



Porter Special Utility District

22162 Water Well Road

Porter, Texas 77365

Office: (281) 354-5922

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, February 24, 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

- 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 January 20, 2025

4. Old Business

- a. Administration Building

5. New Business

6. Financial Report

- a. Financials review
- b. Bank information update
- c. Cyber Security update

7. Engineering Report

- a. Development Projects
 - i. Maple Heights
 - ii. Woodridge MUD Additional Capacity Request
 - iii. The Highlands
- b. Infrastructure Fee Projects
 - i. Lazy Lane Waterline Improvements
 - ii. Plantation Waterline Improvements including awarding contract
- c. Capital Bond Projects
 - i. Bond Issue No. 1
 - ii. Bond Issue No. 2
 - 1) Ferne Water Plant including approval of Pay Application No. 5 to R & B Group for \$144,000.00.
 - 2) Ford Road Water Line Utility Conflicts.
- d. Impact Fee Projects
 - i. Copeland EST including approval of Pay Application No. 5 to Caldwell Tanks for \$116,453.02.
 - ii. Water Well Road GST and Booster Pump Improvements including approval of Pay Application No. 3 to R & B Group for \$335,700.00 and approval of Change Order No. 1 to R & B Group to add 75 days.
 - iii. US 59 Crossing including potential damages at Oakhurst entrance.

8. General Counsel Report

- a. Amended and Restated Wholesale Water Supply Agreement with Montgomery County MUD No. 24
- b. Attendance at Post Issuance Tax Exempt Debt Compliance Training on April 12, 2025
- c. Amend Post Issuance Tax Exempt Debt Compliance Policies

9. General Manager Report

- a. Operations Updates
 - i. Wells and facilities
 - ii. Water production and demand
 - iii. Fleet vehicles and equipment
- b. 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 February 21, 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