



Minutes for Meeting Book - Tuesday, July 21, 2026 Board of Directors Meeting

Tuesday, July 21, 2026 | 5:15 PM - (GMT-06:00) Central Time (US & Canada)

Sourcewell Headquarters

Attendees:

Greg Zylka, Sharon Thiel, Sara Nagel, Chris Kircher, Doug Dahlberg, Julia Kicker, and Shannon Pfeiffer

1. Call to Order by Chair Thiel

- 1.1 Determination of Quorum
- 1.2 Welcome Ex-Officio's
- 1.3 Gratitude Reflection

2. Acceptance of the Agenda

- 2.1 Additions/Corrections to the agenda
Recommendation: Approve the agenda as presented.
Moved by: Greg Zylka; seconded by: Julia Kicker

Carried

3. Action on the Minutes of Clerk/Treasurer Nagel

- 3.1 Review and Approval of the minutes of the regular board meeting held June 16, 2026.

[Board of Directors - Jun 16 2026 - Minutes - Html](#)

Recommendation: approve the minutes as presented
Moved by: Sara Nagel; seconded by: Shannon Pfeiffer

Carried

4. Status of #924 Fund by Mike Carlson, Chief Financial Officer

- 4.1 Financial Report of Cash, Revenues, and Expenses
[July 2026.pdf](#)
- 4.2 Market Intelligence
 - Robb Reid, Chief Revenue Officer

5. Consideration of Claims by Clerk/Treasurer Nagel

- 5.1 Review by Nagel and presenting for approval the Check Register, Wire Transfer activity, and Wire Transfer-Employee Expense reimbursements as detailed in the enclosed batch

reports.

Recommendation: approve the batch reports as presented

Moved by: Sara Nagel; seconded by: Greg Zylka

Carried

6. Consent Agenda

Recommendation: approve the consent agenda as presented

Moved by: Greg Zylka; seconded by: Doug Dahlberg

6.1 [Resolution Approve Solicitation 17.docx](#) 

6.2 [Resolution Ratify cooperative purchasing awards 18.docx](#) 

6.3 [Procurement-Appendix A-July 21, 2026.pdf](#) 

6.4 [2026_July_Personnel Recommendations.pdf](#) 

7. Empowering Smart Work - Empowering Smart Work

7.1 A Day in the Life of the Sourcewell Facilities Team

7.2 AI Strategy

7.3 Compliance Updates

7.4 Facility Updates

7.5 Balanced Score Card Measures

8. Old Business

8.1 [Policy Change Memo 061626.docx](#) 

[Budget and Planning Policy 071626.docx](#) 

[Investment Policy - 072126 new template.docx](#) 

Recommendation: Approve the financial policies as presented.

Moved by: Greg Zylka; seconded by: Sara Nagel

9. New Business

9.1 [Policy Change Memo.pdf](#) 

[2026 Data Practices Policy, Data Inventory, and Records Retention Schedule.pdf](#) 

Recommendation: Approve the policy as presented.

Moved by: Chris Kircher; seconded by: Doug Dahlberg

Carried

10. Chief Executive Officer Update- Dr. Chad Coauette

10.1 State/National Associations and Partnerships

11. Reports

11.1 Individual Board Member Reports

12. Adjournment

Recommendation: to adjourn at 7:37 p.m.

