



**City Council
Regular Meeting Minutes
September 22, 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 September 22, 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 Donaldson gave the invocation.

3. Pledges of Allegiance.

Mayor Countryman led the pledges of allegiance.

PUBLIC FORUM

No citizen comments presented for this meeting.

CONSENT AGENDA

4. Consideration and possible action on a Resolution calling for a Public Hearing to be held on October 14, 2025, on an application 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.

Proposed Resolution 2025-30

5. **Consideration and possible action authorizing the Mayor to execute any and all documents necessary for the City of Montgomery to participate in the Purdue Direct Settlement Agreement.**
6. **Consideration and possible action authorizing the Mayor to execute any and all documents necessary for the City of Montgomery to participate in the Secondary Manufacturers Settlement Agreement.**
7. **Consideration and possible action of an Ordinance of the City Council of the City of Montgomery, Texas, granting a rezoning request to Lone Star Cowboy Church, related to 58.952-acre Tract 1 located in the Zacharias Landrum Survey, Abstract 22.**

Proposed Ordinance 2025-15

8. **Consideration and possible action of an Ordinance of the City Council of the City of Montgomery, Texas, granting a rezoning request to BCS Capital, LLC (Dev. No. 2415), related to 11.084 acres of the Tract 2-G, John Corner Survey, Abstract 8 currently zoned PD Planned Development and B Commercial.**

Proposed Ordinance 2025-16

Council Member Czulewicz said he had questions for items five and six. What is the plan to use any funds received from these two sources? City Administrator Walker said there are only certain things we can spend the money on. It sets it out for you. Right now, we do not know because the money is coming a little bit from different places that we are required to pay these. Some of it could be for school crossings, extra police, education of students, about different things that would relate to this. Council Member Czulewicz asked so it can be used for policing of drugs? City Administrator Walker said yes. I think for school crossings you can use it to help pay for school crossings. They have added a new list of different things you can spend it on. Right now, we have not spent any of it yet. Mayor Countryman asked what is the amount? City Administrator Walker said I do not remember. Mayor Countryman asked what is the amount? Is it nine dollars, \$900? City Administrator Walker said no, it is like \$5,000. Mayor Countryman said I guess settlements are like 72 cents. City Administrator Walker said I cannot remember what the first one was that came in. I think it was bigger though. It was from some of the grocery stores. City Attorney Petrov said some of the initial settlements that they received were bigger amounts. These are now trickling in all the tangential service organizations that were involved with opioid waste at one time or another. Council Member Czulewicz asked who in our organization determines where it is going? City Administrator Walker said I think we are going to have to get with Chief Solomon and the police because that is really going to be where they will be able to utilize this money for those kind of things. Right now, it is just going to sit in the fund until we find a place to use it. Chief Solomon, correct me if I am wrong, but did you already order some of the shots? The Narcan? Chief Solomon said yes we did. City Administrator Walker said that is one of the things we can use it for.

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

REGULAR AGENDA

9. Consideration and possible action on the acceptance of the Old Plantersville Waterline project and enter into the One-Year Warranty as of June 3, 2025, and authorize the City Administrator to sign the Certificate of Acceptance.

City Engineer Chris Roznovsky, WGA said as a reminder, if you look into your packets, you will see an exhibit showing where this is on page 47 of your packets. This is the waterline that goes by the high school, down from the Briarley development that Johnson funded. It was substantially complete back in June, but they were addressing punch list items since then, and so now it is in front of you for acceptance. The punch list items they had were mostly painting of the hydrants. It is a normal thing to paint the city colors, adjusting some valves, etc. They have now completed all those punch list items. What this will do is set the warranty period of August 28th, 2025. At that time, we will do a walk through and they will address any items at that time. Council Member Langley asked what is the date again? City Engineer Roznovsky said August 28th. I have two different dates on here. It will be June 3rd. We will correct that certificate of acceptance. Council Member Donaldson asked now that the water line has a loop in it, along Old Plantersville, are we able to cut valves off on either side of it? City Engineer Roznovsky said yes. The state requires you to have valves every thousand feet, as well as at every intersection. So if we have a T, you are required to have two of the three legs have a valve on it. In this case, you have valves at SH-105, you have valves at Womack, and valves all throughout every time they connect to a subdivision, so you can valve those off independently. Then with the railroad crossing, those have valves on each side of the railroad because that was one of its own pieces, so you have a lot of flexibility to serve via Old Plantersville Road and around or back the other direction.

