

Montgomery County Emergency Service District # 2

Board of Commissioners Regular Meeting

Wednesday, July 22, 2026

Regular Meeting Minutes

Present:

- James Sibley – President
- Kim Parrish, Commissioner – Treasurer / Secretary
- Burt Green – Commissioner / Assistant Treasurer
- Eric Gensheimer – Vice President
- Brian Edwards – Fire Chief
- Eric Gonzalez – Clarity Consulting Corp.
- John Peeler – Coveler & Peeler, P.C.
- Eric Rickman – Member of Public
- John Buck – Member of Public

Meeting Commenced: Wednesday, July 22, 2026

Location: Montgomery Fire Station # 51
20590 Eva Street
Montgomery, Texas 77356

- 1) Call to Order: President James Sibley called the meeting to order at 5:30 P.M.
- 2) Roll Call and Establish a Quorum
 - a) All members were present as listed above.
 - b) Quorum established.
- 3) To Receive Public Comment
 - a) John Buck introduced himself and talked to the Board about a recent tract he owes and is developing that was recently de-annexed by the City of Conroe. Chief Edwards and ESD to discuss development plans for future in coming months.
- 4) Reading and Approval of following meeting minute(s).
 - a) Tuesday, June 16, 2026 – Regular Meeting Minutes
 - b) Tuesday, July 14, 2026 – Special Meeting Minutes
 - i) James Sibley called for a motion to accept the above-listed minutes as presented ..
 - (1) Eric Gensheimer made a motion to accept the above-listed minutes as presented .
 - (2) Burt Green seconded the motion.
 - (3) There were no objections, and the motion carried.
- 5) Financial Matters
 - a) Monthly Financial Report as presented by District Bookkeeper, Eric Gonzalez.
 - i) Review, discuss, and take action as necessary on financial matters, including bill payment, depositories, investment actions, Investment Policy, and district debt.

Eric Gonzalez and Eric Gensheimer presented the financial report and a projection report through December 2026.

 - (1) James Sibley called for a motion to move \$608,953.35 from the Operating Account to the Six-Month Reserve Account as presented in the Financial Reports listed above.
 - Eric Gensheimer made a motion to move \$608,953.35 from the Operating Account to the Six-Month Reserve Account as presented in the Financial Report.
 - Burt Green seconded the motion.
 - There were no objections and the motion carried.
 - (2) James Sibley called for a motion to accept the Monthly Financial Report and Ratify the Bills as presented.
 - Eric Gensheimer made a motion to accept the Monthly Financial Report and Ratify the Bills as presented.
 - Burt Green seconded the motion.
 - There were no objections and the motion carried.
 - b) Sales Tax Report and take any action on Sales Tax.
 - i) Eric Gensheimer presented the Sales Tax Report and presented the report on Calculations to Determine Funds Available through December 2026.
- 6) Old Business
 - a) To review and take action on any matters related to construction of new station(s), including action to engage architectural or engineering service, to select delivery methods to engage contractor(s), to approve plans / designs / changes, to approve payments, and to authorize Building Committee to act on behalf of the District regarding construction matters. To review

