



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, June 01, 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 April 27, 2026

4. Old Business

5. New Business

- a. Valley Ranch MUD Capacity Request

6. Financial and Investment Report

- a. Financials review
- b. Budget approval for Fiscal Year End ("FYE") 2027
- c. Approval of proposed Schedule of Rates, Fees, and Charges
- d. Approval of Bad Debt / Write-offs
- e. Ratify engagement of Auditor for preparation of Audit Report for FYE May 31, 2026

7. Engineering Report

- a. Development Projects
 - i. Postel Feasibility Consideration and Approval
- b. Infrastructure Fee Projects
 - i. Pay Application No. 3 for Copeland Aerator Repairs and Disinfection to WETS for \$55,700.46
 - ii. Old Sorters WL including Pay Application No. 2 to Faith Utilities for \$202,806.00
- c. Capital Bond Projects
 - i. Ferne Water Plant including Pay Application No. 17 to R&B Group, Inc. for \$100,533.75
- d. Impact Fee Projects
 - i. Copeland EST including Pay Application No. 19 to Caldwell Tanks for \$129,886.43
 - ii. Water Well Road GST and Booster Pumps Pay Application No. 13 and Change Order No. 3
- e. One-Year Warranty

8. General Counsel Report

- a. Water Facilities Lease and Services Agreement with Porter Municipal Utility District and Porter Road Investments, LLC
- b. 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*
- c. Supplemental Agenda (see attached)
- d. Approve District Registration Form
- e. West Hammond Retail Development Agreement

9. General Manager Report

- a. Operations Updates
 - i. Fleet vehicles & equipment and Daily Wells Report
 - ii. Well Production and Water Loss Report
 - iii. Personnel
- b. Administration Building
- c. Consider Cross-Connection Control Program variance request:
 - i. 22106 Sandalwood St.

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 May 26, 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, June 1, 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 1 de junio 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.c. ELECTION AGENDA

ORDEN DEL DÍA REFERENTE A LA ELECCIÓN

May 2, 2026 Election matters
Asuntos de la Elección del 2 de mayo de 2026

- (i) Deliver Certificates of Election
Entrega de Certificados de Elección
- (ii) Qualification of Directors
Cualificación de los Directores
- (iii) Administration of Oaths of Office
Administración de los Juramentos al Cargo
- (iv) Elect Officers
Elección de funcionarios

It is hereby affirmed that this SUPPLEMENTAL NOTICE OF MEETING was duly posted, no later than 4:30 pm on May 26, 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 26 de mayo 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

**Porter Special Utility District
2027 Proposed Budget
GENERAL OPERATING FUND**

Account Number	Account Name	Budget Amount
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INCOME

14100	Water Sales	4,586,000.00
14290	Hydrant Meter Monthly Charges	35,000.00
14291	Deposits/Refunds	50,000.00
14300	Late Fees	65,000.00
14301	Delinquent Fees	45,000.00
14302	Meter Fees	100,000.00
14303	Tap Fees	250,000.00
14400	Impact Fees	750,000.00
14401	Administrative Fees	155,000.00
14402	Infrastructure Fees	3,400,000.00
14705	MCMUD #110 - Disconnect Fees	2,500.00
14706	Porter MUD - Disconnect Fees	20,000.00
14708	SouthWest Water CO. (Crystal Springs)	8,000.00
15391	Miscellaneous Revenue	5,000.00
15392	Interest - TexPool	15,000.00
15393	Interest - Independent	100,000.00
Total Income		5,436,500.00

EXPENSES

16107	Chemicals	130,000.00
16108	Lab Fees & Supplies	35,000.00
16109	Electricity-Wells	400,000.00
16110	M & R Wells	276,000.00
16135	M & R Water System	220,000.00
16136	Meters	150,000.00
16160	SCADA System	30,000.00
16161	Uniforms	15,000.00
16165	Safety Equipment	10,000.00
16166	Employee Safety	16,000.00
16200	Salaries	1,500,000.00
16201	Employee Benefits	50,000.00
16202	Payroll Taxes	143,000.00
16203	Retirement Benefits	90,000.00
16204	Health Insurance	189,000.00
16205	Vehicle Allowance	18,000.00
16206	On-Call Pay	40,000.00

**Porter Special Utility District
2027 Proposed Budget
GENERAL OPERATING FUND**

Account Number	Account Name	Budget Amount
16208	Time Keeping - OnTheClock	1,500.00
16210	Communication Systems	34,000.00
16301	Employee Training	45,000.00
16302	Directors Fees of Office	50,400.00
16303	Board Training	30,000.00
16400	Contract Services	68,800.00
16401	Auditing Fees	45,000.00
16402	Engineering Fees	150,000.00
16403	Legal Fees	250,000.00
16404	Bookkeeping/Accounting Fees	50,000.00
16410	Arbitrage Compliance	5,000.00
16501	M & R Vehicles	41,750.00
16502	M & R Equipment	37,000.00
16503	Fuel	60,000.00
16505	Small Tools & Equipment	12,000.00
16506	Trash Service	5,000.00
16508	Sewer Service	2,000.00
16510	Asphalt/Fill Materials/Sod	30,000.00
16512	Supplies	20,000.00
16513	Water Bill Printing & Mailing	75,000.00
16514	M & R Office Building	35,000.00
16515	M & R Office Equipment	15,000.00
16516	Electricity-Office	15,000.00
16517	Dues/Fees/Licenses/Subscriptions	155,000.00
16518	Online Payment Fees	125,000.00
16519	Advertising & Promotional Materials	6,000.00
16521	Postage Expenses	3,000.00
16522	Safety Deposit Box Rental	50.00
16523	Employee Expenses	31,000.00
16600	Insurance & Bonds	100,000.00
16602	Operations Security System	42,000.00
16604	TCEQ RAF Assessment Fees	25,000.00
16605	Board Elections	30,000.00
16606	Board Expenses	20,000.00
16607	TCEQ Water System Fees	30,000.00
16900	LSGCD Fees	140,000.00
16950	Bad Debts	5,000.00

**Porter Special Utility District
2027 Proposed Budget
GENERAL OPERATING FUND**

Account Number	Account Name	Budget Amount
16970	Water Conservation	5,000.00
16972	Billing & Work Order System	50,000.00
16998	Miscellaneous Expense	-
17001	New Taps & Services	250,000.00
17003	Office Equipment	20,000.00
17004	Office Furniture	10,000.00
Total Expense		5,436,500.00
Net Income		-