



Waller-Harris Emergency Service District 200
540 Ellen Powell
Prairie View, Texas 77445-8000
936-372-8084

The Board of Commissioners of Waller-Harris Emergency Services District 200 (*the District*) met in a meeting, open to the public, at WHESD200 Station 81/District Administration Building located at 540 Ellen Powell, Prairie View, Texas 77455 on July 15, 2025 at 5:30 P.M.

Commissioners

Brenda Bundick	Present
Ann Saunders	Present
Melinda Hashaw	Present
Sherry Whiteley	Present
Brian Davis	Present

Also present, Acting Fire Chief Will McDugle, Assistant Chief James Jones, Division Chief Joseph Nguyen, Administrative Director Lisa Denecamp, Administrative Manager Julia Peterson, Dwayne Hajek, and Jimme Orsak.

- 1. Call meeting to order.** The meeting was called to order by President Bundick at 5:45 P.M.
- 2. Pledge of Allegiance.** The pledge of allegiance was conducted by Commissioner Davis.
- 3. Invocation.** Assistant Chief Jones gave the invocation.
- 4. To receive public comment.** President Bundick asked if anyone signed up for Public Comments. President Bundick thanked everyone for all that they do in the Community.
- 5. To receive the financial report from the District Bookkeeper.** Christina Moore with Better Bookkeepers went over the financial report, including the property tax deposits, bank statements and sales tax. No action was taken. For more detailed information concerning the District's financial condition, see the financial reports on file with the District.
- 6. Consent Agenda.** President Bundick asked if any items needed to be removed from the consent agenda to the non-consent agenda. No items were removed from the consent agenda. President Bundick asked if the Commissioners reviewed the consent agenda items and had any questions. Commissioner Hashaw made a motion seconded by Commissioner Davis to approve the consent agenda items: meeting minutes for June 17, 2025, approve the financial report, payment of all bills including providers and a proposal from Delta for twenty seven (27) sets of bunker gear for one hundred and four thousand eight hundred and ninety five dollars (\$104,895.00) that was budgeted. After discussion, President Bundick called for a vote and the vote passed 4-0 with Commissioner Bundick abstaining.
- 7. Non-Consent Agenda.** There were no non-consent agenda items.
- 8. To review, discuss and approve VFIS renewal.** The Board heard from VFIS regarding the District's policy and amendments. Commissioner Saunders made a motion seconded by Commissioner Hashaw to approve the VFIS policy as presented with the amendments. After discussion, President Bundick called for a vote and the vote passed 5-0.
- 9. To propose the District 2026 Budget.** Commissioner Saunders made a motion seconded by Commissioner Hashaw to approve the proposed 2026 budget as present by Acting Chief McDugle. After discussion, President Bundick called for a vote and the vote passed 5-0.
- 10. To propose the District 2025 Tax Rate.** Legal counsel informed the Board that the tax rates for 2025 were not ready. Counsel recommended that the District propose at the highest rate of ten cents (\$0.10) to allow the Commissioners to adopt

at ten cents (\$0.10) or lower. Commissioner Saunders made a motion seconded by Commissioner Davis to approve the proposed 2025 Tax Rate of ten cents (\$0.10). After discussion, President Bundick called for a vote and the vote passed 4-0 with Commissioner Bundick abstaining.

11. To review and take action on matters relating to an election to be held on November 4, 2025. Legal counsel informed the Board that since the tax rates are not ready, she recommended calling for an election in case the rate the District adopts could trigger an election. Commissioner Davis made a motion seconded by Commissioner Saunders to approve calling for an election to be held on November 4, 2025 for a tax approval rate. After discussion, President Bundick called for a vote and the vote passed 4-0 with Commissioner Bundick abstaining.

12. To review, discuss and take action on matters related to construction, renovation, repair, maintenance and improvements to District facilities and real property, including engagement of design professionals or engineering services, selection of builders/contractors and cooperation with other county entities regarding the development of stations, including action on construction financing. Ricardo Martinez from Martinez Architects presented his report to the Board. Regarding Station 71 Mr. Martinez presented that there were leaks in the windows. Mr. Martinez has hired a forensic engineer to do some testing to check all windows. Mr. Martinez informed the Board the proposal for services of four thousand nine hundred (\$4,900) which was sent to Structura. Station 72 had their kick off meeting. Chief McDugle informed the Board that the County Fire Marshall's has approached the District for space at Station 72. Chief McDugle informed the Board he would get more information and bring it to the Board at the next meeting. Mr. Martinez presented pay application three (3) to Construction Master's of Houston for four hundred and twenty nine thousand six hundred and three dollars and one cent (\$429,603.01). Mr. Martinez presented to the Board the MUD application for a tap fee. Commissioner Davis made a motion seconded by Commissioner to approve pay application three (3) to Construction Master's of Houston for four hundred and twenty nine thousand six hundred and three dollars and one cent (\$429,603.01) and approve the MUD application for a tap fee. After discussion, President Bundick called for a vote and the vote passed 5-0. Mr. Martinez informed the Board that there has been some delays with the start of Station 43 due to rain. The architectural plans have been submitted to the Grand Prairie Committee and he will see what the impact will be based on the contractor.

13. To receive a report from Waller EMS and take any necessary action. Chief McDugle informed the Board that Chief Getschman was out for training and presented her report. Chief McDugle informed the Board that there were seven hundred and four (704) calls total for June with eight (8) air medical calls and an average time of ten minutes and ninety eight seconds (10:98). HCA life light has continued with construction, and it should be completed in August. No action was taken.

