

**MINUTES OF THE AUGUST 18, 2025 MEETING OF THE
FORT BEND COUNTY EMERGENCY SERVICES DISTRICT NO. 10**

A Meeting was duly called of the **FORT BEND COUNTY EMERGENCY SERVICES DISTRICT NO. 10**, which was held on August 18, 2025, at Fairchild Fire Station, located at 8715 Fairchild Rd., Richmond, Texas 77469.

The meeting was called to order at 7:02 P.M. by Commissioner **BRIAN SATSKY**, president.

1. A roll call of commissioners was made under Agenda Item 1, and a quorum was confirmed, with Commissioners **BRIAN SATSKY, RUSSELL STRATMAN, RICHARD BREWER**, and **BRITTANY BUZEK** being present (Commissioner Matt Cyrus was absent). Also present were Josh Shed, Fire Chief of the Fairchild Fire Department, members of the Department, Howard Katz, attorney for the District, and Brian Desilets, Clarity Consulting, the District bookkeeper.

(a) The Pledge of Allegiance to the United States of America was recited.

(b) Approve Minutes of prior meeting(s).

The Board considered the Minutes of the July 14, 2025 meeting.

After review, Motion was made by Mr. **Stratman**, seconded by Ms. **Buzek** to approve the Minutes of the July 14, 2025 meeting. After discussion, the Motion was approved by a vote of 4 to 0.

2. **Public comment.** None was offered.

3. **Receive reports and comments with representatives of The Village of Fairchilds.** No report.

4. **Receive reports and comments of Austin Point developer.** No report.

5. **Receive a Financial Report from Clarity Consulting, District bookkeeper.**

Brian Desilets, with Clarity Consulting, the District bookkeeper, delivered the financial report.

For the report, he said total cash balances were \$227,932.81, with the Amegy bank account at \$126,205.22, and the Independent Financial bank account at \$101,727.59 (including a credit of \$311.20 interest).

Mr. Desilets said the District's tax collections was 95.00%.

After review, Motion was made by Ms. **Buzek**, seconded by Mr. **Stratman** to approve the Financial Report. After discussion, the Motion was approved by a vote of 4 to 0.

6. **Review and take action on revisions to District 2025 budget.**

Mr. Desilets said no action was needed under this Item.

7. **Review the election in the District for November 4, 2025 on the proposition of adopting a one percent (1%) sales and use tax in the District.**

Mr. Katz said the November 4, 2025 election was in place. He presented the draft Notice of Election as well as the early voting and election day voting sites, as prepared by the County Elections Administrator. He said these lists were subject to change by the County.

7(a) **Approve Appointing an Early Voting Clerk and Deputy Early Voting Clerk.**

The Board reviewed appointing the Early Votive Clerk for the election. Mr. Katz said the County Elections Administrator, John Oldham, would be the designated early voting clerk.

After review, Motion was made by Mr. **Brewer**, seconded by Ms. **Buzek** to appoint County Elections Administrator John Oldfham as early voting clerk. After discussion, the Motion was approved by a vote of 4 to 0.

7(b) **Approve establishing and designating election precincts and polling places.**

Mr. Katz presented the election precincts and polling places, as prepared by the County Elections Administrator. Mr. Katz said that in Fort Bend County a voter can vote at any official county voting location. After review, Motion was made by Mr. **Stratman**, seconded by Ms. **Buzek** to approve the election precincts and polling places, as prepared by the County Elections Administrator. After discussion, the Motion was approved by a vote of 4 to 0.

7(c) **Approve establishing (i) the election day voting locations, (ii) the main early voting location, (iii) the branch early voting locations, and (iv) voting hours for the election.**

Mr. Katz presented the polling places, as prepared by the County Elections Administrator, for election day, main early voting, branch early voting, and the voting hours at such locations. He said the main early voting location was the Fort Bend County Elections Admin building, 3730 Bamore Road, Rosenberg, Texas 77471. After review, Motion was made by Ms. **Buzek**, seconded by Mr. **Brewer** to approve polling places, as prepared by the County

Elections Administrator, for election day, main early voting, branch early voting, and the voting hours at such locations. After discussion, the Motion was approved by a vote of 4 to 0.

8. Approve the Notice of Election for the District for November 4, 2025 on the proposition of adopting a one percent (1%) sales and use tax in the District.

Mr. Katz presented the Notice of Election. He said the Notice was final, but voting locations was still subject to change by the County. After review, Motion was made by Mr. **Stratman**, seconded by Ms. **Buzek** to approve the Notice of Election. After discussion, the Motion was approved by a vote of 4 to 0.

9. Approve an Election Services Agreement and Joint Election Agreement with Fort Bend County for the November 4, 2025 election.

Mr. Katz presented the Joint Election Agreement sent by the County for handling the District sales tax election. He said the estimated election cost to the District was \$12,185.00. After review, Motion was made by Mr. **Brewer**, seconded by Mr. **Stratman** to approve the Joint Election Agreement. After discussion, the Motion was approved by a vote of 4 to 0.

10. Approve an Order Approving and Appointing an Agent for the Election.

Mr. Katz said an agent is required because the District does not operate an office. He said under the Order, Chief Shed was designated to serve as the District's agent for the election, at the fire station, for the hours of 8:30a.m.-11:30a.m. After review, Motion was made by Mr. **Stratman**, seconded by Ms. **Buzek** to approve the agent designation. After discussion, the Motion was approved by a vote of 4 to 0.

