

**HARRIS COUNTY EMERGENCY SERVICES DISTRICT NO. 21**  
**Minutes of the Special Meeting Held on February 26, 2026**

LOCATION: Fire Station No. 3, 19720 Becker Road, Hockley Texas 77447

COMMISSIONERS PRESENT

James Oswalt  
Naomi Kleb  
Hardy LeBlanc

OTHERS IN ATTENDANCE

Jason DeVries, District's Fire Chief  
Christy Graves, EMS Interim Chief of HCESD 3  
Jennifer Talley, District's Assistant Chief of Administration  
Lori Grogg, Office Manager  
Scott Webb, District Chief  
Merrill Willgrubs, Broker  
Angie Zacharias, HR  
David Slattery, Slattery Tackett Architects  
Landon Newton, Government Capital  
Krystine Ramon of Coveler & Peeler, P.C., District's Legal Counsel  
Members of HCESD 21

- 1) Call meeting order. The meeting was called to order by Commissioner Oswalt at 10:00 a.m. James Oswalt, Naomi Kleb, and Hardy LeBlanc were all present and a quorum was established.
- 2) To receive public comment. None were given.
- 3) 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. David Slattery presented to the Board that he had Patrick Armstrong with MultiVista to present. Mr. Armstrong presented the services MultiVista could offer such as pictures of construction for Station 52 from beginning to end and live action. The first proposal presented was the basic package of progression for nine thousand eight hundred and fifty (\$9,850). The second proposal was for a live web cam of the project for nine thousand nine hundred and fifty (\$9,850). Commissioner Kleb made a motion to approve the first basic package of progression for nine thousand eight hundred and fifty (\$9,850) to be split with Slattery Tackett and for the half the District will pay to be split 60/40 with Harris ESD No. 3. The motion was seconded by Commissioner LeBlanc. The motion passed 3 to 0. Mr. Slattery presented to the Board a review of the pricing for Station 57. Mr. Slattery informed the Board that the new projected price for construction would be ten million five hundred and thirty thousand eight hundred

and twenty one dollars (\$10,530,821). Nine and a half million dollars (\$9,500,000) was budgeted. Bookkeeper Randy Parr projected an increase, so built in the projected budget for eleven million dollars (\$11,000,000). Mr. Slattery informed the Board that he will do another price exercise of the building a month before construction starts. Commissioner Oswalt made a motion to approve the projected adjustment of Brookstone pricing for Station 57 for ten million five hundred and thirty thousand eight hundred and twenty one dollars (\$10,530,821). The motion was seconded by Commissioner LeBlanc. The motion passed 3 to 0. Mr. Slattery presented to the Board a proposal from WGA for an engineer well and onsite sanitary for twenty thousand five hundred dollars (\$20,500). Originally the project was budgeted for twenty two thousand dollars (\$22,000). Commissioner Kleb made a motion to approve the proposal from WGA for an engineer well and onsite sanitary for twenty thousand five hundred dollars (\$20,500). The motion was seconded by Commissioner LeBlanc. The motion passed 3 to 0. Mr. Slattery presented a proposal from Slattery Tackett Architectural Services for strategic planning of future stations and an Administrative Building for twenty five thousand dollars (\$25,000). Commissioner Kleb made a motion to approve the proposal from Slattery Tackett Architectural Services for strategic planning of future stations and an Administrative Building for twenty five thousand dollars (\$25,000). The motion was seconded by Commissioner LeBlanc. The motion passed 3 to 0.

- 4) To meet in Closed Session pursuant to Government Code Section 551.072 to deliberate regarding real estate matters. The Board went into Closed Session at 10:56 a.m and came out at 11:14 a.m.
- 5) To meet in Closed Session pursuant to Government Code Section 551.072 to deliberate regarding real estate matters. The Board did not go into closed session.
- 6) To review, discuss and take action regarding any real estate matters. Merrill Willgrubs presented an update to schedule for Hopfe Rd, future Station 55. Closing for the property is scheduled for May 7, 2026. No action was taken.
- 7) Announcements by the Board or Department. No action was taken at this time.
- 8) Adjournment. Commissioner Kleb made a motion to adjourn the meeting. The motion was seconded by Commissioner LeBlanc. The motion passed by a vote of 3 to 0. The meeting adjourned at 11:17 a.m.