Bull G Construction in the amount of \$171,405.00
- e. One-Year Warranty

8. General Counsel Report

- a. Contract for Purchase and Sale and Escrow Instructions for SWTP Property
- b. Resolution Declaring Surplus Property
- c. Waterline Easement with Black Diamond Stores LLC
- d. Waterline Easement with Momentum Business Park (0.2688 acres)
- e. Waterline Easement with Momentum Business Park (0.1934 acres)
- f. Order Designating District Offices and Meeting Places Inside and Outside the District
- g. Update on \$10,000,000 Waterworks System Revenue Bonds, Series 2024, including Bond Order, General Certificate, Paying Agent/Registrar Agreement and all other documents

9. General Manager Report

- a. Update regarding wells and facilities, water production and demand, fleet vehicles and equipment, drought and weather forecasts
- b. Drought Contingency Plan
- c. Water Conservation Plan

10. Executive Session

11. Director Comments

12. Next Regular Board Meeting – May 27, 2024 at 7:00pm

13. Adjournment

At any time during the meeting the Porter Special Utility Board of Directors may meet in executive session on any of the above agenda items for any reason authorized by the Texas Open Meetings Act (Texas

Government Code Chapter 551), including for consultation concerning attorney-client matters (551.071); deliberation regarding real property (551.072); deliberation regarding prospective gifts (551.073); personnel matters (551.074); and deliberation regarding security devices (551.076). No action may be taken during executive session, therefore, following executive session, the Board of Directors will reconvene to an open meeting and take action, as necessary.

It is hereby affirmed that this NOTICE OF MEETING was duly posted, no later than 4:30pm on April 26, 2024, on the bulletin board at the office of the Porter Special Utility District and on the Porter Special Utility District's website in accordance with the Texas Open Meetings Act.



Jonathon Smith
General Manager