

HARRIS COUNTY EMERGENCY SERVICES DISTRICT NO. 21
Minutes of the Special Meeting Held on December 16, 2025

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

COMMISSIONERS PRESENT

James Oswalt
Nolan Butterfras
David Flower
Naomi Kleb
Hardy LeBlanc

OTHERS IN ATTENDANCE

Jason DeVries, District's Fire Chief
Christy Graves, EMS Interim Chief of HCESD 3
Lori Grogg, Office Manager
Randall F. Parr, District's Bookkeeper
Lisa Covington, District's Bookkeeper
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 8:31a.m. James Oswalt, Nolan Butterfras, David Flower, 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 financing proposals received related to Station 52, and approve loan documents, forms, agreements, and contracts with selected bank pending final legal review. Landon Newton with Government Capital presented that he solicited loan proposals for Station 52 for a total of thirteen million five hundred thousand dollars (\$13,500,000.00). Mr. Newton said he received proposals from six (6) lenders, which included Chase Bank, Webster Bank, Flagstar, Huntington, Texas Regional Bank and Capital One for fifteen (15) and twenty (20) years loans. The Board discussed the various options including pre-payment penalties. The District's portion of Station 52 is eight million one hundred thousand dollars (\$8,100,000). Commissioner Kleb made a motion to approve the fifteen (15) year loan with Flagstar at four point one percent (4.01%) for eight million one hundred thousand dollars (\$8,100,000). The motion was seconded by Commissioner LeBlanc. The motion passed 5 to 0.
- 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. No action.

- 5) To meet in Closed Session pursuant to Government Code Section 551.072 to deliberate regarding real estate matters. The Board chose not to go into Closed Session.
- 6) To review, discuss and take action regarding any real estate matters. 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 5 to 0. The meeting adjourned at 9:28 a.m.