

NUECES COUNTY WATER CONTROL AND IMPROVEMENT DISTRICT NO. 4

MINUTES OF SPECIAL MEETING

November 03, 2025

**THE STATE OF TEXAS §
 §
COUNTY OF NUECES §**

On the 3rd day of November, 2025, the Board of Directors for the Nueces County Water Control & Improvement District No. 4 convened at 9:00 am in a Special Called Meeting at the District Office, 200 Howard Boulevard, Port Aransas, Texas, there being present and in attendance the following to wit:

	President	Josh Garcia
	Vice President	Walter Sohl
	Secretary	Suzette Freeman
	Secretary Pro-Tem	James Pate
	Director	Ed Reed
Staff:	Manager	Scott Mack
	Attorney	Charles Zahn
	Finance Director	Larry Mendoza
	Office Manager	Katie Barrett

CALL TO ORDER

1. The meeting was called to order at the scheduled hour by the presiding officer, Mr. Josh Garcia, pursuant to notice posted.

PUBLIC COMMENT

2. There was no public comment received by the Board of Directors

APPROVE MINUTES

3. A motion was made by Vice President, Walter Sohl to approve the minutes for a Regular Meeting of the Board of Directors, held on October 30, 2025 and seconded by Director, Ed Reed. The motion carried unanimously.

DISCUSS AND TAKE ACTION TO ADOPT A RESOLUTION SETTING A PUBLIC HEARING AND AUTHORIZING NOTICE OF A PUBLIC HEARING ON THE REVISED WATER AND WASTEWATER FACILITIES MASTER PLAN

4. After discussion, Ed Reed made a motion to adopt a resolution setting a public hearing and authorizing notice of a public hearing on the revised water and wastewater facilities master plan. This motion was seconded by, Secretary, Suzette Freeman and carried unanimously.

DISCUSS AND TAKE ACTION TO APPOINT AN ADVISORY COMMITTEE TO ASSIST THE DISTRICT IN ADOPTING LANDS USE ASSUMPTIONS AND THE REVISED WATER AND WASTEWATER FACILITIES PLAN

5. After discussion a motion was made by Ed Reed to take action to appoint an advisory committee to assist the District in adoption lands use assumption and the revised water and wastewater facilities plan. The motion was seconded by Suzette Freeman, and carried unanimously.

MANAGER'S REPORT

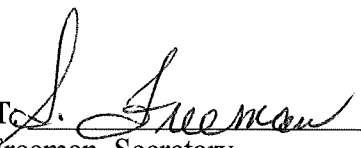
6. District Manager, Scott Mack reported on current drought status and water conditions.

ADJOURN

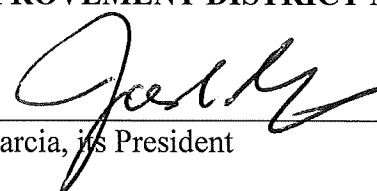
7. As there was no further business to come before the Board of Directors, a motion was made by Ed Reed, seconded by Suzette Freeman and approved to adjourn.

**NUECES COUNTY WATER CONTROL
AND IMPROVEMENT DISTRICT NO. 4**

ATTEST


Suzette Freeman, Secretary

BY:


Josh Garcia, its President

NUECES COUNTY WATER CONTROL AND IMPROVEMENT DISTRICT NO. 4
“NOTICE OF PUBLIC HEARING ON AMENDMENT TO LAND USE ASSUMPTIONS
AND CAPITAL IMPROVEMENTS PLAN”

Notice is hereby given that the Nueces County Water Control and Improvement District No. 4 (the “District”) will hold a Public Hearing at 9:00 a.m. on February 3, 2025 at 200 Howard Blvd., Port Aransas, Texas to consider land use assumptions and capital improvements plan under which an impact fee may be imposed.

Any member of the public has a right to appear at the hearing and present evidence for or against the land use assumptions and capital improvements plan.

A copy of the Water and Wastewater Facilities Plan is available for inspection by the public at the offices of the District at 200 Howard Blvd., Port Aransas, Texas.

RESOLUTION NO. 2025-5

**A RESOLUTION OF THE NUECES COUNTY WATER CONTROL AND
IMPROVEMENT DISTRICT NO. 4 TO CONSIDER LAND USE ASSUMPTIONS
AND CAPITAL IMPROVEMENTS PLAN UNDER WHICH AN IMPACT FEE MAY BE
IMPOSED**

WHEREAS, the Nueces County Water Control and Improvement District No. 4, hereinafter referred to as the "District", is a water control and improvement district and political subdivision in the State of Texas organized pursuant to Article 16, Chapter 59, of the Texas Constitution; and,

WHEREAS, the District pursuant to Chapters 49 and 51 of the Texas Water Code has the authority to adopt rules and regulations which govern methods, terms and conditions of water and sewer service, within its certificated area as defined in its Certificates of Convenience and Necessity issue by the Texas Commission Environmental Quality for the providing of water and sewer service to parcels or tracts of land in the District; and,

WHEREAS, the District, in order to preserve the available water supply, to preserve the ability to collect and treat wastewater, and to protect the integrity of water supply and wastewater facilities, with particular regard for domestic water use, sanitation, and fire protection, and to protect and preserve public health, welfare and safety has adopted a Capital Impact Fee to be imposed on the owner of a tract or parcel of land within the District who proposes to develop said tract or parcel of land; and,

WHEREAS, the District is proposing to amend that portion of the Capital Impact Fee pertaining to the providing of wastewater services; and,

WHEREAS, Section 395 of the Local Government Code requires the District to develop land use assumptions and a capital improvement plan in order to impose a capital impact fee; and,

WHEREAS, the District adopted a Water and Wastewater Facilities Plan in 1995 and is proposing to amend said plan; and,

WHEREAS, the District is required to conduct a public hearing to consider land use assumptions and capital improvements plan under which an impact fee may be imposed;

NOW THEREFORE, BE IT RESOLVED by the Board of Directors of the Nueces County Water Control and Improvement District No. 4, that it will hold a Public Hearing at 9:00 a.m. on February 3, 2025 at 200 Howard Blvd., Port Aransas, Texas to consider land use assumptions and capital improvements plan under which an impact fee may be imposed.

BE IT FURTHER RESOLVED that any member of the public has a right to appear at the hearing and present evidence for or against the land use assumptions and capital improvements plan.

BE IT FURTHER RESOLVED that a copy of the Water and Wastewater Facilities Plan is will be available for inspection by the public at the offices of the District at 200 Howard Blvd., Port Aransas, Texas.

DULY ADOPTED on this 3rd day of November 2025.

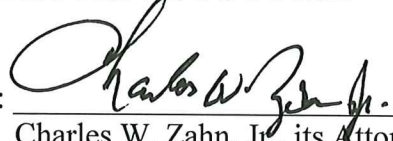
**NUECES COUNTY WATER CONTROL
AND IMPROVEMENT DISTRICT NO. 4**

By: 
Josh Garcia, Its President

ATTEST:

By: 
Suzette Freeman, its Secretary

APPROVED AS TO FORM:

By: 
Charles W. Zahn, Jr., its Attorney