APPENDIX A

SOURCEWELL PROCUREMENT DEPARTMENT BOARD ITEMS - July 21, 2026																																																																																							
AGENDA ITEMS	CONSENT	Requesting Board permission to Solicit the following categories:																																																																																					
		AscendRural Innovation Challenge: Bridging Distance to Care & Services																																																																																					
		Requesting Board permission to Re-Solicit the following categories:																																																																																					
		Unified Communication and Contact Center Solutions																																																																																					
		Portable Construction Equipment with Related Accessories and Attachments																																																																																					
CONSENT AGENDA ITEMS		Turf and Athletic Surfacing Solutions with Related Equipment, Materials, and Supplies																																																																																					
		NEW CONTRACTS																																																																																					
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Flowbird America Inc. dba Parkeon, Inc.	042126-FLOW	Parking Management Systems with Related Equipment, Supplies and Services
HonkMobile USA, Ltd.	042126-HONK	Parking Management Systems with Related Equipment, Supplies and Services
Precise ParkLink, Inc.	042126-PPL	Parking Management Systems with Related Equipment, Supplies and Services
T2 Systems, Inc.	042126-TSI	Parking Management Systems with Related Equipment, Supplies and Services
Galls, LLC	051226-GAL	Catalog Solutions for Public Safety, Rescue, and Emergency Management Equipment, Tools and Supplies
MSC Industrial Supply dba Sid Tool Co., Inc.	051226-MSI	Catalog Solutions for Public Safety, Rescue, and Emergency Management Equipment, Tools and Supplies
Safeware, Inc.	051226-SAF	Catalog Solutions for Public Safety, Rescue, and Emergency Management Equipment, Tools and Supplies
W.W. Grainger, Inc.	051226-WWG	Catalog Solutions for Public Safety, Rescue, and Emergency Management Equipment, Tools and Supplies
CONTRACT EXTENSIONS		
Supplier Name	Contract Number	Solicitation Title
Axon Enterprise	092722-AXN	Conducted Energy Weapons, Less Lethal Equipment, and Related Accessories
Little Falls Machine	062222-LFM	Snow and Ice Handling Equipment, Supplies and Accessories
FINN Corporation	070821-FNN	Road Right-of-Way Maintenance Equipment
NEW IDIQ CONTRACTS		
Company Name	Contract Number	Region - Type of Work
None		
IDIQ CONTRACT EXTENSIONS		
Company Name	Contract Number	
ACCO Engineered Systems, Inc.	TX-R5-HVAC-52124-AES	
ACCO Engineered Systems, Inc.	TX-R2-HVAC-052124-AES	
Acumen Enterprises, Inc.	TX-R2-PLUM-052124-ACU	
Acumen Enterprises, Inc.	TX-R2-HVAC-052124-ACU	
Acumen Enterprises, Inc.	TX-R2-GC-052124-ACU	
Acumen Enterprises, Inc.	TX-R3-PLUM-052124-ACU	
Acumen Enterprises, Inc.	TX-R3-HVAC-052124-ACU	
Acumen Enterprises, Inc.	TX-R3-GC-052124-ACU	
Acumen Enterprises, Inc.	TX-R5-HVAC-052124-ACU	
Acumen Enterprises, Inc.	TX-R4-PLUM-052124-ACU	
Acumen Enterprises, Inc.	TX-R4-HVAC-052124-ACU	
Acumen Enterprises, Inc.	TX-R4-GC-052124-ACU	
Acumen Enterprises, Inc.	TX-R5-PLUM-052124-ACU	
Acumen Enterprises, Inc.	TX-R5-GC-052124-ACU	
Acumen Enterprises, Inc.	TX-R6-PLUM-052124-ACU	
Acumen Enterprises, Inc.	TX-R6-HVAC-052124-ACU	
Acumen Enterprises, Inc.	TX-R6-GC-052124-ACU	
Acumen Enterprises, Inc.	TX-R1-PLUM-052124-ACU	
Acumen Enterprises, Inc.	TX-R1-HVAC-052124-ACU	
Acumen Enterprises, Inc.	TX-R1-GC-052124-ACU	
Amstar, Inc.	TX-R2-GC-052124-AMS	
Amstar, Inc.	TX-R3-GC-052124-AMS	
Amstar, Inc.	TX-R5-GC-052124-AMS	
Amstar, Inc.	TX-R4-GC-052124-AMS	
Amstar, Inc.	TX-R6-GC-052124-AMS	
Amstar, Inc.	TX-R1-GC-052124-AMS	
Basic IDIQ, Inc.	TX-R2-GC-052124-BII	
Basic IDIQ, Inc.	TX-R3-GC-052124-BII	
Basic IDIQ, Inc.	TX-R5-GC-052124-BII	
Basic IDIQ, Inc.	TX-R4-GC-052124-BII	
Basic IDIQ, Inc.	TX-R6-GC-052124-BII	
Basic IDIQ, Inc.	TX-R1-GC-052124-BII	
Champion Flooring	TX-R6-F-052124-CFL	
Champion Flooring	TX-R5-F-052124-CFL	
Champion Flooring	TX-R4-F-052124-CFL	
Champion Flooring	TX-R3-F-052124-CFL	
Champion Flooring	TX-R2-F-052124-CFL	
Champion Flooring	TX-R1-F-052124-CFL	
CORE Construction Services of Texas, Inc.	TX-R6-GC-052124-CCT	
CORE Construction Services of Texas, Inc.	TX-R2-GC-052124-CCT	

