



**City Council
Regular Meeting Minutes
October 14, 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 October 14, 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 3	Tom Czulewicz
	Council Member Place 5	Stan Donaldson

2. Invocation.

Council Member Czulewicz gave the invocation.

3. Pledges of Allegiance.

Mayor Countryman led the pledges of allegiance.

PUBLIC FORUM

Ms. Patricia Finch, 151 Abner Lane. Ms. Finch said we purchased it in December 31, 2019. I just have two questions. I am on the HOA of Lake Creek. We have not had our streets approved yet. What is the problem? I know we have done all of our part. I am questioning why is it incompletely signed off and finalized? The other question is has there been, or will there be, an impact study on the flooding with having that church built there by Ransom's? I am on Abner and the water flows downhill. I am concerned. Is there going to be an impact study, or has there been an impact study on that issue of their development?

City Administrator Walker said I will say if you would like to come up here and talk to me, I am the City Administrator. We can answer those questions for you. Ms. Finch asked are you going to

send me an email? City Administrator Walker said I can speak to you in person, or however you like.

CONSENT AGENDA

- 4. Consideration and possible action on the City Council Regular Meeting Minutes of August 12, 2025.**
- 5. Consideration and possible action on the City Council Regular Meeting Minutes of August 26, 2025.**
- 6. Consideration and possible action on the City Council Regular Meeting Minutes of September 09, 2025.**
- 7. Consideration and possible action on the City Council Special Meeting Minutes of September 15, 2025.**
- 8. Consideration and possible action on the City Council Regular Meeting Minutes of September 22, 2025.**
- 9. Consideration and possible action on the revision to Rick Hanna CBO Partners, LLC's Service Agreement to align the term with the City's fiscal year.**
- 10. Consideration and possible action on the following Resolution: A Resolution of the City Council of the City of Montgomery, Texas authorizing the signers for all City of Montgomery banking accounts with First Financial Bank; and providing an effective date.**
Proposed Resolution No. 2025-31
- 11. Consideration and possible action on a Resolution calling for a Public Hearing to be held on November 10, 2025, on an 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).**
Proposed Resolution No. 2025-32
- 12. Consideration and possible action on a Resolution calling for a Public Hearing to be held on November 10, 2025, on an 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).**
Proposed Resolution No. 2025-33
- 13. Consideration and possible action on a Resolution calling for a Public Hearing to be held on November 10, 2025, on an 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).**

Proposed Resolution No. 2025-34

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

PUBLIC HEARING

- 14. Convene into the public hearing on the application by Cruz Real Estate Ventures LLC on a request for a Special Use Permit at 22205 FM 1097 (WATERSTONE ON LAKE CONROE 01 LOT RES A-2) for a restaurant with accessory drive-through service.**

Mayor Countryman convened the Montgomery City Council into a Public Hearing at 6:06 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 6:06 p.m.

REGULAR AGENDA

- 15. Consideration and possible action on an application submitted by Cruz Real Estate Ventures LLC for a Special Use Permit at 22205 FM 1097 (WATERSTONE ON LAKE CONROE 01 LOT RES A-2) for a restaurant with accessory drive-through service.**

Development Services Administrator Tilley said this is a proposed restaurant located at 22205 FM 1097. The lot is zone commercial. By right, the restaurant is again permitted, but with the addition of the accessory drive-through service. I am sure you recall that it would require a special use permit and that is what they have applied for. At this location, again, it is just on the south side of FM 1097, right next to Atkins Creek. The path of the drive-through is going to go behind the building and around the side closest to Atkins Creek. That is where the drive-through is going to be. We do not know who the tenant is going to be, but there is a drive-through window in the plans. That is why we asked for them to apply for the special use permit. The Planning and Zoning Commission has reviewed it. They are recommending approval subject to the condition that if there is a change of ownership of the property, the special use permit would expire and they would go back in front of Planning and Zoning and the City Council to apply for the special use permit. Mayor Countryman asked are we concerned with the amount of asphalt and non-pervious area being so close to an area that is very active as in water and moving of dirt and water? Development Services Administrator Tilley said it will be reviewed during the civil plans, so I am sure that there is a plan for how they would address that storm water

drainage during that time. Right now, it is not at the level of civil review as far as I know. Mayor Countryman said it is a big concern. Council Member Olson said unfortunately, even if you are concerned, whether we want it or not, if they build with basically an approved drainage study, there is not much to do. Mayor Countryman said I understand. I still want it on the record that I asked because I am quite concerned about Atkins Creek. City Engineer Roznovsky, WGA, said they do not have approvals for anything, but they submitted a drainage impact analysis, as well as civil site plans showing they are proposing detention on that site and then detaining it.

Development Services Administrator Tilley said again, this is an application for a special use permit of the drive-through.

Motion: Council Member Donaldson made a motion to accept an application submitted by Cruz Real Estate Ventures LLC for a Special Use Permit at 22205 FM 1097 (Waterstone on Lake Conroe 01 Lot Res A-2) for a restaurant with accessory drive-through service. Council Member Olson seconded the motion.

Discussion: Council Member Olson asked do we have to have four fifths on this one? Mayor Countryman said no. Council Member Olson asked am I reading the wrong one? Mayor Countryman said we are asking about a drive-through, number 15 for a special use permit.

Motion carried with all present voting in favor.

Council Member Olson said that is an affirmative four-fifths vote. Mayor Countryman said we do not have to do it individually. It is just making sure there are four out of five that vote yes. If two say nay, then it would be a problem. City Administrator Walker said it is an action. City Secretary Beaven said on an application. Council Member Olson said I am just reading it off your notes. Mayor Countryman said you just have to have four out of five say yes and we had all five say yes. Council Member Olson said it says special use permits, City Council by affirmative four-fifths vote. City Secretary Beaven asked what page number are you on? Council Member Olson said 140, section 98-27 special use permits. City Administrator Walker said I think you are fine because it said if made by ordinance, but that is not how it is in here. That is just out of the Government Code. Council Member Olson said I just wanted to make sure we did not miss it. City Administrator Walker said you had no votes anyway. It would cover it either way.

