



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, July 31, 2023, 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
Johnny Barr, Assistant Secretary-Treasurer
Jason Ashy, Director
Donald Bell, Director

Term Expires

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

1. Call Meeting to Order

- a. Roll Call of the Board of Directors / Declaration of a Quorum
- b. Director Qualifications and Disclosures
- c. Invocation
- d. 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 June 26, 2023
- b. Minutes from the Special Board Meeting on July 17, 2023

4. Old Business

- a. StarnikPay online payment fees for credit cards, debit cards, and e-checks

5. New Business

- a. Employee Introductions
 - i. Brian Johnson – Distribution Apprentice
- b. Presentation by Infinity Services, LLC (website vendor)
- c. LSGCD Subsidence Study Phase 3 Site

6. Financial Report

- a. Financial Statements for the period ending June 30, 2023
- b. General Operating Fund
 - i. Approve transfer from GOF Independent (6076) and GOF TexPool (0001) to IOF Independent (4805)

7. Engineering Report by Bleyl Engineering

- a. Update on Development Projects
 - i. Royal Pines (MCMUD #24)
 - ii. Peppervine
 - iii. New Caney ISD Elementary School, including Pay Application #2
 - iv. 25021 FM-1314 Strip Center
 - v. Hendricks 50-Acre Tract
 - vi. Rendezvous Resort (fka The 100-Acre Woods)
- b. Update on Infrastructure Fee Projects
 - i. Copeland Elevated Storage Tank, including Pay Application #3
 - ii. Well #5 Rehabilitation
 - iii. Northpark Waterline Relocation
 - iv. Plugging Yancy Well and Well #6
- c. Update on Capital Bond Projects
 - i. Bond Application Report #2
 - ii. Bond Application Report #3
 - iii. Sorters Road Waterline Relocation
 - iv. Ferne Water Plant
 - v. Ford Road Waterline Relocation, including Pay Application #4
 - vi. New Administration Building
- d. Update on Impact Fee Capital Improvement Projects
 - i. Impact Fee Study, including appointing new committee members
- e. One-Year Warranty

8. General Counsel's Report

- a. Amended Resolution Adopting Director Fees of Office and Expense Reimbursement Policy
- b. Notice of Default to Valley Ranch MUD No. 1
- c. Amendments to District Rules and Regulations regarding excess water rate and non-compliance fee for wholesale customers

9. General Manager's Report

- a. Update regarding wells and facilities, water production and demand, fleet vehicles and equipment, drought and weather forecasts
- b. Update regarding Lone Star Groundwater Conservation District
- c. TCEQ Boil Water Notice and Rescind Notice
- d. Lake Houston Lawn Care and site mowing options
- e. General Manager's annual performance evaluation

10. Executive Session

11. Director Comments

12. Next Regular Board Meeting – August 28, 2023 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 July 28, 2023, 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