

1. Establish quorum and call to order: President D. McJunkin established a quorum and called the meeting to order at 4:06pm. 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, Assistant Chief Wade Goates and Chief Herc Meier (via teleconference). District Consultants in attendance were: Bill Blich of Blich Associates and Regina Adams of Radcliffe Bobbitt Adams Polley, PLLC (“RBAP”), District general counsel (via teleconference). Guests in attendance were: Lisa Anadel of BRW Architects (“BRW”); Jeremy Stovall and Chuck Mathes of Brookstone Construction; and Brent Warren, former District commissioner.
2. Public Comment: None.
3. Consent Agenda:
 - a. Minutes from the July 21, 2020 meeting, July 30, 2020 special meeting and July 30, 2020 special workshop meeting
 - b. Bookkeeper’s Report, including authorize payment of bills
 - c. Insurance endorsement for Draeger Training System and Affordable Training Tower (“Tower”) and payment for same

Commissioner Kuykendall motioned to approve the consent agenda items, as presented; Commissioner Pechukas seconded the motion; all voted AYE, motion passed.

4. District Real Estate, Design and Construction Matters:
 - a. Status of Central Station Construction/site:
 - i. Pay Applications and Change Orders: President McJunkin began by presenting the change order for the piers. Commissioner McJunkin explained that sand had been hit during excavation at 14’, which will not support the structural building piers. It was noted that two potential resolutions to this issue are being proposed: (1) casings or (2) slurries. The proposed change order would provide for an increase in cost of \$2800/pier. Mr. Warren read a prepared statement that explained the slurry process and stated that Brookstone would need to ensure to the District that the new contractor and costs are in line with other contractors. Ms. Anadel stated that BRW conducted a conference call with Brookstone and Gessner. Ms. Anadel also stated she believed the proposed estimate was high and believed \$50,000 - \$100,000 was more in line with what should be expected, but that it did not include any overhead costs. Mr. Stovall stated that two (2) other sub-contractors provided verbal pricing and stated that they were both in alignment with what was being proposed. Mr. Stovall added that this change order would add forty-six (46) additional days to the project. Commissioner Krenek asked if there was any type of warranty included. Mr. Stovall responded that it would be the same warranty as in the original contract, which is one year. Commissioner Krenek commented that he does not feel the District should have to bear the brunt of the costs for this change order when the District had already paid for expert opinions and testing. Commissioner Krenek asked if it would be worth having Terracon perform their own investigation to validate the findings, Commissioners Pechukas and Kuykendall agree that a second opinion is necessary. Commissioner Pechukas

added that the District would have to pay Terracon for a geotechnical analysis and make recommendations on the best solution and cost. Mr. Warren asked if the Board would prefer Brookstone to pursue a proposal for auger casing. The Board responded affirmatively. Mr. Stovall ended by stating that the slurry proposal is a means to an end to get the same foundation as was proposed.

Commissioner Pechukas motioned to authorize District administration to engage Terracon to review geotechnical work from Gessner for a cost not to exceed \$10,000; Commissioner Krenek seconded the motion; all voted AYE, motion passed.

The Board then reviewed the second change order for costs due to delays in obtaining permits from Fort Bend County ("FBC"). Mr. Stovall stated that Brookstone estimated thirteen (13) months to build the station, which was part of the Gross Maximum Price in the construction contract. It was noted that FBC created a delay in getting the permit from May 1 – July 14 and that the intent of the change order is to replenish the budget back to original costs. Commissioner Krenek stated again that he did not understand why the District again has to pay for someone else's delays and asked to delay approval and payment of this change order until the next Board meeting.

ii. Generator installation: Ms. Anandel stated that originally the generator was designed to include just the building and not the fire pump but Chief Meier asked that it be added, which changed the size of the generator to a 500kw. Ms. Anandel noted that there is no pricing to present at this time. No action was taken.

iii. Status of letter to TxDOT regarding construction of acceleration/deceleration lane on FM 1093: postponed.

b. Future station locations, including Earnest Money Contract with Johnson Development for Jordan Ranch property and payment of earnest money: Ms. Adams asked if Commissioner Pechukas had any feedback on the status of Johnson Development's review of the District's additional revisions to the contract, to which he responded that he did not.

c. Site acquisition for future Cross Creek Ranch Site:

i. Site acquisition of Unrestricted Reserve C, 2.766 acres, Creek Trace at Cross Creek Ranch, Section 6: Commissioner Pechukas reported that the deed is on Mr. Bamford's desk.

ii. Status of temporary station procurement: nothing new

d. Installation of the Tower: Ms. Crone reported that the concrete pad has been poured and the District should have more information on the installation at the next Board meeting.

5. Status of creation of District/FSFD logo: postponed.

6. Review and adopt Fiscal Year Ending December 31, 2021 Budget: Ms. Crone asked if anyone had questions regarding the budget items and added that the budget is still set at \$9.8 million. She added that Chief Meier is asking that any shortfall come out of unused reserve. Commissioner Pechukas added that next year if everything is still running smoothly it could be re-allocated when needed. Commissioner Pechukas

motioned to adopt the Fiscal Year Ending December 31, 2021 budget as presented; Commissioner Stacy seconded the motion; all voted AYE, motion passed.

7. Review and establish proposed 2020 effective tax rate: There was discussion by Commissioner Pechukas and Mr. Blitch with regard to the debt service tax rate component and the calculations of the total proposed tax rate in accordance with SB2. The Board then reviewed the tax rate calculations. After further discussion, Commissioner Stacy motioned to propose and publish a \$0.10/\$100 tax rate that is less than the 3.5% voter approval rate; Commissioner Kuykendall seconded the motion; all voted AYE, motion passed.
8. Set public hearing date and authorize publication of 2020 proposed tax rate: Commissioner Stacy motioned to hold the public hearing at 8:00am on Tuesday, September 15, 2020; Commissioner Kuykendall seconded the motion; all voted AYE, motion passed.
9. District Administration Report: Ms. Crone reported that the Requests for Qualifications (“RFQ”) for consulting engineering services had been sent.
10. Fire Chief Run Report: Ms. Crone presented the run report on behalf of Chief Meier. There were a total of 226 calls for the month of July. She added that the stations were actively watching and making preparations for Hurricane Laura.
11. 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.: The Board adjourned to executive session at 5:57pm and reconvened to general session at 6:12pm. No action was taken.
12. Adjourn: Commissioner Pechukas motioned to adjourn the meeting; Commissioner Stacy seconded the motion; all voted AYE, motion passed. The meeting was adjourned at 6:12pm.

Passed and approved this the 15 day of September, 2020.



T. Kuykendall
Secretary, Board of Commissioners



