



Porter Special Utility District

22162 Water Well Road

Porter, Texas 77365

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NOTICE OF REGULAR MEETING **OF THE BOARD OF DIRECTORS**

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, February 26, 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.

Board of Directors

Doug Pillow, President
Jodi Ruonavar, Vice President
Danny Bridges, Treasurer
Caroline Denham, Secretary
Jason Ashy, Director
Donald Bell, Director
Charlie Lyons, Director

Term Expires

May 2024
May 2026
May 2024
May 2026
May 2026
May 2026
May 2024

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 January 29, 2024

4. Old Business

5. New Business

6. Financial Report

- a. Financial Statements for the period ending January 31, 2024 (**TABLED**)

7. Engineering Report by Bleyl Engineering

- a. Update on Development Projects
 - i. Adams Street Apartments, including approving the feasibility study
- b. Update on Infrastructure Fee Projects
- c. Update on Capital Bond Projects
 - i. Sorters Road Waterline Relocation Phase II, including approving Change Order #1 and Pay Application (Final) #4
 - ii. Ford Road Waterline Relocation, including approving Pay Application #10
- d. Update on Impact Fee Capital Improvement Projects
 - i. Copeland EST, including awarding contract
- e. One-Year Warranty

8. General Counsel's Report

- a. Amended and Restated Ethics Policy
- b. Memorandum of Understanding with City of Houston regarding service to tracts north of Northpark Drive and east of Loop 494
- c. Development Agreement with Altera Forest
- d. Additional capacity request from Valley Ranch MUD
- e. Update on Entergy Easement Acquisition
- f. Update on \$10,000,000 Waterworks System Revenue Bonds, Series 2024 (the "Series 2024 Bonds"), including:
 - i. Schedule for sale and closing
 - ii. Preliminary Official Statement
 - iii. Order Adopting Official Notice of Sale and Bid Form, Authorizing Distribution Thereof and of Preliminary Official Statement and Authorizing Publication of Notice of Sale
- g. Supplemental Agenda

9. General Manager's Report

- a. Update regarding wells and facilities, water production and demand, fleet vehicles and equipment, drought and weather forecasts

10. Executive Session


11. Director Comments

12. Next Regular Board Meeting – March 25, 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 February 23, 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