

**Southwest Leon Co. Emergency Services District No. 2**  
**BOARD OF COMMISSIONERS MEETING MINUTES**  
**January 20, 2026**

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1. Hank Dembosky called the meeting to order at 6:03pm.
2. Dembosky led the Board in prayer.
3. Dembosky led the Board in the pledges of allegiance.
4. Guests (4) are noted on the attached sign-in sheet. Commissioners in attendance: President Hank Dembosky; Vice-President Skip Smith; Treasurer Colleen Majoue; Assistant Treasurer Lori McGuire; and Secretary Judy Bryant.
5. Smith motioned to re-elect by acclamation all current ESD No. 2 Commissioners into his/her current Board position. Hearing no objections, the motion carried.
6. Treasurer's Report:
  - a) Majoue presented five checks for approval (list attached). Bryant motioned to approve the checks, and McGuire seconded. Motion carried. Majoue reported that she received approval from Prosperity Bank allowing mobile phone check deposits up to \$25,000; however, an upward adjustment on the mobile deposit limit is needed to prevent driving to Madisonville for deposits greater than \$25,000. Smith motioned to develop new policy to allow the Treasurer to make deposits up to \$50,000 via the mobile app, and McGuire seconded. Motion carried. McGuire will update the written policy accordingly.
  - b) Majoue reported on December 2025 financials (report attached). Majoue motioned to approve, and Smith seconded. Motion carried.
  - c) Sales tax revenue for January 2026 was \$10,201.70 (copy attached).
  - d) Majoue reported that the Prosperity Bank Certificate of Deposit (CD) is set to automatically renew on January 30, 2026, for a term of four months. The notification does not indicate the renewal percentage rate. McGuire motioned to approve the CD renewal, and Smith seconded. Motion carried. Dembosky stated that the Board will discuss moving the money at the February meeting.
7. The HTL VFD/EMS Financial and Activity Reports (attached) were presented by Sheri Guerra (VFD & Financial) and Jennifer Travis (EMS). The monthly performance measures reported are noted in the activity report. Smith motioned to approve the reports, and McGuire seconded. Motion carried.
  - EMS Calls: 29
  - Average Response Time: Medic 1 – 06 mins, 00 secs; Medic 2 – 07 mins, 26 secs
  - Average Out-of-Chute Time: 01 min, 33 secs
  - Fire Training Hours: 16
  - Response Hours: 47

Guerra reported (1) twelve fire calls in December, including an explosion caused by a catastrophic air conditioner freon leak in a residential attic; (2) eight sets of extrication equipment have been ordered/paid for, with reimbursement expected when funds are received from Texas Forest Service; (3) thirteen new bunker gear sets were purchased with FEMA grant funds; and (4) expected cost of \$10,000 for a door and training for firefighters to learn how to go through doors in a fire. TEEEX training is available. Travis reported 29 EMS calls with 16 transports in December, and the red ambulance has dead batteries sometimes. Concern is growing about the stability/future of Jewett Fire/EMS and the possibility of mutual aid falling on Hilltop Lakes.
8. Reports/Updates/Recommendations:
  - a) Dembosky attended Leon County Commissioners' Court on January 12. He presented the 2025 Annual Report (copy attached) and the Audit for ESD No. 2. He also addressed an agenda item requiring a bond on the ESD Treasurer. County Judge must set the bond amount (See #10). Dembosky reported on meetings at the Leon County Appraisal District which (1) may increase the current Garland PILOT revenue to \$10,000; (2) the overall environment surrounding the solar farm and battery storage; (3) tax rate notification from the County Appraisal District due no later than June 30, 2026; (4) the need to know the appraised value of the land for the solar farm and battery storage that is being leased for 30 years.
  - b) All ESD No. 2 Commissioners will attend the SAFE-D annual meeting in January 2026 (San Antonio) and obtain continuing education credits. Bryant provided copies of the SAFE-D Tentative Schedule.
  - c) McGuire plans to obtain more specific policies/procedures information at the SAFE-D meeting by attending Records Retention session and Overview of Sample Policies for ESD Boards and ESDs.

