



**City Council
Regular Meeting Minutes
November 10, 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 November 10, 2025, at City Hall 101 Old Plantersville Rd., Montgomery, TX and live video streaming.

With Council Members present a full 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
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2. Invocation.

Council Member Donaldson gave the invocation.

3. Pledges of Allegiance.

Mayor Countryman led the pledges of allegiance.

PUBLIC FORUM

Sarah Countryman, 396 Berkeley Drive, Montgomery, Texas. Mayor Countryman stated I would like to bring to Council December 10th, 2024 on the minutes it says, "It seems to me that WGA has lost their way and no longer values the taxpayer and citizens of Montgomery. I find it difficult to call our relationship a true partnership and personally have been feeling this way for some time. It has been my desire that WGA and the City of Montgomery begin to truly partner or part ways. WGA, remember who you serve. It is not yourself. It is not city hall. It is the taxpayer. Surprises like this and others I have experienced lately are not appreciated and should not be accepted". Then move forward to January 14th regular meeting. Miss Vu is here. I found out there was a previous employee of the city that has been saying nefarious things, did a number on this City, and clearly does not like this City. When asked if she is now working at WGA, Miss Vu confirmed that and stated this person was a project coordinator. Mayor Countryman asked if she would be working

on any of our projects, anything with our city business, developer business, or anything regarding Montgomery, Texas at all. City Engineer Vu said yes, she does work in some capacities with the City of Montgomery. She also works for our other clients, so it is not exclusively for Montgomery business, but yes, we have her to help out with a couple of city related items. Mayor Countryman said she wants to be clear and emphasized this person that she hoped is not going to be involved in any of our city business moving forward based on a reckless recordkeeping, a lack of professionalism, and ongoing negative rhetoric about the City of Montgomery herself, this City Council, and as a taxpayer, an elected official in the City, it is my wish that we all are protected as taxpayers. Everything you do has information, sometimes proprietary information regarding our City, and someone that has nefarious ways or speaks such negatively about our City, we would like to ask that this person's name does not have anything to do with our City. I would not want us to be compromised in any way due to her reckless recordkeeping and behavior. City Engineer Vu said yes, she can make that adjustment. Mayor Countryman said she appreciated it. On the video, I also stated, I would like to make sure that she does not touch a single paper clip, involving our City. Then Chris, you and I went to lunch, stated the same thing. You promised that would not happen. I grew up in a household, you say what you mean, you mean what you say. I go to the WGA website, which says, "Best in class for people we serve. With a number of engineering firms you have to choose from, we know that business relationships based on trust and respect are more important than ever." Yet, I hold here an invoice with her name on it from October 24, 2025. That portion I am asking the City not to pay.

PRESENTATION

- 4. Proclamation proclaiming December 28, 2025, as "God is Faithful Day" in honor of the 175th anniversary of First Montgomery Baptist Church.**

Mayor Countryman proclaimed December 28, 2025, as "God is Faithful Day" in honor of the 175th anniversary of First Montgomery Baptist Church and stated the Proclamation would be presented to the church on Saturday.

CONSENT AGENDA

- 5. Consideration and possible action on the City Council Workshop Meeting Minutes of October 14, 2025.**
- 6. Consideration and possible action on the City Council Regular Meeting Minutes of October 14, 2025.**
- 7. Consideration and possible action on a Resolution of the City Council of the City of Montgomery, Montgomery County, Texas, appointing board members to the Montgomery Economic Development Corporation Board of Directors.**

Proposed Resolution 2025-36

8. **Consideration and possible action on a Resolution of the City Council of the City of Montgomery, Montgomery County, Texas, appointing board members to the Planning and Zoning Commission.**

Proposed Resolution 2025-37

9. **Consideration and possible action on a Resolution of the City Council of the City of Montgomery, Montgomery County, Texas, appointing board members to the Crime Control and Prevention District.**

Proposed Resolution 2025-38

10. **Consideration and possible action to approve an audit services agreement for fiscal year end September 30, 2025 with Crowe LLP.**

11. **Consideration and possible action on renewal of the annual permit for Cedar Crest Mobile Home Park.**

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.

PUBLIC HEARING

12. **Convene into the Public Hearing on the application by Weekley Homes for a Special Use Permit to place a temporary construction trailer on a residential lot located at 703 Gunner Court in the Redbird Meadows Development (known as Briarley).**

Mayor Countryman convened the Montgomery City Council into a Public Hearing at 6:09 p.m.

No one presented to speak in favor or against the Special Use Permit request.

Mayor Countryman reconvened the Montgomery City Council into a Regular Meeting at 6:09 p.m.

13. **Convene into the Public Hearing on the application by J. Patrick Homes for a Special Use Permit to place a temporary construction trailer on a residential lot located at 707 Gunner Court in the Redbird Meadows Development (known as Briarley).**

Mayor Countryman convened the Montgomery City Council into a Public Hearing at 6:10 p.m.

No one presented to speak in favor or against the Special Use Permit request.

Mayor Countryman reconvened the Montgomery City Council into a Regular Meeting at 6:10 p.m.

14. Convene into the Public Hearing on the application by Perry Homes for a Special Use Permit to place a temporary construction trailer on a residential lot located at 710 Gunner Court in the Redbird Meadows Development (known as Briarley).

Mayor Countryman convened the Montgomery City Council into a Public Hearing at 6:10 p.m.

No one presented to speak in favor or against the Special Use Permit request.

Mayor Countryman reconvened the Montgomery City Council into a Regular Meeting at 6:10 p.m.

REGULAR AGENDA

15. Consideration and possible action on an application submitted by Weekley Homes for a Special Use Permit to place a temporary construction trailer on a residential lot located at 703 Gunner Court in the Redbird Meadows Development (known as Briarley).

Development Services Administrator Tilley said this agenda item is the first of three items on this agenda requesting for a special use permit. This will be to allow the temporary placement of the construction trailers on residential lots that are located within Briarley. The lots are sold residential, for residential use, and because the trailers are temporary in nature they are being used as construction offices, the Special Use Permit is required. Planning and Zoning has reviewed the request for the Special Use Permit and they did make the recommendation. Their letter is included in part of your packet. The recommendation does recommend approval subject to six conditions. If you would like for me to read those conditions to you, the Special Use Permit shall expire on December 31, 2027, because the trailers will be there for a few years. They said 2027 was a good number. The trailer and surrounding area must be kept in good condition, free of litter, debris, and overgrown vegetation use. Activities associated with the trailer must comply with the City's noise ordinance. The City may conduct periodic inspections to ensure compliance with both permit conditions and ordinances. Non-compliance may result in revocation of the permit. Number five, upon expiration of the permit, the construction trailer must be disconnected, all utilities properly kept, and the trailer removed. The vacant lot must then be cleared of all rubbish and debris and restored to its original condition as it was platted for a single family dwelling. Any proposed changes to this permit must be brought back for review by the Planning and Zoning Commission and for the City Council. Also, please be aware that Briarley does have its own Architectural Review Committee. Each of these construction trailers were reviewed by that ARC, and although we cannot enforce their specific requirements, they do address the aesthetics of the construction trailer by allowing them into that development. Mayor Countryman said to be clear, nobody is going to be

living in these trailers. Development Services Administrator Tilley said it is just for the employees and staff probably to review plans.

Motion: Council Member Olson made a motion to approve an application submitted by Weekly Homes for a Special Use Permit to place a temporary construction trailer on a residential lot located at 703 Gunner Court in the Redbird Meadows Development (known as Briarley). Council Member Donaldson seconded the motion. Motion carried with all present voting in favor.

16. Consideration and possible action on an application submitted by J. Patrick Homes for a Special Use Permit to place a temporary construction trailer on a residential lot located at 707 Gunner Court in the Redbird Meadows Development (known as Briarley).

Development Services Administrator Tilley said this is the second of the three construction trailers that will also be placed at the Briarley development. The conditions are the same. Planning and Zoning Commission recommended approval. Again, Briarley ARC did review this and also approved the placement of this trailer.

Motion: Council Member Olson made a motion to approve an application submitted by J. Patrick Homes for a Special Use Permit to place a temporary construction trailer on a residential lot located at 707 Gunner Court in the Redbird Meadows Development (known as Briarley). Council Member Donaldson seconded the motion. Motion carried with all present voting in favor.

