



# 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, September 30, 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 August 26, 2024

**4. Old Business**

**5. New Business**

**6. Financial Report**

- a. Financials review

## **7. Engineering Report**

- a. Development Projects
  - i. Hendricks 50-acre Tract, including authorizing engineering of offsite waterline and easement acquisition.
  - ii. 99 Business Center, including authorizing engineering of offsite waterline and easement acquisition.
- 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.
  - ii. Lazy Lane, including authorizing advertising and bidding of improvements.
- c. Capital Bond Projects
  - i. Sorters Road, including approval of Pay Application #15 from SER in the amount of \$68,147.86.
  - ii. Ferne Water Plant Improvements.
  - iii. Ford Road Waterline Relocation, including Change Order #2 to deduct \$126,224.77 and add 12 days, Pay Application #12 & Final to Blazey Construction in the amount of \$203,189.31, \$8,400 Amendment for Additional Engineering, and set off for liquidated damages.
- d. Impact Fee Projects
  - i. Bobby & Deuster Waterline Extensions, including approving Pay Application #5 & Final to Faith Utilities in the amount of \$48,224.60.
  - ii. US 59 Waterline Crossing, including approving Change Order #2 to add \$16,896.00 and Pay Application #4 to Bull G Construction for \$142,513.20.
- e. One-Year Warranty

## **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. Order Regarding Annual Review of Rules, Policies, Code of Ethics and List of Authorized Brokers for the Investment of District Funds
- d. Development Agreement with 99 Business Center
- e. Mills Branch waterline easement
- f. Taco Bell at Painted Boulevard waterline and water meter easements

## **9. General Manager Report**

- a. Update regarding wells and facilities, water production and demand, fleet vehicles and equipment
- b. Starnik data
- c. Personnel related matters, including status of hiring General Manager and possible executive session on same

## **10. Executive Session**

**11. Director Comments**

**12. Next Regular Board Meeting – October 28, 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 September 27, 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.

A handwritten signature in blue ink, appearing to read 'Chris Wright', with a long horizontal line extending to the right.

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Chris Wright  
Acting General Manager