

**NOTICE AND AGENDA FOR A SPECIAL MEETING
OF THE GEUS BOARD OF TRUSTEES
TO BE HELD AT 10:00 AM ON FRIDAY, MAY 2, 2025
IN THE
GEUS OPERATIONS CENTER
6000 JOE RAMSEY BLVD
GREENVILLE, TX 75402**

I. CALL TO ORDER

II. INVOCATION

III. ROLL CALL

IV. COMMUNICATIONS TO THE BOARD

V. CITIZENS TO BE HEARD ON NON-AGENDA ITEMS *Citizens are invited to address the Board on topics not already scheduled for a Public Hearing or listed on the agenda. Present your completed "Citizen's Comment Card" to the Executive Assistant prior to the meeting. Speakers are limited to 3 minutes and should conduct themselves in a civil manner. The Board cannot act on items not listed on the agenda in accordance with the Texas Open Meetings Act. Concerns will be addressed by GEUS Staff; they may be placed on a future agenda or addressed by some other course of response.*

VI. PUBLIC TESTIMONY *Public Testimony occurs when citizens are invited to address the Board on topics already on the agenda. Speakers will be invited to speak at the time of Board discussion for the item. Present your completed "Citizen's Comment Card" to the Executive Assistant prior to the meeting. Speakers are limited to 2 minutes for each agenda item.*

VII. NEW BUSINESS

1. ACTION ITEM

A. Resolution 25-41: Award Bid for Customer Service Building
Renovation

3

VIII. EXECUTIVE SESSION

Texas Government Code, Section 551.086: Certain Public Utilities Competitive Matters

The Texas Open Meetings Act and its provisions do not require a public power utility governing body to conduct an open meeting to deliberate, vote or take final action on any competitive matter, as that term is defined by Section 552.133, Texas Government Code. Section 551.086 does not limit the right of a public power utility governing body to hold a closed session under any other exception provided for in the Open Meetings Act, supra.

- generation unit specific and portfolio fixed and variable costs, including forecasts of those costs, capital improvement plans for generation units, and generation unit operating characteristics and outage scheduling;
- bidding and pricing information for purchased power, generation, and fuel, and Electric Reliability Council of Texas bids, prices, offers, and related services and strategies;
- effective fuel and purchased power agreements and fuel transportation arrangements and contracts;

- risk management information, contracts, and strategies, including fuel hedging and storage;
- plans, studies, proposals, and analyses for system improvements, additions, or sales, other than transmission and distribution system improvements inside the service area for which the public power utility is the sole certificated retail provider; and
- customer billing, contract, and usage information, electric power pricing information, system load characteristics, and electric power marketing analyses and strategies.

Texas Government Code, Section 551.071: Attorney consultation regarding pending or contemplated litigation, settlement offers, or matters deemed subject to the Code of Professional Responsibility of the State Board of Texas, including contracts containing information proprietary to third parties.

1. Consultation with the System's Attorney on any regular session agenda item requiring confidential, attorney/client advice necessitated by the deliberation or discussion of said items.

Texas Government Code, Section 551.074: PERSONNEL MATTERS

(a) This chapter does not require a governmental body to conduct an open meeting;
(1) to deliberate the appointment, employment, evaluation, reassignment, duties, discipline, or dismissal of a public officer or employee.

1. Discuss Personnel Matter

IX. **ADJOURN**

NOTICE:

MEETINGS OF THE GEUS BOARD ARE ACCESSIBLE TO THE DISABLED. IF YOU NEED AN INTERPRETER OR SPECIAL ASSISTANCE, CALL (903) 457-2811 (VOICE), 1-800-735-2988 (TDD) OR ADMINISTRATION@GEUS.ORG (EMAIL) AT LEAST 48 HOURS PRIOR TO THE SCHEDULED MEETING.

**GEUS BOARD OF TRUSTEES
MAY 2, 2025**

RESOLUTION 25-41

AWARD BID FOR CUSTOMER SERVICE BUILDING RENOVATIONS

BACKGROUND: In 2008, the Board approved the purchase of the former Post Office property at 2810 Wesley. A portion of the building was renovated to provide customer services to the public and house Cable and Internet operations. The renovated area of the building was opened to the public in 2010. The remaining unfinished area, approximately 10,844 sq. ft., has been used for storage and to provide space for community support activities conducted by FISH Ministries. GEUS needs to complete renovations of this unfinished space for additional employee offices and to streamline administration and operations activities.

DISCUSSION OR DESCRIPTION: Renovation services are necessary to remodel the current shell space, making it suitable for use for administrative offices including office spaces, new boardroom, conference room and associated facilities. A Request for Proposal was issued on February 22, 2025, and responses were solicited from multiple firms known to be capable or interested in submitting proposals for this work. Three firms submitted qualified proposals. The evaluation team consisting of staff from GEUS, consultant L.B. Vestal and MPI scored each proposal. J.C. Commercial was ranked highest by all evaluators.

COMPARISON OF ALTERNATIVES: Building a new facility would be more costly than renovating existing unused GEUS-owned space.

BUDGET IMPACT: This project was included in the FY25 CIP budget. Expenses will be charged Account Number 913-9-910190-59390-9900.

RECOMMENDATION: Staff recommends the Board award the proposal for renovation of the Customer Service building to J.C. Commercial, including alternates and 10% contingency for a total of \$3,066,280.

BOARD ACTION: