

MINUTES OF WORKSHOP MEETING  
EAST MONTGOMERY COUNTY IMPROVEMENT DISTRICT  
March 21, 2016

THE STATE OF TEXAS           §  
  §  
COUNTY OF MONTGOMERY   §

The Board of Directors of East Montgomery County Improvement District (the "District") met in Special Session, open to the public, on the 21<sup>st</sup> day of March, 2016, at 6:00 p.m., at the East Montgomery County Improvement District Complex, 21575 U.S. Highway 59 North, Conference Room, Room 200A, New Caney, Texas, within the boundaries of the District, and the roll was called of the duly elected officers and members of the Board of Directors, to-wit:

Brenda Webb	Chairperson
Dale Martin	Vice Chair
Scott Hesson	Treasurer
Stephen Carlisle	Secretary
Katherine Persson	Asst. Secretary
Martin Zepeda	Asst. Treasurer
Leonard Rogers	Director
Isidor Ybarra, Jr.	Director

with all of said persons being present, except Directors Martin and Persson, thus constituting a quorum.

Also present were Mr. Frank McCrady, Ms. Kelly Matlage, Ms. Tara Martin, Mr. David Marks, Mr. Greg Phipps, Mr. Jeff Taylor and Mr. Dusty Rhodes and various members of the public, as shown on the attached sign in sheet.

Chairperson Webb called the meeting to order and announced that a quorum was present.

As the first order of business, the Board deferred discussion regarding sensitivity training after Chair Webb stated that the training will occur at the next Board meeting.

The Board next considered the review of bids and award of a contract for construction of splash pads in Roman Forest and Splendor. Mr. Phipps discussed the Buy Board procedure with the Board. He noted that JAC solicited proposals in the amount of \$300,000 per park and received proposals from Vortex, Kraftsman and Fun Abounds. He reviewed the proposals with the Board and discussed the need for a water re-use system for an additional cost of \$150,000 per site. After discussion, the Board concurred to construct one (1) splash pad park during the fiscal year 2016 and one (1) during the fiscal year 2017, depending on the City willing to contribute at least \$30,000

## **Minutes of East Montgomery County Improvement District for March 21, 2016**

toward the water re-use system. Mr. McCrady noted that the Mayor of Splendora has committed to contribute the \$30,000 for the water re-use system and that he will work with the City of Roman Forest to obtain an agreement for the second splash pad park to be constructed during the fiscal year 2017. After discussion on the matter, Director Hesson moved that the Board award the construction of the splash pad park project, in the City of Splendora, to Kraftsman. Director Ybarra seconded said motion, which unanimously carried.

The Board next considered a discussion relative to festival planning. Mr. McCrady stated that the Fire & Ice Festival was very well received by the community. He stated that he would like to move the event to October in the future to avoid weather issues. Mr. McCrady noted that the District might not use the New Caney ISD stadium in the future, but instead use the new amphitheater currently under construction. He stated that the event would continue to be free to the public. Mr. McCrady further suggested selling tickets to a big performance event, possibly using a greenfield site, possibly in May 2017. After discussion, the Board concurred it is in favor of a paid event, based upon preliminary budget distribution in May 2017 and to hold the next Fire & Ice Festival event in either September or October 2017.

The Board next recessed to Executive Session at 6:58 p.m. to discuss real property matters pursuant to §551.072, Texas Government Code, pending or contemplated litigation pursuant to §551.071, Texas Government Code, matters in which the duty of the attorney to the District under the Texas Disciplinary Rules of Professional Conduct of the State Bar of Texas clearly conflict with Chapter 551, Texas Government Code, pursuant to §551.071, Texas Government Code, and Economic Development negotiations pursuant to §551.087, Texas Government Code. The Board returned from Executive Session at 7:49 p.m.

The Board next conducted a workshop to discuss the request from Montgomery County Emergency Services District No. 7 ("ESD 7") for additional grants. Mr. McCrady reviewed the status of the existing contracts with the Board and reviewed the attached memo regarding same. He further discussed the City of Cleveland's plans to possibly annex and whether the annexation will include taking Morgan Cemetery Road fire station. Mr. Taylor addressed the Board and noted that the annexation is projected to be at least five (5) years away and noted that ESD 7 will receive fair market value for the fire station when it is annexed. He noted it will cost approximately \$282,000 to staff that fire station full time and to acquire equipment for that station. Mr. Taylor further stated that ESD 7 will need to upgrade the living space before the station can be operated

**Minutes of East Montgomery County Improvement District for March 21, 2016**

on a full time basis at a cost of \$56,000.

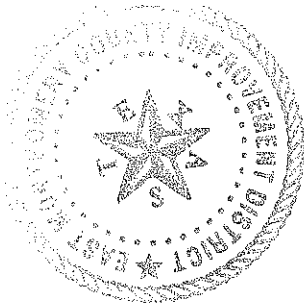
The Board then discussed contributing \$300,000 per year in the years 2016 (for 2015), 2016, 2017 and 2018 to upgrade the Morgan Cemetery Road fire station; purchase ½ of the air packs; and purchase additional equipment provided that the Morgan Cemetery Road fire station is opened and operated full time. The Board further discussed that in the event the Grand Texas (“GT”) development is producing ad valorem tax and sales tax revenue to the ESD at the end of the grant less than \$300,000, the Board would consider extension of the grant in an amount required to make the annual revenue stream equal \$300,000. The Board also discussed if the Morgan Road Cemetery fire station is acquired by the City of Cleveland, the District be reimbursed \$56,000.

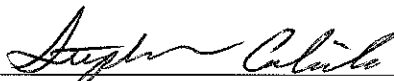
The Board next conducted a workshop regarding procedures for District contracting relative to requests relating to Form 1295. After discussion, the Board concurred to authorize Mr. McCrady to prepare a resolution for Board consideration that would permit Mr. McCrady to execute certain contracts on behalf of the Board and the District.

The Board next considered matters for possible placement on future agendas.

There being no further business to come before the Board of Directors, the meeting was adjourned.

(SEAL)



  
\_\_\_\_\_  
Stephen Carlisle  
Secretary, Board of Directors