

FORT BEND COUNTY EMERGENCY SERVICES DISTRICT NO. 7

Minutes for the regular Meeting of February 10, 2026

1. **CALL MEETING TO ORDER AND OPENING PRAYER.** The meeting was called to order at 11:35 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 Assistant Fire Chief Tom Henderson, Office Manager Esmeralda Mendez, Administrative Assistant Hailey Ayala, and other staff from Fresno Fire Department, District General Counsel John Peeler of Coveler & Peeler, P.C., Jessica Adkins of Coveler & Peeler, P.C., Justin Waggoner of Touchstone District Services, Mark Miller of Municipal Accounts and Consulting (remotely), and Ricardo Martinez and Maryann Guirguis of Martinez Architects.
2. **TO RECEIVE PUBLIC COMMENT.** The Board opened the floor to public comment. None was forthcoming.
3. **TO REVIEW AND ACT TO APPROVE THE MINUTES OF PRIOR MEETINGS.** A motion was made by **Commissioner Hughes**, seconded by **Commissioner Bonner**, to approve January 14, 2026, minutes as presented. With a vote of 3 to 0, the motion carried.
4. **TO ACT ON FINANCIAL MATTERS, INCLUDING FINANCIAL REPORT, INVOICES/BILLS, INVESTMENTS, INVESTMENT POLICY, FINANCIAL INSTITUTIONS, CREDIT CARDS, REQUIRED REPORTS, AND REVISIONS TO BUDGET(S).** Mark Miller presented the monthly report noting that most of the property taxes have been received for the 2025 levy, \$2.2 million was moved to Texas Class, and the final loan payment for the 2020 Pumper was being made soon. A motion was made by **Commissioner Hughes**, seconded by **Commissioner Bonner**, to approve the reports and pay District bills as presented. With a vote of 3 to 0, the motion carried.
5. **TO REVIEW AND ACT ON DISTRICT WEBSITE AND COMMUNITY OUTREACH MATTERS.** Justin Waggoner with Touchstone presented updates regarding website and community outreach noting that the District website had 1.6k new users. No action was needed on this item.
6. **TO RECEIVE A REPORT FROM THE FIRE CHIEF, COMMAND STAFF AND ADMINISTRATIVE STAFF REGARDING FRESNO FIRE AND RESCUE OPERATIONS AND ACTIVITIES, TO REVIEW REQUESTS FROM THE FIRE DEPARTMENT ON OPERATIONAL EXPENSES.** Assistant Chief Henderson and Esmeralda Mendez presented on operations, administration and HR matters. Assistant Chief Henderson discussed the end of year review for 2025 noting 3,008 total calls for service. He also noted that the District hosted the monthly command staff meeting, and they started the process to start meeting on the Public Safety Complex and Firehouse 52. He also noted that they would be moving the Logistical Operations to Station 52. Ms. Mendez noted that Texas Mutual did a visit and there were no violations for fiscal year 2025. Assistant Chief Henderson reviewed the Operations and Logistics Reports noting

new Quick Drill books and new Box Alarm Maps being installed. B51 is having the suspension fixed but made its first grass fire and performed well. All full-time staff have completed the training to drive B51 except one person, and the apparatus is ready to go into service once it returns from the shop. It was also noted that Department hoodies are in production, all facilities are in working order with minor issues, auction items that were purchased have been picked up, and the Logistics Asst completed the Fire Academy and is now starting AEMT at Alvin Community College.

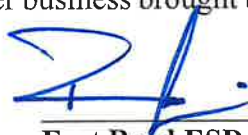
7. **TO REVIEW AND ACT ON MATTERS RELATED TO CONSTRUCTION, RENOVATION, REPAIR, MAINTENANCE AND IMPROVEMENTS TO DISTRICT FACILITIES AND REAL PROPERTY, INCLUDING ENGAGEMENT OF DESIGN PROFESSIONALS OR ENGINEERING SERVICES, SELECTION OF BUILDERS/CONTRACTORS AND COOPERATION WITH OTHER COUNTY ENTITIES REGARDING THE DEVELOPMENT OF STATIONS, INCLUDING ACTION ON CONSTRUCTION FINANCING.** Assistant Chief Henderson discussed the East Fort Bend County Public Safety Complex (Station 52). It was noted that Chief Bates has met with Commissioner Prestage and they are setting up a meeting with all Fort Bend County involved offices plus Martinez Architects. The estimate for the full complex is \$25 million. Assistant Chief Henderson noted that the ESD portion is estimated to be \$9-\$10 million rather than the \$13.8 million noted at a previous meeting. Mr. Peeler and the Board indicated that this is still early in the planning and a great deal more information would need to be developed regarding ESD 7's costs and funding for the facility. It was also noted that **Commissioner Lopez** and **Commissioner Bonner** would participate in the group meeting. No action was needed on this item.

