



# 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, October 28, 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 September 30, 2024
- b. Minutes from the Special Board Meeting on October 17, 2024

**4. Old Business**

- a. Starnik data
- b. Administration Building: review, discuss, and take action

**5. New Business**

**6. Financial Report**

- a. Financials review

**7. Engineering Report**

- a. Development Projects
  - i. Territory at Porter Feasibility Study
- b. Infrastructure Fee Projects
  - i. Copeland Filters
  - ii. Water Well No. 7 Rehabilitation
- c. Capital Bond Projects
  - i. Sorters Road including Pay Application No. 14 for \$22,534 to SER Construction Partners
  - ii. Ferne Water Plant including Pay Application Nos. 2 & 3 for \$42,300 and \$432,000 to R&B Group, Inc.
  - iii. Ford Road Waterline
- d. Impact Fee Projects
  - i. Copeland 1.0 MM Gallon EST including presentation of revised logos
  - ii. US 59 Waterline Crossing including Change Order No. 3 for revised 494 connection on W. Ford Road
- e. One-Year Warranty
  - i. Peppervine Section 2 – Coordinating with Design Engineer
  - ii. New Caney ISD Waterline on 494 - Warranty Inspection Complete - No Issues

**8. General Counsel Report**

- a. Amended and Restated Wholesale Water Supply Agreement with Montgomery County MUD No. 24
- b. Momentum Business Park waterline easements
- c. Development Agreement with 99 Business Center
- d. 99 Business Center waterline easements
- e. Order Annexing Land and Redefining the Boundaries of the District
- f. Amendment to District Information Form
- g. General Manager Employment Agreement

**9. General Manager Report**

- a. Update regarding wells and facilities, water production and demand, fleet vehicles and equipment
- b. Order Declaring Surplus Property for Trucks 103 and 104
- c. Montgomery County ESD request regarding fire hydrant maintenance, data, and marking
- d. Staff workloads and staffing levels, including executive session as appropriate

**10. Executive Session**

**11. Director Comments**

**12. Next Regular Board Meeting – November 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 October 25, 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.



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Chris Wright  
Acting General Manager