

HARRIS COUNTY EMERGENCY SERVICES DISTRICT NO. 21
Minutes of the Special Meeting Held on July 31, 2025

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

COMMISSIONERS PRESENT

James Oswalt
David Flower
Hardy LeBlanc

OTHERS IN ATTENDANCE

Jason DeVries, District's Fire Chief
Christopher Reyes, District's Assistant Fire Chief
Christy Graves, Assistant District's Chief of HCESD 3
Jenni Talley, the District's Chief of Administration
Lori Grogg, Office Manager
Randall F. Parr, District's Bookkeeper
Lisa Covington, District's Bookkeeper
David Slattery, Slattery Tackett Architects
Landon Newton, Government Capital
Stewart Shirley, 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 8:34am. James Oswalt, David Flower, and Hardy LeBlanc were all present and a quorum was established.
- 2) To receive public comment. There were no public comments.
- 3) To review, discuss and take action regarding the Interlocal Agreement for the Use of Station and Facilities, Lease Agreements and Cost Sharing Agreement between Harris County Emergency Services District No. 3 and Harris County Emergency Services District No. 21. No action was taken.
- 4) 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. The Board for Harris County Emergency Services District No. 3 and Harris County Emergency Services District No. 21 discussed the purchase of the Administrative Building, Construction on Station 52 and Construction on Station 57. Both Boards discussed co-ownership of the Administrative Building, Station 52 and Station 57, with a cost allocation of construction and purchase of the Administrative Building being sixty percent (60%) with Harris County Emergency Services District No. 21 and forty percent (40%) with Harris County Emergency Services District No. 3. Landon Newton and Stewart Shirley with

Government Capital presented to both Boards a cost allocation breakdown of the purchase of the Administrative Building with a sixty (60) forty (40) split. Mr. Newton presented a breakdown of how a loan would look with a sixty (60) forty (40) split with a partial pledge debt loan and taxable loan, and a combination loan. Mr. Newton informed the Boards that once the leases are provided, Government Capital can go out for a partial pledge debt loan and taxable loan, and a combination loan. Both Boards asked Mr. Newton could a loan be broken up sixty (60) forty (40) with construction costs of Station 52 and Station 57. Mr. Newton informed the Boards that Government Capital if engaged could assist in getting a loan for Station 52 and Station 57 with a sixty (60) forty (40) split. Commissioner LeBlanc made a motion to engage Government Capital to assist with loan solicitations for the purchase of the Administrative Building. The motion was seconded by Commissioner Flower. The motion passed 3 to 0. Commissioner LeBlanc made a motion to engage Government Capital to assist with loan solicitations for Station 52 and Station 57. The motion was seconded by Commissioner Flower. The motion passed 3 to 0. Mr. Slattery with Slattery Tackett Architects presented to both Boards that Station 52 will begin Construction in December. Mr. Slattery is working with Brookstone Construction on finalizing the GMP for the November Board meeting. Station 57's project has started with its design process. Mr. Slattery informed the Board that Station 57 should begin construction in May 2026. Mr. Slattery informed both Boards that Mr. Slattery is only engaged with Harris County Emergency Services District No. 21 for Station 57 and Harris County Emergency Services District No. 3 for Station 52. Commissioner LeBlanc made a motion to engage David Slattery from Slattery Tackett Architects for Architect services for Station 52. The motion was seconded by Commissioner Flower. The motion passed 3 to 0. Mr. Slattery informed the Board that he recommended using a Construction Manager at Risk (CMAR) for Station 57. Commissioner Leblanc made a motion to approve using a Construction Manager at Risk (CMAR) for Station 57. The motion was seconded by Commissioner Flower. The motion passed 3 to 0. Chief Jason DeVries of Harris County Emergency Services District No. 21 informed both Boards that Station 51's electrical work is almost complete. Chief DeVries informed the Boards that the large fan in the bay has been installed and the Station should be ready to move in the first part of September.

- 5) To meet in Closed Session under Government Code Section 551.071 to consult with legal counsel regarding pending or contemplated litigation, settlement offers or matters which require confidentiality under Disciplinary Rules of Professional Conduct of the State Bar of Texas. The Board went into Closed Session at 9:38 a.m. and came out of closed session at 10:03 a.m.
- 6) 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 9:38 a.m. and came out of closed session at 10:03 a.m.

- 7) To review, discuss and take action regarding any real estate matters. No action was taken.
- 8) Announcements by the Board or Department. No action was taken at this time.
- 9) Adjournment. Commissioner LeBlanc made a motion to adjourn the meeting. The motion was seconded by Commissioner Flower. The motion passed by a vote of 3 to 0.

The meeting adjourned at 10:05 a.m.