17. Consideration and possible action on an application submitted by Perry Homes for a Special Use Permit to place a temporary construction trailer on a residential lot located at 710 Gunner Court in the Redbird Meadows Development (known as Briarley).

Development Services Administrator Tilley said this is the third of the three construction trailers.

Motion: Council Member Olson made a motion to approve an application submitted by Perry Homes for a Special Use Permit to place a temporary construction trailer on a residential lot located 710 Gunner Court in the Redbird Meadows Development (known as Briarley). Council Member Donaldson seconded the motion. Motion carried with all present voting in favor.

18. Consideration and possible action on the acceptance of the Quitclaim Deed for the Lake Creek Village Homeowners Association.

City Engineer Roznovsky, WGA said before the meeting, we handed out updated exhibits showing the location of what we are talking about. This is a long process that we have talked about for a while regarding the acceptance of the streets in Lake Creek Village that were initially designed and dedicated as private. In order to do that, your attorneys have

been working in the background to get the paperwork, which is what this is. In order for the City to take ownership of those roads, this is a quitclaim deed to do that. This excludes the estates of Lake Creek, which is Abner Drive, as that is a different HOA. City Attorney Petrov can definitely fill in the legality and how this document works, but my understanding is this has been provided to the HOA and they have reviewed it. There have been conversations between the City's attorney and their attorney to get this executed. City Attorney Petrov said to update that, we actually have the signed copy tonight from their attorney. Council Member Olson asked once we accept the quitclaim's deed at that point, what is left before we finish the acceptance? City Attorney Petrov said basically that takes care of it. Council Member Olson said good. Mayor Countryman said it has been a long time coming.

Motion: Council Member Olson made a motion to accept the Quitclaim Deed for the Lake Creek Village Homeowners Association. Mayor Pro-Tem Fox seconded the motion. Motion carried with all present voting in favor.

19. Consideration and possible action on the acceptance of a Feasibility Study Summary Memo on the KIH Revocable Trust development (Dev. No. 2507).

City Engineer Roznovsky said handed out in front of you is an updated packet for this with those revisions that were made after discussions with the owner and the builder. This packet is very similar to what you have with just some small options that were stated. As a reminder, this is off College Street. The property owner is looking to subdivide the property, initially to put two additional single family homes on the property that are set back off the street to deed over to his family members. If we look at the exhibits as part of this study, that is really where the best talking points are. The first exhibit you will see is a preliminary plat. Skipping past that, you will see a zoning map that looks like this. The biggest thing on this sheet is the historic landmark that is designated in this area. If you look, there is a pink boundary and then you have the hatch area. The actual houses are proposed outside of the hatch area, so they are not in the historic landmark. You will also see the same thing if you flip back one more page, that same hatch area showing where those lots are on this sheet. Again, the actual homes themselves are not in the historic landmark, so there is no additional approvals for those homes. What they are proposing is in the historic landmark. It is just a driveway and utilities which there are no additional requirements for that. We have no issues from that front. From a water standpoint and where they would connect, obviously two single family homes from a usage standpoint that is not really considered in here because they are minor in terms of overall usage. There are two options that we have talked about with the property owner and the home builder for getting water service to the tracts. Both are connections to College Street and running the water line back towards the homes. Option one is they get a public waterline then a public easement that they then meter at the homes, so further back. The benefit of this is obviously if they add homes in the future, which is a potential, they would just tap on this line like they would any other public line, but would have to be designed and inspected like any other public line that the City would maintain. Option two is they set the meters at the street so then the water lines running all the way from College Street to the homes are private. The benefit to that is that is nothing additional the City has to take over. It makes

the platting process simpler because there are no extension public utilities, so it would just be a minor plat versus if they do a public extension it would be a full preliminary final plat process. It sounds like that is the way that they are leaning. Either way will work and that is really the main change in this document from what was in your packet, is talking through those options. The initial was just to extend the public line. They are looking from a time and cost standpoint. They would potentially view it from two separate private lines.

City Engineer Roznovsky said for sanitary service it is very similar. Again, the City does not want to have one, the gravity is not going to let it do the depth of line to extend the public gravity line there. It is also not the City's best interest to own, operate, and maintain another little private grinder pump station. What we discussed with the property owner and what is noted in here is that they would design and construct their private grinder pump. They would have an agreement between the homeowners, the two at the time, third and fourth that is added in the future, that they would own and operate and that they would tie in and it would become public where it connects on College Street, so no additional infrastructure for the City to take care of and serve those two homes. They discussed with the property owner and they are fine with that route.

City Engineer Roznovsky said moving on to the next page regarding drainage. Just like any other development, they have to do a drainage review. That is the plan showing where the utilities are going to be and how the drainage is going to be handled. Even if it is going to be private, they need to submit it. They have not done that yet, as they are still early in the process.

City Engineer Roznovsky said we talked about the historical landmark and the platting. Depending on which route they go, both routes, the historical landmark is a non-issue because the homes are not within that boundary. The platting changes based on if they go with the public utility extension versus private. Other than that, overall the process and development cost would be subject to impact fees. These are based off of five inch meters. If they decide for a larger meter, they would pay that impact fee accordingly. The next step to go forward is to update their escrow account for plan reviews, city time, etc. The number in here is kind of a worst case scenario and is really dependent upon if they go the public utility route or not. If they go private utilities, there is not much there to be looked at. With the public utilities, it would be inspected which is what is driving that cost to inspect those utilities that go in. If they go the private route, that number would be drastically lower. They will need to obtain any special use permits or variances which right now they are not proposing any. Entering into the agreement is one thing we will have to see before we will recommend approval of plans, is that the agreement between the property owners take care of that pump station and then go through the platting process. Council Member Olson asked the historic designation there, does anybody know what that is? City Engineer Roznovsky said there are two of them. The Historic Preservation District and the historic landmark. There was a document, and I have to go back and remember where it was, but there was a list of addresses and properties that were designated landmarks versus those that were in the Historic Preservation District. They still follow the same general rules, but why this property was designated a landmark, I do not recall. Mayor Countryman asked is that the state of Texas that designated it or the City of Montgomery? City Engineer Roznovsky said

when the City set up the Historic Preservation District, they also did landmarks as they both were set up as overlay zones. I do not remember the exact number of properties, but there is obviously this property here we are looking at. I think there is one up on FM 149 close to Lone Star Parkway, and somewhere around the MLK area if I remember right, and more sporadic that are outside of the district itself. As far as what made it historic, I do not know. City Administrator Walker said we are going back through documents and still cannot find it. Mayor Countryman asked do we know what year it was designated? City Engineer Roznovsky said it was when the Historic Preservation was zoned so that was the documents of 30 something years ago. Mayor Pro-Tem Fox said about year 2000. City Engineer Roznovsky said right. Mayor Pro-Tem Fox said maybe before that. Council Member Langley agreed before that. City Engineer Roznovsky said we have the document. It did not state in there why. Mayor Countryman asked is there no way to lift the designation? City Engineer Roznovsky said I am sure. Anything can be changed. There is a listed process for adding and removing properties from the historic landmark. Definitely adding properties, I would have to check on the removing. Mayor Pro-Tem Fox asked if there was one that was removed, one area that was removed, would that include all areas in the City? City Engineer Roznovsky said I do not believe so, no. If you were getting away from the overlay entirely, yes. It is just like a zoning change. If you modify zoning on one property, it does not affect any others in the City. This would be the same thing. Mayor Pro-Tem Fox said there is another one here on Plantersville Road. It is a historic landmark. Council Member Donaldson asked do the owners understand what you presented to us? City Engineer Roznovsky said yes, I called them a while ago. Council Member Donaldson asked what is the hold up for their decision whether they are going to go with public or private? City Engineer Roznovsky said it is more that they are just running the cost. This is the conversation I was having with them a few minutes ago. They are just writing the cost numbers. I expect to have a call with the property owner and the home builder later this week once they have run some numbers to make a decision on which way to go. There are definitely long-term pros and cons to it. The intent here is the initial two homes there is potential for additional two home sites. Right now, it is between family members, but if they ever sell it off, having that agreement and shared use lines and everything else would not be a benefit, but again, both are allowable. They are just weighing out the pros and cons and cost. Council Member Langley asked if they put the meters out at the street, is it going to stay that same size meter that you have quoted them? City Engineer Roznovsky said yes. Based on this question, they would do two one-inch meters at the street. They are going back and forth looking at pressures. They would use a larger line and then make it smaller as they got closer to the house to keep the pressure up because it is a 600 to 800 foot stretch to get back there. What is in the feasibility for the impact fees are based on two five-inch meters which are the two standard single family meters and so they would be looking at the same thing. What would change when you look at the overall development cost is that escrow account deposit would not need to be that amount because this assumes that it is a public water line that has to be inspected, accepted by the City, etc. If they are private, that process does not have to occur.