Motion: Council Member Olson made a motion to accept the Old Plantersville Waterline project and enter into the One-Year Warranty as of June 3, 2025, and authorize the City Administrator to sign the Certificate of Acceptance. Council Member Czulewicz seconded the motion. Motion carried with all present voting in favor.

10. Consideration and possible action on the Final Plat for Legacy Grove Section 1 (Dev. No. 2409).

City Engineer Roznovsky said this item is for the first of two sections for Legacy Grove. This is the Tri Pointe development that goes behind Napa all the way to Lone Star Parkway. If you look in your packets, you will see a copy of that plat. These are for the northernmost 65 homes. This is not the connection all the way through at this point, but access to this section will be

through Lone Star Parkway. Planning & Zoning has reviewed, as we have reviewed. We have no comments with them left to address. There are no variances on this development. Remember, this is the larger lots development in the City. A couple of things that are on here is that per the developer, they pay impact fees at the time of platting. They delivered those checks tonight. They are listed on here.

One thing that we are still working with them on is clarifying the language on the performance bond for this period. They provided it. We are just tweaking some language and working with your attorney on that. The rest of the items have been submitted and are complete. We recommend approval of this final plat.

Motion: Council Member Czulewicz made a motion to accept the final plat for Legacy Grove Section 1 (Dev. No. 2409). Council Member Langley seconded the motion. Motion carried with all present voting in favor.

11. Consideration and possible action authorizing the Mayor to sign the Consent to Encroachment by and between the City of Montgomery and the Developer (“1000 Foster Drive LLC”) (Dev. No. 2208).

City Engineer Roznovsky said in your packets, to give you an idea where this is, there is an exhibit following the cover. This is the apartment complex on Plez Morgan, just north of the newer of the two complexes on that site. This has been out there for a while. The trajectory on this was started last summer. Just with staffing changes, we found out that it was never executed, which is why it is coming to you to you now. The only thing they are proposing is if you look at that exhibit, they have a piece of their dumpster pad encroaching into the easement. In the event that a line break or anything happens and has to be repaired, we just had one last meeting for the bank, so same deal. This just papers up that if it has to get torn out, it is their responsibility and the City is not responsible for it. That is the agreement in front of you today. In the event that something happens, there is a document to cover the City. Council Member Donaldson asked what is the width of the easement? City Engineer Roznovsky said it is 25 foot. Council Member Donaldson asked how much are they going to encroach in it? City Engineer Roznovsky said I do not know, but less than five feet.

Motion: Council Member Donaldson made a motion to authorize the Mayor to sign the Consent to Encroachment by and between the City of Montgomery and the Developer (“1000 Foster Drive LLC”) (Dev. No. 2208). Council Member Olson seconded the motion. Motion carried with all present voting in favor.

12. Consideration and possible action on the acceptance of the Engineer’s Recommendation of AR Turnkey Construction Co., Inc. to complete the Construction Services related to the College Street Drainage Repair project.

