

Hays County ESD #4—Wimberley Fire Rescue  
Meeting Minutes

For the Board of Commissioners Special Meeting Held on July 12, 2021

1. President Ron Spangenberg called the meeting to order at 8:39 a.m.
2. Commissioners present were Ron Spangenberg, Joe Pendleton, Chuck Ware and John White. Also present were Fire Chief Czichos, Executive Assistant, Angel Robinson, and guest Larry Coker. A quorum was present.
3. Public Comment: No Public sign in.
4. Discuss and consider Wimberley Water meter upgrade; Chief Czichos explained Wimberley Water will need to upgrade the existing  $\frac{3}{4}$ " meter with a 1" meter and add a second sub-meter to separate water usage between administration offices from living quarters at Central Station. Wimberley Water will bill the District for the upgrades. A motion was made by Mr. Chuck Ware to approve the ordering and installation of the required water meter upgrades and provide funds for the associated expenses. Mr. Joe Pendleton seconded the motion. The motion passed unanimously.
5. Discuss, calling for a November election; President Spangenberg reported August 16, 2021, is the final day to call for an election for consideration of a tax rate cap increase. The Board members were in consensus that an election is necessary. There may be other entities holding an election in November 2021 or May 2022 which would reduce the District's portion of fees to call an election. No action at this time.
6. Discuss and consider possible American Rescue Plan funding; The American Rescue Plan Act of 2021 (H.R. 1319) is intended to combat the COVID-19 pandemic, including the public health and economic impacts. 44.7 million dollars is being provided to Hays County for Covid-19 relief. Mr. Ware and Angel Robinson collaborated to prepare a proposal describing the existing firefighter housing conditions and the lack of space and sleeping quarters necessary to provide a safe environment with social distancing capability. The District's proposal identifies \$17,500 in Covid-19 related direct costs, and \$1.2 million cost to complete the Central Station Addition. Commissioner Shell requested that proposals be submitted by July 23, 2021. The District received an e-mail from Commissioner Shell stating he would vet proposals for appropriate requests to take to the Board of Commissioners. It was suggested to invite Commissioner Shell and the other County Commissioners, to tour Central Station where they would see, firsthand, the existing conditions. A motion to move forward with applying for The American Rescue Plan funds provided to Hays County was made by Mr. Joe Pendleton. The motion was seconded by Mr. John White. The motion passed unanimously.
7. Discuss and consider awarding a contract for Central Station's construction/addition and other associated upgrades; President Spangenberg shared two construction bids with the Board: a bid from Austin Canyon Corporation for \$1.423 million, and a bid from G Creek Construction for \$1.151 million. The Board members discussed inclusions or options in the contract including: President Spangenberg and Chief Czichos recommended the contractors assume responsibility for purchasing all necessary construction items in order to meet their bid price, timeline, and schedule. G Creek Construction indicated a possible 22% increased cost for the bay doors in

the upcoming months, however if their bid is selected, the doors could be ordered ASAP to lock in the price. President Spangenberg proposed the Board accept the bid from G Creek and consider possible options to lower the cost at a later date. Mr. Ware voiced concern that if the start date is delayed several months, it could increase the bid prices. Chief Czichos shared his understanding that at execution of the contract, the contractor will begin ordering items to better manage the current state of material back orders. Mr. Pendleton asked for a start date and if there are any penalties should the contractor start beyond that date. Chief Czichos stated the architect informed him that it could take a couple of weeks to a month and a half to start work after the contract is executed. Mr. Pendleton inquired if there are any penalties if the project is not completed within the timeframe outlined in the bid (185 days total, including the 3 alternate project add-ons). He noted the contract does not include a Bid Bond whereby the contractor forfeits the Bid Bond if the contract is not executed, and discussion occurred. President Spangenberg presented Government Capital's July 9, 2021, Proposed Term Sheet for project financing. The Board agreed to finance 50% of the construction costs. GovCap's Term Sheet identified a 6-year term with a 2.35% interest rate and an annual payment of \$108,384.16, and a 10-year term with a 2.475% interest rate and an annual payment of \$68,466.73. Mr. Ware and President Spangenberg discussed the 10-year option as allowing the District room to fund other projects needed. GovCap provides the option to pay off the 10-year loan early. Mr. Chuck Ware made a motion to enter into a contract with G Creek Construction for a total bid of \$1,151,127.00 and authorize any two members of Hays County ESD No. 4, Board of Commissioners, namely: President Spangenberg, Vice President White, Treasurer Ware, and Assistant Treasurer and Secretary Pendleton to execute the contract between Hays County ESD No. 4 and G Creek Construction and execute any other associated documents. Mr. John White seconded the motion. The motion was unanimously passed. (President Spangenberg stated he will be out of town for two weeks and Mr. White will chair the next regular Board Meeting scheduled for Tuesday, July 27, 2021.)

8. Discuss and consider purchase of additional apparatus; President Spangenberg stated WFR's newest apparatus is a 2006 engine, E-42. It recently had front end and primer pump repairs. Despite E-42's issues, it is a reliable apparatus. Chief Czichos stated there is a need for a "Rescue Pumper" that serves as a rescue truck and a pumper all in one. These can be built with a custom cab, and better A/C and heating. He stated this type of custom build can take between six months to one year and can cost between \$550,000 to \$700,000. He is scheduled to visit Texas A&M to examine their apparatus fleet. Chief Czichos added E-44 or E-48 could be sold if a new apparatus is acquired. Mr. Chuck Ware made motioned to approve researching the purchase of a new rescue pumper. Mr. Joe Pendleton seconded the motion. The motion passed unanimously.
9. Discuss and consider District budget, tax rate notice and potential tax rate; President Spangenberg stated that the potential tax rate could be the de minimis rate or .5 cents on \$100 property value. President Spangenberg provided early calculation estimates on Ad Valorem tax income at \$1,510,834 and estimated Sales and Usage tax at \$420,000. The Board has the option to hold an election to increase the tax cap to 10 cents on \$100 property value, going into effect next year. President Spangenberg presented a draft proposed FY 2021-2022

budget, reviewing line-item adjustments. Discussion on positions, salaries and three captain positions that are needed, as well as Texas County and Districts Retirement System options. President Spangenberg stated he will be out of town for two weeks and Mr. White will chair the next regular Board Meeting scheduled for Tuesday, July 27, 2021. President Spangenberg will present a revised proposed budget before the Board at the August 4, 2021, Special Called meeting.

10. President Spangenberg adjourned the meeting at 10:28

Respectfully,



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Joe Pendleton, Secretary