

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

June 3, 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 Wednesday, June 3, 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; Ms. Brandi Crone, Chief Administrative Officer ("CAO"); Mrs. Donna Svatek, Administrative Assistant; and Firefighters Patrick Polasek and Andrew Mendoza. 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; Mr. Bill Blich of Blich Associates, Inc. (the "Financial Advisor" or "Blich"), financial advisor for the District; Ms. Natalie Ridley of Breedlove and Co., P.C. (the "Auditor" or "Breedlove"), auditor for the District; Ms. Ida Franklin of Franklin Venus Interests, LLC ("Venus"); Mr. Ricardo Martinez of Martinez Architects ("MA"); Mr. Ryan Horton of PGAL, Inc. ("PGAL"); Mr. Buck Bass (via videoconference) of Bass Construction Co., Inc. ("Bass").

WHEREUPON, the meeting was called to order at 8:04 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 Pechukas, seconded by Commissioner Dishaw, 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 April 14, 2026 special and April 21, 2026 regular meetings; and
2. Purchase of Legion Boat; and
3. Interlocal Agreement with Fort Bend County (the "County") Tax Assessor-Collector for tax collections.

AUDIT FOR FISCAL YEAR ENDED ("FYE") DECEMBER 31, 2025 (THE "2025 AUDIT")

Ms. Ridley presented to and reviewed with the Board the draft unqualified 2025 Audit with the Board, a copy of which is attached hereto. Ms. Ridley then answered questions from the Board. 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 approve the 2025 Audit, subject to any revisions, and authorize its filing with the County Commissioners Court.

ADDENDUM TO FINANCIAL SERVICES AGREEMENT WITH BLITCH

Mr. Blich presented to the Board the proposed Addendum to Financial Services Agreement with Blich, a copy of which is attached hereto. Mr. Blich reviewed with the Board the fee structure related to financings within such Addendum. An extensive discussion ensued regarding Blich's responsibilities, prior work regarding the District's finances and customary charges within the industry for such work. Upon motion by Commissioner Dishaw, seconded by Commissioner Pechukas, after full discussion and the question being put to the Board, the Board voted unanimously to approve and authorize execution of the Addendum to Financial Services Agreement with Blich.

FINANCING FOR PURCHASE OF APPARATUS, INCLUDING REIVEW AND ACCEPT LOAN PROPOSAL AND RESOLUTION REGARDING A LOAN ("APPARATUS LOAN RESOLUTION")

The Board reviewed the bid tabulation that included five (5) bids for financing a ladder truck, a copy of which is attached hereto. It was noted that the proposal from Community Leasing Partners ("CLP") for a lease-purchase of a ladder truck for \$2,100,000 with a five (5)-year term at a 4.14 percent (4.14%) interest rate was offered and contained the lowest interest rate.

FINANCING FOR FULSHEAR STATION, INCLUDING REVIEW AND ACCEPT LOAN PROPOSAL AND RESOLUTION REGARDING A LOAN ("STATION LOAN RESOLUTION")

The Board reviewed the bid tabulation that included five (5) bids for financing the Fulshear Station construction, a copy of which is attached hereto. It was noted that the proposal from First

Financial Bank ("FFB") for a loan to construct the Fulshear Station for \$9,000,000 with a 20-year term at a 4.25 percent (4.25%) interest rate was offered and contained the lowest interest rate.

Ms. Adams asked which party would be responsible for preparation of the loan documents. Commissioner Melanson responded that he believed it would be FFB.

Upon motion by Commissioner Craft, seconded by Commissioner Dishaw, after full discussion and the question being put to the Board, the Board voted unanimously to: 1) accept the FFB loan proposal as outlined above to fund the Fulshear Station construction, subject to RAB's review of the loan documentation and authorize execution of same; and 2) adopt the Station Loan Resolution accordingly.

Upon motion by Commissioner Melanson, seconded by Commissioner Dishaw, after full discussion and the question being put to the Board, the Board voted unanimously to: 1) accept the CLP lease-purchase proposal as outlined above to fund the ladder truck, subject to RAB's review of the lease documentation and authorize execution of same; and 2) adopt the Apparatus Lease Resolution.

ADDENDUM TO FINANCIAL SERVICES AGREEMENT WITH BLITCH (CONT.)

