MINUTES OF MEETING OF THE BOARD OF COMMISSIONERS

May 13, 2026

THE STATE OF TEXAS §
COUNTY OF MONTGOMERY §
MONTGOMERY COUNTY EMERGENCY SERVICES DISTRICT NO. 4 §

The Board of Commissioners (the "Board" or the "Commissioners") of Montgomery County Emergency Services District No. 4 (the "District") met in regular session, open to the public, at the District's Station No. 61, 17029 Firehouse Road, Conroe, Texas 77385, the regular meeting place of the District, on Wednesday, May 13, 2026, at 11:30 a.m.; whereupon, the roll was called of the members of the Board, to-wit:

Brian Arceneaux	President
Gary Landrum	Vice President
Mark Abbey	Secretary
Raymond Veit	Treasurer
Katherine Clark	Assistant Secretary/Treasurer

All members of the Board were present at the meeting, except Commissioner Clark, thus constituting a quorum. Also attending the meeting were the following District employees: Fire Chief Kevin Hosler; Chief William Dicker, Assistant Chief of Operations; Deputy Chiefs Larry Weaver and Terry Jones; District Chief Acel Nichols; Mrs. Kelly Sipp; and Mrs. Emily Rangel. District consultants in attendance were: Ms. Regina D. Adams (via videoconference), attorney, and Ms. Raechel Rodriguez (via videoconference), paralegal, of Radcliffe Adams Barner PLLC (the "Attorney" or "RAB"), attorney for the District; Mr. Landon Newton of Government Capital Corporation ("Gov Cap"); and Messrs. Ricardo Martinez and Javier Guerrero and Ms. Emily Orozco of Martinez Architects ("MA").

WHEREUPON, the meeting was called to order at 11:30 a.m. and evidence was presented that public notice of the meeting had been given in compliance with the law. The posted notices of the meeting are attached hereto.

PUBLIC COMMENT

There was no public comment.

REVIEW STATION DESIGN, CONSTRUCTION AND IMPROVEMENT MATTERS, INCLUDING STATUS OF RECEIPT OF STATEMENTS OF QUALIFICATIONS ("SOQ") FOR CONSTRUCTION MANAGER AT RISK ("CMAR") FOR STATION NO. 64 RENOVATION, AND TAKE ANY NECESSARY ACTIONS ON SAME

Mr. Guerrero reviewed with the Board the status of the floor plan and design updates for the Station No. 64 renovation. Mr. Guerrero fielded questions from the Commissioners.

Mr. Martinez noted that instead of CMAR construction delivery method, MA requested Competitive Sealed Proposals ("CSP"), which had been received. A discussion ensued regarding which Commissioners would serve on the Building Committee and when the interviews of the proposers would be conducted. It was the consensus of the Commissioners to appoint Commissioners Landrum and Veit to the Building Committee. Upon motion by Commissioner Abbey, seconded by Commissioner Landrum, after full discussion and the question being put to the Board, the Board voted unanimously to authorize the Building Committee to conduct interviews with proposers for the Station No. 64 renovation on June 2, 2026.

REVIEW FINANCING OPTIONS FOR STATION NO. 64 RENOVATION, INCLUDING ACCEPT PROPOSAL FOR SAME

Mr. Newton presented to, and reviewed with, the Board a financing proposal from Webster Public Finance Corporation ("Webster") for the Station No. 64 renovation. A discussion ensued regarding the terms of the loan and financing the costs of issuance. Mr. Newton noted the closing date would be June 10, 2026. Upon motion by Commissioner Abbey, seconded by Commissioner Landrum, after full discussion and the question being put to the Board, the Board voted unanimously to: 1) accept the proposal from Webster for a 20 year loan term at a 4.54 percent (4.54%) interest rate; and 2) authorize opening an account with Woodforest Bank for the proceeds of the such loan.

