

**MINUTES OF AUGUST 4, 2025 MEETING
FOR
ECTOR COUNTY EMERGENCY SERVICES DISTRICT NO. 1
&
ECTOR COUNTY EMERGENCY SERVICES DISTRICT NO. 2**

A joint public meeting was duly called by the Board of Commissioners of Ector County Emergency Services Districts No. 1 and Ector County Emergency Services District No. 2, on August 4, 2025, which was held at the Kellus Turner Park Community Center, located at 2261 W. Sycamore Dr., Odessa, TX, 79763.

CALL MEETING TO ORDER, ROLL CALL AND ESTABLISH A QUORUM

The meeting was called to order at 7:45 p.m. Those Commissioners present were:

John Turner	Present
Kevin Searcy	Present
Randy Lighfoot	Present
Heather Burks	Present
Patti Kappauf	Present

Also present at the meeting were John Peeler and Melissa Wiggins (attending remotely) of Coveler & Peeler, P.C., and other members of the public attending in person.

TO RECEIVE PUBLIC COMMENT.

President **Turner** requested each speaker limit their comments to three minutes (3:00). Mr. Jahbari Raggette addressed the Board, offering to share his experiences with other Fire Departments and Emergency Services Districts around the Houston area.

TO REVIEW, DISCUSS AND TAKE ACTION REGARDING INTERLOCAL AGREEMENTS WITH ECTOR COUNTY AND/OR ECTOR CENTRAL APPRAISAL DISTRICT REGARDING APPRAISAL AND TAX COLLECTION SERVICES FOR ECTOR COUNTY EMERGENCY SERVICES DISTRICT NO. 1 AND NO. 2.

Mr. Peeler advised the Board that executing the proposed Interlocal Agreements ("ILA") with Ector County Central Appraisal District ("CAD") would allow the CAD to collect the District's revenues as a taxing unit. Having reviewed the agreement, Mr. Peeler recommended approving the ILA in order to receive the District's tax revenues. There being no further discussion, Mr. **Searcy** made a Motion, seconded by Mrs. **Kappauf**, to approve the ILA with Ector County CAD as presented. Thereafter, the Motion passed by a vote of 5 to 0.

TO REVIEW, DISCUSS AND TAKE ACTION REGARDING THE ECTOR COUNTY APPRAISAL DISTRICT PROPERTY TAX AND MINERAL ESTIMATES FOR ECTOR COUNTY EMERGENCY SERVICES DISTRICT NO. 1 AND NO. 2.

Mr. Peeler next addressed taxing values for the Districts. According to Ector County CAD, the Districts were valued at \$6,439,303,549 each. Mineral property values for the Districts

totaled \$989,641,100 each. Mr. **Searcy** stated that figure was significantly lower than originally anticipated and addressed the financial shortfall associated with the figure differences. After discussion, Mr. **Searcy** made a Motion, seconded by Ms. **Burks**, to approve the certified values of each District as presented. Thereafter, the Motion passed by a vote of 5 to 0.

TO RECEIVE A BUDGET PRESENTATION AND REVIEW, DISCUSS AND TAKE ACTION REGARDING UPDATES TO THE SAME FOR ECTOR COUNTY EMERGENCY SERVICES DISTRICT NO. 1, AND ECTOR COUNTY EMERGENCY SERVICES DISTRICT NO. 2.

Next, Mr. **Searcy** presented budget information for the Districts, and discussed drafted budgets related to the same. He first presented information based on other Districts of similar size and operational needs, stating that the majority of operational expenses came from personnel costs including wages and benefits. Other large costs included capital expenses related to building and maintaining District stations, apparatus, and equipment. Mr. **Searcy** presented a combined draft budget recommendation with operating expenses estimated at \$5,453,973, and an overall budget value of \$6,222,928, including debt financing, and taking into account the CAD appraisal for each District of \$6,439,303,549.

The presentation further outlined costs anticipated for the construction and operation of multiple stations, including eighteen (18) personnel combining fire and EMS personnel, along with apparatus and equipment at each station. Mr. **Searcy** suggested financing a portion of the construction expenses to expedite construction schedules. The initial budget anticipated two (2) stations, with a third within three (3) years. Mrs. **Kappauf** expressed concern regarding the cost of engaging Odessa Fire Rescue to provide services within the District's territory, and the impact of various adopted tax rates on overall District revenues and service provision options. Mr. **Peeler** then explained tax-setting processes after the District's first year, advising that public elections could be necessary in the future if the adopted rate was significantly lowered, and then raised later on.

Mr. **Searcy** noted that a budget for each District must be adopted before the tax rate could be adopted. Mr. **Turner** made a Motion to adopt the budget as presented, though Mrs. **Kappauf** requested additional time for review and discussion regarding the budget as presented, and the Motion died. No additional action was taken by the Board at this time.

For more information regarding District budget information, or to view this presentation as discussed, please visit <https://ectoresd.com>.

TO PROPOSE THE ECTOR COUNTY EMERGENCY SERVICES DISTRICT NO. 1 2026 BUDGET.

At this time, Mr. **Turner** made a Motion, seconded by Mr. **Lightfoot**, to propose the District's 2025–2026 Budget as presented by Mr. **Searcy**. Thereafter, the Motion passed by a vote of 5 to 0.

TO PROPOSE THE ECTOR COUNTY EMERGENCY SERVICES DISTRICT NO. 2 2026 BUDGET.

At this time, Mr. **Searcy** made a Motion, seconded by Mr. **Lightfoot**, to propose the District's 2025–2026 Budget as presented. Thereafter, the Motion passed by a vote of 5 to 0.

TO PROPOSE THE ECTOR COUNTY EMERGENCY SERVICES DISTRICT NO. 1 2025 TAX RATE.

The Board next discussed tax rates for the District. Mr. **Searcy** began by suggesting the Board consider a rate of \$0.07 or more to establish funding for the District since that rate could be lowered in subsequent years. Mrs. **Kappauf** noted that some areas had been left out of the District's formation, thus accounting for a portion of the anticipated revenue loss. She further noted that during the District's creation, it was suggested that each District would operate on a tax rate of \$0.05 per \$100 valuation. Based on the current valuation by Ector County, and given the estimated costs of service and operations for each District, Mrs. **Kappauf** then suggested a rate of \$0.08 per \$100. Mr. **Searcy** reiterated that adopting a higher rate up to the full \$0.10 would create a reserve for the District, which could be necessary if the rate were lowered in subsequent years.

Mrs. **Kappauf** again noted the anticipated rates of each District as presented during the creation process, and also noted poverty levels and economic concerns of communities within the District's territory. When asked, Mrs. **Kappauf** stated that the additional revenues would not provide increased services to the taxpayers in the area, and seemed unnecessary at this time since the initial feasibility study had not anticipated such an aggressive approach to construction and District development. She then suggested focusing on providing EMS services in the area, which would also represent a lower cost to the District, while still allowing for the addition of fire crews and services in time.

Mr. **Lightfoot** and Ms. **Burks** agreed that starting at a higher rate to build reserves would be better for the District, and that the tax rate could be lowered in the future, but that starting at a lower rate and attempting to raise it in the future would be more difficult and represent a risk to the District's ability to serve its purpose. After discussion, Mr. **Searcy** made a Motion, seconded by Mr. **Turner**, to propose a 2025 tax rate for Ector County Emergency Services District No. 1 of \$0.10 per \$100 property valuation. Thereafter, the Motion passed by a vote of 4 to 1, with Mrs. **Kappauf** opposed.

For more information regarding District tax setting information, please visit <https://ectorisd.com>

TO PROPOSE THE ECTOR COUNTY EMERGENCY SERVICES DISTRICT NO. 2 2025 TAX RATE.

Mr. **Searcy** then reiterated Mrs. **Kappauf's** concerns regarding the need for EMS services in the area and made a Motion, seconded by Mr. **Turner**, to propose a 2025 tax rate for Ector County Emergency Services District No. 2 of \$0.10 per \$100 property valuation. Thereafter, the Motion passed by a vote of 4 to 1, with Mrs. **Kappauf** opposed.

TO SCHEDULE THE 2025 PUBLIC HEARING, AND ADOPTION MEETING FOR THE 2025 TAX RATE OF ECTOR COUNTY EMERGENCY SERVICES DISTRICT NO. 1 AND ECTOR COUNTY EMERGENCY SERVICES DISTRICT NO. 2.

Mr. **Peeler** next informed the Board that, as newly formed Districts, formal Public Hearings were not required to adopt the annual tax rate. In the interest of transparency, however, a Public Hearing and adoption meeting specifically focused on the adoption of the District budgets and tax rates could be scheduled between now and September 30, 2025. Mr. **Searcy** advised that the next regular meeting was scheduled for Tuesday, September 9th due to the Labor Day holiday. After discussion, Mr. **Lightfoot** made a Motion, seconded by Mr. **Searcy** to schedule the District Public Hearing and adoption meetings for Monday, August 25, 2025 at 6:30 p.m., to be held at the Kellus

Turner Park Community Center. Thereafter, the Motion passed by a vote of 5 to 0.

TO REVIEW, DISCUSS AND TAKE ACTION REGARDING ANY DISTRICT FINANCIAL INSTITUTION MATTERS, INCLUDING BUT NOT LIMITED TO EXECUTION OF NECESSARY DOCUMENTS TO ESTABLISH BANK ACCOUNTS FOR ECTOR COUNTY EMERGENCY SERVICES DISTRICT NO. 1 AND ECTOR COUNTY EMERGENCY SERVICES DISTRICT NO. 2.

The Board next discussed steps to open bank accounts for each District. Mr. Peeler presented resolutions which would be filed with the bank to open the accounts, and allow each Board access to its account. After review, Mrs. **Kappauf** made a Motion, seconded by Ms. **Burks**, to approve the execution of resolutions and other such documents as requested to open new bank accounts at Frost Bank for Ector County Emergency Services District No. 1 and Ector County Emergency Services District No. 2. Thereafter, the Motion passed by a vote of 5 to 0.

TO REVIEW, DISCUSS AND TAKE ACTION REGARDING MATTERS RELATED TO BOOKKEEPING SERVICES FOR ECTOR COUNTY EMERGENCY SERVICES DISTRICT NO. 1 AND ECTOR COUNTY EMERGENCY SERVICES DISTRICT NO. 2.

The Board next discussed bookkeeping services for the Districts, though Mrs. **Kappauf** noted that a request for qualifications or proposals would be needed to find and engage an appropriate provider. After discussion, Mr. **Searcy** made a Motion, seconded by Ms. **Burks**, to authorize Mrs. **Kappauf** to obtain information regarding bookkeeping services to present at the Board's September meeting. Thereafter, the Motion passed by a vote of 5 to 0.

TO REVIEW, DISCUSS AND TAKE ACTION REGARDING INSURANCE COVERAGE FOR ECTOR COUNTY EMERGENCY SERVICES DISTRICT NO. 1 AND ECTOR COUNTY EMERGENCY SERVICES DISTRICT NO. 2.

Ms. Wiggins next informed the Board that Mr. Coveler had spoken with VFIS of Texas regarding insurance for the Districts, and though no updates on full coverage quotes were available at this time, applications for each District's Treasurer's Bond had been submitted and approved by VFIS. Invoices for the bond coverage would be paid by the District once they were received from VFIS, and funding to each District was received from Ector County. No further action was taken by the Board.

TO RECEIVE THE DISTRICTS' FINANCIAL REPORTS, AND TO REVIEW AND TAKE ACTION ON FINANCIAL MATTERS INCLUDING REQUESTS AND REQUISITIONS, AND TO APPROVE AND PAY DISTRICT BILLS FOR ECTOR COUNTY EMERGENCY SERVICES DISTRICT NO. 1 AND ECTOR COUNTY EMERGENCY SERVICES DISTRICT NO. 2.

- a. Monthly legal expenses
- b. Purchase of Commissioner shirts or uniforms

Mr. **Turner** advised that legal fees for the month were still under review and would be presented for approval in September. He further advised that the signed agreement between Ector County and the Districts for initial funding had been received by the County, but no further action had been taken by the county at this time.