Motion: Mayor Pro-Tem Fox made a motion to accept a Feasibility Study Summary Memo on the KIH Revocable Trust development (Dev. No. 2507). Council Member Olson seconded the motion. Motion carried with all present voting in favor.

20. Consideration and possible action authorizing the Mayor to sign Lift Station No. 5 Relocation and Sanitary Sewer Extension Additional Services for Tri-Pointe Homes, Inc. and authorizing the city engineer to revise the design.

City Engineer Roznovsky said what this item is, if you remember, Tri-Pointe is funding the lift station project as part of their development. Throughout that design process, there was a lot of back and forth on the final depth of the lift station. The initial design was put together at what is called 30 feet. The grading came back from the site and was up to 40 feet, which is an extremely deep lift station. That is about \$150,000 our estimates additional construction cost. We are working back and forth between redoing our design, as well as the design for the site engineer to bring that back down to 30 feet so it is a more reasonable cost. This is an ad service proposal that we have talked about with Tri-Pointe for the additional design work totaling \$20,000 in order for that \$150,000 construction cost savings to do that. This is a Tri-Pointe funded project. Council Member Donaldson said I do not quite understand. Are we moving the lift station physically or not? City Engineer Roznovsky said we are. The lift station number five is getting replaced and relocated. Lift station five is the one down the creek by Napa that is getting moved back on their property behind Napa. You cannot access this lift station. It is a hike to get down there. It is in poor condition and it is at the bottom of the creek. Council Member Donaldson said actually it is going to be closer to SH-105. City Engineer Roznovsky said it is going to be further from SH-105. Mayor Countryman said it is behind Napa. It is right on top of the road right now. City Engineer Roznovsky said correct. The Tri-Pointe Development is putting in a road between Napa and Midsouth that will extend into their development. This will be back in that development off of the main drag, closer to the creek that runs through the development, but not anywhere like this one. It gets it off of SH-105 and makes it accessible. City Engineer Roznovsky said Tri-Pointe is here.

Mayor Countryman said state your name for the record, please. My name is Brad Sullivan. I am with Tri-Pointe Homes. I just wanted to say if we will be required to pay this, we would like to see some backup. We were made aware of this on Friday, at least I was, so I spent today preparing a defense for it. We do not really feel that quite adds up. Council Member Olson asked City Engineer Roznovsky are you confident though that we can relocate and get it back to around 30 feet so it is back to the original price? City Engineer Roznovsky said correct. That is what the design is today. I apologize. I thought they were made aware earlier on the coverage that I had, so I will follow up on that and will gladly provide any backup with the additional cost that we have. Council Member Olson said my question still is whether or not we come up with extra costs, can we redesign it and move it somewhere else so it is closer to the 30 feet that it was originally designed at? City Engineer Roznovsky said correct. That is after the back and forth. The work has been complete. Council Member Olson asked it has been completed already? City Engineer Roznovsky said yes. Work has been completed. We did the back and forth. It has been redesigned to get the lower end. We are just looking for reimbursement or that additional cost to do that additional design work in order to get back to that point. We will gladly sit down with Tri-Pointe and go over those costs. Council Member Olson asked about \$20,000 you think you said that is what it is? City Engineer Roznovsky said it is \$5,000 for the Lift Station Design and \$15,000 for the Gravity Sanitary Sewer & Force Main Design.

Motion: Council Member Olson made a motion to authorize the Mayor to sign Lift Station No. 5 Relocation and Sanitary Sewer Extension Additional Services for Tri-Pointe Homes, Inc. and authorize the city engineer to revise the design. Council Member Langley seconded the motion. Motion carried with all present voting in favor.

21. Consideration and possible action on the Final Plat for Montgomery Bend Section 3 (Dev. No. 2203).

City Engineer Roznovsky said as we have talked before, Montgomery Bend is the multi - development on FM 1097. They previously platted and obviously are in construction of homes in the first two sections. This is for section three which they are currently in construction of as we speak. This is for the approval of their final plot. A couple items to note. One is as you remember, there are a total of 309 lots. This section is for 85 of those lots. Before section four is plotted, they have to construct the signal at Hazel Bend, I think it is Hazel Bend and FM 1097. Those materials have been ordered and they are just waiting for everything to be there to be installed. We have reviewed the plat, Planning and Zoning has reviewed the plat. We offer no objection to what they have submitted. They have provided all the documentation, all the bonds, insurance, tax certificate, etc. The one thing that is outstanding is the payment from the impact fees. They are processing that now. They needed an invoice from the City and that was sent to them late last week, so they are now processing that payment. Our recommendation is to approve the plat, but hold recommendation until payment of the impact fees has been received. Other than that, all the variances that they previously requested they are following. Council Member Donaldson asked did Planning and Zoning approve it? City Engineer Roznovsky said they did.

Motion: Council Member Donaldson made a motion to accept agenda item 21 as presented. Council Member Olson seconded the motion. Motion carried with all present voting in favor.

22. Consideration and possible action on the Preliminary Plats for Briarley (formerly known as Redbird Meadows) Kammerer Drive Extension and Pond A1 (Dev. No. 2006).

City Engineer Roznovsky said in your packets you will see copies of the preliminary plats for two different projects in Briarley. None of these are single family homes. One is the extension of Kammerer Drive which is the main drive that ultimately connects to Spring Branch. The other one also includes the recreation center portion of the project. They would have impact fees associated with the rec center. The second plat is for the detention pond that serves this section of the development. We offer no objection to these. These were also presented to Planning and Zoning on November 4th. They offer no objection and those plats are in front of you. As they always say with the Briarley developments, as a reminder, they have variances. They have the rule about side yard setbacks. When it comes to the distance, that does not apply in this case since there are no single family lots on these properties. Council Member Olson said quick question just so I am reading this right. The entire 18 acres will be a pond? City Engineer Roznovsky said yes.

Motion: Council Member Donaldson made a motion to accept the Preliminary Plats for Briarley (formally known as Redbird Meadows) Kammerer Drive Extension and Pond A1 (Dev. No. 2006). Council Member Olson seconded the motion. Motion carried with all present voting in favor.

23. Consideration and possible action on a Resolution of the City Council of the City of Montgomery Texas, approving a request by the Montgomery Economic Development Corporation (MEDC) for an expenditure not to exceed eight hundred fifty thousand dollars (\$850,000) for the design, fabrication, and installation of wayfinding signs; and providing an effective date.

Council Member Olson said this is the entire project for the way finding signs. It is going to be done in pieces. That includes your large incoming signs for the big city signs and then all of the other signs that was in that packet. Development Services Administrator Tilley reached out and did three bids for us for MEDC. This is the one that they chose. Council Member Donaldson asked are these the directional signs? Council Member Olson said it is the entire packet of signs. Everything in there. The packet covers the City. There are street signs in there. Everything is in there. It is called the wayfinding package or project, but it included all of the signs. City Administrator Walker said it looks like we are going to come in under budget. Actually the vendors that we ended up selecting ended up being a pretty good choice I believe. It helped a lot. Council Member Olson said that is good. I know Council Member Donaldson, you have asked about this project several times, so you would like to make the motion. Mayor Countryman asked Development Services Administrator Tilley do you have anything to add to the wayfinding project? If you do not, that is fine. Development Services Administrator Tilley said I can give you an update if you like. Mayor Countryman said sure. Sounds good. Development Services Administrator Tilley said Todd, who is the engineer or at least the sign designer for the LED sign company will be fabricating, and installing the signs. We went through the whole City, took pictures, reassessed what kind of signs would work, what kind of signs would not work, and hopefully is putting a package together and hopefully come well below that budgeted line item that you have. Hopefully, I think we can do it. Mayor Pro-Tem Fox asked does that mean that they are going to replace all street signs in the City? Development Services Administrator Tilley said this is not the street signage. It is way finding signage. It is to direct where the city hall is going to be, where the parks are located. Yes, we would be replacing most of the signs. Council Member Olson said that included the large city signs to come into the City, the gateway signs. Development Services Administrator Tilley said there are different gateway signs. You can have the tall ones that are like 15 feet high and then there is a gateway sign that is the large monument on the ground. We try to assess where those would be, how they would work, and how they can be put in. We have a lot of deep ditches and ditch areas. Sometimes those 15-foot-high signs turn into 3 feet high by the time you get to the road and you are standing there at the road and the sign is not really that tall. We are reassessing all of that, making sure that it makes sense. We are keeping in mind the colors, the font, and that we are remaining true to the branding that the City is going to have. Council Member Olson said it should have been through the package that was approved because that was all approved by Council once before. Development Services Administrator Tilley said we went through the package that was approved sign by

sign and that is where we found a few discrepancies and that is why we ended up having to drive all of the signs and assess each and every one of those signs. Council Member Langley said the design of the signs are staying like the packet that MEDC approved. Development Services Administrator Tilley said yes. I believe you all approved that design also.

