



# Montgomery County ESD No. 10 Magnolia Fire Department

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**DATE:** January 27, 2026

THE BOARD OF COMMISSIONERS OF MONTGOMERY COUNTY EMERGENCY SERVICES DISTRICT NO. 10 (the "District") met in a **Regular Session**, open to the public, at the Magnolia Fire Department, Station 181, 18215 Buddy Riley Blvd, Magnolia, Texas 77354 on Tuesday, January 27th, 2026, at 3:30 p.m. inside the boundaries of the District.

## AGENDA ITEM:

### 1. Call meeting to order.

At 3:30 p.m., Commissioner Smith called to order the Regular Meeting of the Montgomery County Emergency Services District #10 (the "District"), and the roll was called of the duly appointed officers to-wit:

### 2. Roll Call, Pledge of Allegiance, Pledge of Texas, and Invocation.

Larry Smith	President	Present
Charles McDonald	Vice President	Present
Jeffrey Cunningham	Vice Secretary/Treasurer	Present
Dr. Todd Stephens	Board Member	Present

**4 Commissioners were present, thus constituting a quorum.**

Also present were Fire Chief Terry Colburn; Assistant Chief Jason Herrman; Executive Assistant Joanna Padilla; District Legal Counsel Krystine Ramon of Coveler & Peeler, PC; Randall Parr, CPA; Jacob Pillion from LAW Construction; and other Department Officers and Staff.

- 3. To receive Public Comment. Texas law and District policy establish that members of the public may offer comments on any subject of concern to the public. District policy establishes time limits to address the Board: 3 minutes for items on the agenda, 2 minutes for items not on the agenda, or 1 minute if the person has spoken on the same topic at any of the two preceding meetings. Anyone who interrupts the meeting intending to prevent or disrupt the Board from conducting the meeting by interjecting comments after the Public Comment item has concluded are subject to removal from the meeting and premises under Texas law after receiving reasonable warning from the presiding officer.**

**No public comments were received.**

- 4. To review and discuss annual conflicts of interest requirements under Local Government Code §176.003 (Conflicts Disclosure Statement Required) and §171.004 (Affidavit and Abstention from Voting Required).**

District Legal Counsel Krystine Ramon reviewed the annual conflicts-of-interest requirements.

**No further action was taken.**

- 5. To review and discuss access to personal information under the Public Information Act, including review of sections 552.024, 552.117, and 552.1175.**

**No action was taken.**

- 6. To address sales tax matters, including reviewing monthly sales tax information.**

**No action was taken.**

**The board moved to address item # 10**

**10. To review and act on improvements, repairs, maintenance, and construction of facilities, including but not limited to permits, utilities, architectural/engineering services, selection of contractors, approval of costs/budgets, and payment of construction-related bills.**

Jacob Pillion from LAW Construction presented his hard cost proposal for the construction of Station 182. The guaranteed maximum price(GMP) for this construction project is \$7,265,396. The board also discussed initiating the process of securing a loan.

*After further discussion, Commissioner McDonald motioned to approve the presented GMP, which was seconded by Commissioner Stephens. The motion was approved 4 to 0.*

*After further discussion, Commissioner McDonald moved to engage Government Capital to secure a 15- or 20-year \$7.5 million loan. Commissioner Stephens seconded the motion, and it was approved 4 to 0.*

Fire Chief Terry Colburn informed the board that Station 185 has discovered termite damage in their kitchen area, which will require additional work.

*No further action was taken.*

**The board moved to address item # 7**

**7. To receive a report from the District Bookkeeper.**

District CPA Randall Parr presented his financial report for December 2025.

*No further action was taken.*

**8. To receive and approve financial matters including depositories, audits, Investment Policy, tax reports and investments including approval of District expenses and bills and financial transfers.**

District CPA Randall Parr presented district bills totaling \$482,132.16 for review and approval. The check run included a large \$340,998.21 debt service payment.

*Commissioner McDonald motioned to approve the payment of district bills, and Commissioner Cunningham seconded the motion. The motion was approved 4 to 0.*

**9. To review, discuss and take action on the District's Investment Policy.**

District Legal Counsel Krystine Ramon reviewed the District's Investment Policy requirements.

*After further discussion, Commissioner Cunningham moved to continue with the current policy, and Commissioner McDonald seconded the motion. The motion was approved 4 to 0.*

**11. To review and act to approve the purchase, funding, financing and payment for capital assets, including construction, vehicles, fire-fighting apparatus and equipment and for non-capital items and expenses.**

*No action was taken at this time.*

**12. To receive a report from Fire Chief and staff regarding Fire Department activities and operations.**

Fire Chief Terry Colburn presented his end-of-year report:

- The Department is working on updating its ISO information.
- Annual call volume is on the rise, with the majority being EMS incidents.
- Financial management and fiscal restructuring have significantly decreased department spending while allowing for COLAs for full-time personnel and restoring part-time step increases.
- Hired 17 firefighters, a Facilities Maintenance Technician, a Division Chief of Training, a Battalion Chief of Training, and promoted a part-time Battalion Chief to full-time.

- Sold excess apparatus generating \$500,000+ in revenue while reducing ongoing insurance, registration, and maintenance costs.
- Implemented new maintenance programs, cancelled and consolidated vendor services.
- Modernization of technology with cloud migration & infrastructure improvements, internal applications & workflow dashboards, and more.
- An increase in community risk reduction programs, public information, and community engagement.

*No further action was taken.*

**13. To review, discuss and act on the disposition of surplus and/or salvage property.**

*No action was taken at this time.*

**14. To review and take action on matters relating to calling an election to be held on May 2, 2026.**

District legal counsel Krystine Ramon reviewed information regarding calling an election to pursue the remaining sales tax in the district.

*After further discussion, Commissioner Cunningham motioned to call an election to be held on May 2, 2026. Commissioner Stephens seconded the motion, which was approved 4 to 0.*

**15. To review and act on employment/personnel issues, including policies, handbooks, procedures, hiring, firing, retention, compensation, benefits, scheduling, complaints and discipline of District employees, including administrative staff, fire suppression staff, executive staff and Fire Chief.**

*No action was taken at this time.*

***The Board agreed to enter into Closed Session at 5:38 p.m. on the following agenda item(s):***

**16. To meet in Closed Session pursuant to Government Code §551.071 to consult with legal counsel regarding pending or contemplated litigation, settlement offers or on matters which require confidentiality under the Texas Disciplinary Rules of Professional Conduct of the State Bar of Texas and Tax Code §323.3022 to discuss sales tax matters.**

***The Board chose not to enter into Closed Session on the following agenda item(s):***

**17. To meet in Closed Session pursuant to Government Code §551.072 to deliberate regarding real estate matters.**

**18. To meet in Closed Session pursuant to Government Code §551.074 to deliberate the appointment, employment, evaluation, reassignment, duties, discipline, or dismissal of a public officer or employee; or to hear a complaint or a charge against an officer or employee, including the District administrative staff, executive staff and Fire Chief. Any employee the subject of review will be given the opportunity to request Open Session discussion of the matters if they are present at the meeting.**

***The Board reconvened Open Session at 6:20 p.m.***

**19. To review and act on real estate matters, including but not limited to purchase, sale, lease, utilities, encumbrances, easements, resolutions, and other matters related to real property transactions, including engagement of realtor(s)/broker(s) and acquisition financing.**

*No action was taken.*

**20. To review and act on scheduling District meetings and items to be added to meeting agendas.**

February 18, 2026, at 3:30 p.m.

**21. Adjournment.**

With no further business to discuss, the Board unanimously agreed to adjourn the meeting at 6:20 p.m.