City Council
Regular Meeting Minutes
December 09, 2025

OPENING AGENDA

1. **Call Meeting to Order.**

The City Council Regular Meeting of the City of Montgomery was called to order by Mayor Countryman at 6:00 p.m. on December 09, 2025, at City Hall 101 Old Plantersville Rd., Montgomery, TX and live video streaming.

With Council Members present a quorum was established.

Present:	Mayor	Sara Countryman
	Mayor Pro-Tem	Cheryl Fox
	Council Member Place 1	Carol Langley
	Council Member Place 2	Casey Olson
	Council Member Place 5	Stan Donaldson
Absent:	Council Member Place 3	Tom Czulewicz

2. **Invocation.**

Council Member Donaldson gave the invocation.

3. **Pledges of Allegiance.**

Mayor Countryman led the pledges of allegiance.

PUBLIC FORUM

Cheryl Fox, 821 Stewart, publicly praised Stephanie Johnson for her excellent work in promoting the City of Montgomery, noting her efforts in public outreach, lighting improvements, and community events like Light Up the Park, which drew a record crowd of over 400 attendees and possibly up to 800. Ms. Fox highlighted how Stephanie's efforts have increased visibility and community engagement, even making her a local celebrity, and expressed appreciation for the positive feedback and successful event organization.

Philip LeFevre, 898 Clepper, provided a detailed critique of the ongoing litigation between himself and the City of Montgomery, asserting that the City initially retaliated against his public comments and that the lawsuit, including demands for millions of dollars, is without merit and based on outdated claims. He argued that the City's case lacks evidence, that previous court rulings have favored him, and that the City is wasting significant public funds on an appeal. Mr. LeFevre expressed frustration with what he perceives as the City's uncooperative attitude over several years, accusing them of attempting to financially harm him and questioning their motives related to recent bond sales.

Krishna Chandrasekaran, 58 Valiant Ridge, Magnolia, expressed strong opposition to the construction of AI data centers in Montgomery County, emphasizing concerns over water consumption, environmental impact, noise, and disturbances to residents and farmers. He urged the City Council to take proactive measures, such as denying permits, to prevent the development of these facilities, arguing that the county should prioritize protecting its valuable water resources and quality of life before these centers take over.

Karl Brosch, 303 Mason Street, passionately defended the significance of the Community Center in old Montgomery, emphasizing its historical value, role in community celebrations, and architectural importance, noting that it is a cherished "time capsule" for residents and visitors alike. He argued that repairing the building would be more cost-effective than demolition and urged the city to preserve this historic structure, highlighting its role in fostering family memories and maintaining Montgomery's historic charm.

Hilliary Dumas, 8560 Majestic Lake Court, criticized the City for excessive legal expenses, unpaid debts, questionable land purchases, and costly projects like the Night Inspection Building, which she claims has diminished in value and is being improperly disposed of. She also highlighted concerns over the City's reliance on WGA for feasibility studies and design work, questioning conflicts of interest and advocating for the City to establish its own engineering department to improve transparency, efficiency, and cost savings, emphasizing that city funds should be managed more responsibly for the benefit of taxpayers.

Larry Foerster, 2411 Ellis Park Ln, Conroe, former city attorney and Chair of the Montgomery County Historical Commission, urged the Council to consider preserving the Community Center due to its historical significance, built in 1948 and dedicated to World War II veterans. He highlighted potential funding opportunities through state and county grants for preservation efforts, suggested the building might qualify for a historical marker, and offered the Commission's resources, including volunteer structural engineers, to assist in evaluating the building's condition and exploring options for its preservation or repurposing.

Scott Carson, 17507 Carroll Lane, Willis, announced his candidacy for Justice of the Peace Precinct One in Montgomery County, emphasizing his local roots, experience on the Willis ISD School Board, and background in law enforcement. He expressed his commitment to addressing truancy issues by advocating for parental accountability and improving programs through the justice court. Carson highlighted his personal dedication to family, community, and public service, inviting community members to engage with him and discuss his platform as he seeks to serve in this role.

