

**MINUTES OF MEETING OF THE
BOARD OF COMMISSIONERS**

February 10, 2026

THE STATE OF TEXAS §
COUNTY OF FORT BEND §
FORT BEND COUNTY EMERGENCY SERVICES DISTRICT NO. 4 §

The Board of Commissioners (the "Board" or the "Commissioners") of Fort Bend County Emergency Services District No. 4 (the "District") met in regular session, open to the public, at 33301 F.M. 1093, Fulshear, Texas 77441, the regular meeting place of the District, on Tuesday, February 10, 2026, at 8:00 a.m.; whereupon, the roll was called of the members of the Board, to-wit:

Tommy Kuykendall	President
Robert Pechukas	Vice President
Donnie Dishaw	Secretary
David Melanson	Treasurer
Alonzo Craft	Assistant Secretary

All members of the Board were present, thus constituting a quorum. The following District employees were in attendance: Fire Chief Doug Boeker; Chief Wade Goates, Assistant Chief of Training; Chief Mark Flathouse, Assistant Chief of Operations; Ms. Brandi Crone, Chief Administrative Officer ("CAO"); Ms. Kori Calhoun and Mrs. Donna Svatek, Administrative Assistants; Battalion Chief Ford Stein; and Captain Calvin W. Hood, III. Also in attendance were: Ms. Regina D. Adams, attorney, and Ms. Raechel Rodriguez (via videoconference), paralegal, of Radcliffe Adams Barner PLLC (the "Attorney" or "RAB"), attorney for the District; Ms. Carol Morrison (via videoconference) of Municipal Accounts & Consulting, L.P. ("MAC"), bookkeeper for the District; Mr. Bill Blich (via teleconference) of Blich Associates, Inc. ("Financial Advisor" or "Blich"), financial advisor for the District; Ms. Ida Franklin of Franklin Venus Interests, LLC d/b/a Venus Solutions ("Venus"); Mr. Ricardo Martinez of Martinez Architects ("MA"); Mr. Ryan Horton of PGAL, Inc. ("PGAL"); Mr. Buck Bass of Bass Construction Co., Inc. ("Bass"); and Fire Chief Herc Meier (Ret.), District resident.

WHEREUPON, the meeting was called to order at 8:02 a.m. and evidence was presented that public notice of the meeting had been given in compliance with the law. The posted notices of the meeting are attached hereto.

PUBLIC COMMENT

There was no public comment.

APPROVE CONSENT AGENDA

The Board reviewed the items reflected on the Consent Agenda, copies of which are attached hereto. Commissioner Kuykendall explained that this portion of the agenda dealt with routine matters of the Board, and that no separate discussion of such items would occur unless a Commissioner or a member of the public requested that an item be moved to the regular portion of the agenda.

Upon motion by Commissioner Craft, seconded by Commissioner Pechukas, after full discussion and the question being put to the Board, the Board voted unanimously to accept, acknowledge, adopt, approve or authorize the following item(s) on the Consent Agenda, as follows:

1. Minutes from the January 20, 2026 regular meeting;
2. Resolution Authorizing Petition to Challenge Appraisal Records; and
3. Resolution Adopting Amended Covered Applications Prohibition Policy.

ADOPT RESOLUTION CONCERNING EXEMPTIONS FROM TAXATION FOR 2026 TAX YEAR

The Board next considered approval of tax exemptions for the 2026 tax year, including homestead exemptions for those property owners who are 65 years of age and older or disabled. Mr. Blich reviewed the Homestead Exemption Study, a copy of which is attached hereto. Mr. Blich stated that he did not recommend increasing the over 65 or disabled homestead exemption. Upon motion by Commissioner Pechukas, seconded by Commissioner Melanson, after full discussion and the question being put to the Board, the Board voted unanimously to retain the same exemptions for 2026 as were approved in 2025, and adopt the Resolution Concerning Exemptions from Taxation for 2026 Tax Year, a copy of which is attached hereto.

Mr. Blich exited the meeting at this time.

DISTRICT REAL ESTATE, DESIGN AND CONSTRUCTION MATTERS:

PROPOSAL FOR MASTER SERVICES AGREEMENT FOR CONSTRUCTION MANAGEMENT SERVICES FROM VENUS

It was noted that this matter would be discussed during Executive Session.

FULSHEAR STATION DESIGN AND CONSTRUCTION, INCLUDING STATUS OF REQUEST FOR COMPETITIVE SEALED PROPOSALS FOR CONSTRUCTION AND TRAILER RELOCATION STATUS

Mr. Horton reviewed with the Board an update on the Fulshear Station design and construction. Mr. Horton reported that the City of Fulshear (the "City") approved the District's parking variance request to allow for frontage parking. Mr. Horton noted that the District still needed the trailer permit.

POTENTIAL ACQUISITION OF FULSHEAR-SIMONTON VOLUNTEER FIRE DEPARTMENT ("VFD") PROPERTY

It was noted that this matter would be discussed in Executive Session.

STATUS OF PREPARATION OF APPRAISAL OF 60 FOOT (60') EASEMENT TO CITY OF FULSHEAR (THE "CITY") WITHIN DISTRICT'S 6.4 ACRES

Ms. Adams reported that Integra Realty Resources ("IRR") was preparing the appraisal of the 60 foot (60') easement within the District's 6.4-acre property which should be available for the Board's review at the March 17, 2026 Board meeting.

CENTRAL STATION FIRE TRAINING FACILITY, INCLUDING SITE DEVELOPMENT PHASING AND STATUS OF LIVE TRAINING BURN PROP INSTALLATION

Chief Boeker reported that the preparation of the training burn prop had commenced and noted that District staff chose red as the paint color.