Upon motion by Commissioner Craft, seconded by Commissioner Melanson, after full discussion and the question being put to the Board, the Board voted unanimously to authorize payment to Blitch in an amount not to exceed \$5,000.00 for Financial Advisor services related to the loan proposal procurement, subject to receipt of an invoice from Blitch for same.

Mr. Horton exited the meeting at this time.

DISTRICT REAL ESTATE, DESIGN AND CONSTRUCTION MATTERS:

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

There was nothing to report at the time.

COMMUNICATIONS WITH CITY OF FULSHEAR (THE "CITY") REGARDING REQUEST FOR 60 FOOT (60') EASEMENT WITHIN DISTRICT'S 6.4 ACRES

Chief Boeker reported on communications between the District and the City Engineer.

CENTRAL STATION FIRE TRAINING FACILITY, INCLUDING SITE DEVELOPMENT PHASING

Chief Boeker then reported that surplus fill dirt was removed from the Central Station site and conveyed to the Harper Brothers to utilize in a County road project.

It was noted that Mr. Chad Nesvadba, P.E. of Huitt-Zollars, Inc. stated that the Fort Bend County Drainage District easement related to the Central Station detention pond was recorded with the Fort Bend County Real Property Records.

JORDAN RANCH ("JR") STATION DESIGN AND CONSTRUCTION, INCLUDING PAY APPLICATIONS ("PA"), CHANGE PROPOSALS AND ALLOWANCE TRANSFERS, AND PROJECT MANAGEMENT REPORT

Mr. Martinez reviewed with the Board the JR Station Design Progress Report, a copy of which is attached hereto. Mr. Martinez noted that transformers were being installed by CenterPoint Energy and that the JR Station should have electricity by the end of the week.

Ms. Franklin reviewed the Project Management Report related to the JR Station. A discussion ensued regarding the air conditioning system modifications made at the JR Station by Bass. Chief Boeker recommended Bass submit a Change Order to the District for same.

Mr. Martinez then presented to the Board PA No. 12 from Bass in the amount of \$316,461.15. Upon motion by Commissioner Pechukas, seconded by Commissioner Craft, after full discussion and the question being put to the Board, the Board voted unanimously to approve PA No. 12 from Bass in the amount of \$316,461.15.

LAKES OF BELLA TERRA ("LOBT") FIRE STATION DESIGN

Chief Boeker reminded the Commissioners that they previously approved the Amended Standard Form of Agreement between Owner and Architect with BRW Architects ("BRW"). Chief Boeker then reviewed with the Board the LOBT Station design, a copy of which is attached hereto. A discussion ensued regarding the LOBT Property Owner's Association design requirements.

FULSHEAR STATION 5 PROJECT DESIGN AND CONSTRUCTION, INCLUDING REVIEW AND APPROVE CONSTRUCTION CONTRACT WITH BASS, CITY OF FULSHEAR FEE STRUCTURE, MULTI VISTA PROPOSAL AND STATUS OF DETENTION DEVELOPMENT

The Board then reviewed the Construction Contract with Bass for the Fulshear Station 5 construction, a copy of which is attached hereto. Ms. Adams noted that RAB reviewed such agreement. 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 approve and authorize execution of the Construction Contract with Bass.

The Board then reviewed two (2) proposals from Multivista Systems, LLC ("Multivista") for: 1) photographic documentation of the Fulshear Station construction in the amount of \$7,450.00; and 2) webcam documentation of the Fulshear Station construction in the amount of \$9,500.00. Copies of the proposals are attached hereto. 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 accept the proposals from Multivista for photographic and webcam documentation of the Fulshear Station construction in the total amount of \$16,950.00.

Commissioner Kuykendall then reviewed with the Board correspondence from Mr. Horton regarding the District's options for detention to serve the Fulshear Station site, a copy of which is attached hereto. A discussion ensued regarding the District's detention options, including regional

detention. Further discussion ensued regarding the County's Wallis Street expansion project and status of same.

POTENTIAL FUTURE STATION LOCATION(S), PROCESS FOR OFFER(S) TO PURCHASE SAME AND APPRAISAL(S) RELATED TO SAME

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

Messrs. Bass and Blich exited the meeting at this time.