Proposed Resolution 2025-39.

Motion: Council Member Donaldson made a motion to accept Resolution 2025-39, a Resolution of the City Council of the City of Montgomery Texas, approving a request by the Montgomery Economic Development Corporation (MEDC) for an expenditure not to exceed eight hundred fifty thousand dollars (\$850,000) for the design, fabrication, and installation of wayfinding signs; and providing an effective date. Council Member Olson seconded the motion. Motion carried with all present voting in favor.

24. Consideration and possible action on an Ordinance of the City Council of the City of Montgomery, Texas, amending Section 90-56 of the Montgomery City Code and adopting new monthly service rates and charges for water and sewer service for consumers inside and outside the city; Repealing all city ordinances in conflict; Providing a severability clause; Providing a Texas Open Meetings Act clause; and Providing for an effective date.

Council Member Donaldson asked Finance Director Carl to briefly explain what you mean by stairstep structure. Finance Director Carl said I think WGA will be able to help with that. Council Member Olson said that is what we talked about in that workshop about instead of just making one jump, to stair step into the changes. Finance Director Carl said as far as the plan for how far up that goes, I am going to defer to WGA on that. City Engineer Roznovsky said at the last workshop meeting, we presented the breaks to forward in order to get the issue debt for future projects. One of the options you asked us to look at was is there a way to, instead of going the full \$7 minimum bill increase, to step into that, especially concerning the single-family customers. We ran a couple scenarios and talked to financial advisors to see how much could we step into this in order to still be able to safely borrow what we need to. What is in front of you today is it takes on the single-family side, we were able to reduce the impact on the minimum bill from \$7 to \$4 a month and the impact on the average bill from \$12 to \$7 a month for a single family. It still has the higher rates on the high-volume users. The commercial stays the same. The thought process was the residents who are minimal impact to the City, and/or the average residential impact to the City, that they do not see that as much of that rate increase. We still would recommend ultimately that raise, but the thought process was as we discussed in the workshop, let us get these in place, re-evaluate finances next year after budget season, and then see if we want to go to that next step. That is the change. That was the stair step. Instead of doing the full increase of one, spacing it out so we are looking at \$4 a month for the minimal and \$7 a month for the average single-family user. Council Member Donaldson asked how long does the \$4 a month last? What is the change? Where do we make the change for the next step? City Engineer Roznovsky said the next step would be next fall. We will see how the actual revenues come in. If we go based on this analysis, it

would be the additional \$3 roughly. Council Member Donaldson said but we are saying with that change in the rate increase, we still should have enough to take care of the bond. City Engineer Roznovsky said that is correct. Since you are using the impact fee revenue as well to support it, financial advisors was responsible using more of that early because obviously your water revenue is also a longer term build up, so that stair steps down. I think the dollar difference, if I remember correctly, estimated was \$200,000 a year in additional revenue and that was easily covered this first couple years by the impact fees. The other changes in here because we did not talk about at the workshop, everything else is the way we talked about workshops out of city rates. If you look on page 146 of your packets, you will see that table on here. For your out of city single family customers, we did not modify those much at all. The only single family out of city customers you have are along MLK. Based on the need and how many you have; it does not really move the needle. They are still paying more than in city rates, but not the same. For your commercial, you do not have any out of city commercial customers except your temporary water meters that you are providing are charges out of city commercial rate. Those are time and half of the in-city rates. Again, they are non-tax entities. If there was a commercial customer that was out of the city they would have that amount, but the single families left it. For example, the minimum bill for water for in city is \$18 and \$20 for out of city. Council Member Langley asked does this have to be posted in a newspaper or just the public knowing that we had this meeting tonight? City Administrator Walker said I do not think there is a paper posting because you are updating it by ordinance. Council Member Olson said we have to do it every time we raise the trash bill. City Attorney Petrov said you are not required to actually give notice of it unless there is a penalty associated with it. At times we have published notice of the ordinance after passage, but not before just because the nonpayment does carry a penalty. Council Member Donaldson said the passage, do we put it in effect tonight, right? City Engineer Roznovsky said I think December 1st is the effective date. City Attorney Petrov said the next billing cycle, so it works with the billing codes. Council Member Langley said it would be actually the end of December on that bill that we would get the update. Is that right? City Attorney Petrov said that is typically how it works. I do not know exactly how your billing cycle falls, but you put into effect to begin with the beginning of the next billing cycle. It goes into effect, but people will see it 30 days later when they actually get the bill. Council Member Langley said we will get phone calls.

Proposed Ordinance 2025-17.

Motion: Council Member Olson made a motion to accept Ordinance 2025-17, an Ordinance of the city Council of the City of Montgomery, Texas, amending Section 90-56 of the Montgomery City Code and adopting new monthly service rates and charges for water and sewer service for consumers inside and outside the city; repealing all city ordinances in conflict; providing a severability clause; providing a Texas Open Meetings Act clause; and providing for an effective date. Council Member Donaldson seconded the motion. Motion carried with all present voting in favor.

25. Consideration and possible action on an Ordinance of the City Council of the City of Montgomery, Texas, repealing article II, License, of Chapter 6, Alcoholic Beverages, of the Montgomery City Code for the purpose of removing certain city licensing

requirements that duplicate the requirements of the Texas Alcoholic Beverage Commission.

City Administrator Walker said this is just to remove the fees that the State already charges. We will still record this through the City Secretary when they come in. She will still stamp them. We will still have records and we will confirm that they meet the ordinance that remains. It just removes the fee. Council Member Olson asked did we do anything with the way that it is written because it is written kind of backwards? They have to come to us, get a permit, then they have to go to the State. City Administrator Walker said we will not have a permit anymore. City Attorney Petrov said they will still have to come to us to get a verification. The City Secretary has to sign off on their permit application. They have to go to the State to get a permit, but before they can complete their permit process, they have to get certification from the City Secretary that where they are planning to operate satisfies their zoning requirements and they can operate in that location. Council Member Olson said before it was very difficult for them. They had to come to us, then go to the State, then come back to us. It was a mess. City Attorney Petrov said this simplifies the process for everybody.

Proposed Ordinance 2025-18.

Motion: Council Member Donaldson made a motion to accept Ordinance 2025-18, an Ordinance of the city Council of the City of Montgomery, Texas, repealing article II, License, of Chapter 6, Alcohol Beverages, Montgomery City Code for the purpose of removing certain city licensing requirements that duplicate the requirements of the Texas Alcoholic Beverage Commission. Council Member Olson seconded the motion. Motion carried with all present voting in favor.

26. Consideration and possible action authorizing the Police Department to donate unused outdated Watch Guard in car camera equipment and accessories and 2 electronic long gun locks.

Chief Solomon said we are here requesting authorization to donate these outdated equipment items to agencies around Texas that may need it. Periodically, the Texas Police Chiefs Association comes looking for different equipment for departments that cannot afford it. Some of this equipment we had in our lot that we no longer use. We would like to request permission to donate it.

Motion: Council Member Olson made a motion to authorize the Police Department to donate unused outdated Watch Guard in car camera equipment and accessories and 2 electronic long gun locks. Council Member Donaldson seconded the motion. Motion carried with all present voting in favor.

27. Consideration and possible action on a Resolution of the City Council of the City of Montgomery, Texas, to cast votes for candidates for the Board of Directors of Montgomery Central Appraisal District.