16. Consideration and possible action authorizing the Mayor to sign the Escrow Agreement by and between the City of Montgomery and the Developer ("Montgomery Flex LLC") and authorizing the city engineer to prepare a Feasibility Study Summary Memo for the proposed 2.73-acre development.

City Engineer Roznovsky said in your packets you will see a copy of the agreement. It is a standard agreement that we all have seen before. On page 157 of your packet, you will see

a proposed site plan for this development. What this is, is on FM 1097 just east of the water plant site on FM 1097, is an office warehouse type development that is being proposed right now. This is just for the feasibility study. We say summary memo as there is already water and sewer along the frontage. It is not a full 10 page packet of all the impacts because it is a relatively minor development. This is just for approval of the escrow and allowing us to start. On page 58 of your packets and a couple pages after, there is more information on the development itself. There are some example photos, as well as some of the potential tenant types. Mayor Countryman asked is the zoning there commercial or is it industrial? City Engineer Roznovsky said it is plan development. City Engineer Roznovsky said I have spoken to the Architecture Control Committee who controls that. Council Member Olson asked have they said what the proposed development is? City Engineer Roznovsky said office warehouse spaces. On page 157 is the site plan.

Motion: Council Member Czulewicz made a motion to authorize the Mayor to sign the escrow agreement by and between the City of Montgomery and the Developer ("Montgomery Flex LLC") and authorizing the city engineer to prepare a Feasibility Study Summary Memo for the proposed 2.73-acre development. Council Member Langley seconded the motion. Motion carried with all present voting in favor.

17. Consideration and possible action authorizing the Mayor to sign the Escrow Agreement by and between the City of Montgomery and the Developer ("Cox Communities LLC") and authorizing the city engineer to prepare a Feasibility Study Summary Memo for the proposed 2.5731-acre development.

City Engineer Roznovsky said same thing as the last one, different development. If you go to page 169 in your packets and subsequent pages, you will see where this is. This is the property located immediately behind the former Jim's Hardware and they are looking to the relocation of the Krawfish Kia restaurant in this location. You will see in your packets the proposed site plan, building, outdoor space, and parking followed by a couple renderings of what they are proposing on the site. What this is in front of you tonight is approval of the escrow agreement to get that process started, as well as authorizing us to go ahead and proceed with the feasibility study as there is a little more to this one, it is a larger tract. Obviously, the impact on Clepper Street as well, as we are going to be looking at in conjunction with downtown sidewalks and things like that to make sure of connectivity. There is a little more to this one than the last one based on its location and what it is connected to. Council Member Olson said there is some significant drainage on that lot as well. City Engineer Roznovsky said there is. This was previously looked at and they were proposing a detention pond in the back, different type of developments, but that is a restart, but yes, there are still a lot of drains on the property that goes down between the homes over to Berkeley that have to be addressed. Mayor Countryman said the rendering looks really nice and it looks like it is going to fit in with our aesthetics. Council Member Czulewicz said the Clepper Street issue though is one thing that I would consider

too because that is a lot of traffic going in and out of there. City Engineer Roznovsky said but the size and capacity of Clepper Street and its connection to SH-105 obviously, saying that they are responsible for looking at Clepper Street entirety, but at least for that connection point to FM 149 is definitely a consideration that will be included in our report.

Motion: Council Member Donaldson made a motion to authorize the Mayor to sign the Escrow Agreement by and between the City of Montgomery and the Developer (“Cox Communities LLC”) and authorizing the city engineer to prepare a Feasibility Study Summary Memo for the proposed 2.5731-acre development. Mayor Pro-Tem Fox seconded the motion. Motion carried with all present voting in favor.

18. Consideration and possible action authorizing the Mayor to sign the Lease Agreement by and between the City of Montgomery and the Tenant/Lessee (“Kristen Eakes”) at 14426 Liberty Street, recently acquired by the City. The lease would cover the use of the secondary structure in front of the property for the purpose of operating a seasonal, small-scale food service business.

Development Services Administrator Tilley said this is the Montgomery Original Snoball location that is in front of previously known Jim's hardware. We just wanted to renew the lease. There is no change in the rent and she did sign the lease agreement. It is ready for the Mayor's signature. Council Member Olson asked how much is the lease? Development Services Administrator Tilley said \$150 a month. Mayor Countryman said I think it is cute. It still adds to the charm of the town, especially in front of city hall. Council Member Donaldson asked is it going to continue to operate as a snow cone place? Mayor Countryman said yes.

Motion: Council Member Donaldson made a motion to authorize the Mayor to sign the Lease Agreement by and between the City of Montgomery and the Tenant/Lessee (“Kristen Eakes”) at 14426 Liberty Street, recently acquired by the City. The lease would cover the use of the secondary structure in front of the property for the purpose of operating a seasonal, small-scale food service business. Mayor Pro-Tem Fox seconded the motion. Motion carried with all present voting in favor.

19. Consideration and possible action on casting one vote for the Texas Municipal League Region 14 Directors Election.

City Secretary Beaven said in your packet you have notification from TML with the official ballot for your recommendation to select one from Sally Branson, Robin Collins, Tom Crews, Emmanuel Guerrero, Josh Pratt, and Frank Robinson. Mayor Countryman said Mr. Robinson is part of our county of representation. Council Member Langley said I received notification from two of them asking for our vote, but I did not receive anything from the rest of them. Mayor Pro-Tem Fox asked did you receive anything from Mr. Robinson? Council Member Langley said no. Did you? Council Member Czulewicz said no. Council

Member Olson said I still think locally we might actually get some representation like Mayor Countryman said.

Motion: Mayor Pro-Tem Fox made a motion to nominate Frank W. Robinson, Council Member of Shenandoah for TML Region 14 Director Election. Council Member Olson seconded the motion. Motion carried with all present voting in favor.

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

City Secretary Beaven said there is a resolution and it is to nominate who you recommend and you can do up to two nominees. Last year we had recommended Mr. Olson. Council Member Donaldson said and we will do it again this year. Council Member Olson asked we did that actually in January, right? They have not decided on that one because they do not give you the results until November, December of this year for that nomination. I do not know if I can be nominated for two spots. Mayor Countryman said no one is raising their hand. You might have to be. Council Member Donaldson asked can we do them one at a time or two? Mayor Countryman said you can do both. Council Member Donaldson said I nominate Casey Olsen. Mayor Countryman asked in both spots or one spot? Council Member Czulewicz said I will take a spot. Mayor Countryman said we have a nomination for Casey Olsen or is that just one? Council Member Donaldson said just one.

Proposed Resolution No. 2025-35.

Motion: Council Member Donaldson made a motion to nominate Council Member Casey Olson as nominee number one for the Montgomery County Appraisal District Board. Mayor Pro-Tem Fox seconded the motion. Motion carried with all present voting in favor.

Motion: Council Member Olson made a motion to nominate Council Member Czulewicz as nominee number two for the Montgomery County Appraisal District Board. Mayor Pro-Tem Fox seconded the motion. Motion carried with all present voting in favor.

21. Consideration and possible action on the Preliminary Plats for Briarley (formerly known as Redbird Meadows) Sections 4, 5, and 6 (Dev. No. 2006).

City Engineer Roznovsky said these are for the preliminary plat approvals for the next three sections of Briarley. There is a total of 112 lots. These are on the east side of the development along Womack Cemetery, so working from Old Plantersville down, along Womack for 112 lots. On page 199 of your packets, you will see a copy of a memo from me. It is a reminder of the variances that have been previously approved. One thing to update you on is if you remember, the 15-foot side yard setback on 20 percent of the lots. Based on what they have plotted to date, they are sitting at 14 percent. They have a lot of their larger lots planned in the future sections and so that total will be made up. It was on

an aggregate. We went back and checked. Not per section was 20 percent, but on an aggregate. As of today, what they have submitted either a final flat or preliminary plat, totals 14 percent. They expect to have a higher percentage in the future sections to make that point, but we are tracking it. They are aware and we are aware. Planning and Zoning was presented this at their last meeting on October the 8th. They offered no objection to the preliminary plat as presented and the actual plats follow on this sheet. The other thing is you will see these again for final plat. That is when they will actually be signed, recorded, and impact fees paid at the final platting time. This is just preliminary. Council Member Donaldson asked when they do the final planning though, they are going to have to do it under Red Bird, right? Mayor Countryman said yes, they will do that with Briarley in parenthesis like they have had it on the agenda. City Engineer Roznovsky said right. They can change the names of the plats. Years ago we went to the development number because they changed their names so often. Briarley is the development now. Council Member Donaldson said the estate says it is Red Bird. City Engineer Roznovsky said yes, the owner of the property is JDS Johnson Services/Old Plantersville. They are signing off on the owner, but they can title the plat whatever they need as long as they are consistent. If between preliminary and final they make significant changes, they will have to restart the preliminary plat process, or if they wait for more than a year. If you remember, Montgomery Bend waited more than a year so they came back, but they are constructing this section now. Mayor Countryman said I know that with this development agreement, we had put in the agreement that the developer had to redo Old Plantersville Road because of the heavy trucks. Is that also the same for Womack Cemetery? City Engineer Roznovsky said there is no access onto Womack. There might be construction access, but actual development traffic has not. I know Midsouth was using that for electrical install and it was causing issues with their trucks. The only connection onto Womack is the lift station site which only Public Works and Hays Utility would access. As far as your question on the road, yes, that is in the agreement. There are ongoing conversations with the Commissioner on the timing of those improvements. The county has funds available for doing a portion of the work, as well as the developer putting in the turns lanes, etc. so that is active. Mayor Countryman asked are we mandating them to go down Plantersville to come into Briarley? There is a median there to get over to this or are they going to access it off of Womack Cemetery? City Engineer Roznovsky said I will see what they are actually doing. It was through the section, not off of Womack construction entrance. I will ask our inspector if he has noticed anything. Mayor Pro-Tem Fox asked City Engineer Roznovsky to repeat that over again about Womack. City Engineer Roznovsky said their construction access should be through the neighborhood into those sections, not off of Womack based on their plans. Mayor Countryman asked how much of Womack Cemetery is in the city limits? Public Works Director Muckleroy said about 700 feet. City Engineer Roznovsky said not very much. Mayor Countryman said I just do not want to be on the hook for that. If they said they were going to do the roads, I just wanted to make sure. City Engineer

Roznovsky said correct. If they damage it during construction, we will have to fix it during construction, but as far as a full repave like is proposed on Old Plantersville, that is not. Council Member Czulewicz asked is Plantersville going to be repaved as asphalt? City Engineer Roznovsky said correct. Presumably, it is going to be asphalt is what the county will do because it is still a county street, but my understanding is Briarley will add turn lanes. They will pay for a portion of the repave and widening to add some more shoulder because of the length. Adding width to the road, adding turn lanes, and a full repave, really the whole road is falling apart. It is not just the top coat, it is a full build.

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

22. Consideration and possible action for the City Council of the City of Montgomery, Texas, to nominate one candidate for the Montgomery Economic Development Corporation.

Council Member Donaldson said I nominate Council Member Olson. Council Member Olson said I am already on it. Council Member Donaldson said it is your renewal. Mayor Pro-Tem Fox said it is your renewal and I second it. Mayor Countryman said read the bottom sentence. Current City Member up for renewal.

Motion: Council Member Donaldson made a motion to nominate Council Member Olson for the Montgomery Economic Development Corporation. Mayor Pro-Tem Fox seconded the motion. Motion carried with all present voting in favor.

23. Consideration and possible action for the City Council of the City of Montgomery, Texas, to nominate one candidate for the Crime Control and Prevention District.

Motion: Mayor Pro-Tem Fox made a motion to nominate Council Member Langley for the Crime Control and Prevention District. Council Member Donaldson seconded the motion. Motion carried with all present voting in favor.

