

MINUTES OF SPECIAL MEETING
EAST MONTGOMERY COUNTY IMPROVEMENT DISTRICT
November 22, 2024

THE STATE OF TEXAS §
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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 22nd day of November, 2024, at 12:00 p.m., at The Atrium Center, Room 105, 21575 US Hwy. 59 North, New Caney, Texas, in accordance with the duly posted notice of meeting, and the roll was called of the duly constituted member of said Board of Directors, as follows:

Brenda Webb	Chairperson
Stephen Carlisle	Vice Chair
Katherine Persson	Secretary
Leonard Rogers	Assistant Secretary
Elizabeth Mullane	Treasurer/Investment Officer
Ronald Willingham	Assistant Treasurer
Crystal Moore	Director
Fred Wetz	Director

and all of said persons were present, thus constituting a quorum.

Also present were Mr. Frank McCrady, Mr. Greg Phipps and Ms. Kara Richardson.

The Chair called the meeting to order and announced that a quorum was present.

As the first order of business, the Board deferred questions and comments from members of the audience after Chair Webb stated that no one had signed up to speak.

Mr. Phipps presented a report on engineering and construction projects within the Industrial Park, including the review of bids and authorization of award of a contract for the clearing and grubbing of the E. Industrial Parkway road right-of-way (GCP Paper USA site). Mr. Phipps stated that a bid opening was held on November 18, 2024, with four (4) bids being received. He stated that the bid package allowed for an alternate to burn the material onsite with TCEQ approval and noted that the base bid provided for the offsite burning which increases the price due to the need to haul the material offsite to burn. He stated that, based on the bids received, the low bid was submitted by Ameripride Construction, LLC (“Ameripride”) in the amount of \$187,260. He noted that Ameripride has the necessary equipment to meet the TCEQ requirements to burn the materials onsite. He then presented the executed Form 1295 from Ameripride and recommended that the Board award the project to Ameripride which includes the authority for Ameripride to burn the materials on-site in accordance with the TCEQ regulations,

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as set out above. Chair Webb stated that she has no familial relation to the owners of the company who share her same last name. After discussion, Director Persson made a motion to award the contract to the low bidder, Ameripride, as set out above. Director Wetz seconded the motion, which passed unanimously.

The Board next considered the status of development of the 64-acre recreational park, including review and approval of an agreement for services with Burditt Consultants, LLC (“Burditt”) for design of the dog park and related items. Mr. Phipps stated that Burditt has submitted a proposal for the design of FM 1485 Park, Phase I, which includes the dog park, parking, prefabricated restrooms and landscaping, and the related Form 1295. He stated the proposal includes Basic Services and Supplemental Services in the amount of \$82,200 for the conceptual design, permitting, bidding and construction management. After discussion, Director Carlisle made a motion to approve the proposal with Burditt, as set out above. Director Mullane seconded the motion, which passed unanimously.

The Board next considered matters for possible placement on future agendas, including authorizing the District’s engineer to advertise the demolition phase of the park project for bids.

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

(SEAL)



A handwritten signature in blue ink, appearing to read "Katherine Persson".

Katherine Persson
Secretary, Board of Directors