Council Member Langley said City of Montgomery has two votes. Is that correct? Mayor Countryman said yes.

Motion: Council Member Langley made a recommendation on Resolution 2025-40, a Resolution of the City Council of the City of Montgomery, Texas, to cast votes for Council Member Czulewicz for one vote and Council Member Olson for one vote for the Board of Directors of Montgomery Central Appraisal District. Council Member Donaldson seconded the motion. Motion carried with 3 votes and 1 abstained vote by Council Member Olson.

28. Consideration and possible action on a Resolution of the City Council of the City of Montgomery, Texas, authorizing city staff to remove certain information from the city's website to combat fraud and cybercrime.

Mayor Countryman said it has ramped up in the last six months. Did we change our filters because something is up? It is wild. Council Member Olson said cyber crime is just up. Council Member Donaldson asked why we solve the problem through administrative force by taking information away from the voters when this is a police and legal matter? Why can't they take care of it? Why do we have to take information away? Mayor Countryman said I think we are giving information. We do not want to put our checkbook out there. Now people can do public information, and they can ask for it. We have to also protect the citizens' money. There are bad people out there in the world doing bad things. I am hearing about it constantly. Council Member Donaldson asked why does administration have to take care of it and not the police? City Administrator Walker said I think it is responsible to post as little as possible of public information because we are putting out all the information on the builders, all the information on the checks, all the information on their addresses, and they are pulling that right out of the packets that you have and they are sending fake bills. They got \$5,000 the other day that one of our builders paid \$5,000 before they even knew it. It was not even from us. Mayor Countryman said another builder called me and asked why are you billing me this? We did not bill it. We have no reason to bill it. They said it was approved at a City Council meeting in the email. Chief Solomon said what we are doing is we are mainly just protecting the City from any type of cyber-attack. We have an officer who is expertly versed in this stuff right here. We have seen some things the other day to take a look at. It takes quite a while to run these things down. We had a lady in here the other day that they were taking \$4,000 from. These digital things are really hard and so we use him and then we also use our resources with DPS and the Texas Rangers. We are working on it, but this here is just to make sure the City's sites are safe. Mayor Pro-Tem Fox said I had a personal experience about something like that. Verizon started billing me because someone took my identity and it took the City, the DA's office, and Montgomery County to resolve it. I make a motion that we accept item 28 as presented. Council Member Langley asked about supporting documents, what does that pertain to? Just the check registry? City Administrator Walker said it is basically the packet that you received. We are going to leave that out of the public and put the agenda out there because most of the information that is in your agenda packet has everyone's information in it. Council Member Langley said so the only way the public can see any of that is through one of us when we get it through our agenda then they can get it. Once I get it through my

agenda, it is public record. Is that correct? City Administrator Walker said if they request it, yes. City Attorney Petrov said it is. They will have to make their own request. It stops the person who is data mining online. It does make it a little harder for your residents because they will have to actually make a request for information, but they will be entitled to receive it if they do that. It is just a way to ensure that a legitimate live person is getting the information and not somebody across the world. Mayor Countryman said on the flip side of that, when we go through minutes, minutes have a lot of supporting information as well. I am assuming we are going to continue to post minutes though, correct? City Administrator Walker said yes, but minutes do not necessarily have to have that data in it. You can leave that data out on minutes a lot easier than you can a packet because the packet has way more detail in it and that is exactly where they got it from. Mayor Countryman said so there will be the agenda and just minutes and no supporting documentation. If someone wanted to know what happened on item number eight two years ago, they would have to ask for all the supporting documents in a public information act. Chief Solomon said what you are doing is you are going above to put those safeguards on there and that is what we are looking for with the City. We bought those phones a few months ago. Everybody received personal phones. We got a call the other day that someone was trying to give us another 15 phones, but it was not coming to this address, so you have to put the safeguards on there. That is what we are doing as a City, making sure we have those safeguards where those things do not happen or alerts so that those things do not happen. Mayor Countryman said everything seems to be happening since we got those phones. This all just started. Council Member Langley said then I need the IT to make sure that safeguard thing allows me to get my agenda and my packet because I get the agenda, but I am not getting the packet correctly. City Administrator Walker said I think that it is a PDF problem on yours. Council Member Langley said it has been like that. Council Member Donaldson asked what is going to make it more safe to just allow us to get the packet instead of the public? We still have to be protected. Council Member Olson said it is going through your email. We are just not wanting to put it on the website. Mayor Countryman said they are not coming through email. They are looking at the website and gathering information and then sending invoices, bad things to people based on that information. I hope they are not in our email.

Proposed Resolution 2025-41.

Motion: Mayor Pro-Tem Fox made a motion to accept Resolution 2025-41, a Resolution of the City Council of the City of Montgomery, Texas, authorizing city staff to remove certain information from the City's website to combat fraud and cybercrime. Council Member Olson seconded the motion. Motion carried with all present voting in favor.

DEPARTMENTAL REPORTS

29. Municipal Court Report

Court Administrator Kimberly Duckett said you have the municipal court report in front of you for September. The citations were 523. They seem a little up because I went ahead and added the warnings also with the citations as well, so you get an overall big picture. The

revenue was \$40,100.36. For October, the citations were 422 and the revenue was \$42,097.87. Mayor Countryman said we are seeing quite the uptick of collections-based year-over-year from 2023 to 2024 then 2025 we are well above. Court Administrator Duckett said I am just trying a few different techniques. Mayor Countryman said it is working. Thank you for all that extra money.

30. September 2025 PD & CE/PZA Report & October 2025 PD Report

Chief Solomon said you actually have a two-month report in front of you. If you have any questions, I would be glad to answer them. We have three of our officers who have been nominated by MADD to receive an award in the next month or so. It is about getting DWI's off the street. You would not believe a small city like this how many DWI's they are getting off the street. They are going to be honored by Mothers Against Drunk Drivers. Mayor Countryman said that is fantastic. Mayor Pro-Tem Fox asked who are the officers? Chief Solomon said Raylie Pagan, Dawson Jones, and Chris Gutierrez. Mayor Countryman said rock stars. That is awesome. Does Development Services Administrator Tilley have anything for PD & CE/PZA? Development Services Administrator Tilley said unless you have any questions specific to any of the items I have on there. Council Member Langley said I think I have one, but I do not remember it. Mayor Countryman said if you remember it before department reports are over, you can circle back.

31. Finance Report for September 2025

Finance Director Carl asked does anybody have any questions about the report? Council Member Donaldson asked you said on here, just a reminder, the totals reflect on the tax report will change as we continue to receive invoices for last year. What are you expecting from last year? Finance Director Carl said that is always the million-dollar question. You have to remember we run on a cash basis until we do not and the time that we do not is at the year end. Any invoices that we are currently getting that were for any services or even potentially products that were ordered and delivered prior to September 30th of 2025 need to be booked in last fiscal year. As a matter of fact, last week and this week we were processing service invoices, so legal services that were from August and September. Even though those checks are processed and issued in the month of November, they are a 2025 expense. Technically, this would be the time that I would come to you and say that the month of September is closed. If when I come to the council meeting, whatever month I am presenting is closed. I cannot close September. I have to leave it open until we have a reasonable expectation that we have received all of our invoices and then we will close September until it gets through audit. At the end of audit when we have adjusting journal entries, those will also go back into fiscal year 2025. Typically, we anticipate that until about the end of November, we may receive invoices that will be for the previous fiscal year. We do a pretty good job of staying on track with those that are service based like legal, and engineering that we know that we have a service period and we work really diligently to get those invoices from them and get them paid timely so that we do not run into any issues, but every once in a while, there are straggler invoices that come in. Most of our vendors know that we operate on the fiscal year. We actually had a vendor reach out today that said they show a past due invoice. They are aware as well that we want to try to

get that taken care of, but it will change. Council Member Donaldson said the audit still goes on even though we do not have everything for September closed. Finance Director Carl said right. I actually have an audit preparation meeting on Thursday. I expect that we will start our audit work at the beginning of December, which is just our initial sampling and then if everything goes well, we should have an audit in February or March early. Council Member Olson said they should be able to balance then based off the PO even though the invoice has not come back yet. Finance Director Carl said yes, however, we have not used our purchase order system. That is something that we are looking at implementing next year, but it has never been used. Council Member Olson said that is scary. We should be using purchase orders. Finance Director Carl said that is something we are looking at implementing. Mayor Countryman asked have all the insurance and the raises started or do raises come January 1st? Finance Director Carl said the cost of living went into effect on October 1st and then merit would be in January. The new health insurance rate would go into effect in January as well. Council Member Olson asked how do we get away with that as a city when a corporation is bound by it? Finance Director Carl asked bound by what? Council Member Olson said purchase orders. Finance Director Carl said it is not a requirement. Council Member Olson asked we do not fall under the Sarbanes-Oxley (SOX) Act laws? Finance Director Carl said we do not have to operate under that. Mayor Countryman said it is under the state. That is where we get the audits. Council Member Olson said corporations are audited as well. Finance Director Carl said there are all kinds of quirky things like the state regulations. We also have a minimum of 30 days and even when you get a utility bill and it is due in 15, they have to give us 30. There are some weird things in the government world.

