

1. Establish a quorum and call to order: President D. McJunkin established a quorum and called the meeting to order at 1:04pm. Other Commissioners present were: K. Stacy, E. Krenek, T. Kuykendall and R. Pechukas. District employees in attendance were: Brandi Crone, Business Manager; Karol Bone, Administrative Assistant; Chief Herc Meier and Assistant Chief Wade Goates. Consultant in attendance was Regina Adams of Radcliffe Bobbitt Adams Polley PLLC (“RBAP”), District general counsel. Guests in attendance were: Pamela Bolil, District resident; Bill Blitch of Blitch Associates, Inc.; Brad Dill of BD Commercial Real Estate Brokers; Karli Atkinson with Brookstone Construction, LLC; Lisa Andel with BRW Architects; Howard Katz; Carrie Surratt and Tammy Station with Fort Bend County Tax Assessor-Collectors office; Jordan Wise, Tara Strine with Fort Bend County Appraisal District (“FBCAD”); and Joseph T. Longoria with Perdue, Brandon, Fielder, Collins & Mott LLP, FBCAD’s counsel.
2. Public Comment: Mrs. Bolil spoke and asked the Board if they would consider recording the meetings. She added that her husband is very interested in attending but cannot because of his job and when District meetings are scheduled. Mrs. Bolil added that she believes other District residents would agree.
3. Update signatories on bank accounts: Commissioner Krenek motioned to approve update the signatories on the District bank accounts; Commissioner Kuykendall seconded the motion; all voted AYE, motion passed.
4. Presentation from Blitch Associates, Inc. for financial advisory services and engage same, if applicable: Mr. Blitch provided his proposal to the Board and explained same. Commissioner McJunkin explained that Mr. Blitch’s role would be as a consultant to the District and to analyze and advise the District on how best to plan for future growth, tax rates and investments. Mr. Blitch also explained to the Board that he can assist with lease/purchase options and, in some instances, is able to obtain lower interest rates. Commissioner Kuykendall stated he is excited to have someone like Mr. Blitch assist the District with financial planning. Commissioner Krenek asked if there was anything in his agreement that would restrict the District from using anyone else for these services and Mr. Blitch responded yes, if the District was to sell bonds his agreement does require that he be the financial advisor on any such financing. Commissioner Krenek asked about the compensation tier for bonds and Mr. Blitch noted that a correction needed to be made to the second tier. It was mentioned that the District mailing address on the front page needed to be corrected as well. Commissioner Stacy motioned to engage Blitch Associates, Inc. with the noted changes to the Financial Advisory Agreement; Commissioner Pechukas seconded the motion; all voted AYE, motion passed.

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8. Approve GMP addendum to Brookstone Construction agreement for EOC and Fire Training facility: Ms. Crone explained that the District engaged Brookstone in 2015 as the Construction Manager at Risk for the new facility. Ms. Crone added that the District has been working with Brookstone on pricing and that the project was advertised for bids in November 2019. Ms. Crone reported that Brookstone provided the addendum, which includes the updated guaranteed maximum price (“GMP”) and is asking for review and approval of the addendum. Commissioner McJunkin stated that if the addendum is approved today, Brookstone could nail down costs and confirm sub-contractors. Commissioner Kuykendall asked if the GMP still fell in line with what was budgeted and B. Crone responded that given the time delays and location change, an increased cost was expected and discussed with former Commissioner Brent Warren. Commissioner Pechukas asked why the price per square foot is higher than he is used

to seeing; the responses were due to energy costs, IT costs with the necessary alerting systems and additional costs for concrete due to the size of the trucks and driveway relocation. Commissioner Kuykendall asked if the addendum is approved during the meeting, what is the schedule; Ms. Atkinson and Ms. Anzel responded the notice to proceed could be issued April 1st but there is still a lot of paperwork, approvals and infrastructure that has to be done. Commissioner Krenek asked about cost savings and where they would go, and Ms. Atkinson replied that they would be moved to the owner's contingency account. B. Crone added that there should be no cost overruns, only if there are change orders, and those would require Board approval. Ms. Adams, added that, upon receipt of same, her office would confirm the insurance and payment and performance bonds. Commissioner Krenek motioned to approve the GMP addendum, as presented; Commissioner Kuykendall seconded the motion; all voted AYE, motion passed.

5. Review and take any necessary action on the prior years' taxation of the Tamarron subdivision area: Ms. Crone began with a brief overview of the 2015 annexation of the area in question and explained the missed tax revenue from this area. Ms. Crone introduced the agencies that were in attendance for this agenda item and introduced Howard Katz, the attorney who handled the 2015 annexation on behalf of the District. Mr. Wise stated that, for the time being, it is unclear if these properties were not added to the appraisal rolls or were not coded to the District at the time of annexation and the matter is still under investigation by FBCAD. Ms. Adams, noted that, based on the information provided by Mr. Wise, it did not appear a decision could be made by the Board, if any decision could be made at all, until FBCAD completes its investigation. Commissioner Stacy asked what measures are being taken to ensure this does not happen again and voiced strong concerns as to whether all the District's annexed properties are on the District's tax roll. Commissioner Stacy added that she is not sure this issue can be resolved to the District's satisfaction. After discussing some of the options that might be available to the District regarding the disposition of prior years' taxes, Commissioner Krenek motioned that due to funds, fairness and due process to the affected taxpayers, weighing the interest of District taxpayers verses the potential benefits, the inquiries to come from the residents then having to be directed to FBCAD, that the District forego pursuing 2019 and prior years taxes to focus on 2020 taxes moving forward; Commissioner Pechukas seconded the motion. Commissioner Kuykendall question if there is a tax obligation by the District. Ms. Surratt interjected that as of right now, taxes have not been assessed on these properties. Mr. Longoria stated FBCAD's investigation is still ongoing and until information is confirmed as to whether the properties were added to the appraisal rolls nothing can move forward. Commissioner Stacy made an amended motion to postpone making a decision until the investigation is completed by FBCAD; Commissioner Pechukas seconded the motion. Ms. Surratt added that once taxes are assessed the taxing entity cannot waive the assessed taxes. Based on this new information, Commissioner Krenek withdrew his motion, which effectively withdrew both his motion and the amended motion, so Commissioner Stacy made a new motion to postpone making a decision until FBCAD's investigation is complete, if any decision can be made; Commissioner Pechukas seconded the motion; all voted AYE, motion passed. Ms. Adams stated she would communicate with Mr. Longoria on the status of the process.
6. Presentation from BD Commercial Real Estate Brokers and authorize any necessary action to engage same for future real estate brokerage: Mr. Dill presented information on his company and what services he can provide to the District. Mr. Dill went through the agreement and explained his rates and answered all questions from the board. Commissioner Krenek questioned his hourly rate since commission is earned on transactions. Commissioner

Kuykendall commented that he would like to have more time to review the proposal. No action was taken at this time.

7. Authorize down payment of previously approved Draeger Training System: B. Crone explained that the board had approved this purchase at a previous meeting and this is to authorize the 25% down payment required upon approval of the completed design. Commissioner Pechukas motioned to approve the down payment, as presented; Commissioner Kuykendall seconded the motion; all vote AYE, motion passed.
9. Adjourn to executive session to discuss matters concerning pending or contemplated litigation, consultation with attorney, real property, or personnel, as authorized pursuant to Texas Government Code, Section 551.071, et seq: none.
10. Adjourn: Commissioner Kuykendall motioned to adjourn the meeting; Commissioner Pechukas seconded the motion; all voted AYE, motion passed. The meeting was adjourned at 2:49pm.

Passed and approved this 18th day of February, 2020.



T. Kuykendall
Secretary, Board of Commissioners

(District Seal)

