

HARRIS COUNTY EMERGENCY SERVICES DISTRICT NO. 3
Minutes of the Special Meeting Held on July 31, 2025

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

COMMISSIONERS PRESENT

Robert Carvell
Patty Diehl
Cody Herring

OTHERS IN ATTENDANCE

Christy Graves, Assistant District's Chief of EMS
Jenni Talley, District's Assistant Chief of Administration
Lori Grogg, District's Office Manager
Jason DeVries, HCESD 21 Fire Chief
Christopher Reyes, HCESD 21 Assistant Fire Chief
David Slattey, Slattey Tackett Architects
Randall F. Parr, District's Bookkeeper
Lisa A. Covington, District's Bookkeeper
Landon Newton, Government Capital
Stewart Shirley, Government Capital
Krystine N. Ramon of Coveler & Peeler, P.C., District's Legal Counsel
Members of HCESD 3

Agenda Item No. 1

The meeting was called to order by Commissioner Carvell at 8:34 a.m.

Agenda Item No. 2

The Board opened the floor for public comments. There were no public comments.

Agenda Item No. 3

The Board then reviewed, discussed and took action regarding the Interlocal Agreement for the Use of Station and Facilities, Lease Agreements and Cost Sharing Agreement between Harris County Emergency Services No. 3 and Harris County Emergency Services District No. 21. No action was taken

Agenda Item No. 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 Diehl made a motion to engage Government Capital to assist with loan solicitations for Station 52 and Station 57. The motion was seconded by Commissioner Herring and the question called. 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 Herring made a motion to engage David Slattery from Slattery Tackett Architects for Architect services for Station 57. The motion was seconded by Commissioner Diehl and the question called. 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 Herring made a motion to approve using a Construction Manager at Risk (CMAR) for Station 57. The motion was seconded by Commissioner Diehl and the question called. 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.

Agenda Item No. 5

The Board went into Closed Session under Government Code, Section 551.071, to consult with legal counsel at 9:38 a.m. and came out of closed session at 10:16 a.m.

Agenda Item No. 6

The Board went into Closed Session under Government Code, Section 551.072, to discuss real estate matters at 9:38 a.m. and came out of closed session at 10:16 a.m.

Agenda Item No. 7

To review, discuss and take action regarding any real estate matters. No action was taken.

Agenda Item No. 8

There were no announcements by the Board or Department. No action was taken.

Agenda Item No. 7

Commissioner Herring moved to adjourn the meeting. The motion was seconded by Commissioner Diehl and the question called. The motion passed by a vote of 3 to 0. The meeting was adjourned at 10:17 a.m.

Secretary of the Board