CROSS CREEK RANCH ("CCR") STATION, INCLUDING PROJECT MANAGEMENT REPORT REGARDING FINAL WARRANTY PUNCH LIST ITEMS

Mr. Bass then reported that the remaining punch list items were complete.

Mr. Martinez entered the meeting at this time.

JORDAN RANCH ("JR") STATION DESIGN AND CONSTRUCTION, INCLUDING PAY APPLICATIONS ("PA"), CHANGE ORDERS ("CO") AND ALLOWANCE TRANSFERS ("AT"), PROJECT MANAGEMENT REPORT AND TNH TECHNOLOGY ALERTING SYSTEM INSTALLATION PROPOSAL

Mr. Martinez reviewed with the Board the JR Station Design Progress Report, a copy of which is attached hereto.

Chief Meier entered the meeting at this time.

Ms. Crone noted that Board PA No. 9 from Bass in the amount of \$365,697.75, a copy of which is attached hereto, would be presented for payment at the February 17, 2026 Board meeting.

Ms. Franklin reviewed the Project Management Report and noted that the District was awaiting the delivery of data cables.

Ms. Crone noted that the District received a proposal for \$18,000.00 for the TNH Technology alerting system installation and was awaiting additional proposal from other contractors.

STATION NO. 3 RENOVATION CLOSE-OUT

Ms. Crone reported that the District was in receipt of the close-out documents from MA and that the only item remaining prior to the release of the final payment for the Station No. 3 renovation was HVAC training.

LAKES OF BELLA TERRA FIRE STATION DESIGN

Ms. Crone noted that the programming meeting was scheduled for the first (1st) week of March and that the Standard Form of Agreement between Owner and Architect with BRW Architects was finalized and ready for execution.

ANNEXATION ELECTION UPDATE, INCLUDING COMMUNICATIONS TO PUBLIC, AS NECESSARY

In response to a question from Ms. Adams, Commissioner Kuykendall noted that Frequently Asked Questions regarding the Annexation Election should be posted to the District's website.

FIRE CHIEF REPORT, INCLUDING HIRING PROCESS UPDATE

Chief Boeker reviewed with the Board the January 2026 Snapshot, a copy of which is attached hereto.

Chief Boeker reviewed with the Board the Behind the Badge charity event for first responders.

Chief Boeker reported that, regarding the hiring process, the application process would close early due to the high level of interest and that testing would begin February 23rd and 24th. Chief Boeker noted that employment offer letters would be distributed around March 6th with a start date of April 6th.

Chief Boeker then updated the Board on the District's Critical Incident Stress Management ("CISM") team.

CAO REPORT

Ms. Crone reported that District staff was working on the Fiscal Year Ending December 31, 2025 Audit with Breedlove & Co., P.C., auditor for the District.

Ms. Crone noted that the District was researching the cost for conduct of background checks as part of the hiring process with Paycom.

Ms. Crone updated the Board on the Early Voting dates for the March Primary 2026 Election.

PERSONNEL MATTERS

There was nothing to report at the time.

FUTURE AGENDA ITEMS

There was nothing to report at the time.

DISTRICT REAL ESTATE, DESIGN AND CONSTRUCTION MATTERS:

PROPOSAL FOR MASTER SERVICES AGREEMENT FOR CONSTRUCTION MANAGEMENT SERVICES FROM VENUS

POTENTIAL ACQUISITION OF VFD PROPERTY

CONVENE IN EXECUTIVE SESSION

Commissioner Kuykendall then stated that the Board would enter into Executive Session to discuss matters of attorney-client privilege and real estate matters.

All meeting attendees, with the exception of Commissioners Kuykendall, Pechukas, Dishaw, Melanson and Craft, Chief Boeker, Ms. Crone, Ms. Adams and Ms. Rodriguez, exited the meeting at 8:43 a.m.

Pursuant to the provisions of the Texas Open Meetings Act, Chapter 551, Texas Government Code, as amended, specifically, Section 551.071 regarding matters of attorney-client privilege and Section 551.072 regarding real estate matters, Commissioner Kuykendall convened the Board into Executive Session at 8:44 a.m. The persons present in the Executive Session at various times were: Commissioners Kuykendall, Pechukas, Melanson, Dishaw and Craft; Chief Boeker; Ms. Crone; Ms. Adams; and Ms. Rodriguez.

RECONVENE IN OPEN SESSION

All meeting attendees still present re-entered the meeting at 9:31 a.m. and Commissioner Kuykendall reconvened the meeting in open session, at which time the Board took no action.

JORDAN RANCH STATION BEAM SIGNING (TRAVEL TO 3102 JORDAN RANCH BOULEVARD, BROOKSHIRE, TEXAS 77423)

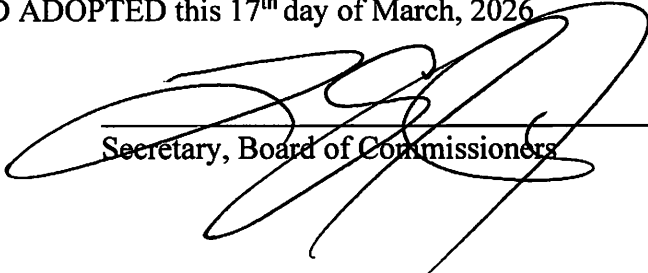
It was noted that the Board would be traveling to the Jordan Ranch Station for the beam signing ceremony.

There being no further business to come before the Board, the meeting was adjourned at 9:32 a.m.

PASSED, APPROVED, AND ADOPTED this 17th day of March, 2026

(DISTRICT




Secretary, Board of Commissioners