

MONTGOMERY COUNTY ESD 1
MONTGOMERY COUNTY, TEXAS

The Board of Commissioners of Montgomery County ESD 1, convened in SPECIAL session on June 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 June 06, 2022, at 6:00 PM. by President J. Steven Weisinger. All members were present, therefore constituting a quorum. Also present was Assistant Chief Shane Houser, Office Administrator Crystal LaCaze, Administrative Assistants Kayla Gibson & Andrea Meek, Battalion Chief's Jeff McDonald & Brett Pyles, Deputy Chief's Kirk Bailey & Eric Rodriguez, and District Legal Counsel John Peeler – Virtual.

Addressing agenda item 2, No public comments were made.

Addressing item 3 of the agenda, Commissioner Frank informed the board that the building committee reviewed the responses to the RFQ for Architectural services and called 3 in for interviews: BRW, Joiner Partnership and Martinez Architects. After interviews the building committee is recommending BRW as the highest scoring architect for future the District's projects currently being developed. As the District progresses on the projects the building committee will negotiate a contract with BRW for each project, rather than entering into a master services agreement. The Board unanimously accepted the committee's ranking of architects as (1) BRW, (2) Martinez and (3) Joiner.

Addressing item 4 of the agenda, District Legal Counsel John Peeler presented an amendment to the Commercial earnest money contract for the 3.8 acres at the corner of Kennedy and Worsham in Willis, Texas. The amendment allowed for additional time for the option period due to platting timelines. Upon a motion made by Commissioner Cooper and seconded by Commissioner Carr, the board voted unanimously to approve the commercial earnest money contract as presented by Legal counsel John Peeler.

Commissioner Weisinger informed the board that we need a survey done for the 3.8 acres. Upon a motion made by Commissioner Frank and seconded by Commissioner Cooper, the board voted to unanimously to authorize Commissioner Weisinger to engage in selecting a surveyor and ordering a survey for the property.

Address item 5 of the agenda, District Legal Counsel John Peeler and Office Administrator Crystal LaCaze presented to the Board the construction financing proposals received in response to the District's RFP with different financing options for the \$7 million construction loan to begin Station 91/Admin building and the new Training facility. They informed the Board that a decision needed to be made so that the District would be able to close the loan by the July 1st deadline to report pledged debt to the Tax Assessor to include the debt service calculations during the truth in taxation calculation process. Chief Houser informed the board that since Chief Oliphant was unable to attend this meeting there was a memo in front of each Commissioner from Chief Oliphant explaining the staff's review of the importance of approving a loan soon due to the needs of our department to continue to meet the needs of our citizens now and in the future. The

board expressed sincere concerns regarding appraisal values and what this would do to the citizens of the District. Office Administrator, Crystal LaCaze presented the Board with a spreadsheet of different scenarios showing estimates of the impact debt pledged by ad valorem taxes would have on both a homestead and non-homestead residence.

Upon a motion made by Commissioner Frank and seconded by Commissioner Cooper, the board voted unanimously to accept the offer from Government Capital for a 15-year loan with the 3.14% interest rate. The Board asked District Legal counsel John Peeler to provide additional information on the rules and procedures for tax-exempt loans. Mr. Peeler said that he would provide additional information at the next regular meeting when the District reviews the loan documents from Government Capital.

Addressing items 6 of the agenda, Office Administrator Crystal LaCaze notified the board that she received the Truth in Taxation packet from the Tax Assessor's office. The Board preliminarily schedules a meeting on August 10, 2022, at 6:00 P.M. to propose the new Tax Rate and schedule the Public Hearing and meeting to adopt the new tax rate on August 26th, 2022, at 9:00 A.M.

There being no further business, upon a motion made by Commissioner Rozier and seconded by Commissioner Frank, the Board voted unanimously to adjourn at 7:53 PM.

Crystal LaCaze

District Office Manager and Administrative Secretary
Montgomery County ESD 1