32. Public Works Monthly Report September 2025

Public Works Director Muckleroy said he would like to say thank you to any veterans that are listening in the room for Veterans Day. Council Member Olson said I want to throw a shout out. Thank you Mike. I reached out to him I think it was Friday evening. I thought I had a water issue and he gave me some troubleshoot to troubleshoot some stuff and it was my water softener issue, but we got it all handled and got it fixed. Thank you, Mike. I appreciate it. Mayor Pro-Tem Fox said there is one thing I was going to ask you. What kind of mold issues do we have in the community center? Public Works Director Muckleroy said I am not sure. I do not know the answer to that. City Administrator Walker said there were two types there, but it is like a scientific name. Black and green actually. Mayor Pro-Tem Fox said there is a wide variety. City Administrator Walker said yes, they were not of the immediately shut down type. Mayor Pro-Tem Fox asked, so it was not like stocky box? City Administrator Walker said no. Mayor Pro-Tem Fox said I was just curious what type it was. Then on the other issue too, there is no water, any leak that we have, is there? Public Works Director Muckleroy asked where? Mayor Pro-Tem Fox said where the mold was. You cannot have mold without water. Public Works Director Muckleroy said no, that definitely was not a leak of any kind. Condensation from the moisture in the building. City Administrator Walker said most of it was in the drop ceiling and a little bit in the kitchen. Mayor Pro-Tem Fox said that would be more than likely condensation. I was just curious.

33. Utility Operations Monthly Report September 2025

Mr. Phillip Wright, Hays Utility North said you have the report in front of you. If you have any questions, I would be glad to answer them. No one had any questions.

34. Building Official Report for September 2025

Mr. Rick Hanna, Certified Building Official, CBO Partners, LLC said you have my report for the month of September and also the total for the year in the other report. Mayor Countryman said staying busy, Mr. Hanna. Mr. Hanna said very busy. Mayor Countryman said a total of 438 permits. Council Member Donaldson said hopefully you will stay busy. Mayor Countryman said that is good stuff. Thank you so much.

35. Engineer's Monthly Report

City Engineer Roznovsky said the first item on here is water plant number two. That is already scheduled for later this week. It was supposed to be last week, but they had some scheduling issues, so they scheduled for this week. Everything is complete. Moving on to the second page. Mayor Pro-Tem Fox asked, are you sure about water plant number two? City Engineer Roznovsky asked what do you mean? About the startup? We will be on site Wednesday morning for the startup. Mayor Pro-Tem Fox said I had a resident ask about it for April of this year. Can I tell them positively? City Engineer Roznovsky said yes, they will be there. With that project, we have been talking about bleach conversions for a while. Obviously, that plant has been offline for a while, so the chlorine gas equipment was in need of replacement. The cost of replacing the chlorine gas equipment was more than the cost of just switching out to bleach, so we went ahead and did a bleach conversion now and that equipment is being installed. We wrote and prepared to submit a letter that will be submitted to the TCEQ once we do the startup to document that change in disinfection and so that will be off. They were able with the size of the facilities that they had and the size of that plant, to do it relatively inexpensive compared to replacing it. There is no reason to throw more money out so that will be one plant off the list. Water plant four, just so we are on the same topic, is being designed with liquid bleach so that just leaves us water plant three. That was a little more complicated because there is not a spot to put the tank and the size of it with the larger facility is a little bit more complicated, but we will have two of the three out of the way.

Moving on to the second page, both the Town Creek wastewater plant and water plant number four, we received 60 percent plans for the Town Creek plant and we should receive 60 percent plans for water number four earlier this month. There was one change that had to be made. They updated the well design. If you remember last year, we went ahead and did the Lone Star permitting for those wells. They updated the depth for that well, so I had to go back to Lone Star. We had to update the hydrological report. That has been completed and submitted, so all that is moving forward.

The College Street drainage project pre-construction meeting is set for this Friday. We will meet with them, get their schedule, and work on the notices for all the affected property owners up and down College Street.

For water plant number three booster pump, we are working through some bills for approval before they move on site. It is the same thing for the lift station number 10 phase two improvements. The last item on that sheet.

Moving on to page three. Item four, the West Lone Star Parkway water line extension. They are working through submittals and construction. Staking is scheduled for this week. This is the water line on Lone Star Parkway to serve the Tri Pointe Development.

Buffalo Springs and CB Stewart roadway improvements. At your December meeting, we will come back with our full recommendations for the final scope and material of those improvements. If you remember, this was phase one. We received the geotech report on Friday. We sent back some comments earlier today to get that clarified. We have their traffic impact analysis, so we will come back with all of the recommended turn lanes, signal, and scope of roadway improvements based on their traffic counts etc. at your December 10th meeting to get that design moving forward.

On page four regarding developments. The plan and plat reviews are listed. Again, those are from a couple weeks ago. However, a couple of ones I do want to note because they have been of discussion. We did release approval for HEB. HEB did submit plans that met all the landscape visual ordinances on the back, which is a set number of trees and shrubs within every 100 feet. They submitted a plan showing compliance with that, so there was nothing that prevented them from receiving approval as they met all the City's ordinances that are current. The other one that is slightly different is the gas station at Lone Star Parkway on Buffalo Springs. We noticed that work has been stopped. They made modification on the site. They raised the building. They came back and proposed a five to six foot retaining wall that was sitting on the property line where the fence is currently and then have cars driving over that. You have a six-foot retaining wall next to an eight foot fence. There is not a lot of privacy there. We are working through with them on that because the spirit of the variance was to put the fence at the top of the hill because it creates the visual barrier instead of at the bottom. This completely goes against that. By raising the elevation, we are back to we might as well just have a 20 foot fence at the bottom. Mayor Countryman asked with no discussion with the City, just doing it until the City caught them, or did they come and submit plans and that is when it was discovered? City Engineer Roznovsky said no. Their plans were approved with no elevation change. I think it had maybe a foot to level out the site, but they made the change in the field. It was noticed and they submitted revised plans. Council Member Donaldson said but they got their forms down. City Engineer Roznovsky said yes, that is how far they got before it was said you are way off. Council Member Olson asked Development Services Administrator Tilley if she caught that. Development Services Administrator Tilley said a little bit. Council Member Olson asked how did you figure it out that they raised it? City Engineer Roznovsky said I think between Development Services Administrator Tilley driving by and our inspector driving by, there were discussions and it was said we need to put second eyes on this because this is not looking right. Mayor Countryman said it is not a good third impression. Council Member Olson said well done.

City Engineer Roznovsky said other items to note, the Lone Star Hills, the one that has been paused with Taylor Morrison, they did submit revised plans on how they are going to mitigate. We are going through those now.

Moving on to page six of our report. Stewart Creek wastewater plant. The permit amendment that is going through the public comment period or is about to begin public comment, the TxDOT projects. You asked last month about the Buffalo Springs signal. They are expected to begin work in March of next year for Buffalo Springs and FM 1097. Regarding FM 1097 at Atkins Creek, we confirmed with the contractor in TxDOT their working hours. They are not allowed lane closures outside of 8:30 a.m. to 3:00 p.m., so it would have to be before 8:30 a.m. or after 3:00 p.m. and they have no planned weekend work as of this point. They are moving along, but they will be there awhile.

For the update on Kendig Keast, we had a call with them last month. We are working through some updated comments they sent over. It is our understanding we are going to have our first downtown development district meeting to discuss. Council Member Olson asked is that the downtown improvement district? City Engineer Roznovsky said yes, the downtown improvement district. Other than that, I do not have anything for you. We have exhibits in the back showing you all the developments, capital improvements, and pre-development meetings that have occurred.