At this time, Mrs. **Kappauf** made a Motion, seconded by Ms. **Burks**, to remove item 14(b) regarding the purchase of Commissioner uniforms from the agenda. Thereafter, the Motion passed

by a vote of 5 to 0.

TO REVIEW, DISCUSS AND TAKE ACTION REGARDING THE PROVISION OF EMERGENCY SERVICES TO THE DISTRICT TERRITORY.

- a. Interlocal Agreement for fire suppression and related services between the City of Odessa and Ector County Emergency Services District No. 1.
- b. Interlocal Agreement for emergency medical services, emergency ambulance service and related services between the City of Odessa and Ector County Emergency Services District No. 2.

Mr. Peeler advised that Item 15 should be tabled for discussion in Closed Session. No further action was taken by the Board at this time.

TO REVIEW, DISCUSS AND TAKE ACTION ON MATTERS RELATED TO MUTUAL AID AGREEMENTS FOR ECTOR COUNTY EMERGENCY SERVICES DISTRICT NO. 1 AND ECTOR COUNTY EMERGENCY SERVICES DISTRICT NO. 2.

Mr. Searcy next advised that while mutual aid agreements could be discussed and addressed in the future, no information was available for discussion or action at this time. There being no further comments, Mrs. Kappauf made a Motion, seconded by Mr. Lightfoot, to table discussion of mutual aid agreements for future meetings. Thereafter, the Motion passed by a vote of 5 to 0.

TO APPROVE THE MINUTES OF PRIOR MEETING(S).

The Board then reviewed minutes from the July 7th regular meeting, and amended minutes of the June 2nd meeting. After review, Ms. Burks made a Motion, seconded by Mr. Lightfoot, to approve the minutes as presented. Thereafter, the Motion passed by a vote of 5 to 0.

TO REVIEW, DISCUSS AND TAKE ACTION REGARDING ADOPTION, AMENDMENT AND EXPLANATION OF DISTRICT POLICIES, PROCEDURES AND STANDARD OPERATING GUIDELINES FOR ECTOR COUNTY EMERGENCY SERVICES DISTRICT NO. 1 AND ECTOR COUNTY EMERGENCY SERVICES DISTRICT NO. 2.

- a. Procedures for public comment and public comment form adoption.

The Board next reviewed templates for sign-in sheets and public comment information for future Board meetings. Ms. Burks presented template options for review, including input and designs by Mrs. Kappauf based on county and other entity forms, but stated some information seemed unnecessary for the Districts' purposes. After discussion regarding specific information requests included on the District sign-in sheets, Ms. Burks made a Motion, seconded by Mr. Turner, to adopt the sign-in sheet as discussed and amended. Thereafter, the Motion passed by a vote of 5 to 0.

Regarding public comment policies and procedures, Mr. Turner stated that three minutes (3:00) per speaker seemed adequate for each speaker to address the Board during meetings. Mr. Peeler offered a policy to define the procedures and restrictions on public comment at District meetings, and advised that terms in the current draft policy could be revised to allow for standard speaking times regardless of the number of speakers present at the meeting. After review, Mr. Turner made a Motion, seconded by Mrs. Kappauf, to approve the policy as presented

pending revision of time limits by legal counsel. Thereafter, the Motion passed by a vote of 5 to 0.

TO REVIEW, DISCUSS AND TAKE ACTION REGARDING OPEN MEETING ACT RULES AND VIOLATIONS.

Mr. Peeler next addressed the Board regarding questions related to Open Meetings Act practices. Mr. **Turner** requested clarification regarding communications occurring in the presence of a quorum, including during the time before Board meetings when a quorum was present prior to a call to order. Mr. Peeler advised that fewer than three (3) Commissioners could speak to anyone prior to a meeting beginning, though if a quorum of three (3) or more Commissioners was present, it was not recommended to discuss material issues until the meeting was called to order.