Marilyn Thompson, 25637 West FM 1097 Road, voiced concerns about alleged discriminatory treatment and inconsistent enforcement by the City regarding her property at 914 College Street within the historic preservation district. She argued that she followed all permit procedures for her remodel and addition, but was later told to obtain additional inspections that are not required by guidelines. Ms. Thompson urged the City to either enforce its rules uniformly across all properties, or reimburse her for unnecessary expenses, emphasizing the importance of fair and equitable treatment in their actions.

CONSENT AGENDA

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.**

   Proposed Resolution 2025-42

   Motion: Council Member Olson made a motion to accept the Consent Agenda as presented. Mayor Pro-Tem Fox seconded the motion. Motion carried with all present voting in favor.

REGULAR AGENDA

6. **Consideration and possible action regarding the Community Center.**

   Brent Walker, City Administrator, addressed the Council regarding the Community Center. They discussed the future of the Community Center after the EDC unanimously recommended demolishing the existing structure and building a larger, modern facility. Some Council Members expressed concern about the building's historical significance, particularly its connection to honoring World War II veterans, and favored exploring preservation options.

   Staff explained that the structure is in severe disrepair, with significant roof, wall, interior, and ADA-compliance issues. They noted that meaningful renovation would require gutting the entire building, essentially reconstructing it from scratch. The building's small 800 square foot size and its location in the center of the property also limit its usability for community events unless it is relocated or expanded.

   Cost estimates were provided: approximately $60,000 for mold remediation and a minimum of $200,000 to restore or rebuild. Funding would come from the EDC under the new downtown development plan.

   Because of unresolved questions and the desire for more information, they requested a tour of the building and documentation detailing its structural condition before making a final decision.

Motion: Mayor Pro-Tem Fox made a motion to Table Item 6 until further information, and a site visit could be arranged. Council Member Donaldson seconded the motion. Motion carried with all present voting in favor.

7. **Consideration and possible action on Municipal Complex.**

Jon Stevens, Architect, with Engineered Buildings of Texas / McFate Group presented the scope of architectural and engineering services for the Municipal Complex project. The proposal is intended to keep the project progressing following the previously approved conceptual design phase. Mr. Stevens outlined the consultants involved, including: structural, mechanical, electrical, plumbing, and fire protection engineers with IMAG from the Houston office, civil engineering with L Squared, Jonathan as contact, soil engineering services, and interior design with Jenna Walker. Mr. Stevens described the phases of work: additional programming, schematic design, design development, construction documents, and construction administration

Several Council Members noted they received the documentation only shortly before the meeting, making it difficult to fully review. Staff clarified this was not the final contract which will be brought in January, but rather a step to keep the project moving. Funding for this phase will come from general fund reserves, not CCPD funds, as this portion covers professional services. Previous property sale revenue will be used.

Motion: Mayor Pro-Tem Fox made a motion to accept Item 7 as presented and authorize moving forward with the architectural and engineering team. Council Member Olson seconded the motion. Motion carried with all present voting in favor.

8. **Consideration and possible action on the Acceptance of the public lift station located in Briarley Phase 1A Section 3 (Dev. No. 2006).**

Chris Roznovsky, City Engineer, presented an update regarding the lift station. In July, the Council accepted all infrastructure for Briarley Phase 1A, Section 3 except the lift station. At that time, the natural gas line had not been installed. The gas line has now been installed, and the generator has completed its full manufacturer startup. Staff confirmed that all punch-list items have been addressed. Acceptance of the lift station will initiate a one-year warranty for this project. Other infrastructure components (water, sewer, drainage, paving) outside of the lift station remain on their own timeline and were not affected by this acceptance. Staff recommended approval of acceptance for the lift station.

