

## MINUTES OF THE BOARD OF DIRECTORS

June 20, 2018

The Board of Directors (the "Board") of Bilma Public Utility District (the "District") of Harris County, Texas, met in special session, open to the public, at the Spring Creek Oaks Clubhouse II, 6002 Bur Oak, Spring, Texas 77379, on Wednesday, June 20, 2018, at 8:00 a.m.; whereupon, the roll was called of the members of the Board, to-wit:

H. Mark Stoebner	President
Dennis E. Winkler	Vice President
F. Anthony Musgrave	Secretary
Cynthia D. Day	Assistant Secretary
Steve Hoffman	Director

All members of the Board were present, thus constituting a quorum. Also attending the meeting were: Mr. Brad Dill of BD Realty Advisors, LLC, real estate consultant; Mr. Mike Pate, a member of the Board of Commissioners of Harris County Emergency Services District No. 16, ("HCESD No. 16"); and Ms. Monica Garza, attorney, of Radcliffe Bobbitt Adams Polley PLLC, ("RBAP"), attorneys for the District.

Whereupon, the meeting was called to order 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.

### REVIEW AND DISCUSS REQUEST FROM HCESD NO. 16 FOR EXTENSION OF LEASE TERM, APPROVAL OF PLANS FOR PROPOSED IMPROVEMENTS TO EXISTING FIRE STATION BUILDING (THE "FACILITY"), AND TAKE ANY NECESSARY ACTIONS ON SAME.

The Board first discussed the various comments recorded from residents in response to the letter sent by the District regarding the proposed change in use of the fire station located in the District on Winding Ridge Drive. Director Day asked if the additional 10 year option to the Lease Agreement (the "Lease"), is necessary. Mr. Dill responded that HCESD No. 16 is requesting an initial 10 year term similar to the terms of the original lease with Klein Volunteer Fire Department, and the additional 10 year option is not absolutely required to be included in the proposed new Lease. Director Musgrave then stated that he believes the District should move forward with the Lease and have RBAP begin drafting the Lease. Mr. Dill then reminded the Board that HCESD No. 16's request includes the following items: 1) a new Lease in HCESD No. 16's name; 2) a 10 year lease term; 3) approval of the use of the Facility as a maintenance facility for a time period not to exceed three (3) years; and 4) approval of the expansion plans for the existing Facility. Director Hoffmann then asked if restrictions on the appearance of the Facility can be included in the new Lease. Mr. Dill responded that restrictions on the appearance of the Facility are already included in the current lease and can be included in the new Lease. Upon motion by Director Musgrave, seconded by Director Hoffmann, after full discussion and the question being put to the Board, the Board voted unanimously to approve the preparation of a

Lease by and between the District and HCESD No. 16 for the fire station located on Winding Ridge Drive with the terms as discussed and approved by the Board.

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

PASSED, APPROVED AND ADOPTED this 2<sup>nd</sup> day of August, 2018.



  
Secretary, Board of Directors