



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 9, 2026, 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. 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.

3. Review and Approve Minutes

- a. Minutes from the Regular Board Meeting on December 15, 2025

4. Old Business

5. New Business

- a. Amend Retail Water Rates

6. Financial and Investment Report

- a. Financials review

7. Engineering Report

- a. Development Projects
 - i. 99 Business Center WL including Pay Application No. 2 to Bull G Construction
 - ii. Century Concrete Office/Warehouse WL including authorization to advertise & bid
 - iii. Select U Properties Feasibility Report
- b. Infrastructure Fee Projects
 - i. Change Order No. 1 for Copeland Filters Preliminary Engineering Contract with Water Equipment and Treatment Services to Add Flow Meter and Chlorine/Phosphate Building Changes
 - ii. N. And S. Plantation WL including Pay Application No. 4 & Final to Bull G Construction
 - iii. Old Sorters WL including award of contract
- c. Capital Bond Projects
 - i. Ferne Water Plant including Pay Application No. 15 to R&B Group for \$64,790.80
- d. Impact Fee Projects
 - i. Update on 494 and US 59 WL Easements
 - ii. Copeland EST including Pay Application No. 16 to Caldwell Tanks for \$257,677.20
 - iii. Water Well Road GST and Booster Pumps
 - iv. Consider update to the Impact Fee Assessment or Revisions to the LUA and CIP
- e. One-Year Warranty
 - i. Final Acceptance of Roadtrac #14

8. General Counsel Report

- a. Annual review of consultant contracts
- b. Amend District's Ethics Policy for Directors and Employees
- c. Wholesale Water Service Agreement with The Highlands
- d. Development Agreement and Water Line Easement for New Caney ISD Middle School No. 5
- e. Ratify approval of 0.1222-acre Water Line Easement for Porter Storage Partners, LLC
- f. Litigation Committee
- g. Update on pending or contemplated litigation, including possible closed session under Section 551.071, Texas Government Code, regarding:
 - i. contract with Lancaster + Wyatt Architects for design of District Administration Building
 - ii. *Touchstone Strategies-MC2, LLC vs. Porter SUD*
- h. Attorney annual hourly rate adjustments
- i. Supplemental Agenda (see attached)
- j. Consent to Encroachment Agreement with DPEG Porter LP

9. General Manager Report

- a. Operations Updates
 - i. Fleet vehicles & equipment and Daily Wells Report
 - ii. Well Production and Water Loss Report
- b. Rates and Fees
 - i. Rate Study Update
 - ii. Paystar Fees
- c. Administration Building Proposal

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 this NOTICE OF MEETING was duly posted, no later than 4:30pm on February 3, 2026, 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

SUPPLEMENTAL NOTICE OF PUBLIC MEETING **OF THE BOARD OF DIRECTORS**

COMPLEMENTARIO NOTIFICACIÓN DE REUNIÓN PÚBLICA **DE LA JUNTA DIRECTIVA**

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 9, 2026 at 7:00 P.M.**, in the Board Room of the District at 22162 Water Well Road, Porter, Texas 77365 to consider and act on the following matters:

*Se notifica por el presente que la Junta de Directores (la "Junta") **DISTRITO DE SERVICIOS ESPECIALES PORTER** (el "Distrito") realizará una asamblea ordinaria abierta al público, en **lunes el 9 de febrero de 2026, a las 7:00 P.M.**, en la Sala del Consejo del Distrito a 22162 Water Well Road, Porter, Texas para considerar y actuar sobre los siguientes asuntos:*

<u>Board of Directors</u>	<u>Term Expires</u>
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
Charles Lyons, Director	May 2027

8.i. ELECTION AGENDA

ORDEN DEL DÍA REFERENTE A LA ELECCIÓN

- a. May 2, 2026 Election matters
Asuntos de la Elección del 2 de mayo de 2026
- b. Notice of Appointment of Designated Agent
Aviso de nombramiento del agente designado
- c. Notice of Deadline to File Application for Place on Ballot
Aviso de fecha límite para presentar solicitudes para un lugar en la boleta de votación
- d. Order Calling May 2, 2026 Directors Election (the "Election")
Orden para Convocar Elección de Directores el 2 de mayo de 2026 (la "Elección")
- e. Notice of May 2, 2026 Election
Aviso de la Elección del 2 de mayo de 2026

- f. Election Services Agreement and Joint Election Agreement with Montgomery County
Convenio de Servicios Electorales y Convenio de Elecciones Conjuntas con el Condado de Montgomery

It is hereby affirmed that this SUPPLEMENTAL NOTICE OF MEETING was duly posted, no later than 4:30 pm on February 3, 2026, 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 of the Texas Government Code, as amended.

Por la presente se afirma que este AVISO COMPLEMENTARIO DE LA REUNIÓN se publicó debidamente, a más tardar a las 4:30 p.m. del 3 de febrero de 2026 en el tablón de anuncios en la oficina del Distrito de Servicios Especiales de Porter y en el sitio web del Distrito de Servicios Especiales de Porter de acuerdo con el Ley de Reuniones Abiertas de Texas del Código de Gobierno de Texas, según enmendada.



Richard Tramm
General Manager