24. Discussion on Sourcewell.

City Administrator Walker said I am not going to sit here and read this to you, but I will start with a story of how you got here just to remind you of how we got where we are. The Chief had brought you Sourcewell back a few months ago. I did not put the date down. When you look at Sourcewell, Sourcewell is just like a cooperative, there are a lot of them. We use other ones, but it gives you the opportunity to enter into a project or buy products for that matter without going through the bid process. That is really the benefit of what you have here. Now, if we look at the McFate Group and EBI Texas, those are the two companies that we are working with and EBI Texas is part of the McFate Group. Right

now we are in the design phase of this. We are in the very early beginnings of this. I think on the design process phase one, you can see the McFate group is working on the architectural plan. They have sent out people that measured the building. They have done all those kind of things. When they decided to go with the McFate Group, a lot of that had to do with Chief Solomon and meeting Dennis who lives here in Montgomery. Is this company based out of another state? Yes, but they have a footprint here. That does not mean that we are not going to hire contractors or others from here. As a matter of fact, we have had the discussion with Dennis, that that is what we do. We try to do that whenever possible. It is not likely they are going to bring anybody from Michigan all the way down here because the cost of that would be limiting, but I know those were some of the questions. What is good here, as you can see in the phase two, as we get a rough idea of what we are doing, we will bring it to the Council and you will be able to look at those things. You will be able to give your input, as well where we are headed as we go. A lot of that is going to start with the cost estimates. If you go to the visual flowcharts, that is the one I like. The McFate Group started this with the design. EBI of Texas will take it from the next level. They will work with Sourcewell. At that moment, they will engage Sourcewell. They will look at the vendors who have already been vetted and approved in the state of Texas and they will pick from them and meet with them. As they do that, then they will pick those. We will know who these people are. We can review that as part of the process if you so choose. Then they will start construction beyond that. Mayor Countryman asked are we making plans for a second story? City Administrator Walker said yes, we are looking at multiple options because here is where we are right now. We are looking at the money, how much it is going to cost, looking at, like I said, we did the study, where are we going to be in 10 years, how many employees are we going to have, where we going to fit, and if we do not fit. We have got all that together now. We have gone back and forth a little bit. Now, we are looking at the square footage so we know what we need. They are putting the number to it now. The second floor. Is it a blank second floor with nothing on it? Is it built out immediately with offices? Is it a mezzanine style, which is a little cheaper? It is just a walkway with offices. We are looking at all those options now. We are not really into designing it. We are just saying what will fit? Number of people, square feet, and size of offices. What would that look like? That is what we will bring to you real soon. Mayor Countryman asked will you have who is sitting where? City Administrator Walker said yes, we have done that now. We looked at multiple options, of course. The Police Department because of the way they function, down, if we did the up and down. Downstairs makes more sense for them, but Council chambers needs to be down too. Offices for administrative, being upstairs is really no problem. We are working through those things to see where people would be located. Just because it is interesting, the secondary building is out there. We have looked at potential uses. There are very few. The way it was built, to be honest, it is better to be torn down. We will bring all that to you when we look at it because Chief Solomon wants to add some of those things which are going to have to be

built on the outside of the building. We have looked at that. We have looked at putting a portion of it, even more square footage on the outside, maybe beginning and leaving the second level blank for future. Then, paying for what is the cheapest now and they have a lot of options. I think to answer Council Member Donaldson's question because I know he has asked me a few times, when you go to the Sourcewell, could we have picked a company here in Texas? Maybe, but a lot of the companies that do this type of work are multi-state companies anyway, so not all of them only have an office in Texas. I understand the concern there, but I think you will be pleased with the contractors they bring in because they are all going to be local Houston people. So far, from what I have seen, it is. If you have people that come to you and say they want to bid on something, I have had a number of people ask me this. I said, yes, you can register. You can also talk to Dennis. They are the GC now. Talk to Dennis and ask him if they can get on. It is really a simple process for them to get into Sourcewell. They just have to sign an agreement that they agree with the government pricing that is already bid in. They have to meet certain things that they do which is underutilized, minority companies. Council Member Donaldson said I still have not grasped it totally myself. I looked through this brochure. It is very impressive. I can tell they do good work. I do not have any problem with that, except for the fact that about 95 percent of what is in here is new builds, not that much rebuilds. I am concerned with somebody that wants to go in there and knows how to tear up concrete to get the plumbing redone. As far as being based in Michigan, Michigan is not a right to work state. That bugs me that they do not have right to work there. I do not know if any of that will play into contracting people here in Texas. You can go online and look at the top construction companies in Texas and get a whole list of approved general contractors right off that list, like the Zachary Group, Austin Industries, Turner Industries Group, and Crossline Construction. Those are the four biggest in Texas and they are in that billion dollar range companies. I am just a Texas boy at heart and I want to see our money go to people that live right here in this state. I have said it before and I will say it again. We have the ninth largest economy in the world. Not in the country, in the world. This is a big state that has a big footprint. I find it amusing that we tend to want to go outside this state to get other people's opinions. Mayor Countryman said I do not think that was the goal Council Member Donaldson. The goal is just to work with somebody that that is their job and that happens to be where Sourcewell is located, but the man lives here and he was at Faith and Blue. He lives in Montgomery. Council Member Donaldson said I understand that, but the other problem is the way I understand it, you are trying to get this process on a fast track, and I think haste makes waste. I do not want to get it on a fast track where we do something and get out ahead of ourselves and then regret something we have done. Mayor Countryman said it is not the man from the company from Michigan that is being hasty. Those are two different things, right? I do not think you all are being hasty at all, but we need to move forward. City Administrator Walker said the speed and efficiency this delivers is we do not have to go through the standard government bid process which takes