Motion: Council Member Donaldson made a motion to accept the public lift station located in Briarley Phase 1A Section 3 (Dev. No. 2006). Mayor Pro-Tem Fox seconded the motion. Motion carried with all present voting in favor.

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).**

Chris Roznovsky, City Engineer, presented to formally end the warranty period and releasing the maintenance bond for the public lift station within the Montgomery Bend Development. This item concerns the lift station portion of the Montgomery Bend development located on FM 1097. The lift station had previously been accepted and was under a one-year warranty period. A punch list inspection was conducted on August 7th. All punch list items have been completed, and a copy of the completed punch list was included in the council packet. The items were minor. Staff recommended officially ending the one-year warranty period and releasing the maintenance bond for the lift station.

Motion: Council Member Donaldson made a motion to accept formally ending the warranty period and releasing the maintenance bond for the public lift station within the Montgomery Bend Development (Dev. No. 2203). Council Member Langley seconded the motion. Motion carried with all present voting in favor.

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).

Chris Roznovsky, City Engineer, presented to formally end the warranty period and releasing the maintenance bond for the Montgomery Bend Section 1 Development. This item pertains to Section 1 of the Montgomery Bend development. A warranty inspection was conducted on August 7th, and the warranty period officially ended on August 13th. Punch list items identified during the inspection, including replacement of cracked concrete panels, have been completed. The sidewalk portions of the project are not included in this acceptance. Earlier in the year, the developer requested a one-year extension for sidewalks due to home construction timing. Staff recommended officially ending the warranty period for water, sewer, drainage, and roadway infrastructure, with the sidewalks excluded for future acceptance.

Motion: Council Member Donaldson made a motion to accept formally ending the warranty period and releasing the maintenance bond for the Montgomery Bend Section 1 Development (Dev. No. 2203) with the exclusion of the sidewalks. Council Member Olson seconded the motion. Motion carried with all present voting in favor.

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).

Chris Roznovsky, City Engineer, presented to formally end the warranty period and releasing the maintenance bond for the Montgomery Bend Section 2 Development. This item pertains to Section 2 of the Montgomery Bend development. The one-year warranty period ended on October 21st, and a warranty inspection was conducted on October 22nd. A copy of the punch list is included in the council packet. All punch list items have been addressed, except sidewalks and trees: Sidewalks are excluded from acceptance and will be completed at a later date. Trees are to be installed by individual home builders according to the development agreement and are enforced by City Code Enforcement. Section 2 was accepted a couple of months after Section 1, which accounts for the different dates.

Motion: Council Member Olson made a motion to accept formally ending the warranty period and releasing the maintenance bond for the Montgomery Bend Section 2 Development (Dev. No. 2203) with the exception to the sidewalks and the trees be enforced. Council Member Donaldson seconded the motion. Motion carried with all present voting in favor.

12. **Consideration and possible action on the Final Plats for Briarley Phase 1B (formally known as Redbird Meadows) Sections 4, 5, and 6 (Dev. No. 2006).**

Chris Roznovsky, City Engineer, presented the Final Plats for Briarley Phase 1B Sections 4, 5, and 6. The item concerns the final plats for Briarley Phase 1B, Sections 4, 5, and 6, totaling 112 lots. A memo and individual plats for each section were included in the council packet (page 96). Staff highlighted variances granted and provided an update on side lot line requirements: The development agreement required 20% of side lot lines to meet certain standards across the entire development and current plats reflect 14% compliance, with future phases expected to reach the 20% target. Acceptance of public infrastructure is not included in this action; only the platting is being approved. Infrastructure acceptance will come later. Questions were raised regarding minimum lot widths and how curved street lots are measured: Lot width is measured at the building line, not the curb, which explains variations in dimensions for curved lots. Examples were discussed to clarify how lot dimensions meet the required standards.

Motion: Council Member Olson made a motion to accept the Final Plats for Briarley Phase 1B (formally known as Redbird Meadows) Sections 4, 5, and 6 (Dev. No. 2006). Council Member Langley seconded the motion. Motion carried with all present voting in favor.

