

PORT O'CONNOR IMPROVEMENT DISTRICT
P.O. BOX 375
PORT O'CONNOR, TX 77982

Pursuant to notice duly posted on August 8, 2016, a **REGULAR** meeting of the Port O'Connor Improvement District was called to order on Thursday, August 11, 2016 at 7:00 p.m. in the District's office located at 39 Denman Drive, Port O'Connor, Texas.

CALL TO ORDER

President Allen Juneke called the meeting to order and established that a quorum was present and welcomed everyone.

DIRECTORS PRESENT: Allen Juneke, Joe Newsome, Leon Brown and Marshall Bradford

DIRECTORS ABSENT: Bryan Redding

ALSO PRESENT: Joe Goodman, US Water Project Manager
Kim Stafford, US Water Personnel
Donna Grafe-Tucker, Walker Keeling LLP
Jody Weaver, G&W Engineers
Stephanie Shelly, GBRA Personnel
Darel Ball, GBRA Personnel
Mike Reeves, Republic Waste Personnel

MEMBERS OF THE PUBLIC PRESENT:

John Childers, William & Connie Wooldridge, Shawn & Bonnie Vollmering, Dr.
James Cowley (CCISD) and Joe Hernandez (CCISD)

PUBLIC COMMENT: None

APPROVAL OF MINUTES:

Minutes of Regular Meeting July 21, 2016

MOTION: Joe Newsome

SECOND: Leon Brown

To approve the July 21, 2016 Regular Meeting Minutes

Motion Approved: 4-0

APPROVAL OF PAYABLES:

PORT O'CONNOR IMPROVEMENT DISTRICT

MOTION: Allen Juneke

SECOND: Joe Newsome

To approve payables with the exception of ABHR and to notify ABHR of acceptance of offer to adjust billing entry for customer inquiry

Motion Approved: 3-0 (Marshall Bradford not present when vote occurred)

REPORTS AND RELATED ITEMS FOR CONSIDERATION

DISTRICT STATUS:

Joe Goodman presented the US Water District Status Report.

REPORT OF G&W ENGINEERS

Jody Weaver presented the District's Engineer's report.

ITEMS FOR CONSIDERATION

1. GBRA to present 2016 - 2017 Budget

Stephanie Shelly & Darel Ball presented GBRA Budget

2. Republic Waste collection practices

Mike Reeves discussed collection issues and pick up schedules. A question and answer session with the Board took place.

3. Consideration of a Professional Service Agreement with G&W Engineers, Inc as District Engineer for the Fiscal Year 2016 – 2017

MOTION: Leon Brown

SECOND: Marshall Bradford

To approve the proposed Professional Service Agreement with G&W Engineers, Inc as District Engineer for the Fiscal Year 2016 – 2017

Motion Approved: 4-0

4. Granting a variance for a Utility Easement due to a building encroachment into the alley adjoining Lot 2, Block 155, Port O'Connor Townsite (102 W. Main Street)

The Board discussed the location of the encroachment and a question and answer exchange took place between the Board, District Engineer, General Counsel and the potential landowner regarding the encroachment and proposed license agreement.

MOTION: Leon Brown

SECOND: Marshall Bradford

To approve a property license agreement due to an existing building encroachment into the alley adjoining Lot 2, Block 155, Port O'Connor Townsite (102 W. Main Street). The Board approved the proposed agreement with the authorized changes allowing for a rebuild in the event of a natural disaster.

Motion Approved: 4-0

5. 2016-2017 Fiscal year budget

Tabled. The Board will schedule a joint workshop with Municipal Accounts for the 2016-17 Budget during the last week in August.

6. Adoption of proposed 2016-17 tax rate

A discussion was held regarding the proposed debt service rate and the recommendations of the District financial advisor.

MOTION: Allen Juneke

SECOND: Joe Newsome

To approve proposed tax rate of \$0.53 consisting of \$0.30 for debt service as recommended by the financial advisors and an unchanged Operation and Maintenance rate of \$0.23 and a rate of \$0.43 in additional taxes solely for Defined Area #1.

Motion Approved: 3-0 (Marshall Bradford not present when vote occurred)

7. Proposed revisions to LaSalle WCID #1 Operation and Maintenance Contract with revised rate schedule

Joe Goodman reviewed the rate schedule and his recommendation of no changes and/or additional charges be imposed this year.

