



Porter Special Utility District

22162 Water Well Road

Porter, Texas 77365

Office: (281) 354-5922

AMENDED 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, December 15, 2025, 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.

Director Name	Board Position	Term Expires
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

- Roll Call of the Board of Directors / Declaration of a Quorum
- Invocation
- 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. If there is a large number of speakers on a topic, the presiding officer may limit the number of speakers on that particular item.
- Please keep comments respectful of others and organized for understanding.
 - Commissioner Matt Gray

3. Review and Approve Minutes

- Minutes from the Regular Board Meeting on October 27, 2025

4. Old Business

5. New Business

6. Financial and Investment Report

- a. Financials review

7. Engineering Report

- a. Development Projects
 - i. 99 Business Center WL including Pay Application No. 1 to Bull G Construction
- b. Infrastructure Fee Projects
 - i. N & S Plantation WL Improvements including Change Order No. 1 to reduce the contract by \$34,900 and Pay Application No. 3 to Bull G Construction for \$49,118.40
 - ii. Old Sorters WL including authorizing advertisement and bidding
- c. Capital Bond Projects
 - i. Ferne Water Plant Improvements including Pay Application No. 14 to R & B Group for \$285,522.80 and discussion liquidated damages
 - ii. Ferne Water Plant Entergy Easement
- d. Impact Fee Projects
 - i. Copeland EST Improvements including Pay Application Nos. 14 & 15 to R & B Group for \$206,910.00 and \$252,714.38
 - ii. Water Well Road GST & Booster Pump including Pay Application No. 12 to R & B Group for \$28,500.00 and discussion on liquidated damages
- e. One-Year Warranty
 - i. Maple Heights Section 3 Final Acceptance

8. General Counsel Report

- a. Annual review of District's Ethics Policy, amend as necessary
- b. Attorney annual hourly rate adjustments
- c. Authorize annual report filings with Texas Comptroller related to Eminent Domain and Special Purpose District Public Information Database
- d. Development Agreement with Palmetto MDR LLC for service to The Cottage Green
- e. Development Agreement with 1314 Mill Property LLC for service to Plaza at FM 1314
- f. Water Line Easement for 20511 Old Houston Road
- g. Contract with Lancaster + Wyatt Architects for District Administration Building
- h. Closed session under Section 551.071, Texas Government Code regarding *Touchstone Strategies-MC2, LLC vs. Porter SUD and Doug Pillow, in his Official Capacity as President of Porter SUD*

9. General Manager Report

- a. Operations Updates
 - i. Fleet vehicles & equipment and Daily Wells Report
 - 1. Fleet vehicle purchase
 - ii. Well Production and Water Loss Report
 - iii. Personnel
 - 1. General Manager's annual performance evaluation
- b. Rates and Fees
 - i. Rate Study Update
 - ii. Paystar Fees
- c. Update to District Retirement Plan
- d. Administration Building Update

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

11. Executive Session

12. Director Comments

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 the original NOTICE OF MEETING was duly posted, no later than 4:30pm on December 9, 2025, 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.



Richard Tramm
General Manager