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).**

Chris Roznovsky, City Engineer, presented the request 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. The item concerns the second amendment to the pump and haul agreement associated with the Briarley development. A previous pump and haul agreement allowed construction to continue while the initial lift station (just accepted earlier in the meeting) was not yet operational. The proposed amendment extends the agreement to cover: Sections 7 and 8 of the development and the recreation center area. Plans for a long-term, permanent lift station serving this area have been submitted: Section 7 plans have completed one round of review and Section 8 plans were received last week. The agreement will terminate upon City acceptance of Lift Station No. 2, which is anticipated to take approximately one year due to plan approvals, bidding, and construction timelines.

Staff recommended authorization for the mayor to sign the second amendment.

Motion: Council Member Olson made a motion 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). Council Member Langley seconded the motion. Motion carried with all present voting in favor.

14. Consideration and possible action on the acceptance of a Feasibility Study Summary Memo on the Montgomery Flex Business Center development (Dev. No. 2508).

Chris Roznovsky, City Engineer, presented the feasibility study summary for the McGomery Flex Business Center, a 2.7-acre site located along 1097, just east of the water plant site. The proposed project includes two warehouse buildings totaling approximately 27,000 square feet, with a potential detention pond at the rear of the site.

City Engineer Roznovsky provided key highlights of the feasibility study for the following:

Water and Sewer: Estimated water usage: ~1,600 gallons/day (based on intended use and assumptions). Sewer connection: southwest corner of property via existing easement.

Drainage: Private drainage system proposed with detention to mitigate flows. Developer must submit drainage plans for review and approval.

Paving and Access: Proposed use of an existing driveway onto FM 1097 via an access agreement. Texas Department of Transportation (TxDOT) may require improvements.

Zoning: Current zoning: Planned Development (PD) with underlying multi-use designation. The PD zoning allows warehouse and office-type uses. The underlying multi-use zoning is vague, and additional guidance or approvals may be needed for specific uses. Architectural approval has been received from the Buffalo Springs Architectural Advisory Committee.

Financial Feasibility: Estimated full buildout value: ~$4.4 million. Approximate ad valorem tax: $13,000; debt service: $4,300 (based on current city tax rates). Impact fees: assessed at the time of plot and connection; based on meter sizes.

Next Steps: Developer to provide additional escrow deposits for plan review and approvals. Any variances must be submitted for approval. Formal platting and development approvals are required prior to construction.

Discussion regarding drainage, water/sewer connections, and multi-use zoning were addressed. Staff noted the feasibility study is conceptual; final approvals, site plans, and potential variances will require further council review. The study ensures the City understands potential uses, infrastructure needs, and impacts before proceeding with formal development approvals.

Motion: Council Member Olson made a motion to accept the Feasibility Study Summary Memo on the Montgomery Flex Business Center development (Dev. No. 2508). Council Membre Donaldson seconded the motion. Motion carried with all present voting in favor.

15. Consideration and possible action regarding authorizing the City Engineer to begin design of the Downtown Improvements Project (the "Project").

Chris Roznovsky, City Engineer, presented the Downtown Improvements Project. The downtown improvement project is divided into two phases:

> Phase One: Focuses on roadway improvements along McCown Street. Includes cleaning and updating the existing road, removing decking, and general paving improvements. Addresses hardscape and paving improvements at the Community Center site for efficiency and economy of scale.
>
> Phase Two: Concerns improvements on and around the site itself, including the north parking lot. Design and construction are subject to change based on future decisions regarding the site and buildings.

Staff clarified that the current action is specific to Phase One only, with Phase Two to be addressed separately once plans for the site are finalized.

Motion: Council Member Olson made a motion to authorize the City Engineer to begin design of the Downtown Improvements Project (the "Project") for Phase One. Council Member Donaldson seconded the motion. Motion carried with 3 Ayes and 1 Nay from Mayor Pro-Tem Fox.