ADOPT RESOLUTION DECLARING OFFICIAL INTENT TO REIMBURSE GENERAL OPERATING FUND EXPENDITURES FROM PROCEEDS OF FUTURE LOAN ("REIMBURSEMENT RESOLUTION")

Ms. Adams reviewed with the Board the Reimbursement Resolution. Ms. Adams noted that the District was permitted to reimburse expenses paid from the District's Operating Funds for costs related to the Station No. 64 renovation with future loan proceeds which would be issued for such capital expenditure. Upon motion by Commissioner Landrum, seconded by Commissioner Abbey, after full discussion and the question being put to the Board, the Board voted unanimously to adopt the Reimbursement Resolution.

ADOPT RESOLUTION OF THE BOARD OF THE DISTRICT REGARDING A LOAN ("LOAN RESOLUTION") AND AUTHORIZE PREPARATION AND EXECUTION OF LOAN DOCUMENTS FOR SAME

Upon motion by Commissioner Abbey, seconded by Commissioner Landrum, after full discussion and the question being put to the Board, the Board voted unanimously to adopt the Loan Resolution and authorize preparation and execution of loan documents for same.

Messrs. Martinez, Guerrero and Newton and Ms. Orozco exited the meeting at this time.

DISTRICT STAFF AWARDS, RECOGNITIONS AND/OR PROMOTIONS

Chief Hosler reported that he was attending the 100 Club dinner where Lieutenant Jason Garza would be given the Firefighter of the Year award.

APPROVE MINUTES

The Board considered approval of the minutes of the April 8, 2026 regular Board meeting, which was previously distributed to the Board. Upon motion by Commissioner Veit, seconded by Commissioner Abbey, after full discussion and the question being put to the Board, the Board voted unanimously to approve the minutes of the April 8, 2026 regular Board meeting.

MINUTES AND FINANCIAL STATEMENTS OF NEEDHAM FIRE RESCUE ("NFR") BOARD OF DIRECTORS MEETING(S)

The Board reviewed the prior minutes and financial statements of the NFR Board meeting.

TREASURER'S REPORT

Commissioner Veit next presented to and reviewed with the Board the Treasurer's Report. Upon motion by Commissioner Landrum, seconded by Commissioner Abbey, after full discussion and the question being put to the Board, the Board voted unanimously to approve the Treasurer's Report.

MONTHLY INVOICES AND PAYMENTS

Mrs. Sipp then presented to and reviewed with the Board monthly invoices and pending payments for approval. Upon motion by Commissioner Abbey, seconded by Commissioner Landrum, after full discussion and the question being put to the Board, the Board voted unanimously to authorize payment of the monthly invoices, including Southside Bank loan payment for Station No. 61 construction, due May 28, 2026.

ADOPT ORDER ADOPTING AMENDED FISCAL YEAR ENDING ("FYE") SEPTEMBER 30, 2026 BUDGET ("AMENDED 2026 BUDGET")

Mrs. Sipp reviewed with the Board the proposed Amended 2026 Budget. Upon motion by Commissioner Abbey, seconded by Commissioner Landrum, after full discussion and the question being put to the Board, the Board voted unanimously to adopt the Order Adopting the Amended 2026 Budget, as presented.

ADOPT ORDER REGARDING ANNUAL REVIEW OF RULES, POLICIES, AND CODE OF ETHICS FOR THE INVESTMENT OF DISTRICT FUNDS (THE "INVESTMENT POLICY ORDER")

Ms. Adams then explained that the Public Funds Investment Act, as amended, required the Board to review the District's Investment Policy on an annual basis and presented same for the Board's consideration and adoption. Ms. Adams noted that RAB was not recommending any revisions to the District's Investment Policy at the time but did recommend updating the Authorized Broker's List. Upon motion by Commissioner Abbey, seconded by Commissioner Landrum, after full discussion and the question being put to the Board, the Board voted unanimously to adopt the Investment Policy Order, including the updated Authorized Brokers List.

ANNUAL REVIEW OF DISTRICT'S POST-ISSUANCE TAX-EXEMPT DEBT COMPLIANCE POLICIES

Ms. Adams went on to explain that the District must perform an annual review of its Post-Issuance Tax-Exempt Debt Compliance Policy. Ms. Adams then noted that RAB was not recommending any changes to such policy at the time. Upon motion by Commissioner Landrum, seconded by Commissioner Veit, after full discussion and the question being put to the Board, the Board voted unanimously to approve its review of the District's Post-Issuance Tax-Exempt Debt Compliance Policy.

