



## Port O' Connor Improvement District

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

Minutes

Thursday, October 20, 2022 1:00 pm

Regular Board Meeting

The Board of Directors of the Port O' Connor Improvement District held a Regular Board Meeting on **Thursday, October 20, 2022 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, John Childers, Victor Mozisek and Nathan O'Neill

**DIRECTORS ABSENT:** Mike Clifton

**ALSO PRESENT:** Oscar Pena, Kim Stafford, Bill Kotlan (District Engineer), Donald Goldman (District Bookkeeper) and Phillip Givens (General Manager)

**MEMBERS OF THE PUBLIC PRESENT:** Dennis Thomas, Susan Onishi, Joanne McDonnough, Erny McDonnough, Joanne Haynes, Judy Patek, Bill Moore, Andrew Tauernier, Jim Cooley and Diane Cooley

### B. PUBLIC COMMENT WELCOME

Erny McDonnough, Andrew Tavernier and Joanna McDonnough all spoke regarding Charitable Organizations discounted services.

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

1. Rawley McCoy – Building Update  
**Discussion, no action.**

2. Proposal for Undine regarding water supply proposal  
**Motion: Victor Mozisek**  
**Second: John Childers**  
**To authorize POCID Board President to sign Undine proposal after District Engineer & District Counsel have approved.**  
**Motion Approved: 4-0**

3. Annexation including county property and private property  
**Discussion, no action.**

4. Investment Report  
**Discussion, no action.**
5. GBRA Raw Water Contract  
**Motion: John Childers**  
**Second: Victor Mozisek**  
**To authorize the POCID Board President to sign the GBRA Raw Water Contract once legal has approved it.**  
**Motion Approved: 4-0**
6. Ground water District permits and application  
**Discussion, no action.**
7. Basic Service Fee on Out of District Accounts  
**Table, bring back on next agenda.**
8. Lease for tower antenna space  
**Discussion, no action.**
9. Rates & amendment to rate order  
**Discussion, no action.**
10. Charitable organizations  
**Discussion, no action.**
11. Fire Department Donations  
**Motion: Victor Mozisek**  
**Second: John Childers**  
**To approve a voluntary minimum donation of \$2 for the POC Volunteer Fire Department with the customers option to opt out.**  
**Motion Approved: 3-0, Nathan O'Neill abstained**
12. Return Check Fee  
**Motion: John Childers**  
**Second: Nathan O'Neill**  
**To authorize a \$25 fee on all returned checks.**  
**Motion Approved: 4-0**
13. Review Tax Assessor/Collector Agreement  
**Table, bring back on next agenda.**
14. Review Delinquent Tax Report and take any necessary action  
**Table, bring back on next agenda.**
15. Appoint Director to review delinquent tax collection contract  
**Table, bring back on next agenda.**
16. Authorize Annual Eminent Domain Filing  
**Motion: Victor Mozisek**  
**Second: John Childers**  
**To authorize District Counsel to file Annual Eminent Domain Report.**  
**Motion Approved: 4-0**

17. Well Permit – Druscilla

**Discussion, no action.**

18. Retaining special counsel for legislative proposals and legislation procedures and processes

**Motion: John Childers**

**Second: Victor Mozisek**

**To authorize the firm of Sprouse Shrader Smith PLLC to expand its course of representation to include legislative services in drafting proposed legislation and in securing its passage.**

**Motion Approved: 4-0**

**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. September 15, 2022 - Regular Board Meeting

B. September 17, 2022 - Special Board Meeting

**2. APPROVAL OF PAYABLES**

A. Port O'Connor Improvement District – Payables

B. Defined Area – Payables

C. Change Order #2 – 2021 Water & Sewer Improvements – Lester Contracting, Inc

D. Change Order #3 – 2021 Water & Sewer Improvements – Lester Contracting, Inc

E. Change Order #7 – 2021 New Office Building – Lauger Companies, Inc

F. Final Pay Request 12 – New Office Building – Lauger Companies, Inc

**Motion: John Childers**

**Second: Nathan O'Neill**

**To approve all minutes & payables on the consent agenda.**

**Motion Approved: 4-0**

**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, Bill Kotlan**

Consider & take appropriate action on:

A. 2018 Bond Projects

B. 2022 Bond Projects

C. Air Vacuum St #1B

D. Air Vacuum St #2B

E. Bond Issue #3-2022

F. LaSalle Water Plant Tank Rehab

G. Undine Agreement



**G. Report of General Manager, Phillip Givens**

Consider & take appropriate action on:

- A. TCEQ EPP
- B. Cash Flow Forecast
- C. Budget to Actual Review

**H. Report of District Manager, Oscar Pena**

Consider & take appropriate action on:

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

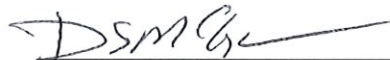
**I. \*\*\*\*EXECUTIVE SESSION\*\*\*\***

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:

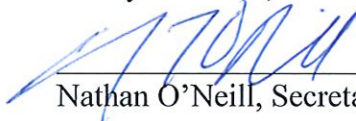
- Texas Government Code Ann. § 551.071: Consultation with Attorney
- Texas Government Code Ann. § 551.072: Real Property
- Texas Government Code Ann. § 551.074: Personnel Matters

**The meeting adjourned at 3:21 p.m.**

Respectfully submitted,



Danny McGuire, President



Nathan O'Neill, Secretary

Signed this 17<sup>th</sup> day of November, 2022.

These minutes were approved on November 17, 2022