16. Consideration and possible action authorizing the City Administrator to sign the TxDOT Sponsorship Letter for the Legacy Grove development (Dev. No. 2409).

Chris Roznovsky, City Engineer, presented the TxDOT Sponsorship Letter for the Legacy Grove development. The Legacy Grove development (Tri Pointe Development) extends from Lonestar Parkway to SH 105 and continues to Highway FM 149. The proposed roadway is part of the development and will serve as the entrance off SH 105. Since the roadway will eventually be a public facility, TxDOT requires a local entity sponsorship letter. This action does not constitute approval of the design, but supports the proposed project. Staff noted concerns with driveway spacing along SH 105 and ongoing discussions with Midsouth and TxDOT to consolidate access points and improve safety. Developers had ongoing conversations with Midsouth, aiming to reduce the number of driveways while maintaining convenient access for customers.

Motion: Council Member Olson made a motion authorizing the City Administrator to sign the TxDOT Sponsorship Letter for the Legacy Grove development (Dev. No. 2409).

Council Member Donaldson seconded the motion. Motion carried with all present voting in favor.

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.

Chris Roznovsky, City Engineer, presented the request to accept the Engineer's Recommendation of Award to complete the construction services related to the Lift Station No. 5 Relocation project. This project relates to the Tri Pointe development, which requires the relocation of Lift Station No. 5 to increase capacity for the development. Bids were received December 4, with six total bidders. Low bidder: AR Turnkey – $2,084,927 with a 300-calendar-day timeline. High bid: $3,170,000. Factors impacting cost included: Depth and complexity of the relocation. Working within existing right-of-way and congested areas, including utility relocations along SH 105. AR Turnkey is familiar to the City, currently working on the College Street project, and has demonstrated satisfactory qualifications. Staff noted the developer's request to potentially modify their development agreement to stagger payments quarterly rather than a single lump sum. This request is not part of tonight's action, but will be reviewed in upcoming meetings. Project location: just south of the creek running through the site.

Motion: Council Member Donaldson made a motion to accept the Engineer's Recommendation of Award to complete the Construction Services related to the Lift Station No. 5 Relocation project. Council Member Olson seconded the motion. Motion carried with all present voting in favor.

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).

Chris Roznovsky, City Engineer, presented a Utility and Economic Feasibility Study on the Montgomery Retail development. The feasibility study evaluates utility and economic impacts of the proposed Montgomery Retail SR 105 LLC development.

Property location: Adjacent to the HEB site, including the hard corner at SH 105 and FM 2854. Mass grading and detention are shared with HEB, but each developer is responsible for retaining walls and infrastructure beyond that.

Proposed development: Total building area: ~72,000 square feet includes retail in the back, restaurant spaces in the middle, and potential quick-serve restaurants at the front. Bank planned for the hard corner (FM 2850/FM 2854).

Drainage: Majority of site drains toward the east into a tributary of Stewart Creek. Detention ponds are included, and approvals for drainage have been obtained.

Utilities: Water lines extended to create a loop, improving system pressure. Sewer lines extended as needed; a pump station is planned for a small portion across the creek.

Development costs and economic impact: Full buildout estimated at $12 million. Projected $45,000 in additional city taxes at current rates.

Zoning: Property is currently commercial (B) and will remain so. Special use permits or variances may be required for certain uses, e.g., drive-thrus.

Water system capacity: Current capacity: ~570,000 gallons/day (average daily flow). Water Plant 2 restored online; Water Plant 3 booster pump expected substantially complete by March 4th, increasing capacity to 730,000 gallons/day. Water Plant 4 design and permitting ongoing, with early procurement of pumps and electrical equipment underway. Projections are conservative, allowing for continued monitoring of connections and development timing.

Wastewater capacity: Adequate buffer exists, though timing of large developments in 2027 requires attention.

Vegetative setbacks: 25 feet along the rear of the property, consistent with HEB, with trees planted; no variance requested.