Mayor Countryman asked did Commissioner's Court regarding Lone Star Parkway Road expansion say how long that was going to take? Is that going to be a yearlong project? City Engineer Roznovsky said we have reached out to the engineer and have not heard back yet. We have a couple items with them. One that I did not mention on here is we are meeting with the Commissioner and Briarley regarding the MOU for the roadway of Old Plantersville and the improvements there. That is happening later this month and we will make sure we also discuss Lone Star Parkway timing as well.

Mayor Countryman said MLK is being repaved and a new culvert is going in since half of that road, maybe a little more than half, is in the City. Did they consult with you? I know we are using their contractor. The reason I am asking is because MLK at FM 149 is very sensitive when there is a lot of rainfall and just ensuring that their engineers are aware of the ongoing issues that we have here and planning accordingly. City Engineer Roznovsky said correct. I saw your email on that earlier today when I got back. I have not heard from the County directly on it, but it is on our list to discuss with them. Council Member Langley said they did not get started today. They are supposed to start tomorrow. Mayor Countryman said tomorrow or Wednesday. Council Member Langley asked you have not heard from them? City Engineer Roznovsky said I have not. Council Member Langley asked we are not sure what they are doing there? Mayor Countryman said they appreciate they contacted the police department, but then they did not contact you all and MISD who called me at 4:30 p.m. on Friday is freaking out because it is 35 degrees this morning and those kids would have to walk a long way, so they are pushing it off which I appreciate, but at the same time, I am just concerned if they have not talked to anybody at the City. That is a very sensitive corner and area when there is rainfall. Development Services Administrator Tilley said they reached out to me letting me know that they were going to

close a portion of the road, just a small portion where the culvert and the head walls had to be replaced. That was all they are going to do. They only gave the heads up that at some point, they had not said when or anything like that. They had no plans yet, other than they would be proposing at some point that all of MLK would be repaved. That is it. They did not give any timeline or anything like that. The only thing they gave that was definite was replacing the culvert and the head wall at a few feet west of the old car rider line. It is just the culvert and the head wall. The whole mention about repaving on MLK, that was supposed to be down the line. Mayor Countryman said he requested an MOU. Have we engaged with them on that? City Administrator Walker said not yet. Mayor Countryman said so we do not have one in place, but Commissioner Walker made it sound like it was going to happen pretty darn quick, like as in we need to get it done because they are ready to go. City Administrator Walker said I think when he comes that is the plan to discuss it. Mayor Countryman said I just want to make sure we are not a year out, like it is going to happen soon. That is the impression I got when I talked to him. Public Works Director Muckleroy, have you heard? Council Member Langley asked we do not have any idea what size the culvert is or anything? City Engineer Roznovsky said I do not. We will put that on our list. We will put it on our report to give you updates. Council Member Langley said residents were calling me today wanting me to find out about what were they really doing there. Why is that culvert being replaced? City Engineer Roznovsky said I do not know. I will call the precinct engineer tomorrow morning.

Motion: Council Member Olson 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

36. 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 551.071 Consultation with Attorney – Discussion concerning a settlement of a claim.**

At 7:25 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 551.071 Consultation with Attorney for an update on ongoing litigation.

37. 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 551.071 Consultation with Attorney – Discussion concerning a settlement of a claim.**

At 7:45 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

City Administrator Walker said I have a question for you. With the reports that are presented from the departments, would maybe a weekly newsletter or something be more efficient for you to know what happens on a weekly basis? Mayor Countryman asked would that not be a pain for them? They can do a monthly synopsis versus four a month. City Administrator Walker said I want them to communicate and I want that communication, not just reports, not that silly report stuff. You can look at that anytime, but just communication, even bi-weekly. Mayor Countryman said that would be great. City Administrator Walker asked would you like something like that? Council Member Langley said they are not going to tell us what they are really doing. What makes you think that? Because you tell them to tell us what they are doing weekly? No, no, no. City Administrator Walker said I am not talking about minute to minute, what they do. Council Member Langley said I do not want that coming in my ear. City Administrator Walker said projects, anything they are working on, those type of things. Council Member Langley said I do not get my emails now, so I do not understand how I am going to get that. City Administrator Walker said you need to have your computer looked at. Council Member Langley said you have to go to the IT people. Council Member Olson said me personally, I do not want to micromanage them. I am good with the report. If something big comes up, they will tell you and you will tell us. Mayor Countryman said I am fine with that. Council Member Langley said I do not need all that. Mayor Countryman said if they want to do it on their own, fine. I think Council here, nobody here is afraid to pick up the phone and call anyone if they have a question or if a citizen has a question. I think we are all happy to go get answers.

Mayor Countryman said the Lone Star Street Dance was extremely successful on Saturday. Very good. It was a lot of fun. I actually had several calls about it today which is awesome. Also, I will be on Fox 26 on Monday. Mayor for Monday. They are doing a little thing about Montgomery. Mayor Pro-Tem Fox said let us go back to the dance real quick. There is one thing that I should have probably said to Public Works Director Muckleroy. We had someone from Public Works there, but he was dressed as somebody that was just attending. When they send Public Works, I personally would like them to dress like Public Works. Mayor Countryman asked are they needed? Mayor Pro-Tem Fox said that is not my call. I could not tell you. I do not personally think so because personally between myself and two others, we put out. I got up at six o'clock Saturday morning and blocked off the parking lot which Council Member Olson was opposed to, and then we came back about 3:30 p.m. Public Works did nothing for putting it up originally, but they took them all down. The whole thing was James was the one that was doing it and I actually did not recognize him because I am so used to Bryce being there and I did not even recognize him because he had a t-shirt on. I would prefer that they be visible of who they are. That was my complaint. Mayor Countryman continued I was just saying this Monday on Fox 26. Mayor Pro-Tem Fox

asked what time? I think it is at the 5:00 p.m. I have to be there at 2:00 p.m. They have Mayor Mondays highlights and just what is going on in the City. I proudly talked about Christmas stuff coming up.

Council Member Langley said I have one thing. Does anybody know about a letter going to property owners on FM 149 North saying that the City is going to take their land and their house? Mayor Countryman asked Development Services Administrator Tilley if she is aware of any letters condemning? Council Member Langley said no, she already told me. Council Member Olson said no. Mayor Countryman said fake news. Council Member Langley said I told them until they got the letter, do not call me again. It is just a rumor, I am sure, but I told them I would be sure and ask. City Administrator Walker said it is definitely not from the City. Council Member Olson said no. Council Member Langley said they are up to par on their taxes and they have not received a letter, but people are going around town saying the City is going to take their land and their homes on FM 149 North. City Administrator Walker said it is probably the State. That is their road, not ours. I do not know that to be a fact, but that would make more sense, or at least easements because they are expanding these roads and they are going to relook at the easements which are usually fairly wide. Council Member Langley said it could be TxDOT. City Administrator Walker said yes, that could very well be, but that is usually not taking their land or their homes. Usually their homes are set back enough. It is usually easement agreements. Mayor Pro-Tem Fox asked Council Member Langley if she has seen the letter. Council Member Langley said no, it is just a rumor that the letter is coming. City Administrator Walker said it is like the Cowboy Church. They are concerned. TxDOT is making us move our utilities and they are concerned with the easement that we are doing there. We are not asking for their land. We are just asking for rerunning our utilities in a new easement agreement. It would not affect them doing anything with their land unless they were planning to build on top of it, but even that is permissible as long as it is known exactly. Council Member Langley asked are we are doing something like that? City Administrator Walker said no. TxDOT is doing something like that. Forcing us to move our utilities. Mayor Countryman said no, that is on SH-105. City Administrator Walker said the Cowboy Church. We have to have a meeting with her. She still does not understand. Mayor Countryman said she is still calling. Council Member Donaldson said they got a letter. They wanted like a foot and a half. It is ridiculous. Council Member Langley asked who would you talk to about a caution light for Martin Luther King Drive and FM 149 North? City Administrator Walker asked is it on the county road or a state road? Mayor Countryman said it would be on a state road, TxDOT. Council Member Langley asked can a resident talk to TxDOT about requesting that? City Administrator Walker said they are going to require a study of that no matter who says it. It is just a process. It would be better coming from the City whatever the issue is, so many people got killed there. Mayor Pro-Tem Fox said but that is what they look like on FM 2854 going across the railroad track. Seriously, they made all kinds of stuff to TxDOT. Finally, there was a gentleman that was killed there and they put the light in. City Administrator Walker said unfortunately, that is a true statement. Mayor Pro-Tem Fox said on Lone Star when Addie Mae Buttercase was killed, that is when they put that light in. Unfortunately, does someone want to sacrifice for the law? City Administrator Walker said if we knew the exact request, the City could easily reach out to TxDOT and say it has been requested and they will do a traffic study and look at what is going on. Council Member Langley said I will ask Chief Solomon to find out how many people have had accidents there. City Administrator Walker said TxDOT will know. TxDOT will have that data for the most part. It is just a request to review if you want a flashing light or a stop light. Anytime you request something

different, they will do their own traffic study. Mayor Countryman said remember we had those poles pushed back because people were hitting the poles and a couple people died. City Administrator Walker said they had a meeting with Entergy and it looks like they are pretty positive on putting the metal poles down FM 149 downtown and raising all that electricity way up in the air. Council Member Olson said I was wondering when they redid FM 149 if they would go underground. Mayor Countryman said it is \$1,000 a foot. They said they would if we paid for it. They told us because Phillip LeFevre wanted it on Lone Star Parkway and that was five years ago, \$1,000 a foot. I can imagine it is probably a lot more now. He said yes, we can do it as long as you want to pay for it. That is bigger than our budget.

CLOSING AGENDA

38. Items to consider for placement on future agendas.

Mayor Pro-Tem Fox said I do have something I want to place on future agendas. After we had our retreat the other day, I got to thinking about the personnel reviews, so I started looking it up. City Attorney Petrov, this is sort of aimed at you. I do not recall, but I have been on Council for a long time and I do not know that I have ever sat in one. I would like to have it where the people that Council hires, which would be the Chief of Police, the administration, and the City Secretary. I would like to request that we can start doing the personnel reviews. Mayor Countryman asked you want that added to the agenda? Is that what you are asking? Mayor Pro-Tem Fox said either added to the agenda or to just make it happen. Council Member Olson asked you mean for year end? Mayor Pro-Tem Fox said actually, after we were there, I got to thinking about that. We were supposed to do some type of interview on our new city administrator 90 days and he has been here for as of today, 147 days. I think we are a little behind on that one. Mayor Countryman said that would be good. Mayor Pro-Tem Fox said that was part of the thing that we were supposed to do. I went back and read that we were supposed to do a review in 90 days. I would like to put us on a schedule. I am not sure City Attorney Petrov what the schedule is that we should be doing, but I would think that it would be at least in some respect shortly after being hired and then maybe yearly after that. Council Member Olson said generally, we should do a mid-year and an end year. Mayor Pro-Tem Fox said I think so. I think every six months is probably not unheard of, but I definitely think we should put it on the agenda because again, after we had that retreat, I went back and researched what other Texas cities of our size do, and that is what they require. City Attorney Petrov said typically, they are annual reviews. Mayor Pro-Tem Fox said the article I read said that it was at Council's discretion. Annual is good with me, but I am thinking that we should at least start now and do something like that and put it in place. Do you all agree or disagree? Council Member Olson said it is something we need to do. Council Member Donaldson said yes, we should do it. Mayor Countryman said agree. City Attorney Petrov said I think for the most part, I have seen them as very positive because people want to know. Mayor Pro-Tem Fox said it is a good communication issue that you can say this is what is good and they can give us feedback of what we are doing also. City Attorney Petrov said if I am not doing my job to keep you happy and there is something I can change, I would like to know that. I think most people are the same way. Mayor Pro-Tem Fox said I agree. Council Member Olson asked we have an HR person now, don't we? Mayor Pro-Tem Fox asked can I talk to the

HR person about what we do? Finance Director Carl said you can talk to the HR person. Council Member Olson said we need a formal form. Mayor Pro-Tem Fox said we do need a form and it says that there are several forms like that. I think we could all have the same form. Finance Director Carl said there is an evaluation form the City already has that you can look at. Council Member Olson asked do you want to make it easy on us? You make it a self-evaluation and then we evaluate that and agree or disagree. It is the best way when you do not want to do it. Mayor Pro-Tem Fox said for me, I would like to be in executive session. Council Member Olson said you do the review of the self-evaluation one-on-one absolutely. Mayor Pro-Tem Fox said not necessarily one-on-one, but I would prefer it to see eye to eye on it. You are much more educated on HR than I am. Council Member Olson said we are not in their day-to-day, right? We see them once every two weeks. Mayor Pro-Tem Fox said on the other hand, I think they should know how Council feels them. Council Member Olson said absolutely. That is where I recommended using at least some form of self-evaluation. Mayor Pro-Tem Fox asked who will task about getting us the right forms? Mayor Countryman said I think Finance Director Carl because she is HR. Finance Director Carl said I will work with City Administrator Walker and talk about the best way to proceed. Mayor Pro-Tem Fox said maybe we can make it effective that we can start it in January. Mayor Countryman said that is fine. Mayor Pro-Tem Fox said November and December are busy months for everybody. I do not want to totally overwhelm you.

Mayor Countryman said based on my citizens comments tonight, I would like to ask that we go out to bid for engineering firms. Just open it up and see if we are getting what we pay for and seeing who else is out there on the next agenda. Mayor Pro-Tem Fox said I think that we should at least every couple of years. Council Member Olson said we did two years ago. Mayor Countryman said three I think. Council Member Langley asked is it time to go out? Mayor Countryman said I think based on behavior, miscommunication, and other things, it is just time to go see for the money that we are spending, there may be somebody out there that actually walks the line they say they are going to walk. Council Member Langley asked do you know when we do go out? Mayor Countryman said I think we are year to year correct? I think we are actually. Council can fire them at any time. We have to give them a 60-day notice or 30-day notice. Finance Director Carl said I have not seen a WGA contract. City Administrator Walker said generally you would do a three year with options. Mayor Countryman said that is what we have done and they have been here five years. Council Member Olson said I know, but we just did it because this is something we had Gary do. Mayor Countryman said I am asking we do it again. Council Member Olson said we need to do it on the schedule of their contract. Mayor Countryman said I am asking we do it before then. Council Member Olson said I am not going to break a contract for an ego. Mayor Countryman said it is not an ego. They lied. There are multiple issues with them at this point that I am not going to discuss out here. I would be happy to discuss it with you off the record. You might be comfortable. I am not comfortable. Council Member Olson said I want to say two years ago we reupped with them. I believe it is a three year, but we would have to look. Council Member Donaldson said when they come in, they have different rates on different engineers. So, if they bring a say number three engineer who is a lower rate than Chris or somebody, they are supposed to charge us the lower rate. I never could figure it out because they have like 10 engineers like that. Mayor Pro-Tem Fox said at best, considering they had one of the WGA employees step away from

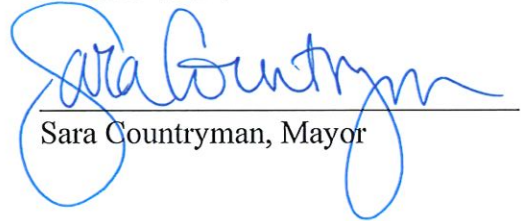
Montgomery due to they felt that they were being mistreated. Mayor Countryman said because they agreed that they did not provide professional services that we paid for. They knew they were doing a subpar job and admitted it. Council Member Donaldson said I think at one time we thought that was too much for them to handle and we considered a secondary engineering firm to help alleviate. You mentioned that I think. Council Member Olson said just to spread it out. Council Member Donaldson said we talked about spreading the wealth a little bit. I am not happy about the hire. I did not like it. I have my own personal reasons. I have forgiven the person for the way they treated me, but still I did not appreciate them putting their own.

Mayor Pro-Tem Fox asked Finance Director Carl will you make a communication with us about the forms sometime between now and the December meeting possibly? Finance Director said yes we can make that happen.

39. Adjourn.

Motion: Mayor Pro-Tem Fox made a motion to adjourn the Regular Meeting of the City of Montgomery at 8:02 p.m. Council Member Olson seconded the motion. Motion carried with all present voting in favor.

APPROVED:


Sara Countryman, Mayor

ATTEST:


Ruby Beaven, City Secretary

