Montgomery County ESD No. 10

Magnolia Fire Department

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DATE: March 04, 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 Wednesday, March 4th, 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; Captain of Emergency Preparedness Bryan Perry; Executive Assistant Joanna Padilla; District Legal Counsel Krystine Ramon of Coveler & Peeler, PC; Randall Parr, CPA; Joe Mark Robinson from R Group Realtors; Landon Newton from Government Capital; 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 address sales tax matters, including reviewing monthly sales tax information.

No action was taken.

5. To receive a report from the District Bookkeeper.

District CPA Randy Parr presented his financial report for February 2026.

No further action was taken.

6. 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 Randy Parr presented a check run totaling $181,342.25 for board review and approval.

After further discussion, Commissioner McDonald motioned to approve the payment of the district bills. Commissioner Stephens seconded the motion, which was approved 4 to 0.

7. **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.**

Assistant Chief Jason Herrman met with SLI Group to discuss potential planning for Station 186. A budget of $7-7.5 million was given and was met with an estimated project completion of Mid-2027. Plans for future discussions are expected on this project after RFPs are sent out.

No further action was taken.

The board moved to address item # 15

15. **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.**

A motion to approve the lease with Metro Fire Apparatus Specialists, Inc., with board president Larry Smith as the authorized signer, was made by Commissioner McDonald and seconded by Commissioner Cunningham.

Landon Newton from Government Capital presented, for board review and approval, an updated amortization schedule for the loan dated August 19, 2022.

After further discussion, Commissioner McDonald motioned to approve the refinancing and amendment to the current loan dated August 19, 2022. Commissioner Stephens seconded the motion, which was approved 4 to 0.

The board moved back to address item # 7

7. **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.**

Landon Newton presented a report for bid solicitation for Stations 182s construction project. The amount requested was $7.5 million, for 15 and 20-year options on annual or semi-annual debt pledged.

After further review and discussion, Commissioner Stephens motioned to approve the 15-year Semi-Annual loan with Texas Regional Bank at 3.66% interest, callable at any time. Commissioner McDonald seconded the motion, which was approved 4 to 0.

8. **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.**

Assistant Chief Jason Herrman reviewed and requested approval to move forward with the purchasing of two pumper trucks. The new apparatus will be replacing Engines 182 and 183. The estimated contract price provided is $2.4 million with an estimated delivery date of January 2027.

Commissioner Cunningham motioned to approve the PO and authorized Fire Chief Terry Colburn as signer. Commissioner McDonald seconded the motion, which was approved 4 to 0.

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

Fire Chief Terry Colburn presented a report on the brief history and future of the Magnolia Fire Department.

- ***Growth in the community, there are plans for over 30,000 single family homes to be built, over 3,500 annually. That does not include apartments or retail.***
- ***ISO review, currently the Department is at a class rating 2/10.***
- ***Emergency response costs have increased along with delivery times of apparatus.***
- ***The Department is moving from being reactive to planning productively.***

- ***Station 182 construction is estimated to be completed by May 2027.***
- ***Station 186 has undergone improvements to control mold. Construction for this station will commence after Station 182 has been completed.***

No further action was taken.

10. To review and take action on matters relating to the May 2, 2026, election.

Discussions for the Department to engage in bids for educational material pertaining to the May 2, 2026, election for Sales Tax were had.

After further discussion, Commissioner Stephens motioned to approve bids for marketing educational material not to exceed $20,000. Commissioner McDonald seconded the motion, which was approved 4 to 0.

11. 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 not meet in Closed Session on the following agenda item(s): 12, 13, & 14

12. 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.

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

14. 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.

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

April 8, 2026, at 3:30 p.m. – Regular Meeting

17. Adjournment.

With no further business to discuss, the Board unanimously agreed to adjourn the meeting at 6:34 p.m.