14. To receive a report from the Chief/Director of Emergency Services and command staff and take any necessary action related thereto including any needed maintenance, replacements, improvements related to the District's operations, apparatus, equipment, vehicles, training, and testing. Assistant Chief James Jones presented to the Board that there were four hundred and forty six (446) calls for June with a year to date of two thousand six hundred and fifty six (2,656) calls. There were over one thousand (1,000) full time and part time training hours completed. There were over one hundred and fifty (150) volunteer training hours completed. Chief Ngyuen is working with Responder 360 and CAD. Lisa Denecamp informed the Board that they have on boarded Christina Moore with Better Bookkeepers for bookkeeping services and Bianca Espinosa with RIT for HR services. Chief McDugle gave an update to the Board regarding the District's fleet. Tower 71 parts are in. The Ladder Truck part with the aerial is in service. A medic unit is waiting to be back in service. The District hired one (1) full time person. Station 41 had an issue with water coming in and are working on fixing the issue. No action was taken.

15. To receive and act to approve the purchase, funding, financing and payment for capital assets, including construction, vehicles, fire-fighting apparatus and equipment and for non-capital items and expenses. Legal Counsel Krystine Ramon presented to the Board that she sent out loan solicitations to eight (8) banks and received three proposals back. Legal counsel presented loan proposals from Community Leasing, Texas Regional bank and Trustmark Bank. The Board discussed all three proposals for additional funding for Station 72 to cover additional costs and for the purchase of a Side Mount Pumper for Station 43 in the amount of three million three hundred and fifty-three thousand eight hundred and fifty dollars and nine cents (\$3,353,850.09). The Board discussed a seven (7) year term. The lowest proposal was from Trustmark Bank. Commissioner Davis made a motion seconded by Commissioner Whiteley to approve a seven (7) year annual loan with Trustmark Bank for additional funding for Station 72 to cover additional costs and for the purchase of a Side Mount Pumper for Station 43 in the amount of three million three hundred and fifty-three thousand eight hundred and fifty dollars and nine cents (\$3,353,850.09). After discussion, President Bundick called for a vote and the vote passed 5-0.

16. To review, discuss and take action on Safe Haven Baby Boxes (SHBB) agreement. Assistant Chief Jones presented to the Board Safe Haven Baby Boxes (SHBB) which provides a safe and legal alternative for placement of babies. Commissioner Saunders made a motion seconded by Commissioner Whiteley to approve entering into an agreement with Safe Haven baby Boxes (SHBB) pending final legal review. After discussion, President Bundick called for a vote and the vote passed 5-0.

17. To review, discuss and take approve the Station 31 agreement with Monaville VFD. Commissioner Davis made a motion seconded by Commissioner Saunders to approve the lease agreement with Monaville VFD for Station 31. After discussion, President Bundick called for a vote and the vote passed 5-0.

18. To review, discuss and approve the purchase of a Booster from Monaville VFD. Chief McDugle presented a proposal to purchase a booster from Monaville VFD for seventy thousand dollars (\$70,000). Commissioner Davis made a motion seconded by Commissioner Hashaw to approve the purchase of a booster from Monaville VFD for seventy thousand dollars (\$70,000). After discussion, President Bundick called for a vote and the vote passed 5-0.

19. To review, discuss and take action for the sale or disposal of obsolete surplus and/or salvage property pursuant to Texas Health and Safety Code §775.0735. No action was taken.

20. To receive any committee reports and take any necessary action related to the reports. No action was taken.

21. To review, discuss and take action to schedule future District meeting(s). Commissioner Davis made a motion seconded by Commissioner Davis to schedule the public hearing for the 2025 Tax Rate Adoption for August 19, 2025 at 5:30 P.M. After discussion, President Bundick called for a vote and the vote passed 5-0.

22. To meet in Closed Session pursuant to Government Code section 551.071 to consult with legal counsel. The Board chose to enter closed session pursuant to Government Code section 551.071 to consult with legal counsel at 6:47 P.M. and came out of closed session at 8:17 P.M.

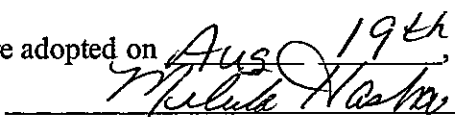
23. To meet in Closed Session pursuant to Government Code section 551.072 to deliberate regarding real estate matters. The Board chose to enter closed session pursuant to Government Code section 551.072 to discuss real estate matters at 6:47 P.M. and came out of closed session at 8:17 P.M.

24. To meet in Closed Session pursuant to Government Code section 551.074 to discuss personnel matters. The Board chose to enter closed session pursuant to Government Code section 551.074 to discuss personnel matters at 6:47 P.M. and came out of closed session at 8:17 P.M.

25. To review, discuss and take action regarding real estate. Commissioner Saunders made a motion seconded by Commissioner Davis to approve the sale of Porter Lane as discussed in closed session and approve Tim Phelan as the Broker. After discussion, President Bundick called for a vote and the vote passed 5-0.

26. To review and act on personnel issues. No action was taken.

27. Adjournment. President Bundick asked if there was any further business that needed to be discussed. There being no further business, President Bundick adjourned the meeting at 9:09 P.M.

These minutes were adopted on Aug 19th, 2025 by a vote of 4 to 0

Melinda Hashaw – Secretary