

TEXAS MUNICIPAL LEAGUE INTERGOVERNMENTAL RISK POOL

Board of Trustees Meeting

Texas Municipal Center
Carol Loughlin Conference Room
1821 Rutherford Lane
Austin, TX 78754

August 31, 2026

Trustees Present

Bert Lumbreras, Chair
Austin Bleess, Vice-Chair
Mary M. Dennis
Kimberly Meisner
Opal Mauldin-Jones
Rickey Childers
Chris Coffman
Randy Criswell
Harlan Jefferson
Mike Land
Mike Alexander
Holly Gray
Monty Wynn

Staff Present

Jeff Thompson
David Reagan
Jeffrey Snyder
Bo Joseph
Atul Poladia
Kimberly Williams
Aaron Hardiman
Melinda Walter
David Nix
Mike Raigosa
Valessa Gutierrez

Others Present

John Duke, CPM Texas
Consulting
Austin Streifert, CPM Texas
Consulting

Pursuant to Sec. 551.127, Tex. Gov't Code, this meeting was a videoconference meeting. The Chair of the Board of Trustees presided over the meeting and was present at the location set forth above and the public was allowed to attend the meeting at that location to view the open portions of the meeting.

Chair Bert Lumbreras called the meeting of the Board of Trustees of the Texas Municipal League Intergovernmental Risk Pool to order at 2:02 PM on Monday, September 15, 2025.

1. Roll call and excused absences

Jeff Thompson reported that John "Buzz" Fullen, Allison Heyward, David Rutledge, Emily Crawford, and Holly Gray were not present.

MOTION by Chris Coffman, seconded by Kimberly Meisner, to excuse the absences of John "Buzz" Fullen, Allison Heyward, David Rutledge, Emily Crawford, and Holly Gray. Motion carried with unanimous approval.

(Holly Gray joined the meeting at 11:07 am.)

2. Public Comment on Agenda Items

Chair Bert Lumbreras opened the meeting to public comments on any item on the agenda for this meeting at 11:03 AM. No comments were made, and David Reagan reported that no one had registered to make comments. Chair Bert Lumbreras closed the meeting to public comment at 11:03 AM.

3. Consideration of Agreements with the City of Georgetown for the design, construction and shared use of a Parking Garage adjacent to the new Texas Municipal Center, including authorization of related preconstruction phase expenditures for the project

Jeffrey Snyder presented an update on the shared-use garage in downtown Georgetown and how the partnership on ownership and operations with the City of Georgetown would work. The Pool would be responsible for design and construction of the garage. The City of Georgetown would reimburse the Pool for its share of the costs. The preconstruction budget is \$5.985 million. The ultimate cost of the

garage is estimated at \$37.0 million of which the Pool's portion is \$10 million. Jeffrey Snyder presented the staff recommendation to authorize the Executive Director to execute the agreements with the City of Georgetown for the construction of the parking garage and approve the preconstruction phase expenditures amount not to exceed \$5,985,000.

MOTION by Harlan Jefferson, seconded by Austin Bleess, to (1) authorized the Executive Director to execute the agreements with the City of Georgetown for the design, construction and shared use of the Parking Garage, in substantially the form negotiated and presented to the Board, and subject to final review by legal counsel; and (2) approve related preconstruction phase expenditures in an amount not to exceed \$5,985,000, financed by the Workers' Compensation Fund and consistent with the approach adopted by the Board in April for the financing of the TMC Project. Motion carried with unanimous approval.

4. Consideration and Possible Action Regarding Authorization of Early Procurement Fire Protection and Mechanical, Electrical, and Plumbing Trade Contractors for the Texas Municipal Center Building Project

John Duke, CPM Consulting, presented the staff recommendation to authorize the procurement for the Texas Municipal Center Project, a fire protection trade contractor in an amount not to exceed \$800,000, and the procurement of mechanical, electrical, and plumbing trades for limited preconstruction services in a combined amount not to exceed \$250,000.

MOTION by Rickey Childers, seconded by Chris Coffman, to authorize the project team and The Beck Group to (1) competitively procure and make an early commitment to the fire protection trade contractor in an amount not to exceed \$800,000, subject to final competitive pricing and existing procurement requirements, and (2) competitively procure the mechanical, electrical, and plumbing trades for limited preconstruction services in a combined amount not to exceed \$250,000, with each procurement establishing a target budget for the ultimate construction scope, such that the selected contractor may proceed to construction if it meets the target budget and other project requirements, or the applicable scope will be competitively rebid if it does not; and to authorize the Executive Director to execute a change order to GMP Amendment No. 1 incorporating these commitments without modifying the existing terms and conditions of the Construction Manager at Risk Agreement with The Beck Group. Motion carried with unanimous approval.

5. Meeting Schedule and Board Continuing Education

Next Board Meeting:

October 22-23, 2026

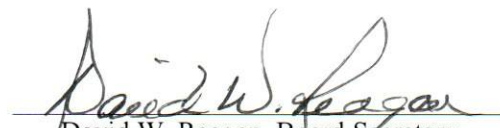
The Westin Dallas Stonebriar Golf Resort & Spa
Frisco, TX

Chair Bert Lumbreras reminded Board members of the date and location of the next Board meeting.

6. Adjournment

Chair Bert Lumbreras adjourned the meeting of the Texas Municipal League Intergovernmental Risk Pool Board of Trustees at 11:26 AM.

Approved by the Board of Trustees on
October 23, 2026


David W. Reagan, Board Secretary