2026-2027 HEALTH INSURANCE/BENEFITS

Chief Boeker reviewed with the Board a proposal from Marsh & McLennan Agency Company ("M&M") for 2026 – 2027 health insurance benefits, a copy of which is attached hereto. Chief Boeker noted that the District was still awaiting a proposal for dental and vision coverage/premiums. 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 the proposal for medical insurance from Blue Cross Blue Shield of Texas for the 2026 – 2027 insurance term and appoint Commissioner Craft to review and accept the dental and vision proposal at the lowest cost, when received.

Commissioner Pechukas exited the meeting at this time.

MUTUAL AUTOMATIC AID AGREEMENTS WITH COMMUNITY VOLUNTEER FIRE DEPARTMENT ("CVFD"), ROSENBERG FIRE DEPARTMENT ("RFD") AND WILLOWFORK FIRE DEPARTMENT ("WFD")

Chief Boeker reported that District staff met with CVFD, RFD and WFD regarding automatic aid. Chief Boeker noted that Automatic Aid Agreements would likely assist in improving the District's ISO rating. Chief Boeker noted RAB would prepare such agreements.

MEMORANDUM OF UNDERSTANDING WITH CVFD

Chief Boeker requested that the District and CVFD enter into an Interlocal Agreement ("ILA") allowing CVFD to temporarily serve properties within the District east of State Highway 99. A discussion ensued regarding the responsibilities and liabilities of each entity.

FIRE CHIEF REPORT

Chief Boeker then reviewed with the Board the Fire Chief Report.

Chief Boeker noted that some of the FIFA World Cup games would be held in Houston, Texas, but that he did not anticipate any impact to the District's operations.

Chief Boeker then provided the Board various updates regarding training, operations and staffing.

CAO REPORT

Commissioner Kuykendall noted that he reviewed Ms. Franklin's daily log, a copy of which is attached hereto.

Ms. Crone requested the Commissioners submit their SAFE-D training certifications for the District's records.

Ms. Crone went on to report on her attendance at the 2026 Fire Administrative Professionals Workshop.

Ms. Crone reminded the Board that its June meeting was rescheduled to June 23, 2026, at 8:00 a.m.

PERSONNEL MATTERS, INCLUDING REVIEW AND ADOPT DISTRICT EMPLOYEE POLICY MANUAL, INCLUDING PARENTAL LEAVE POLICY

Chief Boeker requested the Board table adoption of the Employee Policy Manual.

Chief Boeker noted he had further personnel matters to discuss in Executive Session.

FUTURE AGENDA ITEMS

There was nothing to report at the time.

DISTRICT REAL ESTATE, DESIGN AND CONSTRUCTION MATTERS

PERSONNEL MATTERS

CONVENE IN EXECUTIVE SESSION

Commissioner Kuykendall then stated that the Board would enter into Executive Session to discuss personnel matters.

All meeting attendees, with the exception of Commissioners Kuykendall, Melanson and Dishaw, Chief Boeker, Ms. Crone, Ms. Adams and Ms. Rodriguez, exited the meeting at 10:03 a.m.

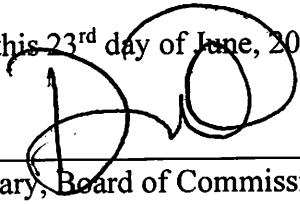
Pursuant to the provisions of the Texas Open Meetings Act, Chapter 551, Texas Government Code, as amended, specifically, Section 551.072 regarding real estate matters and Section 551.074 regarding personnel matters, Commissioner Kuykendall convened the Board into Executive Session at 10:34 a.m. The persons present in the Executive Session at various times were: Commissioners Kuykendall, Dishaw, Craft and Melanson; Chief Boeker; Ms. Crone; and Ms. Adams.

RECONVENE IN OPEN SESSION

All meeting attendees still present re-entered the meeting at 11:11 a.m. and Commissioner Kuykendall reconvened the meeting in open session, at which time the Board took no action.

There being no further business to come before the Board, the meeting was adjourned at 11:11 a.m.

PASSED, APPROVED, AND ADOPTED this 23rd day of June, 2026.



(DISTRICT SEAL)

Secretary, Board of Commissioners