MOTION: Leon Brown

SECOND: Joe Newsome

To accept Joe Goodman's recommendation of no changes to the rate schedule of the LaSalle WCID #1 Operation and Maintenance Contract

Motion Approved: 3-0 (Marshall Bradford not present when vote occurred)

8. Meter Reading and possible solutions

Joe Goodman presented several alternatives to the board for consideration regarding the meter reading issues including, purchasing a golf cart, purchasing a mail carrier type vehicle, purchasing a smart meter system and installing LED light bars for increased visibility. Scott Spidle pointed out the benefits and need for the LED light bars for safety purposes.

MOTION: Leon Brown

SECOND: Joe Newsome

To approve the purchase of LED Light Bars for District vehicles in an amount not to exceed \$2000.

Motion Approved: 3-0 (Marshall Bradford not present when vote occurred)

9. Establish a Sewer Only Charge in the District Rate Order

Tabled.

10. Review, discuss and take action as necessary regarding the revision of the Chart of Accounts for Port O'Connor Improvement District Funds to better comply with TCEQ requirements.

Donna Grafe-Tucker explained the revisions requested by Municipal Accounts.

MOTION: Leon Brown

SECOND: Joe Newsome

To approve the proposed revisions of the Chart of Accounts for Port O'Connor Improvement District Funds to better comply with TCEQ requirements.

Motion Approved: 3-0 (Marshall Bradford not present when vote occurred)

11. Winter Sewer Averaging

Tabled.

12. Customer bill adjustments

After board discussion of all the individual incidents and requests the following was decided:

Charles Fulton

MOTION: Joe Newsome

SECOND: Leon Brown

To approve to adjust customers bill to \$2.25 flat rate but to not adjust the sewer charges.

Motion Approved: 4-0

CCISD – Port O'Connor School

MOTION: Leon Brown

SECOND: Marshall Bradford

To approve to adjust customers bill to 6000 gallons and to adjust the sewer charges accordingly

Motion Approved: 4-0

Joyce Ryhne

MOTION: Joe Newsome

SECOND: Leon Brown

To approve to adjust customers last 2 bills to \$2.25 flat rate but to not adjust the sewer charges.

Motion Approved: 4-0

13. Special Counsel and general counsel's role in addressing taxpayer and landowner inquiries and compensation related to landowner sales tax inquiry to Allen Boone Humphries LLP

A discussion was held with the Board regarding roles of counsel and policies and procedures for customer requests for information. No action was taken.

14. Approve newsletter topics and authorize board member to approve final version of newsletter for distribution

Tabled.

15. Sewer issues at Pirates Cove

Joe Goodman and Jody Weaver informed the Board about the recent excursion incident at Pirates Cove. No action was taken.

16. Proposed cleaning of Hwy 1289 drainage ditch by Drainage District 8 and Tx DOT and potential impacts to POCID 12" water supply line in TxDOT right-of-way.

Joe Goodman and Jody Weaver informed the Board about the proposed drainage project and a discussion took place regarding the possible issues related to the POCID water supply line. No action was taken.

17. Approve opening a money market account in the Capital projects funds at Compass Bank for 2015 TWDB Bond Escrow Released Funds.

MOTION: Leon Brown

SECOND: Joe Newsome

To approve opening a money market account in the Capital projects funds at Compass Bank for 2015 TWDB Bond Escrow Released Funds.

Motion Approved: 3-0 (Marshall Bradford not present when vote occurred)

18. Authorize preparation and execution by Board President of a depository pledge agreement with Compass Bank for funds exceeding \$250,000 FDIC limit.

No Agreement was available for consideration. The item was tabled.

EXECUTIVE SESSION.

There was no Executive Session.

ADJOURNMENT

MOTION: Allen Junek

SECOND: Leon Brown


To adjourn the meeting.

Motion Approved: 3-0 (Marshall Bradford not present when vote occurred)

The meeting adjourned at 11:16 p.m.

Minutes APPROVED by the Board of Directors on the 8 day of September, 2016.

ATTEST:


Bryan Redding, Secretary


Allen Junek, President