



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, September 29, 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 August 25, 2025

4. Old Business

- Administration Building
 - Consideration of proposal regarding planning and construction

5. New Business

- Review and consider recommended changes to the District's Rules and Regulations regarding metering of multifamily and multiple use facilities.

6. Financial Report

- a. Financials review
- b. Consideration of Charging Fees for Customer Payments Made through Paystar payment system
- c. FY 2025 Audit Report

7. Engineering Report

- a. Development Projects
 - i. NCISD Middle School #5 Feasibility Study Approval
 - ii. Porter TX Warehouse Feasibility Study Approval
- b. Infrastructure Fee Projects
 - i. N. and S. Plantation Waterline Improvements including Pay Application No. 2 to Bull G Construction for \$33,656.40
 - ii. Andrew Water Plant Generator
- c. Capital Bond Projects
 - i. Ferne Water Plant Improvements Pay Application No. 12 to R & B Group for \$302,625.00. Consider reduction in retainage for next invoice.
- d. Impact Fee Projects
 - i. Copeland EST including Pay Application No. 12 to Caldwell Tanks for \$328,766.40.
 - ii. Water Well Road GST & Booster Pump Improvements including Pay Application No. 10 for \$25,956.00.
- e. One-Year Warranty
 - i. Bobby and Deuster Waterline Improvements Final Acceptance

8. General Counsel Report

- a. Order Regarding Annual Review of Rules, Policies, Code of Ethics and List of Authorized Brokers for the Investment of District Funds
- b. Agreement with Porter Municipal Utility District regarding cost sharing for Loop 494 and US 59 Waterline Improvements
- c. Assignment and Assumption Agreement between Crystal Springs Water Co., Inc. and Texas Water Utilities, L.P.
- d. Order Declaring Surplus Property and Sale of Same relating to generator at Water Well No. 7 and District truck no. 109
- e. Consent to Encroachment Agreement with Entergy Texas, Inc. and Consent to Electric Line Easement

9. General Manager Report

- a. Operations Updates
 - i. Fleet vehicles & equipment and Daily Wells Report
 - ii. Well Production and Water Loss Report

10. Confirm or Propose Next Regular (and Special if needed) Board Meeting

11. Executive Session

12. Director Comments

- a. Discussion of Director Role Future Priorities

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 September 23, 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