Montgomery County ESD No. 10
Magnolia Fire Department
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DATE: June 17, 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, June 17th, 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, and Jessica Adkins of Coveler & Peeler, PC; Randall Parr, CPA; Joe Mark from R Group Realtors; Joseph Ellis from McCall Gibson Swedlund Barfoot PLLC; Jeff McRae from Linebarger Goggan Blair & Sampson LLP; 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 is subject to removal from the meeting and premises under Texas law after receiving a reasonable warning from the presiding officer.

No public comments were received.

4. To review and act regarding Truth and Taxation planning for the upcoming 2027 Budget adoption and 2026 Tax Rate adoption, including reviewing schedules for same.

District Legal Counsel Krystine Ramon introduced Jessica Adkins from Coveler & Peeler, PC. Ms. Adkins has over 10 years of experience working with the Harris County Tax Office. The Montgomery County Tax Office's Truth in Taxation calendar was presented for board review.

No further action was taken.

5. To review and approve prior meeting minutes.

Ms. Padilla presented minutes for review and approval: February 18, 2026, March 04, 2026, and April 08, 2026.

Commissioner McDonald motioned to approve the presented meeting minutes for review, seconded by Commissioner Stephens. The motion was approved 4 to 0.

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

Fire Chief Terry Colburn presented the sales tax report from RMS. The District received $1,075,858.38 in June 2026, an 11.86% increase from June 2025.

No action was taken.

7. To receive a report from the District Bookkeeper.

District CPA Randy Parr presented his financial report for May 2026. Current Department funds are as follows:

Checking Accounts: $804,298

Investment Accounts: $21,633,361

Total Cash: $22,437,659

Property tax revenue totals $13,372,443, representing 100% of the expected FY 2026 collection. Sales tax collections for the last eight months total $8,282,820 and will continue to grow.

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 Randy Parr presented a check run totaling $185,641.31 for board review and approval. Joseph Ellis with McCall Gibson went over the management letter that was included in the Audit.

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

9. To review and approve any District budget amendments for 2026.

There are three budget items that need to be reviewed for board approval. The loan restructure for the logistics facility, a preliminary construction budget for Station 182, and a $250,000 roof settlement fund were received.

Commissioner Stephens motioned to approve the budget amendments, which were seconded by Commissioner McDonald. The motion was approved, 4 to 0.

10. To approve a resolution to ratify an ongoing engagement of delinquent tax collection counsel and to impose penalties under Tax Code sections 33.07, 33.08 and 33.11 to fund delinquent tax collection legal fees.

Jeff McRae from Linebarger Goggan Blair & Sampson, LLP, provided an overview of the company's work in collecting delinquent taxes for the district.

After further discussion, Commissioner Cunningham motioned to approve the resolution to ratify an ongoing engagement of delinquent tax collection counsel and to impose penalties under Tax Code sections 33.07, 33.08 and 33.11 to fund delinquent tax collection legal fees. Commissioner McDonald seconded the motion, which was approved 4 to 0.

The board moved to address Item # 12 before #11

12. To review, discuss and take action to change District construction methods from Construction Manager at Risk (CMAR) to design build for New Station 186 project.

Fire Chief Terry Colburn met with LAW Construction, SLI Group, and Tim Burner to discuss the Station 186 project. Chief Colburn is requesting to switch from Construction Manager at Risk to a design-build project for Station 186.

After further discussion, Commissioner McDonald moved to approve the change from CMAR to design-build for Station 186. Commissioner Stephens seconded the motion, which was approved 4 to 0.

11. 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.

Fire Chief Terry Colburn reviewed the general conditions and the max GMP discussed with LAW Construction and Martinez Architecture.

Commissioner Stephens motioned to approve the amended GMP for Station 182, pending final review by Chiefs and legal counsel. Commissioner Cunningham seconded the motion, which was approved 4 to 0.

Commissioner Cunningham motioned to approve and move forward with the RFQ for design-build services for Station 186. Commissioner Stephens seconded the motion, which was approved 4 to 0.

13. 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.

14. To review, discuss and take action on the hiring of Rudd & Wisdom to conduct a baseline analysis on TCDRS with a not to exceed cost of $20,500 (current 2:1 and alternate 2.5:1).

The benefits committee is reviewing a Social Security-to-TCDRS pension match. Assistant Chief Jason Herrman is requesting that the board approve the hiring of Rudd & Watson to conduct a baseline analysis of TCDRS, with a not-to-exceed cost of $20,500.

After further discussion, Commissioner McDonald moved to approve the hiring of Rudd & Watson to conduct a baseline analysis of TCDRS, with a not-to-exceed cost of $20,500. Commissioner Stephens seconded the motion, which was approved 4 to 0.

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

Fire Chief Terry Colburn reported the following:

- Discussions with department heads about next year's budget have commenced. Future promotional planning and leadership development are also being discussed.
- Final financial audits for the MVFD are underway.
- The benefits committee has met several times, currently discussing sick time hours.
- TXDot permits for Station 182 are being acquired.
- Capital improvement plan
- BC 181 & 182 apparatus have a July delivery date. The boats ordered have delayed delivery dates.
- The department responded to a multi-agency flood call.
- Metro Fire has provided maintenance to seven of the department's apparatus.
- The Training Division has scheduled the Battalion Chief's exam to be administered by a third party on June 24 and 25.
- Captain Perry is studying and implementing GIS data for future development.

No further action was taken.

The Board elected not to enter Closed Session 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.

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.

19. 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.

20. 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.

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

July 15, 2026, at 3:30 p.m. – Regular Meeting

22. Adjournment.

With no further business to discuss, the Board unanimously agreed to adjourn the meeting at 5:36 p.m.