

MONTGOMERY COUNTY ESD 1
MONTGOMERY COUNTY, TEXAS

The Board of Commissioners of Montgomery County ESD 1, convened in SPECIAL session on April 06, 2022 with the following Board Members to-wit:

Members Present: J. Steven Weisinger, President
 Chuck Frank, Vice President
 Sharene Carr, Treasurer
 David Cooper, Assistant Treasurer
 Tom Rozier, Secretary

The Special meeting of Montgomery County ESD 1 was called to order on April 06, 2022 at 6:05 PM. by President J. Steven Weisinger. All members were present, therefore constituting a quorum. Also present were Fire Chief Jason Oliphant, Assistant Chief Shane Houser, Office Administrator Crystal LaCaze, Battalion Chief Jeff McDonald and Levi Love with LSquared Engineering.

Addressing agenda item 2, No public comments were made.

Addressing item 3 of the agenda, Mr. Love informed the board that they received 8 bid proposals for the new logistics facility. Once all bids were opened, he met with the building committee, reviewed all bids and graded them. After all bids were graded, Mr. Love and the building committee decided to bring 3 contractors that were ranked 2, 3 and 4 on the grading sheets in for interviews. After the interviews, Mr. Love and the building committee met with legal counsel virtually to review gradings, building committee recommendations and ensure all was in legal compliance. Mr. Love and the building committee recommended the board accept the bid proposal from LAW Construction. LSquared will issue the notice of award and contact bidders that were not awarded.

Upon a motion made by Commissioner Frank and seconded by Commissioner Cooper the board voted unanimously to award LAW Construction as the contractor for the Logistic Facility project in the amount of \$2,647,000.00.

Mr. Love also recommended approving Terracon to provide the Construction and Materials Testing for the Logistics Facility project.

Upon a motion made by Commissioner Frank and seconded by Commissioner Cooper the voted unanimously to approve Terracon's proposal for Construction and Materials Testing, not to exceed \$15,000.00.

Mr. Love then informed the board of the statuses of other projects he is working on for the district. Regarding the St. 97 Pavement rehab, he informed the board that there is a crack in the curve which he will not approve until the contract has fixed it, which they have agreed to do and will be covered under warranty. He is also still working with TX Dot permits department regarding the driveway for future station 99, which he received another comment from them requesting the driveway be moved back 50ft where he was originally told it needed to be moved up 50ft. However, this is not of concern to Mr. Love.

Addressing item 4 of the agenda, Commissioner Weisinger reported that there have been some back-and-forth conversations regarding the Kennedy Street property between our legal counsel and the sellers legal counsel and that we just received an email this evening from their legal counsel stating the seller is willing to give additional time regarding feasibility and mainly the zoning issue with the City of Willis. Commissioner Weisinger also informed the board that he had spoken to the City Manager who informed him that the zoning was a 60-day process that included public hearings. The board discussed requesting an additional 60 days on top of the original 60-day Feasibility Period which would hopefully allow ample time for the zoning issue to be resolved.

Upon a motion made by Commissioner Carr and seconded by Commissioner Frank the board voted unanimously to authorize Commissioner Weisinger to request 120-day Feasibility Period and move forward with the contract under the discussed terms.

Address item 5 of the agenda, the board teleconference legal counsel and discussed financing options for the Logistics Facility.

Upon a motion made by Commissioner Frank and seconded by Commissioner Carr the board voted unanimously to go out for RFP (Request for Proposal) on a \$3M loan to construct the logistics facility secured by a 2nd loan on station 95 property.

Addressing items 6-8 of the agenda, no action was taken.

There being no further business, upon a motion made by Commissioner Rozier and seconded by Commissioner Cooper, the Board voted unanimously to adjourn at 7:34 PM.

Crystal LaCaze

District Office Manager and Administrative Secretary
Montgomery County ESD 1