



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, October 27, 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

- Roll Call of the Board of Directors / Declaration of a Quorum
- Invocation
- 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

- Minutes from the Regular Board Meeting on September 29, 2025

4. Old Business

5. New Business

6. Financial Report

- a. Financials review
- b. Approval of FY 2025 Audit Report

7. Engineering Report

- a. Development Projects
 - i. Plaza at FM 1314 Feasibility Study Approval
 - ii. The Cottage Green Feasibility Study Approval
 - iii. The Vibe – Sorters Road Feasibility Study Approval
- b. Infrastructure Fee Projects
 - i. N. & S. Plantation Waterline Improvements
- c. Capital Bond Projects
 - i. Ferne Water Plant Improvements including Pay Application No. 13 to R & B Group for \$673,074.80
- d. Impact Fee Projects
 - i. Copelands EST Improvements including Pay Application No. 13 to Caldwell Tanks for \$474,812.10
 - ii. Water Well Road GST & Booster Pump Improvements including Pay Application No. 11 for \$193,670.00 based on a reduction in retainage
- e. One-Year Warranty
 - i. Maple Heights Section 3 Final Acceptance

8. General Counsel Report

- a. Association of Water Board Directors – Texas Bylaws Election
- b. Water Line Easement and Development Agreement with Caldwell Companies for service to New Caney Independent School District
- c. Water Line Easement and Development Agreement with Lumicre, LLC for service to TX Warehouse 20960 Baldwin tract
- d. Contract with Lancaster + Wyatt Architects for District Administration Building
- e. Closed session regarding pending or contemplated litigation under Section 551.071, Texas Government Code

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. Rates and Fees
 - i. Rate Study Update
 - ii. Paystar Fees
- c. Administration Building Update
- d. Christmas Bonuses
- e. Holiday Schedule

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 October 22, 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