Motion: Council Member Donaldson made a motion to accept the Utility and Economic Feasibility Study on the Montgomery Retail (SR 105 LLC) development (Dev. No. 2506). Council Member Langley seconded the motion. Motion carried 3:0:1 with Council Member Olson abstaining.

19. Consideration and possible action on formally ending the warranty period and releasing the maintenance bond for the Old Plantersville Force main Project.

Chris Roznovsky, City Engineer, presented to formally end the warranty period and releasing the maintenance bond for the Old Plantersville Force Main Project. City Engineer Roznovsky reported the Old Plantersville Force Main, completed by Johnson Development as part of the Briarley project. One-year warranty inspection conducted on October 15th. All deficiencies noted during inspection have been addressed. Recommendation is to formally end the one-year warranty and release the associated maintenance bond.

Motion: Council Member Donaldson made a motion to accept formally ending the warranty period and releasing the maintenance bond for the Old Plantersville Force main Project. Mayor Pro-Tem Fox seconded the motion. Motion carried with all present voting in favor.

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.

Proposed Resolution 2025-43

Council Member Langley left the dais at 7:49 pm.

Brent Walker, City Administrator, presented the request authorizing publication of Notice of Intention to Issue Certificates of Obligation and authorizing the preparation of a preliminary official statement and notice of sale. The purpose is to begin the process for issuing Certificates of Obligation. The request is to authorize publication of notice, preparation of preliminary official statement, and notice of sale. Publication is required in the Conroe Courier and on the City website for at least 45 days prior to issuing certificates. The next steps will entail the actual issuance of the certificates which will occur at the second meeting in January, allowing the public an opportunity to file protests and review details including interest rates and debt service schedules.

Council Member Langley returned at 7:51 pm.

Motion: Council Member Donaldson made a motion to accept Resolution 2025-43, 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. Mayor Pro-Tem Fox seconded the motion. Motion carried with all present voting in favor.

21. Consideration and possible action on the acceptance of a Utility and Economic Feasibility Study on the Krawfish Kai development (Dev. No. 2509).

Chris Roznovsky, City Engineer, presented a Utility and Economic Feasibility Study on the Krawfish Kai development for the restaurant relocation behind future City Hall.

Site Overview: Proposed restaurant with parking and outdoor seating. Conceptual site plan provided (Exhibit A).

Utility Connections:
Water: Connection from Clepper; standard installation. Sewer: Two options depending on final site layout (1) Gravity connection to Berkley 4 and (2) Private grinder pump station to manhole in front of property. Choice of method determined by developer during design; City responsibility unaffected.

Zoning Considerations: Property currently R1 residential. Special Use Permit cannot override R1 to allow commercial use. Developer would need rezoning to commercial for restaurant use. Approval of feasibility study does not change zoning or buffer requirements.

Purpose of Study: Evaluate water/sewer capacity and economic impact. Acceptance of study does not grant zoning or development approvals; site plan remains conceptual.

Motion: Mayor Pro-Tem Fox made a motion to accept a Utility and Economic Feasibility Study on the Krawfish Kai development (Dev. No. 2509). Council Member Langley seconded the motion. Motion carried with all present voting in favor.

22. Consideration and possible action authorizing the execution of a memorandum of understanding ("MOU") on the proposed Old Plantersville Road Improvements.

Chris Roznovsky, City Engineer, presented a memorandum of understanding ("MOU") on the proposed Old Plantersville Road Improvements. The project is part of the Briarley development, involving a three-party agreement between the County, the City, and the Developer to improve Old Plantersville Road. Agreement outlines responsibilities for design, construction, and maintenance of road improvements. The key terms of the MOU include the following:

> County: Widen and repave sections of Old Plantersville Road, including south of the railroad tracks. Design to be completed by May 2026; construction completed by May 2027. Funds for project are already set aside.
>
> Developer (Johnson Development/Municipal Utility District): Responsible for installing turn lanes at their cost.
>
> City: Will annex and take over future maintenance of the newly constructed road after completion. Has authority to review design plans, bids, and contractors to ensure city interests are protected.