City Engineer Roznovsky said if you go to page 66 in your packets, that is really where you see the meat of this. As a copy of the bid tabulation for this project, we received bids on September 9th. We received eight bidders ranging from roughly \$101,000 to \$338,000 with most of those being under \$150,000, so good pricing. We have worked with AR Turnkee in the past and currently work with them on other projects. They are a good contractor to work with. They are someone that we would solicit bids from if we had the opportunity. As a reminder, this is one of those ARPA fund projects. The scope of this is the replacement of culverts on College Street, rebuilding the road, the guard rails, and then fixing and preventing for additional erosion upstream and downstream of the road itself. Our recommendation is to award AR Turnkee based on their low bid. It will take a little while for it to get started as this is a federal funded project. Grant Administrators review are already done. They have been working on the clearances through SAM.gov and others, but it takes a little more time with the additional federal requirements. Mayor Countryman asked with a vast gap between number one and number eight, \$238,000 and some change, should we accept change orders on top of that? That is a big difference. City Engineer Roznovsky said there is always a potential for change orders on any project. Now, they have to come back with something that is reasonable, and a reasonable change order with as many that are grouped. You have 100, 118, 127, 147. I feel like those prices are not extremely out of line. I think again, kind of like what we saw on that waterline project that we did a month and a half ago. The market is just getting more competitive. People are looking for these projects, especially something like this they can jump on. They are estimating they will be done in 20 days and get in and knock it out. As the market shifts, we are seeing more competitiveness. Mayor Pro-Tem Fox said that is another thing too, the difference between 20 days and 100 days. City Engineer Roznovsky said correct. Mayor Pro-Tem Fox asked is there any penalty for overage? City Engineer Roznovsky said I do not believe this contract has penalties in it for delays because a project of this size, it is harder to quantify damages on a project like this versus a utility job that would prevent a development or cause other harm. Mayor Pro-Tem Fox said I was just thinking about the three residents on the other side. City Engineer Roznovsky said it is in the contract about maintaining open access to the unit each day, put down steel plates to make sure that there is full access to, and extra time in there for coordination with the residents and communication thereof. Mayor Countryman said the one we are looking at is \$100,985. If it goes to say \$120,000, do we have that much in ARPA funds to be able to fill that gap? City Administrator Walker said at this point, yes, unless something happens. The good thing is you can always go back and look at that because there is nothing that says that only ARPA funds pays for this. It is a big enough project. Council Member Olson asked City Engineer Roznovsky to Council Member Langley's question earlier for the design of it, what did we do for the prevention of future erosion? City Engineer Roznovsky said there is some slope paving and then riprap on top of the geotextile. So regrade it, put down geotextile fabric, and then on top to help dissipate. Mayor Countryman said we have not worked with AR Turnkee before. City Engineer Roznovsky said I cannot recall that the City has specifically. WGA has worked with them before and actively have one

or two projects with them. Mayor Countryman asked how has the experience been? City Engineer Roznovsky said the experience has been very good. There are contractors that we would go to and solicit bids from and they are one of those that we would solicit proposals from.

Motion: Council Member Donaldson made a motion to accept the Engineer's recommendation of AR Turnkey Construction Co., Inc. to complete the Construction Services related to the College Street Drainage Repair project. Council Member Olson seconded the motion. Motion carried with all present voting in favor.

13. Consideration and possible action on formally ending the one-year warranty period and releasing the maintenance bond on the Buffalo Springs Drive Roadway Improvement project.

City Engineer Roznovsky said this is Buffalo Springs, the roadway portion of it. We have two projects. The signal. That warranty ended early because TxDOT took over that responsibility some months ago, so now, this is the actual concrete roadway portion of it. We had a one-year warranty inspection at the first of September. There were a couple items we had them address. The biggest thing was we had put in those sleeves for future irrigation, lighting, etc., and with the mowers, trucks, and everything else, they got knocked off. The contractor replaced and fixed them. There was a couple minor cracking on the curbs that we had resealed, but nothing that was of any structural concern. It was normal cracking that we would expect to see in a concrete roadway. They have addressed all the items. In our opinion, they are ready to be closed out on that project overall. To answer your question on the last contractors we worked with, they were responsive. They knocked it out. Throughout the time once grass was established, they cleaned out the silk fence once they were asked and they did not push back. Those irrigation sleeves, it was not a defect. It was just something random. They have been good to work with. Mayor Countryman asked so then when they run them over in the future, what is the cost on that? City Engineer Roznovsky said it is not a whole lot. It is a four inch PVC sleeve. It is something that you can cut them down lower. Mayor Countryman said just making sure it is not like a \$10,000 cost. Public Works Director Muckleroy said no. A couple hundred dollars.

