



# 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, November 18, 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 October 28, 2024

- 4. Old Business**
  - a. Starnik data
  - b. Administration Building
  
- 5. New Business**
  - a. Infrastructure Fees
  
- 6. Financial Report**
  - a. Financials review
  - b. Audit update
  
- 7. Engineering Report**
  - a. Development Projects
    - i. Adams Street Townhomes Feasibility Study Revision
    - ii. Porter Estates Mobile Home Park Feasibility Study.
  - b. Infrastructure Fee Projects
    - i. Copeland Filters
    - ii. Lazy Lane Waterline Improvements including awarding construction contract.
    - iii. Well 7 Rehabilitation including Pay Application #4 for \$79,021.00 to Alsay Inc.
    - iv. Andrew Generator
  - c. Capital Bond Projects
    - i. Ferne Water Plant including update on well.
  - d. Impact Fee Projects
    - i. Copeland 1.0 MM Gallon EST including discussion on revised logo
    - ii. US 59 Waterline Crossing including Pay Application #5 for \$134,874.90 to Bull G Construction.
  - e. One-Year Warranty
    - i. New Caney ISD Waterline Improvements Final Acceptance.
  
- 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 Territory at Porter Apartments
  - d. Attorney annual hourly rate adjustments
  
- 9. General Manager Report**
  - a. Operations Updates
    - i. Wells and facilities
    - ii. Water production and demand
    - iii. Fleet vehicles and equipment
  - b. Christmas bonuses for District employees
  - c. District Office Holiday closure
  - d. Personnel related matters and possible executive session on same

**10. Executive Session**

**11. Director Comments**

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

**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 November 15, 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