



## 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, August 25, 2025, 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**

- Roll Call of the Board of Directors / Declaration of a Quorum
- Invocation
- 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 a public comment.
- Please keep comments restricted to the topics listed on the agenda and limit the time to a maximum of three (3) minutes. If there is a large number of speakers on a topic, the presiding officer may limit the number of speakers on that particular item.
- Please keep comments respectful of others and organized for understanding.

### **3. Review and Approve Minutes**

- Minutes from the Regular Board Meeting on July 28, 2025

### **4. Old Business**

- Administration Building

### **5. New Business**

**6. Financial Report**

- a. Financials review
- b. Review and consider recommended changes to Development Deposits in the District's Rules and Regulations

**7. Engineering Report**

- a. Development Projects
- b. Infrastructure Fee Projects
  - i. Copeland Filters Preliminary Engineering including approving award of aerator repairs and disinfection changes to Water Equipment Treatment Specialists.
  - ii. Lazy Lane Waterline Improvements including approval of Change Order No. 2 to reduce the contract by \$28,500, Pay Application No. 3 & Final to Bull G Construction for \$48,671.00, and an amendment for an additional \$4,147.37 in engineering fees due to additional contract/field representation time and extra scope.
  - iii. N. & S. Plantation Waterline Improvements including approval of Pay Application No. 1 to Bull G for \$249,532.20.
  - iv. Andrew Water Plant Generator
- c. Capital Bond Projects
  - i. Ferne Water Plant Improvements including approval of Pay Application No. 11 to R & B Group for \$871,020.00.
- d. Impact Fee Projects
  - i. Copeland 1.0 Million Gallon EST including approval of Pay Application No. 11 to Caldwell Tanks for \$465,812.10.
  - ii. US 59 Waterline Crossing including approval of Pay Application No. 8 & Final to Bull G Construction for \$122,613.90.
- e. Miscellaneous
  - i. W. Ford Road Waterline Improvements including an amendment to reduce the engineering fees by \$6,164.18.

**8. General Counsel Report**

- a. Development Agreement with Ronald D. Cooke, Jr. for Century Concrete Office Warehouse Development
- b. Water Meter Easement for Valley Ranch Office-Warehouse Development
- c. Amended and Restated Waterline Easement and Consent to Encroachment to serve 23-acre development at FM 1314 and SH 99
- d. 89<sup>th</sup> Texas Legislative Session update
- e. Closed session regarding pending or contemplated litigation under Section 551.071, Texas Government Code

**9. General Manager Report**

- a. Operations Updates
  - i. Wells and facilities
  - ii. Water production and demand
  - iii. Fleet vehicles and equipment

**10. Confirm or Propose Next Regular (and Special if needed) Board Meeting**

**11. Executive Session**

**12. Director Comments**

**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 August 20, 2025, 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.



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Richard Tramm  
General Manager