



Port O' Connor Improvement District

P.O. Box 375 * Port O' Connor, Texas 77982

Minutes

June 10, 2021 1:00 pm

Regular Board Meeting

The Board of Directors of the Port O'Connor Improvement District held a Regular Board Meeting on **Thursday, June 10, 2021 at 1:00 p.m.** at the District Office, 39 Denman Drive, Port O'Connor, Texas.

A. CALL TO ORDER

President Danny McGuire called the meeting to order at 1:00 p.m. and established that a quorum was present and welcomed everyone.

DIRECTORS PRESENT: Danny McGuire, David Randolph (left @ 2:30), John Childers and Nathan O'Neill

DIRECTORS ABSENT: Mike Clifton

ALSO PRESENT: Oscar Pena, Kim Stafford, Donna Grafe-Tucker & Phillip Givens

PRESENT ON PHONE: None

MEMBERS OF THE PUBLIC PRESENT: None

B. PUBLIC COMMENT WELCOME

C. ITEMS FOR CONSIDERATION AND TAKE APPROPRIATE ACTION IF NEEDED:

1. Updates from Touchstone on Community Outreach
Discussion, No action.
2. LaSalle Consolidation & Merger status
Discussion, No action.
3. AMI Meter Updates
Discussion, no action.

4. Office building updates & set time for special meeting for approval of awarding of the bid for new Building.
Discussion, no action
5. Permits with ground water district
Discussion, no action.
6. Engineering contract with Mercer & Associates for transition services
Table
7. TWDB bond funding timeline
Discussion, no action.
8. RV Policy
Motion: David Randolph
Second: John Childers
To add to the RV Policy that it is at the District Managers discretion to enforce current out of compliance RV Parks. Change the policy to read 4 or more.
Motion Approved: 4-0
9. Water & Sewer Tap fees
Motion: John Childers
Second: David Randolph
To approve changing sewer tap fee to \$2900.
Motion Approved: 4-0

Motion: David Randolph
Second: John Childers
To approve changing water tap fee including the customer service valve to \$1125.
Motion Approved: 4-0
10. Implementing Sewer inspection fee
Motion: John Childers
Second: David Randolph
To approve a sewer inspection fee of \$50.
Motion Approved: 4-0
11. Line extension fees
Motion: John Childers
Second: Nathan O'Neill
To approve adding – It is the goal of the District to provide infrastructure to Port O'Connor if it is in the best interest of the District. Each application will be evaluated on a case-by-case basis with the Board of Directors for a the small extension (less than \$50,000) or the customer to provide the short extension with the ability to be reimbursed.
Motion Approved: 4-0
12. Plan to address flooding issues with the sewer & take action to rectify
Table
13. Update on 2021 Water & Sewer Improvement Project
Discussion, no action

14. Authorize smoke testing

Motion: John Childers

Second: Nathan O'Neill

To authorize smoke testing not to exceed \$100,000

Motion Approved: 3-0

15. New service agreement for customers with multiple properties and fees
Table

D. CONSENT AGENDA: *The following items are anticipated to require little or no individualized discussion due to their nature being clerical, ministerial, mundane or routine. In an effort to enhance the efficiency of POCID Board meetings, it is intended that these items will be acted upon by the POCID Board with a single motion because no public hearing or determination is necessary. However, a POCID Board Member or citizen may request separate deliberation for a specific item, in which event those items will be removed from the consent agenda prior to the POCID Board voting on the consent agenda as a collective, singular item. Prior to voting on the consent agenda, the POCID Board may add additional items that are listed elsewhere on the same agenda.*

1. APPROVAL OF MINUTES

A. May 13, 2021

2. APPROVAL OF PAYABLES

A. Port O'Connor Improvement District – Payables

B. Defined Area – Payables

Motion: John Childers

Second: Nathan O'Neill

To approve all minutes & payables on the consent agenda.

Motion Approved: 3-0

E. Goldman, Hunt & Notz, Donald Goldman

A. Financial Reports

B. Prosperity Bank Investment Report

C. CCAD Ad Valorem Tax Report

D. Defined Area Financial Report

E. Due from/Due to Report

F. Report from BGE, Matthew Froelich

A. System Survey

B. Geographic Information System (GIS)

C. Utility Map Update

D. Valve & Hydrant Placement Evaluation

E. Water System Model

F. Engineering Study Update

G. Report of General Manager, Phillip Givens via video conference

- A. Business Case Analysis (BCA)
- B. TWDB DWSRF Application
- C. Strategic Management Plan
- D. Operating Policy Review
- E. Proposal for both AMI Implementation (Smart Water System) & leak Detection Survey
- F. District Master Plan
- G. Invoice Review
- H. Tax Collection Reports

H. Report of District Manager, Oscar Pena

- A. District Status
- B. Work in Progress
- C. Water Production Report
- D. Administrative
- E. Purchases

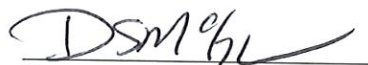
I. **EXECUTIVE SESSION******

The Port O'Connor Improvement District may consider in Executive Session any of the identified items posted on the agenda pursuant to the following exceptions:

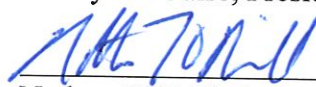
- Texas Government Code Ann. § 551.071: Consultation with Attorney
- Texas Government Code Ann. § 551.072: Real Property
- Texas Government Code Ann. § 551.074: Personnel Matters

The meeting adjourned at 3:44 p.m.

Respectfully submitted,



Danny McGuire, President



Nathan O'Neill, Secretary

Signed this 8 day of July, 2021.

These minutes were approved on July 8, 2021.