



Port O'Connor Improvement District

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

Minutes

Thursday, April 17, 2025 1:00 p.m.

Regular Board Meeting

The Board of Directors of the Port O'Connor Improvement District held a Regular Board Meeting on **Thursday, April 17, 2025 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, Mike Clifton and Nathan O'Neill

DIRECTORS ABSENT: None

ALSO PRESENT: Oscar Pena, Kim Stafford, Misty Richter, Donald Goldman (District Bookkeeper-1:37pm), Dona Grafe-Tucker (District Counsel), Matt Froehlich (BG&E), Eddie Kirst (BG&E), and Mike Barrette (BG&E)

ALSO PRESENT BY PHONE: Nellie Conley (ABHR)

MEMBERS OF THE PUBLIC PRESENT: JJ Thorp (TTTE), John Jansing (TRE & Associates, LLC), Adrian Rosas (TRE & Associates, LLC), James Guhlin, Susan Guhlin and Peg Edison

B. PUBLIC COMMENT WELCOME: Peg Edison spoke about noise issues of living next to the Vacuum Station and wanted to know if they had come up with a resolution.

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

1. Approve annual report on implementation
 - a. Water Conservation Plan
 - b. Drought Contingency Plan
 - c. Critical Load Information

Discussion, no action.

- 2 Unlimited Tax Bonds, Series 2025

Discussion, no action.

3. Nodable payment
Motion: Victor Mozisek
Second: John Childers
To approve adding NODABL monthly payment to the recurring payments approved list.
Motion Approved: 4-0
4. RV Policy
Motion: Victor Mozisek
Second: John Childers
To insure the District's RV policy does not contradict or impede the County ordinances and requirements and, if so, to amend accordingly.
Motion Approved: 4-0
5. Interlocal agreement with Calhoun County
Motion: Victor Mozisek
Second: John Childers
To approve the proposed Interlocal Agreement with Calhoun County and to transmit to the County for consideration.
Motion Approved: 4-0
6. Budget Review
Discussion, no action.
7. Retaining litigation firm to assist and advise Directors regarding potential litigation issues
Motion: John Childers
Second: Victor Mozisek
To approve retaining a litigation firm to assist and advise Directors regarding potential litigation regarding the District's sewer collection system components and representations made with regard to same.
Motion Approved: 4-0
8. District policy regarding utility easements & easement usage.
Motion: Victor Mozisek
Second: John Childers
To approve the Easement policy and authorize obtaining easements when necessary with the ongoing sewer collection system improvements.
Motion Approved: 4-0
9. Contract with Kirst Engineering Co. for basic engineering services.
Motion: Victor Mozisek
Second: John Childers
To approve the basic engineering services contract for Kirst Engineering Co once approved by District Counsel.
Motion Approved: 4-0
10. Sewer system improvements, including sumps, force mains, extensions and other improvements
Discussion, no action.

11. Water supply issues including Undine contract

Motion: John Childers

Second: Victor Mozisek

To approve to pay Undine \$62,734.38 to settle all outstanding claims and to finalize termination of all obligations under the terminated water supply contract.

Motion Approved: 4-0

12. New water supply system, including the reverse osmosis system, TCEQ approvals, testing, water wells, water treatment, and pipelines

Discussion, no action.

13. Pay Estimates for Approval under existing project contracts:

a. No. 8 for Lester Construction (Collection Lines & RO Discharge) in the amount of \$85,339.53

b. No. 5 for Reddico (Harrison Force Main) in the amount of \$88,088.40

c. No. 8 for Reddico (SH185 Vacuum Sewer Extension) in the amount of \$205,830.00

d. No. 2 for Reddico (Vac St 2B) in the amount of \$46,769.40

e. No. 15 for TTE (WP1 RO System) in the amount of \$331,740.00

f. No. 2 for SPS (Vac Pit Replacement) in the amount of \$58,131.51

Motion: Victor Mozisek

Second: John Childers

To approve Pay Request No 8 for Lester Construction (Collection Lines & RO Discharge) in the amount of \$85,339.53, No. 5 for Reddico (Harrison Force Main) in the amount of \$88,088.40, No. 8 for Reddico (SH185 Vacuum Sewer Extension) in the amount of \$205,830.00, No. 2 for Reddico (Vac St 2B) in the amount of \$46,769.40, No. 15 for TTE (WP1 RO System) in the amount of \$331,740.00 and No. 2 for SPS (Vac Pit Replacement) in the amount of \$58,131.51

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

March 20, 2025 – Regular Board Meeting

2. APPROVAL OF PAYABLES

A. Port O'Connor Improvement District – Payables

B. Defined Area – Payables

C. Capital Improvements Projects

Motion: John Childers

Second: Victor Mozisek

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

Motion Approved: 4-0

E. Goldman, Hunt & Notz, Donald Goldman

- A. Account Balances
- B. Cadence Investment Fund Statement
- C. Actual vs Budget Monthly Breakdown
- D. Actual vs Budget Comparison
- E. Accountant's Compilation Report
- F. Financial Statements
- G. Cost Comparisons

F. Report from BGE, Matt Froehlich

Consider & take appropriate action on:

- A. 2022 TWDB Projects
- B. Bond Issue No 3 Projects
- C. General Fund Maintenance Projects
- D. Development Projects
- E. Engineering matters, including preparation and approval of plans and specifications, advertisement for bids, bid review, contract award, pay estimates, and change orders, acceptance of projects, deeds, related environmental proposals, easements, encroachment agreements, right of entry agreements, conflicts waivers, and request for service or utility Commitments.
- F. Other Items

Motion: Victor Mozisek

Second: Mike Clifton

To approve Change Order No 7 for TTE (RO) in the amount of \$164,972

Motion Approved: 3-0 – Nathan O'Neill abstained

G. Report of District Manager, Oscar Pena

Consider & take appropriate action on:

- A. District Status
- B. Work in Progress
- C. Water Production Report
- D. Water Quality
- E. Wastewater Treatment
- F. Administrative

The meeting adjourned at 2:02 pm.

H.*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

Respectfully submitted,



Danny McGuire, President

 Mike Clifton,
Vice-President



Nathan O'Neill, Secretary

John "Red" Childers, Assistant
Secretary

Signed this 15 day of May, 2025.

These minutes were approved on May 15th, 2025.