He further explained the differences in speaking with an individual offering public comment, as opposed to holding a discussion with a potential speaker at the meeting, and advised that if discussing material matters with a presenter or guest speaker, that discussion should be held during the meeting once the meeting was called to order. Additional discussions could also be tabled for future meetings when an appropriate agenda item could be added to address specific items of interest. No action was taken by the Board.

TO REVIEW, DISCUSS AND TAKE ACTION REGARDING PURCHASE, CREATION, AND/OR IMPLEMENTATION OF AN INCLEMENT WEATHER WARNING SYSTEM WITHIN THE DISTRICTS' TERRITORIES.

There being no information to discuss regarding inclement weather systems, Mrs. **Kappauf** made a Motion, seconded by Mr. **Searcy**, to remove the agenda item from future agendas. Thereafter, the Motion passed by a vote of 5 to 0.

TO REVIEW AND DISCUSS UPCOMING TRAINING OPPORTUNITIES FOR THE DISTRICT COMMISSIONERS.

At this time, Mrs. **Kappauf** made a Motion, seconded by Mr. **Lightfoot**, to table discussion of training opportunities until the Districts' October meeting. Thereafter, the Motion passed by a vote of 5 to 0.

TO REVIEW, DISCUSS AND ACT REGARDING DISTRICT REAL ESTATE MATTERS FOR ECTOR COUNTY EMERGENCY SERVICES DISTRICT NO. 1 AND ECTOR COUNTY EMERGENCY SERVICES DISTRICT NO. 2.

There being no active real estate matters to consider, Mr. **Searcy** made a Motion, seconded by Mrs. **Kappauf** to remove the real estate item from future meeting agendas unless requested. Thereafter, the Motion passed by a vote of 5 to 0.

TO DISCUSS AND CONFIRM UPCOMING REGULAR AND SPECIAL MEETING DATES, AND TO REVIEW, DISCUSS AND TAKE ACTION ON ANY DISTRICT MATTERS WHICH NEED TO BE INCLUDED ON THOSE AGENDAS.

The Board confirmed the date of the District Public Hearing and adoption meetings for Monday, August 25, 2025 at 6:30 p.m. The next regular meeting would be held on Tuesday,

September 9, 2025 at 6:30 p.m. due to the Labor Day holiday.

TO MEET IN CLOSED SESSION PURSUANT TO GOVERNMENT CODE §551.071 TO CONSULT WITH LEGAL COUNSEL.

The Board met in Closed Session at 9:39 p.m. to consult with legal counsel.

The Board reconvened in Open Session at 10:30 p.m.

TO MEET IN CLOSED SESSION PURSUANT TO GOVERNMENT CODE §551.072 TO DELIBERATE REGARDING REAL ESTATE MATTERS.

The Board did not meet in Closed Session to discuss real estate matters.

TO MEET IN CLOSED SESSION PURSUANT TO GOVERNMENT CODE §551.074 TO DISCUSS PERSONNEL MATTERS.

The Board did not meet in Closed Session to discuss personnel matters.

TO REVIEW, DISCUSS AND TAKE ACTION ON MATTERS RELATED TO REAL ESTATE OR PERSONNEL AS DISCUSSED IN CLOSED SESSION.

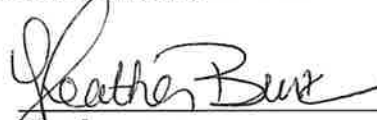
No action was taken regarding real estate or personnel matters.

ADJOURNMENT:

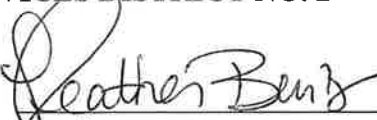
There being no further business brought before the Board, Mr. **Searcy** made a Motion, seconded by Mr. **Lightfoot**, to adjourn the meeting at 10:30 p.m. Thereafter, the Motion passed by a vote of 5 to 0.

The foregoing minutes were passed and approved by the Board of Commissioners on September 9, 2025.

**ECTOR COUNTY EMERGENCY
SERVICES DISTRICT NO. 1**

By: 
Heather Burks
District Secretary

**ECTOR COUNTY EMERGENCY
SERVICES DISTRICT NO. 2**

By: 
Heather Burks
District Secretary