8. **TO ACT ON REAL ESTATE, INCLUDING SALES, PURCHASES, LEASES, PERMITS, ENCUMBRANCES, PLATTING, SURVEYING, UTILITIES AND ACQUISITION FINANCING.** Legal Counsel John Peeler and the Board discussed the FM 521 property that is close to closing, noting an issue on the title report still needs to be resolved. A motion was made by **Commissioner Hughes**, seconded by **Commissioner Bonner** to approve the Resolution presented by counsel to authorize closing on the property but waiting for resolution of the title report item. With a vote of 3 to 0, the motion carried. The Board then discussed the leased property intended to be developed as the administrative office, and potential new lease property option. It was noted that the current lease would be for storage until a new tenant or sublet was found. It was also noted that District Counsel would work with staff on a contract with the potential new landlord, and that Ricardo Martinez would also coordinate with Assistant Chief Henderson on renovation of the new office site. A motion was made by **Commissioner Hughes**, seconded by **Commissioner Bonner**, to authorize Mr. Lopez to execute the new lease pending legal review. With a vote of 3 to 0, the motion carried.

9. **TO REVIEW AND ACT ON THE ACQUISITION OF EQUIPMENT AND VEHICLES, INCLUDING APPROVAL OF ACQUISITION FINANCING FOR SAME AND TO DISCUSS AND ACT ON DISPOSITION OF SURPLUS OR SALVAGE PROPERTY PURSUANT TO TEXAS HEALTH AND SAFETY CODE §775.0735.** Assistant Chief Henderson discussed a request for \$168,619.40 for the

purchase of 1 – F150 with upfit, 1 – F250 with upfit, and 1 – Chevy Tahoe with upfit to provide a vehicle for the Fire Chief and Deputy Chief of Operations. A motion was made by **Commissioner Hughes**, seconded by **Commissioner Bonner**, to approve the purchase as presented by staff. With a vote of 3 to 0, the motion carried. Assistant Chief Henderson then discussed the staff request to purchase a 13-foot boat and motor. He noted that the purchase is not to exceed \$60,000. A motion was made by **Commissioner Hughes**, seconded by **Commissioner Bonner**, to approve the purchase as presented by staff. With a vote of 3 to 0, the motion carried.

10. **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.** No Closed Session was held under Section 551.071.
11. **TO MEET IN CLOSED SESSION PURSUANT TO GOVT. CODE §551.072 REGARDING REAL ESTATE MATTERS.** No Closed Session was held under Section 551.072.
12. **TO MEET IN CLOSED SESSION PURSUANT TO GOVT. CODE §551.074 REGARDING REAL ESTATE MATTERS.** No Closed Session was held under Section 551.074.
13. **TO MEET IN CLOSED SESSION PURSUANT TO GOVT. CODE §551.0761 TO DELIBERATE CRITICAL INFRASTRUCTURE FACILITY AND CYBER SECURITY.** No Closed Session was held under Section 551.074.
14. **TO REVIEW AND TAKE ACTION ON PERSONNEL MATTERS, INCLUDING DISTRICT ADMINISTRATIVE STAFF, FIRE SUPPRESSION STAFF, COMMAND STAFF AND FIRE CHIEF, INCLUDING COMPENSATION, BENEFITS, JOB DUTIES, SCHEDULING, HIRING AND RETENTION.** There was no discussion on this item.
15. **TO DISCUSS FUTURE AGENDA ITEMS AND SET FUTURE MEETING DATES.** The next regular meeting is scheduled for March 10, 2026. The Board noted they would like to add an action item for approval of the strategic plan that was discussed at the February special meeting, noting that the special meeting only called for a presentation, not approval.
16. **ADJOURNMENT.** There being no further business brought before the Board; the meeting was adjourned at 12:30 PM.



Fort Bend ESD No. 7
Commissioner