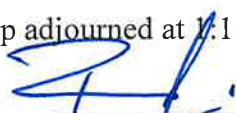


FORT BEND COUNTY EMERGENCY SERVICES DISTRICT NO. 7
Minutes for the Special Meeting of February 9, 2026

1. **CALL MEETING TO ORDER AND OPENING PRAYER.** The meeting was called to order at 11:30 AM by Commissioner **Lopez** at the District Fire Station, 1834 W. Sycamore, Fresno, TX. The Commissioners in attendance were **Freddy Lopez, Ferrel Bonner, and Ruston Hughes**. Commissioner **Barbara Hamilton** was absent. Also, present were Fire Chief Anthony Bates, Administrator Esmeralda Mendez, District General Counsel John Peeler of Coveler & Peeler, P.C., Jessica Adkins of Coveler & Peeler, P.C., and consultants Randy Parr and Michael Montgomery.
2. **TO RECEIVE PUBLIC COMMENT.** The Board opened the floor to public comment. None was forthcoming.
3. **TO HOLD A BOARD WORKSHOP ON MATTERS RELATED TO DISTRICT STRATEGIC AND FINANCIAL PLANNING.** Chief Bates presented the 5-year Strategic and Financial Plan prepared with Randy Parr and Mike Montgomery who participated in the presentation. The Board generally discussed growth in the District and the issues facing the Department in providing services in the future. No action was taken by the Board at this workshop.
4. **TO DISCUSS AND TAKE NECESSARY ACTION ON ADMINISTRATIVE BUILDING OPTIONS, INCLUDING LEASE TERMINATION, ALTERNATIVE LEASE OPTIONS, AND BUILD-OUT OR REDESIGN OPTIONS.** Chief Bates provided a summary of the process to acquire an adequate facility to act as the District's Administrative Building, as well as updating the Board on the present status and new options: the landlord of currently leased space is willing to extend lease but not to share any buildout costs; he is also not willing to find another tenant, though Section 23 of the Lease Agreement does allow FBESD 7 to sublet or assign with landlord consent. District Counsel expressed his belief that they should be able to find another tenant to assign the space to based on the real estate market in the area. Chief Bates indicated that staff is looking for options for the Board to review.
5. **TO MEET IN CLOSED SESSION PURSUANT TO GOVT. CODE 551.071 TO CONSULT WITH LEGAL COUNSEL ON LITIGATION, SETTLEMENTS OR CONFIDENTIAL MATTERS UNDER TEXAS BAR RULES.** There was no closed session until this item.
6. **TO MEET IN CLOSED SESSION PURSUANT TO GOVT. CODE 551.072 REGARDING REAL ESTATE MATTERS.** There was no closed session until this item.
7. **ADJOURNMENT.** The Board workshop adjourned at 1:15 PM.



Fort Bend ESD No. 7
Commissioner