



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, August 24, 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 2029
Danny Bridges	Treasurer	May 2027
Caroline Denham	Secretary	May 2029
Jason Ashy	Director	May 2029
Donald Bell	Director	May 2029
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.
- Any deliberation or decision by Board shall be limited to a proposal to place the subject on the agenda of a future meeting.
 - a. Mr. Sehlke – Touchstone Communities

3. Review and Approve Minutes

- a. Minutes from the Regular Board Meeting on July 27, 2026

4. Old Business

5. New Business

6. Financial and Investment Report

- a. Financials review
- b. Audit Update
- c. Payoff request for 2007 Bond

7. Engineering Report

- a. Development Projects
 - i. Canterbury WL including Pay Application No. 2 to Century Concrete for \$13,351.98
 - ii. Approve Feasibility Study for Harrigan 13-acre Development
- b. Infrastructure Fee Projects
 - i. Copeland Aerator Repairs and Disinfection
 - ii. Old Sorters WL including Pay Application No. 5 to Faith Utilities for \$68,467.50
 - iii. Authorize preparation of a Preliminary Engineering Report for Copeland Water Plant Improvements.
- c. Capital Bond Projects
 - i. Ferne Water Plant
- d. Impact Fee Projects
 - i. Copeland EST
 - ii. Water Well Road GST and Booster Pumps including Liquidated Damages, Pay Application No. 14 & Final, and Amendment to Engineering Services
 - iii. Consider Impact Fee Advisory Committee Appointee
- e. One-Year Warranty

8. General Counsel Report

- a. Resolution authorizing the exercise of the power of eminent domain to condemn easement rights for the construction and operation of water line facilities to serve properties within the District with an adequate supply of potable water and declaring the existence of a public necessity for such acquisitions and the construction of such facilities
- b. Association of Water Board Directors – Texas Directors 101 Workshop
- c. 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*

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. Development in Summer Hills Subdivision
- d. Approval of agreement for real estate services

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 August 18, 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