

MINUTES OF SPECIAL MEETING
BOSQUE COUNTY EMERGENCY SERVICES DISTRICT NO. 1
April 13, 2023

THE STATE OF TEXAS
COUNTY OF BOSQUE

The Board of Commissioners of Bosque County Emergency Services District No.1 ("District") met in special session, open to the public, on Thursday, April 13, 2023, at 3:00 p.m. in the District's Office, 305 East Morgan, Meridian, Texas, pursuant to notice duly given in accordance with law. A copy of the Certificate Posting of the Notice is attached here as Exhibit "A".

The following Board Members were present, thus constituting a quorum:

Commissioner	Position	Attendance
Jack Cameron	President	Present
Sidney Carlisle	Vice President	Present
Donna Quarles	Secretary	Present
Jane Murphey	Treasurer	Absent
Charlie Drexler	Asst. Secretary/Treasurer	Present

Also present at the meeting were:

CR Sinderud – North Bosque EMS, Board President
Linda Thiele – North Bosque EMS Administrator

Present via Telephone were:

Jennifer Schein – The Carlton Law Firm
Yolanda Lara – The Carlton Law Firm

Item 1 – Call meeting to order. President Cameron convened the meeting at 3:00 p.m. and took agenda items in the order described below.

Item 2 – Public Comment: In accordance with the Texas Open Meetings Act, any response to a public comment that is made on an item that is not on the published final agenda will be limited to a statement of factual information or a statement of existing policy given in response to the public comment. Any deliberation or decision by the Board must be limited to a proposal to place the subject on a future agenda. No public comments.

Item 3 – Public Comment on Agenda Items: Members of the public may comment on any agenda item listed below. Members of the public may speak for up to two minutes per agenda item on which they comment. No public comments.

Item 4 – Discuss and consider two proposals regarding obtaining a new EMS facility in Clifton. Commissioner Cameron explained to the Board that the District has the opportunity to lease a

new facility and two proposals have been submitted. Commissioner Cameron further explained the two proposals are to lease property that would be purchased and renovated for the District's use. Commissioner Cameron explained proposal #1 would have a monthly lease amount of \$2,950 and said proposal #2 would have a monthly lease amount of \$2,800. Commissioner Cameron explained he spoke with the Chief Appraiser about the District having a twenty-year lease and the County freezing the appraisal value. Commissioner Quarles asked if the renovations to the property will increase the taxes and she suggested the lease include a cap on rental increases. Commissioner Quarles also would like to include a rent escalation provision in the lease. The Board discussed a 20-year lease term.

Commissioner Quarles stated that the District would need to provide 90-day termination notice to vacate the current Clifton facility. Commissioner Cameron asked Ms. Schein to prepare a letter to terminate the current lease by mid-June 2023.

Commissioner Quarles said both proposal providers had been informed of the District's budget. Commissioner Quarles believed Mr. Gray may be the best to handle the project.

Commissioner Cameron explained the condition of the current EMS facility. Commissioner Quarles mentioned the Board had been saving money to fund a new facility.

Commissioner Cameron moved to enter negotiations with Mr. Gray, who provided proposal #2, but no lease will be signed until the property is move-in ready and the lease is reviewed and approved by the Board. Commissioner Drexler seconded the motion, the motion passed 4-0.

Item 5 – Discuss time, place, date, and agenda items for next meeting. The next meeting will be April 27, 2023, at 3 PM at the District office.

There being no further business, Commissioner Cameron moved to adjourn, and Commissioner Drexler seconded. The motion passed unanimously. The meeting adjourned at 3:29 p.m.

SEAL



Donna Quarles, Secretary
April 27, 2023