- d) Dembosky will complete the Annual SAM Registration on February 1, 2026.
  - e) Pecan Prairie Solar Project – per email dated January 19, 2026 (copy attached), Ryan Bowles reported there are no major updates,
  - f) GranSolar Bess Texas 3 Battery Storage Project – Per the attached December 17, 2025 email from Ryan Turner, the project development is going smoothly; however, receipt of technical studies from ERCOT has been delayed. At the earliest, construction could begin in Quarter 2 or 3 of 2026. Dembosky reported the tax abatement was completed two years ago, with everyone on Leon County Commissioner’s Court approving. He spoke with Ryan Turner about what will have to be paid on the land (a significant amount). Dembosky suggested that before the project really gets started, the Hilltop Lakes POA should have a conversation with Gransolar Bess about leaving heavy yaupon coverage in front, ask what type of lighting will be used all around, how much noise can be expected, and what will be done to make the project eco-friendly. Majoue will contact them on behalf of Hilltop Lakes POA Board.
  - g) Emergency Planning, CERT – Smith reported that CERT conducted Search & Rescue Training on Monday, January 12, 2026, and CERT will include Hilltop Lakes VFD and Lions Club at a meet and greet on February 21, 2026.
9. Guerra discussed the need for the 48KW generator, at a cost of \$37,900, and the use of Docusign to order it. Leon Gas Company will charge \$8/month rent for a 500-gallon propane tank. No update on bay heaters and foam insulation. Dembosky motioned to approve \$38,000 for the generator purchase, and Smith seconded. Motion carried. Normangee Bank check #1033, in the amount of \$38,000, was signed and provided to Guerra.
  10. Majoue motioned to pay the annual property and casualty insurance invoice when it is received, and McGuire seconded. Motion carried. Regarding the Treasurer’s Bond proposed by Judge Ryder (#8a. above), Smith motioned to complete a bond application with Merchant’s Bonding Company, through VFIS, and ask for \$100,000 coverage, with no obligation to purchase. Majoue seconded, and the motion carried. Majoue will complete and submit application.
  11. Majoue motioned for Dembosky to inquire w/ Garland if the invoice will be \$5,260.59 and to submit the invoice, and McGuire seconded. Motion carried.
  12. The physical address for ESD No. 2 was published, as required, in the January 14, 2026, edition of The Normangee Star (copy attached).
  13. None.
  14. Majoue motioned to approve the December 16, 2025, meeting minutes, and Smith seconded. Motion carried.
  15. The discussion on commissioners purchasing polo shirts with personal funds was tabled until next meeting.
  16. Dembosky and Smith attended the December 16, 2025, SAFE-D Third Tuesday Legislative Event in College Station. Dembosky’s Certificate of Completion for four hours of training during the event is attached. Smith will provide a copy of his Certificate of Completion for the same training. State Representative Angelia Orr was scheduled to come to Hilltop Lakes on Saturday, January 24, but bad weather may prevent her from coming. Dembosky received a call from her regarding topics for the interim session.
  17. The Annual Meeting of the HTL VFD/EMS will be on Saturday Jan. 24. Guerra reported that the Forest Service will receive \$27,000,000 for fire trucks in FY 27. She said there is a need to look at the effects on emergency fire and EMS services in rural areas that have solar farms, battery storage and data centers. Guerra also reported that she and Dustan Griggs re-applied for their current positions in Hilltop Lakes VFD/EMS.
  18. Andre De La Garza talked about current challenges facing rural communities.
  19. Next meeting will be Tuesday, February 17, 2026, at 6pm.
  20. At 8:30pm, Smith motioned to adjourn, and Majoue seconded. Motion carried.

Respectfully submitted,

Judy Bryant, Secretary

**Website:** <https://www.safe-d.org/southwest-leon-county-emergency-services-district-no-2/>