forever, and we would have to bid it out. Depending on the general contractor, we would have to bid out pieces of it too because it is hard to find a certain person that will run the entire project. This already gives you the pricing that is approved by Texas government and it also gives you the ability to skip the bid process. It does not make the project go with any speed. You all will have the opportunity to look at the prices, look at the contractors, and look at everybody that is coming in. Mayor Countryman said we just do not have to do that 45-day bid process. When you do that, you have to take everybody's bids. City Administrator Walker said and then you do not always get the best. Council Member Donaldson said I understand the format. I just do not understand how they can come to a point where they have already vetted the pricing. How would they do that? City Administrator Walker said that is Sourcewell and all cooperatives here in Texas. The school districts, the counties, the state. We all use the same thing. They have already priced out. When they bid on these projects, they have to use already established prices because if they did not, then we would have to go to the bid because this is millions of dollars and you would have to go through the bid process. Council Member Olson said any time you do government work Council Member Donaldson, when I was building military homes, the general contractor would come in and it would be stupid \$50, \$60 million project. Then we would come behind and bid into the project. But we had set rates that we had to pay hourly and we had to hire local people. In order to get the contract, you had to do that. You had to hire local people based on set rates and then you bid off of your efficiency and your materials. Mayor Countryman said that does not affect the Michigan right to work state or not right to work. That does not have any bearing because these are going to be local. Local people, local businesses. City Administrator Walker said our architect right now is from Michigan and the company owner lives in Michigan, but everybody else is here that will be part of this. We have already signed a contract for at least this part with them. If in the future you wanted to make it more obvious that you support Texas, I do not think there is a problem with that. I think this went because Dennis lives right here in Montgomery. Mayor Countryman said and we voted on it. We said that we wanted this. City Administrator Walker said let us just say they are terrible or, we have big problems with them. You can always change. I do not foresee that because it is really the contractors that are going to do the work. These guys are designers, architects. Mayor Pro-Tem Fox asked are we going to have the building done by the end of December? City Administrator Walker said very close. Council Member Olson said it depends what year you are talking about. Mayor Countryman asked are you happy with the speed of the process and the product that you are getting from Sourcewell? City Administrator Walker said really we are so early. We do not know anything. We are really talking about dollars. We are breaking it out even as square footage. The areas around the Police Department with different items that they have to have is way more expensive. If we do elevated things, that is more expensive. The council chambers because we want to leave it open, is a little more expensive. Offices are the cheapest of all. We are trying to keep the plumbing where the plumbing is so we do not

have to chop up a lot of the floor. I think we will have something to bring to the Council pretty soon with some visuals so you can see what it looks like and some pricing based on if we do this, if we do this, or if we do this. Mayor Countryman asked and you will come and show it to Council? We are not trying to run the whole thing, but I think we would like to keep a finger on it and know what is going on. City Administrator Walker said that is what we talked about because we really have not gotten too far yet, but they will fly back down. They have a computer thing and it does 3D so we can show it up here so you can at least visualize it. We have talked about the community center and the way the rock is there and we talked about the front of the building mirroring that, so we have ideas only. We do not have anything to see yet.

DEPARTMENTAL REPORTS

25. Finance Report for the period ending 8/31/25

Finance Director Carl stated I do not have anything in particular and asked if anyone had any questions.

26. Public Works Monthly Report August 2025

Public Works Director Muckleroy said you have our report in front of you. I would be happy to answer any questions you have on it. Mayor Countryman said I know it did not happen in August, but congratulations to Jose. That is exciting. Public Works Director Muckleroy said he is a good kid. Council Member Langley asked how long has he been here? Public Works Director Muckleroy said just over a year. Mayor Pro-Tem Fox said I have to tell you, I sent a text to Public Works Director Muckleroy at 7:01 a.m. because I had no water and by 8:00 a.m. we had water. Council Member Czulewicz said I was right behind you texting. Public Works Director Muckleroy said Hays already knew about it and they were already in route when we found out. Council Member Olson said we had water at 4:30 a.m. Mayor Pro-Tem Fox said we did have water at 4:30 a.m. Mayor Countryman said we did have water at 4:30 a.m. because I went out walking and there was water. I do not know, but between 6:00 a.m. and 7:00 a.m. there was water. Mayor Pro-Tem Fox said actually it was a little before 7:00 a.m. Public Works Director Muckleroy said we found out about it around 7:00 a.m. Mayor Pro-Tem Fox and Council Member Langley thanked Public Works Director Muckleroy.

27. Utility Operations Monthly Report August 2025

Mr. Phillip Wright, Hays Utility, said you have the report in front of you. Do you have any questions or anything you want me to go over? We have 92 percent accountability, on regular flushing. The water usage is up, but of course, not this morning. A disconnect. Mayor Countryman asked is that what happened? Mr. Wright said yes, it was a fuse essentially in the disconnect itself. Mayor Countryman said but the generators came on,

correct? Mr. Wright said the generators came on, but part of the where that disconnect was, it actually caused the power not to get to the plant, but we got it up and going. Mayor Pro-Tem Fox said when he told me it was three, I was saying, oh my gosh, we do not even have two back online. Scary. Mr. Wright said yes, we are anxious to get that online. Absolutely. Page two, if no questions on the first page. Just a statement in compliance with the discharge wastewater plant. It is looking good. Looking at Lone Star, you are good for the year.

28. August 2025 PD & CE/PZA Report

Chief Solomon thanked everyone for coming out to Faith and Blue. Council Member Czulewicz said thank you for all your work. Chief Solomon said it really helps the citizens to see you. Next year we are going to get some shirts that says him and her. That way they will know who you are. Thank you all for coming out.

You were talking about all the trucks that are coming through here. I have tasked the lieutenant with getting us with DPS to get some of our officers certified on those commercial vehicles because it is going to help us. You can see, we are stopping them from coming down this road here because they are tearing up the roads. We are going to get a couple officers certified to inspect those vehicles and try and get some traffic down. The ones that we have been stopping lately, and then having DPS to come by, they have got lots of things going wrong with their trucks. We will be taking a look at that just to let you know.

Mayor Pro-Tem Fox said I was going to tell you, Marilyn Czulewicz did a really good job, but I counted the tickets that we did for registration and we had almost 200 and I know half the people did not even register. Chief Solomon said yes, we are looking at getting more people to register because we think it was between 500 and 600 people. Mayor Countryman said great job and thanks for having all the faith leaders out there. That is the most we have ever had and that was fantastic.