Additional information noted is the County will not acquire additional right-of-way; work will be within existing roadway limits. City roads may require monitoring for damage during construction; legal recourse may be pursued if needed. The MOU is a preliminary step, intended to lead to a full three-party agreement.

Motion: Council Member Olson made a motion authorizing the execution of a memorandum of understanding ("MOU") on the proposed Old Plantersville Road Improvements. Mayor Pro-Tem Fox seconded the motion. Motion carried with all present voting in favor.

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).

Council Member Donaldson left the dais at 8:18 pm and returned at 8:20 pm.

Chris Roznovsky, City Engineer, presented the request authorizing the City Engineer to begin design of Phase II of the Buffalo Springs Drive and CB Stewart Roadway Reconstruction project subject to receipt of deposit from BCS Capital Group. This is Part of BCS Capital Group Development. Phase Two involves roadway reconstruction of

Buffalo Springs Drive and CB Stewart. Action contingent upon receipt of deposit from the developer to cover design costs.

Project Details include the following:

Geotechnical & Traffic Analysis: Completed to determine pavement recommendations and roadway improvements. Buffalo Springs Drive concrete currently ends at the north side; CB Stewart in poor condition with significant cracking. Existing road base insufficient; Geotech recommends 3–12" asphalt over 12" base.

Improvements: Widen CB Stewart to 28 feet to meet City standards. Complete Buffalo Springs Drive reconstruction through intersections, including additional driveways and turn lanes requested by developer. Concrete preferred due to durability and cost over asphalt. Roundabout deferred; future development on east side may address intersection improvements.

Traffic Signals: Traffic impact analysis supports signal at CB Stewart/SH 105 intersection. Developer responsible for design and installation in coordination with TxDOT.

Cost & Timeline: Estimated total cost: $3.18 million (including additional driveways and turn lanes). Estimated timeline: 355 days from design through construction, including phased construction to maintain traffic flow.

Motion: Council Member Olson made a motion 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). Council Member Langley seconded the motion. Motion carried with all present voting in favor.

24. Consideration and possible action authorizing the executive of the Maintenance and License Agreement for the proposed brick pavers within the Legacy Grove development (Dev. No. 2409).

Chris Roznovsky, City Engineer, presented the request authorizing the executive of the Maintenance and License Agreement for the proposed brick pavers within the Legacy Grove development. Legacy Grove development proposes brick pavers at the entrance. Pavers are installed and maintained by the developer, not the City, even though they are within city right-of-way. This follows the same arrangement as in the Briarley development.

Motion: Council Member Olson made a motion authorizing the executive of the Maintenance and License Agreement for the proposed brick pavers within the Legacy Grove development (Dev. No. 2409). Council Member Donaldson seconded the motion. Motion carried with all present voting in favor.

DEPARTMENTAL REPORTS

25. Municipal Court Report November 2025

Kimberly Duckett, Court Administrator, provided the municipal report for November 2025, indicating that there were 155 citations issued with collections amounting to $36,473.34. She concluded her report by wishing everyone a Merry Christmas

26. November 2025 Police Dept. Report

Chief Solomon presented the November 2025 police department report and confirmed that a parade is scheduled for Saturday, starting at 9:45 AM, with street closures beginning by 10:00 AM to facilitate the event. There were no questions from the Council, and arrangements for parade route and timing were discussed briefly, with officials confirming that road closures should be completed by 10:00 AM.

27. October 2025 Development Services Report

Corinne Tilley, Development Services Administrator, provided clarification on the development process for properties on College Street, explaining that the design review by Planning & Zoning is separate from building permits, which focus on construction and code compliance. She emphasized that some properties did not require permits for certain improvements like porches or fences, and that the enforcement of development agreements, such as tree planting, falls under zoning and subdivision ordinances, not code enforcement. She assured the Council that the issues raised by residents have been communicated via email and that the building official has also explained the process to clarify any misunderstandings.