SALES AND USE TAX REPORT

Mrs. Sipp reviewed with the Board the Sales and Use Tax Report. Upon motion by Commissioner Veit, seconded by Commissioner Abbey, after full discussion and the question being put to the Board, the Board voted unanimously to accept the Sales and Use Tax Report.

REVIEW AND APPROVE TAX ASSESSOR-COLLECTOR'S REPORT

Ms. Adams presented to and reviewed with the Board the monthly Tax Assessor-Collector's Report. Upon motion by Commissioner Landrum, seconded by Commissioner Veit, after full discussion and the question being put to the Board, the Board voted unanimously to accept the Tax Assessor-Collector's Report.

ADOPT ORDER DECLARING PROPERTY AS SURPLUS OR SALVAGE AND AUTHORIZING SALE OR DISPOSAL OF SAME ("SURPLUS PROPERTY ORDER")

Chief Hosler reported that the District owned a Smoker Craft Jon boat, boat motor and Ford F-350 that he recommended declaring as surplus property and authorizing the sale of same. Upon motion by Commissioner Landrum, seconded by Commissioner Veit, after full discussion and the question being put to the Board, the Board voted unanimously to adopt to Surplus Property Order.

REVIEW STATION DESIGN, CONSTRUCTION AND IMPROVEMENT MATTERS, INCLUDING STATUS OF RECEIPT OF SOQ FOR CMAR FOR STATION NO. 64 RENOVATION, AND TAKE ANY NECESSARY ACTIONS ON SAME (CONT.)

Mrs. Sipp reviewed with the Board invoice no. 25019-7 from MA, which included an invoice from American Construction Investigations, Ltd for ADA review. Chief Hosler noted that a construction account was being created to keep construction costs separate from general operating costs.

FIRE CHIEF'S REPORT

Chief Hosler reviewed the Fire Chief's Report and the status of operations with the Board. Chief Hosler reported that, in April, the District and NFR responded to 244 service calls, 31 of which were out of District, with an average response time of 6:18 minutes.

Chief Hosler also reviewed with the Board various department updates, planning and progress updates, fleet and facilities matters and community risk reduction matters.

Chief Hosler reported that District staff would travel to Georgia to inspect the District's new engine.

Upon motion by Commissioner Abbey, seconded by Commissioner Landrum, after full discussion and the question being put to the Board, the Board voted unanimously to accept the Chief's Report.

REVIEW FLEET MATTERS

Chief Hosler reported that the Apparatus Committee compiled a list of items needed for the refurbishment of Engine 61, which could take between twelve (12) and 14 months.

Chief Dicker presented to the Board a proposal from Bill Fick Ford ("BF Ford") for a 2026 Ford F-250 in the amount of $54,962.82 to be assigned to Chief Hosler. Upon motion by Commissioner Abbey, seconded by Commissioner Landrum, after full discussion and the question being put to the Board, the Board voted unanimously to accept BF Ford proposal and authorize purchase of the Ford F-250.

REVIEW AND ADOPT AMENDMENTS TO THE DISTRICT'S POLICIES AND PROCEDURES MANUAL

There was nothing to report at the time.

DISTRICT PERSONNEL MATTERS

There was nothing to report at the time.

DISTRICT REAL ESTATE MATTERS,

In response to a question from Commissioner Arceneaux, Chief Hosler noted that the driveway at the District's property adjacent to Station No. 64 would be built in phases.

DISTRICT PERSONNEL MATTERS

There was nothing to report at the time.

MISCELLANEOUS

Chief Hosler reported that a District employee was diagnosed with cancer after undergoing a scan through LifeScan via the District.

Chief Hosler also noted that the City of Shenandoah was annexing a 6-acre property on Wellman Road.

There being no further business to come before the Board, and upon motion by Commissioner Landrum, seconded by Commissioner Abbey, after full discussion and the question being put to the Board, the Board voted unanimously to adjourn the meeting at 1:02 p.m.

PASSED, APPROVED, AND ADOPTED this 10th day of June, 2026.

Mark Abbey, Secretary
Board of Commissioners