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CORE Construction Services of Texas, Inc.	TX-R3-GC-052124-CCT	
CORE Construction Services of Texas, Inc.	TX-R5-GC-052124-CCT	
CORE Construction Services of Texas, Inc.	TX-R1-GC-052124-CCT	
Cosmo Electric Services	TX-R1-E-052124-COS	
Dardon Construction, Inc.	TX-R6-RW-052124-DDO	
Dardon Construction, Inc.	TX-R3-RW-052124-DDO	
Dardon Construction, Inc.	TX-R1-RW-052124-DDO	
Freedom Construction-a series of tFg Companies, LLC	TX-R3-GC-052124-FRC	
G2 General Contractors	TX-R4-GC-052124-GGC	
G2 General Contractors	TX-R3-MR-052124-GGC	
G2 General Contractors	TX-R3-F-052124-GGC	
G2 General Contractors	TX-R3-P-052124-GGC	
G2 General Contractors	TX-R3-GC-052124-GGC	
G2 General Contractors	TX-R2-MR-052124-GGC	
G2 General Contractors	TX-R2-F-052124-GGC	
G2 General Contractors	TX-R2-P-052124-GGC	
G2 General Contractors	TX-R2-GC-052124-GGC	
G2 General Contractors	TX-R1-MR-052124-GGC	
G2 General Contractors	TX-R1-F-052124-GGC	
G2 General Contractors	TX-R1-P-052124-GGC	
G2 General Contractors	TX-R1-GC-052124-GGC	
G2 General Contractors	TX-R6-MR-052124-GGC	
G2 General Contractors	TX-R6-F-052124-GGC	
G2 General Contractors	TX-R6-P-052124-GGC	
G2 General Contractors	TX-R6-GC-052124-GGC	
G2 General Contractors	TX-R5-MR-052124-GGC	
G2 General Contractors	TX-R5-F-052124-GGC	
G2 General Contractors	TX-R5-P-052124-GGC	
G2 General Contractors	TX-R5-GC-052124-GGC	
G2 General Contractors	TX-R4-MR-052124-GGC	
G2 General Contractors	TX-R4-F-052124-GGC	
G2 General Contractors	TX-R4-P-052124-GGC	
Gomez Floor Covering, Inc. dba GFC Contracting	TX-R3-F-052124-GFC	
Gomez Floor Covering, Inc. dba GFC Contracting	TX-R3-P-052124-GFC	
Gomez Floor Covering, Inc. dba GFC Contracting	TX-R3-GC-052124-GFC	
Gomez Floor Covering, Inc. dba GFC Contracting	TX-R3-MR-052124-GFC	
Gomez Floor Covering, Inc. dba GFC Contracting	TX-R1-MR-052124-GFC	
Gomez Floor Covering, Inc. dba GFC Contracting	TX-R1-F-052124-GFC	
Gomez Floor Covering, Inc. dba GFC Contracting	TX-R1-P-052124-GFC	
Gomez Floor Covering, Inc. dba GFC Contracting	TX-R1-GC-052124-GFC	
HCR Construction, Inc.	TX-R6-GC-052124-HCR	
HCR Construction, Inc.	TX-R2-GC-052124-HCR	
HCR Construction, Inc.	TX-R4-GC-052124-HCR	
HCR Construction, Inc.	TX-R3-GC-052124-HCR	
HCR Construction, Inc.	TX-R5-GC-052124-HCR	
HCR Construction, Inc.	TX-R1-GC-052124-HCR	
J & K Project Management Consultants, LLC	TX-R3-GC-052124-JKP	
JK Dennard Construction, LLC	TX-R4-GC-052124-JKD	
Johnson-Laux Construction, LLC	TX-R6-GC-052124-JLC	
Johnson-Laux Construction, LLC	TX-R5-GC-052124-JLC	
Johnson-Laux Construction, LLC	TX-R4-GC-052124-JLC	
Johnson-Laux Construction, LLC	TX-R3-GC-052124-JLC	
Johnson-Laux Construction, LLC	TX-R2-GC-052124-JLC	
Johnson-Laux Construction, LLC	TX-R1-GC-052124-JLC	
Lee Construction and Maintenance Company	TX-R6-GC-052124-LCM	
Lee Construction and Maintenance Company	TX-R5-GC-052124-LCM	
Lee Construction and Maintenance Company	TX-R4-GC-052124-LCM	
Lee Construction and Maintenance Company	TX-R3-GC-052124-LCM	
Lee Construction and Maintenance Company	TX-R2-MR-052124-LCM	
Lee Construction and Maintenance Company	TX-R2-F-052124-LCM	
Lee Construction and Maintenance Company	TX-R2-P-052124-LCM	
Lee Construction and Maintenance Company	TX-R2-GC-052124-LCM	
Lee Construction and Maintenance Company	TX-R1-GC-052124-LCM	
Lopez and Son's, Inc.	TX-R6-GC-052124-LOP	
Lopez and Son's, Inc.	TX-R2-GC-052124-LOP	
Lopez and Son's, Inc.	TX-R4-GC-052124-LOP	
Lopez and Son's, Inc.	TX-R3-GC-052124-LOP	
Mid-Tex of Midland, Inc.	TX-R6-F-052124-MTOM	

