



City of Montgomery City Council Regular Meeting Agenda

December 09, 2025 at 6:00 PM
Montgomery City Hall – Council Chambers
101 Old Plantersville Rd. Montgomery, TX 77316

NOTICE IS HEREBY GIVEN that a Regular Meeting of the City Council will be held on **Tuesday, December 09, 2025 at 6:00 PM** at the City of Montgomery City Hall, 101 Old Plantersville Road, Montgomery, Texas.

Members of the public may view the meeting live on the City's website under Agenda/Minutes and then select **Live Stream Page (located at the top of the page)**. The Meeting Agenda Pack will be posted online at www.montgomerytexas.gov. The meeting will be recorded and uploaded to the City's website.

OPENING AGENDA

1. Call Meeting to Order.
2. Invocation.
3. Pledges of Allegiance.

PUBLIC FORUM

The City Council will receive comments from the public on any matters within the jurisdiction of the City of Montgomery, Texas. Speakers will be limited to three (3) minutes each. Persons wishing to participate (speak) during the Public Forum portion of the meeting must sign-in to participate prior to the meeting being called to order. Please note that the City Council's discussion, if any, or subjects for which public notice has not been given, are limited to statements of specific factual responses and recitation of existing policy.

CONSENT AGENDA

All Consent Agenda items are considered to be routine by the City Council and will be enacted by a single motion. There will be no separate discussion on these items unless a Councilmember requests an item to be removed and considered separately.

4. Consideration and possible action on the City Council Regular Meeting Minutes of November 10, 2025.
5. Consideration and possible action on the following Resolution: A resolution of the City of Montgomery, Texas affirming its annual review of the policy for investment of municipal funds and the investment strategies contained therein has been conducted as required by section 2256.005(e) of the Texas government code.

REGULAR AGENDA

All items on the Regular Agenda are for discussion and/or action.

6. Consideration and possible action regarding the Community Center.
7. Consideration and possible action on Municipal Complex.
8. Consideration and possible action on the Acceptance of the public lift station located in Briarley Phase 1A Section 3 (Dev. No. 2006).

9. Consideration and possible action on formally ending the warranty period and releasing the maintenance bond for the public lift station within the Montgomery Bend Development (Dev. No. 2203).
10. Consideration and possible action on formally ending the warranty period and releasing the maintenance bond for the Montgomery Bend Section 1 Development (Dev. No. 2203).
11. Consideration and possible action on formally ending the warranty period and releasing the maintenance bond for the Montgomery Bend Section 2 Development (Dev. No. 2203).
12. Consideration and possible action on the Final Plats for Briarley Phase 1B (formerly known as Redbird Meadows) Sections 4, 5, and 6 (Dev. No. 2006).
13. Consideration and possible action authorizing the Mayor to sign the Second Amendment to the Pump & Haul Agreement by and between the City of Montgomery and the Developer (“JDS Old Plantersville Road LLC”) for the Briarley development (Dev. No. 2006).
14. Consideration and possible action on the acceptance of a Feasibility Study Summary Memo on the Montgomery Flex Business Center development (Dev. No. 2508).
15. Consideration and possible action regarding authorizing the City Engineer to begin design of the Downtown Improvements Project (the “Project”).
16. Consideration and possible action authorizing the City Administrator to sign the TxDOT Sponsorship Letter for the Legacy Grove development (Dev. No. 2409).
17. Consideration and possible action on the acceptance of the Engineer’s Recommendation of Award to complete the Construction Services related to the Lift Station No. 5 Relocation project.
18. Consideration and possible action on the acceptance of a Utility and Economic Feasibility Study on the Montgomery Retail (SR 105 LLC) development (Dev. No. 2506).
19. Consideration and possible action on formally ending the warranty period and releasing the maintenance bond for the Old Plantersville Force main Project.
20. Consideration and possible action on a Resolution by the City Council of the City of Montgomery, Texas, authorizing publication of Notice of Intention to Issue Certificates of Obligation; Authorizing the preparation of a preliminary official statement and notice of sale; and Providing for other matters incidental thereto.
21. Consideration and possible action on the acceptance of a Utility and Economic Feasibility Study on the Krawfish Kai development (Dev. No. 2509).
22. Consideration and possible action authorizing the execution of a memorandum of understanding (“MOU”) on the proposed Old Plantersville Road Improvements.
23. Consideration and possible action regarding authorizing the City Engineer to begin design of Phase II of the Buffalo Springs Drive and CB Stewart Roadway Reconstruction project (the “Project”) subject to receipt of deposit from BCS Capital Group (Dev. No. 2415).
24. Consideration and possible action authorizing the execution of the Maintenance and License Agreement for the proposed brick pavers within the Legacy Grove development (Dev. No. 2409).

DEPARTMENTAL REPORTS

25. Municipal Court Report November 2025

26. November 2025 Police Dept. Report
27. October 2025 Development Services Report
28. Building Official Report for October 2025
29. Public Works Monthly Report October 2025
30. Utility Operations Monthly Report October 2025
31. Engineer's Monthly Report.
32. Financial report for the period ending October 31, 2025.

EXECUTIVE SESSION

33. Closed Session

City Council will meet in Closed Session pursuant to the provisions of Chapter 551 of the Texas Government Code, in accordance with the authority contained in:

- A. Section 551.074 Personnel Matters - City Administrator Review
- B. Section 551.071 Consultation with Attorney - Update on the Town Creek Litigation

34. Open Session

City Council will reconvene in Open Session at which time action on the matter(s) discussed in Closed Session may be considered.

- A. Section 551.074 Personnel Matters - City Administrator Review
- B. Section 551.071 Consultation with Attorney - Update on the Town Creek Litigation

COUNCIL INQUIRY

Pursuant to Texas Government Code Sect. 551.042, the Mayor and Council Members may inquire about a subject not specifically listed on this Agenda. Responses are limited to the recitation of existing policy or a statement of specific factual information given in response to the inquiry. Any deliberation or decision shall be limited to a proposal to place on the agenda of a future meeting.

CLOSING AGENDA

35. Items to consider for placement on future agendas.
36. Adjourn.

The City Council for the City of Montgomery reserves the right to adjourn into executive session at any time during the course of this meeting to discuss any of the matters listed below, as authorized by the Texas Government Code Sections 551.071 (Consultation with Attorney), 551.072 (Deliberations about Real Property), 551.073 (Deliberation Regarding Prospective Gifts), 551.074 (Personnel Matters), 551.076 (Deliberations regarding Security Devices), and 551.087 (Deliberation regarding Economic Development Negotiations).

I, Ruby Beaven, certify that this notice of meeting was posted on the website and bulletin board at City Hall of the City of Montgomery, Texas, a place convenient and readily accessible to the general public at all times. This notice was posted at said locations on the following date and time: **December 03, 2025 by 12:15 PM** and remained so posted continuously for at least three business days preceding the scheduled time of said meeting.

/s/ Ruby Beaven

City Secretary

This public notice was removed from the official posting board at the Montgomery City Hall on the following:

Date: _____ Time: _____

By: _____

City Secretary's Office
City of Montgomery, Texas

This facility is wheelchair accessible and accessible parking spaces are available. Please contact the City Secretary's office at 936-597-6434 for further information or for special accommodation.
