

Monthly Newsletter

April 2022



"POCID"

Important Dates:

**POC Water Board Meetings
are held on the third
Thursday of each month @
1pm**

**(Until May they will be on
the fourth Thursday)**

*April 28th * May 26th*

**Roll off Trash Bin
First Saturday of each
month behind the POCID
Office from 8am -2pm or
UNTIL FULL**

*April 2nd * May 7th*

Billing

***Bills are mailed by the 1st
of each month and are due
on 20th of every month
and a late fee will be accessed
on the 21st unless that falls
on a weekend and then it
will be due the following
Monday.***

Payment Methods:

*Credit Card*Mail*Automatic
Bank Draft*Automatic Credit Card
Draft*In Person*Payment Drop
Box* Bill Pay through your
Financial Institute*

Why is a Bond Election Necessary?

The POCID Board of Directors adopted the Order Calling the Bond Election at a special meeting held on February 10, 2022. The Board of Directors has called for an election asking voters to approve \$40,000,000 in tax bond capacity and \$40,000,000 in refunding bond capacity for the following reasons: (1) to utilize what the Board of Directors thinks is the most cost effective method to make necessary improvement to maintain the District's system, and to spread those costs among a broad base of taxpayers; (2) to be in and stay in compliance with TCEQ rules and regulations; (3) to take necessary action to correct ongoing issues with the water and waste-water systems; (4) to maintain the safety and integrity of the District's water and wastewater systems; and (5) to adequately plan for growth and an expansion of services to develop a water and wastewater system that will meet the District's needs over the course of the next fifteen to twenty years.

The District's engineering firm developed a Master Plan which outlined recommended courses of action by the District and included estimated costs. From the Master Plan, the engineers established the Capital Improvement Plan resulting in a recommended \$40,000,000 in bond capacity. The District's engineers also established a timetable for phasing improvements and a proposed first bond issuance of \$12,000,000. The District's financial advisers ran different cost scenarios and determined that barring any unforeseen developments or circumstances in (1) the District's property tax base valuations and (2) the District's ability to issue unlimited tax bonds, no debt service property tax rate increase would be required to fund the annual debt service requirements on the first \$12,000,000 bond issue.

It is important to be aware of several things: (1) there is no plan to issue the entire \$40,000,000 at one time—rather it will be issued in increments, with a first projected issue of \$12,000,000; (2) the Board of Directors has determined it is much more economical to ask voters to approve capacity for the entire projected 20- year Capital Improvement Plan amount in this election rather than to incur the costs of repeat bond elections; (3) the District employs financial advisers to advise on financial issues and they recently recommended a partial redemption in March 2022 of existing debt to cut two years off the terms of the currently outstanding 2013 bonds—this course of action not only saved the District interest costs but helped manage and decrease certain future debt payments; and (4) the Master Plan and its capital improvements are not optional or a wish list—this is work that the engineers have advised must be done.

The method to finance the necessary improvements as set forth in the Master Plan is up to the voters of the District. If the election passes, the Board of Directors currently intends for tax bonds to be issued with no projected debt service property tax rate increase. If the tax bond election fails, the Board of Directors may consider issuing revenue bonds to pay for the improvements and rate increases would have to be implemented. The Board of Directors urges every eligible voter to take part in this decision-making process to let the Board of Directors know the voters' choice.

If you have any questions, please consult the FAQs on the District's web page www.pocid.org or contact a member of the Board of Directors. You are also invited to attend a Town Hall Meeting on Tuesday, April 26, 2022, at 7:00 p.m. at the Port O'Connor Elementary School.

Contact Us

POC Water

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Port O'Connor, Texas 77982

361-983-2652

pocid@pocid.org

<https://www.pocid.org/>

<https://www.facebook.com/POCIDofficial/>

Vision Statement

POCID is a proactive organization making a positive impact on the community while implementing best management practices to promote sustainable success.

Mission Statement

To proactively and efficiently manage the affairs of the District for the benefit of its customers, protect the health of the community, produce safe drinking water in adequate quantities, offer competitive rates, assure financial stability, and practice excellence in customer service.

¿Por qué es necesaria una Elección de Bonos?

La Junta Directiva del POCID adoptó una Orden para convocar la Elección de Bonos en una asamblea extraordinaria celebrada el 10 de febrero de 2022. La Junta Directiva convocó una elección para pedirles a los votantes que aprobaran una capacidad de emisión de bonos de impuestos por \$40,000,000 y una capacidad de emisión de bonos de reembolso por \$40,000,000 para los siguientes motivos: (1) utilizar el método que la Junta Directiva considera más rentable para realizar mejoras necesarias para mantener el sistema del Distrito, y para repartir esos costos entre una amplia base de contribuyentes; (2) acatar y cumplir con las normas y regulaciones de la TCEQ; (3) tomar medidas necesarias para corregir problemas actuales con los sistemas de agua y agua residual; (4) mantener la seguridad y la integridad de los sistemas de agua y agua residual del Distrito; y (5) planificar bien para el crecimiento y una ampliación de los servicios para desarrollar un sistema de agua y agua residual que cubrirá las necesidades del Distrito en el transcurso de los próximos quince a veinte años.

