

PORTER SPECIAL UTILITY DISTRICT
MINUTES OF BOARD OF DIRECTORS SPECIAL MEETING

August 11, 2022

The Board of Directors (the Board or Directors) of Porter Special Utility District (the District) met in special session at 7:00 p.m., at 22162 Water Well Road, Porter, Texas 77365, on Thursday, August 11, 2022, pursuant to notice of said meeting posted in accordance with Chapter 551 of the Texas Government Code.

1. **Call Meeting to Order** the President, after finding that the notice of the meeting was posted as required by law, called the meeting to order at 7:00 p.m. and declared it open for such business as may come before it.

a. Roll Call of the Board of Directors/Declaration of a Quorum

Doug Pillow	President
Jodi Ruonavar	Vice-President
Caroline Denham	Secretary
Danny Bridges	Treasurer
Johnny Barr	Asst. Secretary-Treasurer
Jason Ashy	Director
Donald Bell	Director

Director Denham took the roll, all Directors were present in the District Board Room, thus constituting a quorum. Also attending for the District were: Jonathan Polley (Attorney) with Radcliffe Bobbitt Adams Polley PLLC, Campbell Colyer (Attorney) with Radcliffe Bobbitt Adams Polley PLLC, Mike Kelly (Engineer) with Bleyl Engineering, Jonathon Smith (General Manager), and Chris Wright (Operations Manager).

b. Director Qualifications and Disclosures

Mr. Smith stated there are no updates on Director qualifications and disclosures.

c. Invocation

Invocation led by Director Denham.

d. Pledges of Allegiance

Pledges of Allegiance led by Director Pillow.

2. Public Comment

No Public Comment.

3. New Business

a. Employee Insurance

Mr. Smith presented a spreadsheet with Employee Insurance information. Mr. Smith stated the insurance went up this year by 4.88%, and during budget review the Committee anticipated a 12% to 15% increase. Director Bell requested to go on record stating that he that he did not think the District should pay 100% of employee insurance and 80% of dependent coverage. Director Bell and Director Ruonavar asked for an updated spreadsheet with dental, and vision benefits for the August Regular Meeting. This item was tabled.

4. Engineering Report by Bleyl Engineering

a. Update on Development Projects

i. Haven at Woodridge – release and de-annexation of property

Mr. Kelly presented the cost estimate for an extension of an 8-inch waterline that would be necessary to construct in order to supply water to Haven at Woodridge. Mr. Kelly presented a map with the District boundaries and the CCN boundaries for the Board to review. Mr. Kelly stated in his opinion that it was not feasible to service water to Haven at Woodridge and recommends this area to be deannexed. Director Barr was asking about Woodridge MUD's boundaries, Mr. Kelly said he could research their boundary lines. This item was tabled

b. Update on General Fund Projects

i. Decision between Copeland Filtration Equipment (Exhibit 3a) or Ferne Well # 10 – waterline (Exhibit 3b)

Mr. Kelly presented a total of four Exhibits to the Board of Directors:

Copeland Filtration Equipment (Exhibit 3a) includes a 750,000-Gallon EST at Copeland, a Copeland Filter System and Rehabilitation, Ford Road Relocation and Briartree Connection, Well 9 GST and Boosters, Construction Contingencies, Engineering, Land Acquisition and Non-Construction Costs for a total estimate of \$16,050,000.00.

Ferne Well # 10 – waterline (Exhibit 3b) includes a 750,000-Gallon EST at Copeland, Ferne Water Well, GST, Booster Pumps, Etc., Ford Road Relocation, Well 9 GST and Boosters, Construction Contingencies, Engineering, Land Acquisition and Non-Construction Costs for a total estimate of \$21,250,000.00.

Mr. Kelly stated that with the (Exhibit 3c and Exhibit 3d) the Ford Rd. waterline bond amount to reflect the contribution from Friendswood Development Company. Mr. Smith discussed paying for the Copeland elevated tank, Well no. 9 ground storage tank and boosters with cash funds.

Copeland Filtration Equipment (Exhibit 3c) includes a 750,000-Gallon EST at Copeland, a Copeland Filter System and Rehabilitation, Ford Road Relocation and Briartree Connection, Well 9 GST and Boosters, Construction Contingencies, Engineering, Land Acquisition and Non-Construction Costs for a total estimate of \$9,160,000.00. The 750,000-Gallon composite tank and Well 9 GST and Boosters would be paid with cash reserves.

Ferne Well #10 (Exhibit 3d) includes a 750,000-Gallon EST at Copeland, Ferne Water Well, GST, Booster Pumps, Etc., Ford Road Relocation, Well 9 GST and Boosters, Construction Contingencies, Engineering, Land Acquisition and Non-Construction Costs for a total estimate of \$14,420,000.00. The 750,000-Gallon composite tank and Well 9 GST and Boosters would be paid with cash reserves.

Mr. Smith discussed the potential debt service amounts with the different options.

Upon motion by Director Ruonavar, seconded by Director Barr after full discussion with all Directors present voting aye except for Director Ashy who abstained, the Board approved to Authorize Bleyl Engineering to prepare a Bond Application based on Exhibit 3d and to adopt the Resolution Authorizing Intent to Reimburse from Bond Proceeds, and Authorize Bleyl Engineering to proceed with project design for Ferne Well #10 (Exhibit 3d) including the cash funded projects (Copeland Elevated Storage and Well 9 ground storage tank and booster pumps). Motion carried unanimously.

5. General Counsel's Report

- a. Resolution Evidencing Intent to Reimburse from Bond Proceeds (Exhibit 3a or Exhibit 3b)

No further action, Intent to Reimburse from Bond Proceeds approved with the last motion.

6. Closed Session Pursuant to Texas Government Code Section 551.071

The Board recessed for a break at 8:20 p.m.

Mr. Kelly left the meeting at 8:20 p.m.

The Board reconvened at 8:28 p.m.

Adjourn to Executive Session at 8:28 p.m.

- a. Section 551.074: Personnel Matters
- b. Section 551.074: General Manager's annual performance evaluation

- c. Reconvene in open session to take any necessary action regarding topics discussed in closed session

Executive Session ended at 8:56 p.m. by Director Pillow
Regular Session reconvened at 8:56 p.m. by Director Pillow.

Upon motion by Director Ashy, seconded by Director Ruonavar after full discussion with all Directors present voting aye, the Board approved the General Manager's annual performance evaluation and what was discussed in Executive Session. Motion carried unanimously.

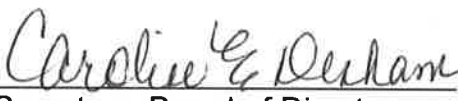
7. Adjournment

There being no further business before the Board, upon motion by Director Ashy, seconded by Director Barr after full discussion and all Directors present voting aye, the meeting was adjourned at 9:01 p.m.

PASSED and APPROVED this the 29th day of August 2022.



President, Board of Directors



Secretary, Board of Directors