29. August 2025 Municipal Court Report

Court Administrator Kimberly Duckett said the August citations were 236 and the revenue was \$49,936.55. Mayor Countryman said Ms. Duckett there has been quite the uptick. Court Administrator Duckett said thank you.

30. Discussion on Engineer's Monthly Report

City Engineer Roznovsky said first item on here, we added an exhibit to the back on page 276 of your packets with all the capital improvements going on to help keep everyone informed and aware of where things are. We will include that every month so you see it. Going through the individual items, water plant number two. We are doing final testing as

we speak. We are working through a flow meter today to get that installed with the old one, get that switched out, but they are still on schedule for everything to be complete and online later this month. It is getting there. Just final items to get it tested and put in place.

On page two, the main things I want to touch on are the College Street drainage project, as well as the booster pump three project. For the College Street drainage project, we have the contracts back from the contractor. They are now sitting in the ARPA funds review. It has to get the additional review steps with it being funded through ARPA. As soon as we do, we will issue a notice on that project. Mayor Countryman asked do those expire in December? City Engineer Roznovsky said no, not this December. A December, but not this December. Mayor Countryman said they just keep pushing it back. City Engineer Roznovsky said right. This one is a 20-day. Whenever they get started, it is 154 days on the next one. On the water plant three, that one they are ready to start. We either are just about to or have issued them a notice to receive a pre-construction meeting with them last week. It is a long lead time to get the pumps in, but once they are there, they will go pretty quick. That will be in place around March or April.

At the bottom of page two of our report, list station 10, phase two is ready to go. We are just waiting on the deposit from the developer. He has said that it should be any day now once our contractor is ready to move on site. Mayor Countryman asked so they are moving forward? City Engineer Roznovsky said they are. They resubmitted plans. The development Lone Star Ridge resubmitted master plans to us late last week based on the revised layout. We have not gone through them yet. I think we have 25 plan sets, strand studies, or plats that are going through the review process right now. Mayor Countryman said I just did not know if that gentleman that was buying that other acreage on the corner was going to buy them. City Engineer Roznovsky said I am trying to remember conversations. I think they have discussed, but they have not reached any type of agreement.

City Engineer Roznovsky said regarding Buffalo Springs and CB Stewart infrastructure and roadway improvements, we did receive deposits from the Church of Montgomery, as well as from BCS for both of those projects. We did receive a draft of their traffic impact analysis from the developer. We have not gone through it yet. There are a bunch of improvements recommended in turn lanes on SH-105, Buffalo Springs, CB Stewart, etc. This is just the preliminary page, but we will come back to you with a full update once we have all the work complete. The actual bores for the geotech analysis are scheduled for the 17th and 20th of this month over those two days. PD is aware because they will be working in the middle of the street.

City Engineer Roznovsky said Simon and Lawson waterline loop is the Superior Properties project. We have also received the deposit from that developer and that project is in design.

City Engineer Roznovsky said no more updates on the next page. On the back, we have the current list of plan and plat reviews that are in and out. There are some that have been sent out or current since then as of the meeting report being written.

City Engineer Roznovsky said I will address some of the public comments from earlier. For the Church of Montgomery drainage plan, they have submitted those plans. We have reviewed those plans, but have not approved their plans. Their drainage was considered as part of the overall development. It was platted as the Estates of Lake Creek Village. All of that was part of that plat and that drainage was considered with that. What we are doing is making sure they are within the bounds of what that was designed for with their plan improvements. Related to the street acceptance part of it, we are still working through the legal side of it with the deeds and the ownership. I know we do not have an agenda item, but we can put an updated item on that.

City Engineer Roznovsky said on page six of our report, the TPS permit amendment for the Stewart Creek plant, which is the one behind Lupe Tortilla and Chick-fil-A, that has been submitted and we are now in waiting time with the TCEQ. They are very, very behind, so we will probably wait to get a final for that not until July of next year.

City Engineer Roznovsky said we did finally receive an update on the FM 1097 Buffalo Springs traffic signal. Since this report went out, they have approved for construction. They have ordered materials. They expect the materials to be delivered in February and installed in March for the signal at Buffalo Springs and FM 1097.

Mayor Countryman asked when is TxDOT going to be done with the FM 1097 bridge? It is completely locked up over there. City Engineer Roznovsky said their schedule they gave us was June. Mayor Countryman said no way. I was backed up coming over Buffalo Springs bridge and it was going nowhere. This was on a day that there was no school. City Engineer Roznovsky said when we asked them a couple months ago when they started on outside the construction schedule they gave us, it was completed in June. Mayor Countryman asked is it going to be one lane or one passing for the majority of that? City Engineer Roznovsky said during working hours, yes. We will continue to ask for updates. Mayor Countryman said Montgomery Bend will not be selling anymore. Who is going to want to do that?

City Engineer Roznovsky said speaking of Montgomery Bend, which is the next item on here, they expect that signal to get started later this year.

City Engineer Roznovsky said other than that, we talked about updates to the rates and the Texas Water Development Board applications. For the Kendig Keast ordinance updates, I will get a schedule sent out. We received something from Kendig Keast earlier today with updated milestones on the deliverables. I just have not had a chance to go through that. I know you were asking about that earlier.

Mayor Countryman asked for the FM 1097 bridge because I know I am going to be asked, what are the working hours? City Engineer Roznovsky said I will ask. I will see if it is on infrastructure plans, what TxDOT has on there. It is a fully funded and controlled TxDOT project. Mayor Countryman said I totally understand, but June sounds like forever from now. City Engineer Roznovsky said I will ask. We will see what information we can gather and see what they can do, at least hopefully, not working around rush hour. Mayor Countryman said because tomorrow is going to be the first day of school that that is coming back. City Engineer Roznovsky said we will reach out to their engineer and see if we can get an update.