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Mid-Tex of Midland, Inc.	TX-R6-P-052124-MTOM	
Mid-Tex of Midland, Inc.	TX-R6-GC-052124-MTOM	
Mid-Tex of Midland, Inc.	TX-R4-F-052124-MTOM	
Mid-Tex of Midland, Inc.	TX-R4-P-052124-MTOM	
Mid-Tex of Midland, Inc.	TX-R4-GC-052124-MTOM	
Mid-Tex of Midland, Inc.	TX-R1-F-052124-MTOM	
Mid-Tex of Midland, Inc.	TX-R1-P-052124-MTOM	
Mid-Tex of Midland, Inc.	TX-R1-GC-052124-MTOM	
Nash Industries, Inc	TX-R3-GC-052124-NASH	
Nash Industries, Inc	TX-R2-GC-052124-NASH	
Nash Industries, Inc	TX-R1-GC-052124-NASH	
Post L Group, LLC	TX-R1-GC-052124-POST	
Post L Group, LLC	TX-R2-GC-052124-POST	
Post L Group, LLC	TX-R3-GC-052124-POST	
SDB, Inc.	TX-R6-GC-052124-SDB	
SDB, Inc.	TX-R1-GC-052124-SDB	
SDB, Inc.	TX-R2-GC-052124-SDB	
SDB, Inc.	TX-R4-GC-052124-SDB	
SDB, Inc.	TX-R3-GC-052124-SDB	
SDB, Inc.	TX-R5-GC-052124-SDB	
Staples Construction Company	TX-R4-GC-052124-STA	
Staples Construction Company	TX-R3-GC-052124-STA	
Structured Construction, LLC	TX-R3-GC-052124-SCL	
Sullivan Contracting Services	TX-R3-GC-052124-SUL	
Sullivan Contracting Services	TX-R1-GC-052124-SUL	
Teinert Construction	TX-R4-GC-052124-TCB	
Teinert Construction	TX-R3-GC-052124-TCB	
The Polote Corporation	TX-R6-GC-052124-TPC	
The Polote Corporation	TX-R1-GC-052124-TPC	
The Polote Corporation	TX-R2-GC-052124-TPC	
The Polote Corporation	TX-R4-GC-052124-TPC	
The Polote Corporation	TX-R3-GC-052124-TPC	
The Polote Corporation	TX-R5-GC-052124-TPC	
Tri-State General Contracting Group, Inc.	TX-R4-GC-052124-JRT	
Veliz Company, LLC	TX-R6-GC-052124-VCL	
Veliz Company, LLC	TX-R1-MR-052124-VCL	
Veliz Company, LLC	TX-R1-F-052124-VCL	
Veliz Company, LLC	TX-R1-P-052124-VCL	
Veliz Company, LLC	TX-R1-PAC-052124-VCL	
Veliz Company, LLC	TX-R1-GC-052124-VCL	
Veliz Company, LLC	TX-R3-MR-052124-VCL	
Veliz Company, LLC	TX-R3-F-052124-VCL	
Veliz Company, LLC	TX-R3-P-052124-VCL	
Veliz Company, LLC	TX-R3-PAC-052124-VCL	
Veliz Company, LLC	TX-R3-GC-052124-VCL	
Veliz Company, LLC	TX-R5-MR-052124-VCL	
Veliz Company, LLC	TX-R5-F-052124-VCL	
Veliz Company, LLC	TX-R5-P-052124-VCL	
Veliz Company, LLC	TX-R5-PAC-052124-VCL	
Veliz Company, LLC	TX-R5-GC-052124-VCL	
Veliz Company, LLC	TX-R6-MR-052124-VCL	
Veliz Company, LLC	TX-R6-F-052124-VCL	
Veliz Company, LLC	TX-R6-P-052124-VCL	
Veliz Company, LLC	TX-R6-PAC-052124-VCL	
WWRC, Inc.	TX-R4-F-052124-WRI	
WWRC, Inc.	TX-R4-HVAC-052124-WRI	
WWRC, Inc.	TX-R4-RW-052124-WRI	
WWRC, Inc.	TX-R4-GC-052124-WRI	
F.H. Paschen, S.N. Nielsen & Associates, LLC	TX-R6-GC-052124-FHP	
F.H. Paschen, S.N. Nielsen & Associates, LLC	TX-R2-GC-052124-FHP	
F.H. Paschen, S.N. Nielsen & Associates, LLC	TX-R3-GC-052124-FHP	
F.H. Paschen, S.N. Nielsen & Associates, LLC	TX-R4-GC-052124-FHP	
F.H. Paschen, S.N. Nielsen & Associates, LLC	TX-R5-GC-052124-FHP	
F.H. Paschen, S.N. Nielsen & Associates, LLC	TX-R1-GC-052124-FHP	