11. Review the 2025 District certified tax rolls.

Mr. Desilets and Katz reviewed the District's certified Tax Rolls with the Board. They said the taxable value is \$573,650,946, plus accounts still under review of \$4,603,299. Mr. Katz referred to the tax rate scenario report prepared for the meeting. He said the District 2024 taxable value was \$524,220,785, and for 2025, the value is approximately \$577,103,420.

Mr. Katz also said that part of the increase was in same property valuation, and also new property accounts added valued at \$13,846,877.

12. Review the District 2025 tax rate calculation worksheet.

Mr. Katz presented the District 2025 Tax Calculation Worksheet prepared by the County Tax Office. He said based on the District valuation and compared to the revenue and tax rate from the prior year, the 2025 pertinent tax rates are:

(a) No New Revenue (NNR) Tax Rate. \$.093104/\$100.

This tax rate shows the relationship between taxes for the 2024 and 2025 based on a tax rate that would produce the same amount of taxes (excluding new property accounts) as to the same properties that are taxed in both years:

No public hearings required or tax rate ratification election for NNR.

Any tax rate higher will require a public hearing.

(b) Voter Approval (VAR) Tax Rate. \$.096507/\$100.

This tax rate shows the maximum tax rate allowed in 2025 without voter approval at a tax rate ratification election.

13. Propose District 2025 ad valorem tax rate, maintenance and operations and debt, and set public hearing.

The Board discussed the various tax rates and funding requirements. The consensus was not to exceed but go up to the voter approval rate of \$.096507/\$100. Mr. Katz suggested that that perhaps a tax rate just under the VAR at \$.096400/\$100 would be best, with a tax revenue difference of only about \$600. Mr. Katz said that a roll call vote was required for proposing a tax rate. After review, Motion was made by Ms. **Buzek**, seconded by Mr. **Stratman** to propose a 2025 tax rate of \$.096400/\$100, and set a public hearing for September 8, 2025 at 7:00 p.m., at the fire station. Mr. Katz conducted the roll call:

	<u>Yes</u>	<u>No</u>	<u>Abstain</u>	<u>Absent</u>
Mr. Satsky:	X			
Mr. Stratman:	X			
Mr. Brewer:		X		
Ms. Buzek:	X			
Mr. Cyrus:				X

The Motion was approved by a vote of 3 to 1 (1 absent), and the public hearing was set for

September 8, 2025 at 7:00 p.m. at the fire station, 8715 Fairchild Rd., Richmond, Texas 77469.

14. Review draft District 2026 budget for capital and operations.

Mr. Desilets reviewed a draft budget based on projected 2026 expenses, and anticipated fire department and District operating expenses. He said he would prepare a more detailed draft based on the proposed tax rate.

15. Approve payment of District monthly operating expenses and pay bills.

Mr. Desilets said there were District administrative bills to pay/ratify:

Clarity Consulting:	\$ 1,100.00 (Bookkeeping)
Fort Bend CAD	\$ 1,609.00 (2025 appraisal fees)
Howard Katz:	\$ 5,900.00 (Legal)
Infinity Services:	\$ 532.68 (website, 2 months)
Amegy Bank:	\$ 81.12 (Bank charges)

After review, Motion was made by Mr. **Brewer**, seconded by Mr. **Stratman** to approve payment of the District monthly operating expenses. After discussion, the Motion was approved by a vote of 4 to 0.

16. Receive and review a report from Fairchild Fire Department regarding emergency services matters, including a run and response activity report for the prior month.

The Chief delivered an operations report for the prior month. He delivered a run report, noting that YTD runs were 161. The Chief said that 31/31 days were covered in July, with 1 Fire and 10 EMS, and 7 MVA, and 1 Mutual Aid given. The Chief said turn-out times were Fire: 1 m 32 sec; and EMS: 2 m 09 sec. The Chief reported the Department had its first run into the Austin Point community. The Chief said training sessions was held for ladders, EMS (vitals and pt assessments), truck maintenance and others courses.

17. Review and take action on payment of Fairchild Fire Department expenses pursuant to the Service Agreement.

The Chief presented a request of funding for the month of \$12,637.48. After review, Motion was made by Mr. **Stratman**, seconded by Ms. **Buzek** to approve the Department payment request of \$12,637.48. After discussion, the Motion was approved by a vote of 4 to 0.

18. Review and consider action regarding engagement of Mike Montgonery (MSM- LLC) for consulting services for planning and future planning for delivery of emergency services in the District and fire department operations.

The Board reviewed the recent presentation and discussed the engagement proposal,

with a goal of development of a strategic plan for the District and fire department. The Chief said he would contact Mr. Montgomery to request a more detailed flow chart and proposal for review.

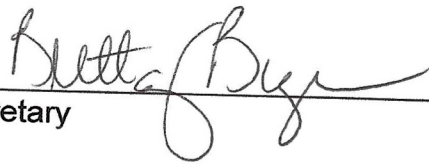
19. Schedule future regular and special District Board meetings and workshops.

September 8, 2025 at 7PM is the next scheduled Board meeting, with the tax rate public hearing.

Mr. Satsky set a District-Department budget committee meeting for August 27, 2025 at 5:00 p.m.

20. Executive Session. None

21. There being no further business brought before the Board, upon Motion made the meeting adjourned at 8:40 P.M.


Secretary