La empresa de ingeniería del Distrito desarrolló un Plan Maestro que describió medidas recomendadas por el Distrito e incluyó costos estimados. A partir del Plan Maestro, los ingenieros establecieron el Plan de Mejoras de Infraestructura que produjo una capacidad de emisión de bonos por \$40,000,000 recomendada. Los ingenieros del Distrito también establecieron un cronograma para las etapas de las mejoras y una primera emisión de bonos propuesta por \$12,000,000. Los asesores financieros del Distrito analizaron diferentes modelos de costos y determinaron que salvo algún desarrollo o circunstancia imprevisto en (1) las valuaciones básicas del impuesto predial del Distrito y (2) la capacidad del Distrito para emitir bonos de impuestos ilimitados, no se requeriría de un aumento en la tasa del impuesto predial para el servicio de la deuda para financiar los requisitos anuales de servicio de la deuda con la primera emisión de bonos por \$12,000,000.

Es importante tener en cuenta varias cosas: (1) no hay un plan para emitir todos los \$40,000,000 en una sola vez, en cambio, se emitirán en incrementos, con una primera emisión prevista por \$12,000,000; (2) la Junta Directiva determinó que es mucho más económico pedirles a los votantes que aprueben la capacidad de emisión por la cantidad completa prevista en el Plan para Mejoras de Infraestructura de 20 años en esta elección en lugar de incurrir en los costos de reiteradas elecciones de bonos; (3) el Distrito emplea asesores financieros para consultarlos sobre asuntos financieros y recientemente recomendaron un canje parcial en marzo de 2022 de deuda existente para eliminar dos años de los términos de los bonos de 2013 pendientes actualmente; esta medida además de ahorrarle costos de interés al Distrito, ayudó a gestionar y bajar determinados pagos de deuda futuros; y (4) el Plan Maestro y sus mejoras de infraestructura no son optativos o una lista de deseos, son las obras que los ingenieros nos informaron que debían hacerse.

El método para financiar las mejoras necesarias como se expone en el Plan Maestro depende de los votantes del Distrito. Si se aprueba la elección, la Junta Directiva actualmente tiene la intención de que los bonos de impuestos se emitan sin un aumento previsto a la tasa de impuesto predial para servicio de la deuda. Si la elección de bonos de impuestos fracasa, la Junta Directiva puede considerar emitir bonos de ingresos para pagar por las mejoras y se tendrían que implementar aumentos a la tasa. La Junta Directiva insta a cada votante elegible a participar en este proceso de toma de decisiones para informar a la Junta Directiva la preferencia de los votantes.

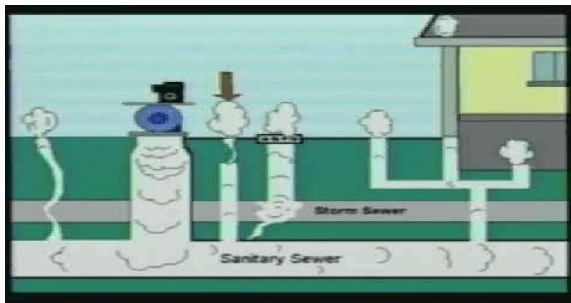
Si tiene preguntas, consulte la sección de preguntas frecuentes en la página web del Distrito en www.pocid.org o comuníquese con un miembro de la Junta Directiva. También los invitamos a asistir a un foro público el martes 26 de abril de 2022, a las 7:00 p.m. en la Escuela Primaria de Port O'Connor.

Smoke Testing

Smoke Testing is almost complete.

If there is a problem with infiltration into the sanitary sewer system at your property you will receive a letter with a picture of the issue. The issue will be marked in orange paint and needs to be corrected within fifteen (15) days.

If you have any questions or need assistance finding the problem area, please call Misty at 361-983-2652.



If you are closing your account, you must call the office and do so. You will continue to receive a bill until it is closed.

The **buyer** cannot close **your account**.



Reminder

Check out our Website @

www.pocid.org

- * Sign up for Alerts
- * Pay your bill
- * Applications/Forms
- * Sign up for Auto Draft
- * Current Projects
- * Agendas/Minutes
- * Updates
- * Sign up for paperless billing

Irrigation Permits

All sprinkler systems require a permit completed and turned in to the POCID Office **before** installation. After installation a backflow inspection is required.



ALL Outdoor Showers and fish cleaning stations need a permit & an inspection per District Policy. We are actively identifying these to insure we do not have an excess of rainwater in our sewer system. The smoke testing will help us with these. Please call the District office @ 361-983-2652 to obtain the required permit.