



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, January 20, 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 November 18, 2024

4. Old Business

- a. Starnik data
- b. Administration Building

5. New Business

6. Financial Report

- a. Financials review
- b. Audit Report
- c. Arbitrage update
- d. Remove J.Barr as signer on all Independent/SouthState Bank and TexPool Accounts
- e. Add new General Manager, Richard Tramm to Independent/SouthState Bank and TexPool Accounts

7. Engineering Report

- a. Development Projects
 - i. Maple Heights
 - ii. The Highlands
 - iii. Porter Estates Mobile Home Park Revised Feasibility Study.
- b. Infrastructure Fee Projects
 - i. Copeland Water Plant including approving Aerator Repair and Pilot Study proposal.
 - ii. N. and S. Plantation Waterline Improvements including authorization to advertise and bid.
 - iii. Water Well No. 7 Rehabilitation including Pay Application Nos. 5 and 6 to Alsay, Inc. for \$180,667.00 and \$300.00.
- c. Capital Bond Projects
 - i. Bond Issue No. 1
 - ii. Bond Issue No. 2
 - 1) Ferne Water Plant including update on well and Pay Application No. 4 for \$407,700.00 to R & B Group, Inc.
- d. Impact Fee Projects
 - i. Copeland EST including Revised Pay Application No. 2 in the corrected amount of \$276,106.05 and Pay Application Nos. 3 and 4 to Caldwell Tanks Inc. for \$281,899.80 and \$349,522.65.
 - ii. Water Well Road GST and Booster Pumps including Pay Application Nos. 1 and 2 to R and B Group Inc for \$261,900.00 and \$261,000.00.
 - iii. US 59 Waterline Crossing including Pay Application No. 6 to Bull G Construction for \$191,486.70.

8. General Counsel Report

- a. Amended and Restated Wholesale Water Supply Agreement with Montgomery County MUD No. 24
- b. Momentum Business Park waterline easements and Consent to Encroachment
- c. Adams Street Development Agreement
- d. Angels on the Way waterline and water meter easements
- e. Order Annexing Land and Redefining Boundaries of the District
- f. Amended and Restated District Information Form
- g. Amended Resolution Regarding Director Reimbursement and Fees of Office Policy
- h. Mills Branch LLC waterline easements
- i. Attorney annual hourly rate adjustments
- j. Dual certification agreement regarding Heritage Oaks
- k. Letter of "NO OBJECTION" with Entergy Texas, Inc

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 January 17, 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