City Administrator Walker said Ms. Tilley has officially become the Development Services Administrator. Mayor Countryman said to Development Services Administrator Tilley I did not know if you wanted to give your report or if you had anything to say. Development Services Administrator Tilley said I have nothing. Council Member Czulewicz said I have a question. On your report, you had three signs items under code enforcement. What were they? Development Services Administrator Tilley said two of them were for the developments Briarley and Montgomery Bend. One was a sign that I had just picked up along SH-105. Council Member Czulewicz asked why is the flag still flying in front of the Krawfish Kai? Development Services Administrator Tilley said we are going to get that down. The same with the Bar and Vines. Council Member Czulewicz said I asked you three months ago. Development Services Administrator Tilley said our sign ordinance needs to be cleaned up, but we have a temporary freestanding sign that is allowed without a permit for 75 days. That freestanding sign, the flag sign, it qualifies under the square footage of that temporary freestanding sign. I know they have already gone over at least a couple weeks on those 75 days, but I will get the report. There are two of them in the Historic District. Mayor Pro-Tem Fox said if they take the sign down for two days and put it back up, they are continuing their 75 days. Is that correct? Development Services Administrator Tilley said the 75 days does not have to be consecutive in a calendar year. The ones who put out flags while business is open and take it down after the business is open, I do not count that because it is just during their operation, but they are able to take it right back down. Krawfish Kai was doing that at first. They were taking it out when they were open and then they would take it back out, but after a while they just left it out. I will get that addressed.

31. Building Official Report for August 2025

Mr. Rick Hanna, Certified Building Official, CBO Partners, LLC said thank you for renewing our service agreement. There are no changes to it. You have my report as far as number of permits, but obviously things are picking up. In case anybody gets any complaints, I just gave City Administrator Walker the new builders coming in, the new superintendents, and new trades are all trying to work the system, so I put my foot down

today. Now I am going to start doing special trips out. One wants to insulate first and then put systems in later. I came down today and visited with several of them. You might get some feedback that the building department is slowing down construction. Their problem is they are having a difficult time managing their trade. One guy does not show up, so they want to jump something else in its place. If you have driven out to Briarley, there are probably 40 homes at some point in construction out there. Mayor Countryman said they have sold 20. Mr. Hanna said they have a lot of them pre-sold. Stephen is running that one pretty well and Cody is picking up some of the other subdivisions. We are staying busy.

Council Member Donaldson asked can I make a recall? I need to talk to the chief. You put up another stop sign on Emma's way. I need to ask what was the criteria for doing that? How did you determine to put that street sign up? I am not against it. They made it a four-way stop and supposedly before the road was even built, the residents were complaining that people were going to cut through there and not obey the speed limit. Chief Solomon said we have received a lot of complaints about that because it was a four-way stop so we simply requested. Last night I got a text from a former City Council member saying that the stop sign was up and so I took a look at it today. It is just for safety reasons.

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

EXECUTIVE SESSION

32. 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 – Update on ongoing litigation.

At 7:07 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.

33. 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 – Update on ongoing litigation.

At 7:22 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

Council Member stated our next meeting is November 10th.

Council Member Langley asked did I see the quilt walk is this weekend? Mayor Countryman said yes, the quilt walk is this weekend.

Council Member Czulewicz asked City Secretary Beaven who does the calendar online? Finance Director Carl asked the one you get in your utility bill? Council Member Czulewicz said yes. Finance Director Carl said Kristen McCain. Actually Janie. Janie is now taking it over, but Kristen McCain was doing it. Council Member Czulewicz said because some of the events were not on there like the quilt walk and other things were not on there. Finance Director Carl said we put information on there if it is on the master event calendar. If it is not on the master event calendar, or if people do not notify them up front, then we do not know what we do not know.

City Administrator Walker said for your next Council meeting, we are going to bring something forward. The packets specifically, we are working with the attorney. The packets being presented to the public as part of the packet or the agenda going out. Information is getting stolen and they are sending out fake emails that ask for money, \$5,000, and different things. We are going to suggest keeping the packet just for you. If somebody wants to request that, they can do it the same way they do other documents. It is just I do not know what else to do. Mayor Countryman said we can go back to when they used to put it under our doormats, but that was for executive session. Are you saying that you will just send us an email? City Administrator Walker said an email. It is not going to post publicly because they took the data, the people they put in everything. They put in the names and it is just not safe anymore. Council Member Langley said when I get it emailed to me, I cannot open it up and make it bigger. Maybe I need some help, but if I go to the City of Montgomery page and I hit agendas and open it up, I can make it bigger. City Administrator Walker said the agenda will still be there, just not the packet. Council Member Langley said no, the packet is what I am talking about. City Administrator Walker said maybe we need to figure out what is going on because you received a new one. Mayor Pro-Tem Fox said I figured out how to open it up bigger on the packet on the laptop finally. Mayor Countryman said I have been told that there have been emails sent to me and I am not getting them. Council Member Langley said I am not either. Mayor Countryman said and they are getting bounced back to say that nobody is here by that name. City Administrator Walker said it has to be in the system. I will talk to OCS about that. Mayor

Countryman said I do not know if there has been tweaks with it or what. Council Member Langley said our City Engineer Roznovsky sent the people going to the TML dinner

