

Bexar County Emergency Services District No. 4
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Meeting Minutes
July 29, 2024
7:00 P.M.

The Bexar County Emergency Services District No. 4 (ESD 4) conducted a meeting at 28036 Old Boerne Stage Road, Boerne, Texas, 78006 on Monday June 29, 2024, at 7:00 P.M. The following was discussed:

1. Commissioner Haygood called the Bexar County ESD 4 Meeting to Order at 7:00 P.M. and established a quorum.
2. Citizen Public Forum. No citizens chose to speak.
3. The ESD 4 Board met with Debra Dockery Architects to start the conceptual design of a new fire station (Station 135) as the corner of the IH-10 East Bound Access Road and Ranchland View. The Architects detailed discussion notes are attached.
4. Mr. Gabe Perez, Perez Project Consulting, discussed the status of the utility construction for the station.
5. Determine date, time, and possible agenda items for the next meeting. The next regularly scheduled Board meeting will be Monday, August 5, 2024.
6. Adjourn. With no further business before the Board, Commissioner Lopez-Maddox made a motion to adjourn. Commissioner Rasmussen seconded the motion. Motion carried by a 5/0 vote in favor of. The meeting was adjourned at 9:00 P.M.

MEETING NOTES - BEXAR COUNTY ESD NO. 4 NEW FIRE AND LIFE SAFETY FACILITY RANGLAND VIEW

PROJECT: Bexar County ESD No. 4 New Fire and Life Safety Facility Ranchland View
DATE/TIME: July 29, 2024, 7:00 PM
LOCATION: BCESD No. 4 – Station #134, 28036 Old Boerne Stage Road
IN ATTENDANCE: Ron Haygood, ESD #4 Board President
Art Rasmussen – ESD #4 Board Vice President
Ken Lopez-Maddow – ESD #4 Board Secretary
Steve Surratt – ESD #4 Board Treasurer
Jack Huber – ESD #4 Board Commissioner
Kathlyn Mohn – ESD #4 Assistant Administrator
Ramon – ESD #4 Fire Chief
Gabriel Perez – Perez Project Consulting, Inc.
Debra Dockery – Debra J. Dockery, Architect, P.C.

AGENDA: First meeting of the programming phase for the New Fire and Life Safety Facility at Ranchland View

1. All communication between the design teams and the ESD Board will be conducted through Gabriel Perez.
2. Clarification was provided on the Owner expectations presented in the prepared agenda. If trees need to be removed to provide a safe and functioning station, that cost not be a detriment to the development.
3. Add to the list of site constraints and issues presented in the agenda:
 - Cultural resources (archeological and antiquities) investigation.
 - Migratory bird nests investigation if site clearing is to occur between March and September.
 - Fire flow test.
 - Confirming future storm water flow from adjacent sites will be maintained at current volumes.
4. Current site development status:
 - Sanitary sewer line extension to be completed by Seller.
 - Water main extension to be completed by Buyer(s) (ESD 4 & Alina Holdings).
 - Plan amendment for the site is scheduled for City of San Antonio Planning Commission review on August 28.
 - Re-platting and TxDot driveway discussion are being accomplished by MTR Civil Engineers.

5. Space program discussion:

Fire Chief Ramon has prepared a preliminary list of needs for the staff and spaces at the new facility. He will share this with the Board and the Board will forward the applicable list to Mr. Perez.

A review of the space program for the recently completed Fire Station 132 was conducted and spaces or equipment not apparent in that building but commonly seen in other fire facilities were discussed (treatment room, fitness room, extractor, SBCA equipment)

It was clarified that a Ladder Truck would be housed at this new facility. Other vehicles would include Pumper, Medic, EMS

Another feature that may be included in the program is an LED information sign at I10. Other items discussed:

1. Include on an on-site Emergency Generator.
2. Mention of an on-site fueling tank / dispenser facility.
3. Discussion of 4 apparatus bays versus 3.
4. Discussion of 3 ½ apparatus bays in lieu of the 4.

There is no natural gas available for this site; 100% electric.

Discussion of 2nd story facility – elevator and ADA application.

6. Schedule – next meeting dates:

August 13, 2024
September 24, 2024
October 10, 2024
October 24, 2024
Concept Phase completion date: November 1, 2024

7. Goals for next meeting:

Land allocation estimates – building footprint, easements, drives, detention, parking, other site requirements.

Completion of building space program, room list and room sizes for total building area. (Dependent on input from the Board on desired program elements and staffing.)

The above does not purport to represent the entirety of all dialogue or discussion. Some dialogue or viewpoints may have been inadvertently omitted. Corrections and comments are requested to be submitted within 10 days, or these notes shall be understood to cover the salient points discussed.