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- b) and take action on construction and improvements of District facilities and property, including selection of contractors and consultants for construction and material testing services.
 - i) Logistics Facility & Administration Facility
 - (1) Station Committee Update.
 - (2) Waiting for approval / plat from MUD 160 on proposed detention.
 - c) To review and take any action regarding real estate, including sale, purchase, lease, platting, utilities, encumbrances, maintenance, and legal actions related to real estate.
 - i) Approval for final plat for Spring Branch Preserve, Section 1 on Commissioner Court - July 23, 2026.
Developer should be reaching out after final approval of plat to ESD#2 to discuss land.
 - ii) Discussion held on Buffalo Run, Section 1 which incorporates Station 51.
James Sibley called for a motion to approve the proposed agreement as presented with the inclusion of the maintenance of the detention pond regarding the property located in Buffalo Run, Section 1.
 - (1) Eric Gensheimer a motion to approve the proposed agreement as presented with the inclusion of the maintenance of the detention pond regarding the property located in Buffalo Run, Section 1.
 - (2) Burt Green seconded the motion.
 - (3) There were no objections and the motion carried.
 - d) Discuss and take any action on Logistics Lease between MUD 18 and MCESD # 2.
 - i) Chief Edwards presented proposed ILA to Board and extend the contract for 5 years.
 - ii) James Sibley called for a motion to accept the ILA to the Board as presented between MUD 18 and MCESD # 2.
 - (1) Kim Parrish made a motion to accept the ILA to the Board as presented between MUD 18 and MCESD # 2.
 - (2) Burt Green seconded the motion.
 - (3) There were no objections and the motion carried.
 - e) Discuss and take any action on ESD # 2 Records Retention.
 - i) Counsel's office will reach out to coordinate with ESD # 2 Administration to meet in September / October of 2026.
- 7) New Business
- a) Report on 2025 Audit
 - i) Chief Edwards reported that Fire Department sent Final Audit to Jamie with Judge Keough's office to fulfill deadline.
 - b) Discuss and take any action on 2026 / 2027 Budget.
 - i) Chief Edwards inquired as to if there were any questions on the Proposed Budget as presented.
 - ii) Brief discussion.
 - c) Discuss and take any action on ordering fire apparatus.
 - i) Chief Edwards presented proposal to order two (2) new Engines with expected arrival date of November 2029.
 - ii) James Sibley called for a motion to accept the presented proposal for (2) new Engines with an expected arrival date of November 2029.
 - (1) Kim Parrish made a motion to accept the presented proposal for (2) new Engines with an expected arrival date of November 2029.
 - (2) Burt Green seconded the motion.
 - (3) There were no objections and the motion carried.
 - d) Discuss and take any action on Truth in Taxation Packet and Calendar.
 - i) Confirmed scheduled meetings and hearings.
- 8) To Meet in Closed Session.
- a) To meet in Closed Session pursuant to Government Code §551.071 to consult with legal counsel regarding pending or contemplative litigation, settlement offers or on matters which are required confidentially under the Texas Disciplinary Rules of Professional Conduct of the State Bar of Texas and Tax Code §323.3022 to discuss sales tax matters.
 - b) To meet in Closed Session pursuant to Government Code §551.074 to discuss personnel matters.
 - c) To meet in Closed Session pursuant to Government Code §551.072 to deliberate regarding real estate matters.
- 9) Take any action on item(s) discussed in Closed Session.
- a) Pending or contemplated litigation, settlement.
 - b) Real estate, including but not limited to purchase, sale, platting, or permits.
 - c) Personnel matters, including hiring, retention, duties, and benefits, including administrative staff, fire suppression staff, command staff, and fire chief.

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- 10) Report from Fire Department on Present Activities and Events as presented by Chief Edwards.
- a) Chief Edwards distributed material from Special District Coalition – July 31 Summit in Round Rock.
 - b) Chamber luncheon with Texas Senat District 4 – Bret Ligon – August 3 – “State of the State.”
 - c) ISO Rating Report from Chief Edwards. Edwards will update with additional information as available.
 - d) Commissioner Walker reported to Chief Edwards that new Commissioner appointment will be on August 6 – Court Agenda
 - e) City of Conroe de-annexed 18.2 acres in ESD # 2.
 - f) Consider September postings , as there are several holidays to consider during the month that may affect meeting dates and posting .
- 11) Confirm Meeting Date, Time, and Location for up, coming meeting(s):
- a) Public Hearing Meeting
 - i) Monday, August 3, 2026, at 5:30 – Special Meeting at Montgomery Fire Station # 51 located at 20590 Eva Street, Montgomery, Texas 77356.
 - ii) Monday, August 24, 2026, at 5:30 – Special Meeting at Montgomery Fire Station # 51 located at 20590 Eva Street, Montgomery, Texas 77356.
 - iii) Wednesday, August 26, 2026, at 5:30 – Regular Meeting at Montgomery Fire Station # 51 located at 20590 Eva Street, Montgomery, Texas 77356.
- 12) Adjournment
- a) The meeting was adjourned at 6:54 P.M.

Minutes Prepared by Kim Parrish:



Kim Parrish, Secretary / Treasurer

8/24/26
Date



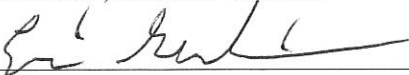
James Sibley, President

8/26/26
Date



Burt Green, Assistant Treasurer

8-26-26
Date



Eric Gensheimer, VP

8/26/26
Date