



Porter Special Utility District

22162 Water Well Road

Porter, Texas 77365

Office: (281) 354-5922

Fax: (281) 354-5050

NOTICE OF REGULAR MEETING **OF THE BOARD OF DIRECTORS**

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 30, 2021, 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.

Board of Directors

Doug Pillow, President

Jodi Ruonavar, Vice President

Danny Bridges, Treasurer

Caroline Denham, Secretary

Johnny Barr, Assistant Secretary-Treasurer

Jason Ashy, Director

Evelyn Satterwhite, Director

Term Expires

May 2024

May 2023

May 2024

May 2023

May 2024

May 2023

May 2023

1. Call Meeting to Order

- a. Roll Call of the Board of Directors / Declaration of a Quorum
- b. Director Qualifications and Disclosures
- c. Invocation
- d. 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 public comment, or at the time of making your comments.
- Please keep comments restricted to the topics listed on the agenda and limit 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 July 26, 2021
- b. Minutes from the Special Board Meeting on August 5, 2021

4. Old Business

- a. Discuss and take any necessary action regarding Montgomery County groundwater regulation and legislative concerns with Texas Senator District 4 Brandon Creighton, Texas Representative District 3 Cecil Bell, Jr., Texas Representative District 16 Will Metcalf, and Lone Star Groundwater Conservation District representative

5. New Business

- a. Review, discuss, and take any necessary action regarding changing financial institutions from BBVA (PNC) to either Amegy Bank or Independent Bank
- b. Review, discuss, and take any necessary action regarding the District's Schedule of Rates, Fees, and Charges, including approval of tap fee and meter charges
- c. Review, discuss, and take any necessary action regarding VEPO, LLC for online backflow device and customer service inspection report management system
- d. Discuss and take any necessary action regarding employee performance review raises and the requirement for Board approval for all raises greater than 5%

6. Financial Report by Municipal Accounts

- a. Review, discuss, and take any necessary action regarding Financial Statements

7. Engineering Report by Ardurra Group

- a. Surface Water Treatment Plant Pilot Study update

8. Engineering Report by Bleyl Engineering

- a. Developments update
 - i. Review, discuss, and take any necessary action regarding Peppervine Section 1 (fka Pulte Group), including conditional approval of the offsite waterline easements along future major thoroughfare pending the review and acceptance by the District's consultants
 - ii. Review, discuss, and take any necessary action regarding The Pines at Porter Event Center (fka Lasgard Venue Hall), including approval of the draft feasibility study
 - iii. Review, discuss, and take any necessary action regarding Dunn Right RV Park (fka Owens Road RV Park)
- b. General Fund Projects update
 - i. Review, discuss, and take any necessary action regarding Copeland Water Well Rehabilitation project, including approval of contract with INTERA to perform the BESST Survey on Well #8
 - ii. Review, discuss, and take any necessary action regarding E. Knox Drive Waterline Upsizing project, including approval of the Certificate of

Substantial Completion, possible Change Order request, and payment of Pay Estimate #2 and Final

c. Impact Fee Capital Improvement Projects update

9. General Counsel's Report

- a. Review, discuss, and take any necessary action regarding the Water Supply Agreement with the City of Conroe
- b. Review, discuss, and take any necessary action regarding the Waterline Easement Agreement between Gilbert House Apartments, LLC and Porter Special Utility District
- c. Review and discuss 87th Legislative Update memo
- d. Review Arbitrage Compliance Specialties bond compliance report and annual review checklist

10. General Manager's Report

- a. Discuss and take any necessary action regarding District property, facilities, vehicles, equipment, projects, compliance, reporting, and personnel matters
- b. Discuss and take any necessary action related to the impact of the COVID-19 coronavirus pandemic on the business of the District
- c. Discuss and take any necessary action authorizing Director attendance, and Director Fee of Office, for the CPR/First Aid/AED Training to be held at the District Office on September 20, 2021 or September 21, 2021

11. Director Comments

12. Next Regular Board Meeting

13. Adjournment

At any time during the meeting and in compliance with the Texas Open Meetings Act (Chapter 551), the Porter Special Utility Board of Directors may meet in executive session on any of the above agenda items 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 27, 2021 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.



Jonathon Smith
General Manager