



# Porter Special Utility District

22162 Water Well Road  
Porter, Texas 77365  
Office: (281) 354-5922

---

---

## **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 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.

<b>Director Name</b>	<b>Board Position</b>	<b>Term Expires</b>
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 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.
- Please keep comments respectful of others and organized for understanding.

**3. Review and Approve Minutes**

- a. Minutes from the Regular Board Meeting on July 29, 2024
- b. Minutes from the Special Board Meeting on August 5, 2024

**4. Old Business**

**5. New Business**

## **6. Financial Report**

- a. Financials review (discuss and take action)

## **7. Engineering Report**

- a. Development Projects
  - i. Hendricks 50-acre Tract Feasibility
  - ii. Authorize Engineering for Mayer Road Waterline Upsizing
  - iii. 99 Business Center Feasibility
- b. Infrastructure Fee Projects
  - i. Well #5 Rehabilitation, including approving Pay Application #4 & Final from Alsay, Inc. in the amount of \$27,537.99 and a possible set off for liquidated damages.
- c. Capital Bond Projects
  - i. Sorters Road
  - ii. Ferne Water Plant Improvements, including approving Pay Estimate #2 from R&B Group in the amount of \$33,300.00.
  - iii. Ford Road Waterline Relocation, including Change Order #2 to deduct \$28,817.50, Pay Application #12 & Final to Blazey Construction in the amount of \$199,187.20, and possible Amendment for Additional Engineering and set off for liquidated damages.
- d. Impact Fee Projects
  - i. Copeland EST
  - ii. Bobby & Deuster Waterline Extensions, including Pay Application #4 from Faith Utilities in the amount of \$7,020.00 and Change Order #1 to deduct \$22,290.00 and add 66 days.
  - iii. US-59 16" Waterline Crossing
- e. One-Year Warranty

## **8. General Counsel Report**

- a. Amended and Restated Wholesale Water Supply Agreement with Montgomery County MUD No. 24
- b. Mayer Road Townhomes Development Agreement
- c. Momentum Business Park waterline easements
- d. Century CC Holdings Warehouse waterline easement
- e. Hendricks Interests development agreement and waterline easements
- f. Annual Post Issuance Tax-Exempt Debt Compliance Checklist
- g. Arbitrage Compliance Specialists' arbitrage rebate and yield restriction reports, including final report on Series 2012 Bonds

## **9. General Manager Report**

- a. Update regarding wells and facilities, water production and demand, fleet vehicles and equipment (discuss and take action)
- b. Cyber Security / Penncomp (discuss and take action)
- c. Starnik data (discuss and take action)
- d. Personnel related matters, including status of hiring General Manager and possible executive session on same (discuss and take action)

## **10. Executive Session**

## **11. Director Comments**

**12. Next Regular Board Meeting – September 30, 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 July 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.



---

Chris Wright  
Acting General Manager