28. Building Official Report for October 2025

Rick Hanna, Chief Building Official, presented the October 2025 Building Official Report, noting that the team has been busy. The Mayor mentioned that someone had to report a concern, but assured Mr. Hanna that everything was fine. Mr. Hanna acknowledged the support and expressed gratitude, ending the report on a light note before moving on.

29. Public Works Monthly Report October 2025

Mike Muckleroy, Public Works Director, indicated the report was available for review, and welcomed any questions, concluding with a thank you.

30. Utility Operations Monthly Report October 2025

Phillip Wright, Hays Utility North, indicated the report was available for review, and welcomed any questions, concluding with a thank you.

31. Engineer's Monthly Report.

Chris Roznovsky, City Engineer, summarized the top five updates: Water Plant No. 2 has received TCEQ/PCP approvals and is back online after completing the bleach conversion; the College Street Drainage Project starts this week and is expected to finish before Christmas, with resident concerns being addressed; construction has begun on the traffic signal at FM 1097 & Buffalo Springs, including underground work; drainage improvements on MLK Drive are complete, and additional roadway work from FM 149 to FM 1097 is underway with a contractor expected to mobilize in Q1 for a two-month project; finally, the GIS Online Portal is fully operational for staff use, but a website link issue will be corrected to ensure public access, with website updates in progress through an upgraded platform.

32. Financial report for the period ending October 31, 2025.

Maryann Carl, Finance Director, presented the Financial Report for the period ending October 31, 2025, highlighting that sales tax data is available starting on page 294 of the packet, with detailed information on top taxpayers on pages 297 and 298, though the granular details of individual taxpayers are confidential. The report also showed a significant growth in utility service accounts, increasing from 1,049 accounts in October 2024 to 1,343 accounts in October 2025, reflecting nearly a 17% rise, with some concerns about the jump in 120-day delinquent accounts, which the staff will investigate.

Motion: Council Member Donaldson made a motion to approve the departmental reports as presented. Council Member Langley seconded the motion. Motion carried with all present voting in favor.

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

At 8:41 p.m. Mayor Countryman convened the Montgomery City Council into closed session pursuant to provision Chapter 551 of the Texas Government Code, in accordance with the authority contained in Section 551.074 Personnel Matters – City Administrator Review and 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

At 10:02 p.m. Mayor Countryman reconvened the Montgomery City Council into an open session pursuant to provision of Chapter 551 of the Texas Government Code to take any action necessary related to the executive session noted herein, or regular agenda items, noted above, and/or related items.

Item A: No action taken.

COUNCIL INQUIRY

The discussion centered around planning for future agenda items, including the community building, with some members planning to coordinate visits or meetings after the holidays, possibly post-Christmas. City Administrator Walker was asked about WGA's project oversight, clarifying that WGA generally reviews its own work, but that there are a few exceptions, such as the church project, where separate teams are involved to avoid conflicts of interest. The conversation also touched on a member's recent health update, indicating he just left ICU, and the meeting concluded with a general check for any other topics or questions before ending.

CLOSING AGENDA

35. Items to consider for placement on future agendas.

Council Member Donaldson addressed possibly disbanding the Capital Improvement Advisory Committee and Transportation Advisory Committee. Council Members consensus was that committees could be reformed or used only when big projects arise, but overall, there was no strong opposition to disbanding them permanently.

36. Adjourn.

Motion: Mayor Pro-Tem Fox made a motion to adjourn the Regular Meeting of the City of Montgomery at 10:08 p.m. Council Member Langley seconded the motion. Motion carried with all present voting in favor.

CITY OF MONTGOMERY, TEXAS ★ FOUNDED 1837 ★

APPROVED:

Sara Countryman, Mayor

ATTEST:

Ruby Beaven, City Secretary