invites. City Secretary Beaven said I have seen the email. I was going to print it out. Council Member Langley said he called me yesterday and told me that I am not getting mine because it keeps sending it back to him. City Administrator Walker said we will have to whitelist some of those. That is the system that is doing that. Council Member Langley said in my email list, it is telling me that I have 13 emails that I have not been able to get through Barracuda. City Administrator Walker said that is the system that blocks these. Council Member Langley said it says I have 13 emails that I need to read, but it has it blocked. Mayor Countryman said I will help you. City Secretary Beaven said bring your laptop and let us see what we can do. City Administrator Walker said we will probably do all boards and commissions that way just to be safe with any of that data getting out. City Secretary Beaven said it will still be the same way where I attach it to the agenda calendar invite and I email it separately as well, one right after the other. You will still receive the packet that route. Once we bring it forward for a vote, we will discontinue publication on the website. Council Member Donaldson asked do you mean if you go to the city website, you cannot pull down the agenda? City Administrator Walker said the agenda, yes. The packet, no. Mayor Countryman said not all the supporting documents behind it because people are stealing it and they are sending invoices. I got a call from a developer who the scammer requested money and he called me. He asked did you send me this? Council Member Donaldson said that is very sad because for a whole year before I even thought about coming on Council, that is how I found out things were going on is when I could get online and get the agenda open and look at what was really behind it. I did that going back years to find history of different things. It is a shame to me that a citizen cannot go on our city website. Mayor Countryman said but the minutes will be there once they are already done because once the minutes are done, they will have it all on there when the minutes are passed. It is just the future because there are people scamming off of it, looking at what is going on on our agenda tonight, these escrow agreements, and they will be sending emails tomorrow requesting that money. Council Member Olson said there is a way to download and block screenshots because my company does that. Some of the things that I get it is blocked. It will not let you print it, it will not let you take a screenshot of it, and it will not let you download it. It is only right there and that is all. Mayor Countryman said but they can write it, and they can recreate it. City Administrator Walker said what they are stealing are the people's names. Mayor Countryman said and they are creating invoices. City Administrator Walker said in the minutes, we can probably look at being more careful and black out if it is critical information like that, such as addresses, but they are looking at the development agreements and they are sending them a bill for \$5,000 with all the information. It looks like it came right from us. Council Member Olson said I had my bank card stolen three times in three months. I had five charges on it on the last one. Five charges and somebody got it again. Council Member Czulewicz said I had that problem for a while.

Every time I found it, it was when I stopped to get gas at a truck stop. For the last two and a half years, I have been paying cash at truck stops. I have traveled a lot over the years and I have had it so many times. I just pay cash because the truck stops are a target for these people that go in there and scam your information. City Administrator Walker said they put skimmers on to read your number.

Mayor Countryman said I was at a mini mayor's round table and we were talking about COLA's and insurance and how their insurance through TML raised. Did ours raise? I thought you asked about it. Council Member Olson said yes, we have seen a rate increase on ours. It was built in. Mayor Countryman said no, I thought Council Member Langley asked and they said no. Council Member Langley asked the health insurance? Mayor Countryman said yes, you always ask every year. Council Member Olson said there are rate increases on there. Finance Director Carl said we did. We anticipated a rate increase. Mayor Countryman asked how much did it go up? Finance Director Carl said it ended up being nine percent. Mayor Countryman said theirs was 13 percent. City Administrator Walker said that is kind of funny because they put out some messages trying to keep rates low, and then everyone I am reading online, all the city managers and GFO 18, they are all saying that is not what we knew about. Mayor Countryman asked do we have alternatives? We gave eight percent potential raises and then that eats it up. What can we do about that? Can we go out somewhere else? City Administrator Walker said you can always try. Mayor Countryman said TML does not seem to be friendly. City Administrator Walker said it is really United Healthcare or Blue Cross Blue Shield. It is one or the other almost every time. Finance Director Carl said Blue Cross Blue Shield is who we have. The idea is that, and Mayor Pro-Tem Fox I am sure can speak to that it being our group size is small, so for us to go off on our own, we would be looking at not as great a rate. Mayor Countryman said I knew that is why we came to TML. Mayor Pro-Tem Fox said the first year they make it a great rate. Mayor Countryman said that is what it was. Susan brought it to us. Finance Director Carl said I will remind everyone that we got TML to hold steady for two years with no increase. Mayor Pro-Tem Fox said which was amazing. Mayor Countryman said people are not happy about it. Council Member Olson said if we could self-insure and then have Blue Cross or United be the administrator. That is how most corporations work. They self-insure. Mayor Pro-Tem Fox said we are not big enough. Council Member Olson said nor do we have the money to self-insure. It is just cheaper for the organization if you can because you are basically holding on to that money and you invest it in all the things.

Mayor Pro-Tem Fox said I was going to ask a question about the retreat for Saturday. Is the agenda just to meet there at the winery? City Secretary Beaven said the venue is not confirmed yet. City Administrator Walker said two of the places that we were scheduling backed out and said no. Mayor Countryman asked so you could not do Two Lips for the city retreat? Council Member Olson asked what city retreat? Mayor Countryman said we have been talking about having a retreat for all of us to go to. Council Member Olson said

on the 8th. I remember that. Council Member Langley said remember you could not go one time. Mayor Countryman said remember we did this date because of you. Mayor Pro-Tem Fox asked are we having a retreat on the 18th or not? Mayor Countryman said November 8th. Mayor Countryman asked do you need help finding a place? City Secretary Beaven said no, I am going to take over and handle it. Mayor Countryman said okay. City Secretary Beaven said someone else was doing it while I was out and I am coordinating now, so I will be addressing it. Council Member Langley said here in Montgomery is good. Council Member Olson asked are we starting at 9:00 a.m. or 8:00 a.m.? Mayor Countryman said I guess Ruby is in charge. Ask her. City Secretary Beaven asked does it need to be inside city limits or outside city limits? Council Member Olson said I do not care. City Administrator Walker said we set it at 9:00 a.m. Council Member Olson said 9:00 a.m. it is. Mayor Countryman said I said H wines. They have breakfast now and they will shut it down for us. City Administrator Walker said I think that is one that came back because it originally said there was a fee, and I think they came back. We will check on that. Mayor Countryman said if you need help let me know. Mayor Pro-Tem Fox said the 8th of November. Mayor Countryman said yes. The second weekend in November, Saturday. Mayor Pro-Tem Fox said I thought it was the 18th. Mayor Countryman said starting at 9:00 a.m.

CLOSING AGENDA

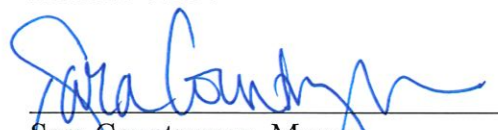
34. Items to consider for placement on future agendas.

No items to consider for placement on future agendas.

35. Adjourn.

Motion: Council Member Czulewicz made a motion to adjourn the Regular Meeting of the City of Montgomery at 7:34 p.m. Council Member Langley seconded the motion. Motion carried with all present voting in favor.

APPROVED:


Sara Countryman, Mayor

ATTEST:


Ruby Beaven, City Secretary