Motion: Council Member Olson made a motion to formally end the one-year warranty period and release the maintenance bond on the Buffalo Springs Drive Roadway Improvement project. Council Member Czulewicz seconded the motion. Motion carried with all present voting in favor.

14. Consideration and possible action on a variance request related to the required parking for the multi-family development by BCS Capital (Dev. No. 2415).

City Engineer Roznovsky said in your packets you will see a handful of information on this. In short, during the development agreement process, these were considered as part of the rezoning and the mention of the parking variance requests that would be coming. The request they have in front of you tonight is to go from a two vehicle per unit space to one and a half vehicles, or one and a half spaces per unit parking ratio. In the packet, you will see a breakdown of their request and a reasoning why. Behind it they reference City of Houston standards to bring that request down as their backup. This did go to the Planning and Zoning Commission. The Planning and Zoning Commission did not recommend approval of. However, tonight BCS is here as well as Morgan Group, the actual developers of the complex to answer questions because there is a lot of questions on the actual development and the quality of the product. They are here tonight to answer any questions and give you an overview of the product they are proposing on site and the reason for the variance.

Mr. Jason Hauck, Morgan Group, located at 3000 Richmond Avenue, Houston, Texas. Mr. Hauck stated it is great to be here with you tonight. I am with Morgan Group, the multi-family developer. We are excited to be in Montgomery. We are excited to be working with BCS on this project. What I thought I would do is give a quick background on who we are and what we do as a company. We are headquartered and based here in Houston. We are a family-owned company. We have been in business for more than 60 years, and we focus exclusively on multi-family development and acquisition. We have developed and acquired all across the country, but Houston is our backyard, our home, and nearest and dearest to our heart. We have been following the growth here and are really excited about what HEB is doing and the retail that BCS is bringing. We have an in-house general contractor, as well as an in-house property management company. We do this because we are obsessive about the quality of the projects that we build. This allows us to control the construction all the way through the process. Then also, when we get into leasing, we are responsible for that, working with residents on our maintenance orders, things like that. Really from cradle to grave, we are involved in the process. We developed a class A product. We are very practical in the product that we build. We want to make you proud as a city and build something that you like the look of that operates well. This product specifically will be about 60 to 65 percent one bedrooms. That is important to the parking demand and the parking ratio for the development. Then, the balance will be mostly two bedrooms. We will have just a handful of three bedrooms. We are here to answer any questions and happy to address those. Mayor Pro-Tem Fox asked what is the percentage of the one bedrooms? Mr. Hauck said 60 to 65 percent. Our current plan is 62 percent exactly. Council Member Donaldson said my question is why did you not design your development according to what our zoning laws require? Why did you do something opposite than what we require zoning for parking? Mr. Hauck said the reason we are requesting this parking ratio tonight is really for the product that we are building that is more heavily concentrated in one bedrooms. The zoning ordinance does not distinguish between unit mixes, and so I think the unit mix that we are bringing we have across the country is different than the parking ratio that is in the base. Council Member Czulewicz said one bedroom does not necessarily mean one

person. National average is one and a half to two and a half cars per residence. That is where our ordinance is, right in the middle at two per residence. If you do not have enough cars, you are going to have overflow parking and they are going to wind up parking on CB Stewart Drive on a shoulder guaranteed. Mr. Hauck said we definitely do not want any parking issues. As I mentioned, we manage the product that we build after we build it. Our experience with multi-family is that the one and a half parking ratio is more than adequate and we will not have parking that will be outside of the development. We will not allow that. Our experience again is that one and a half is adequate. Mayor Pro-Tem Fox asked do you plan on maintaining the project after it is completed? Mr. Hauck said we will. We have a leasing staff, and a maintenance staff that interacts with the residents every day. If there is ever a concern from the City's perspective, you bring it to us, we make sure that it is addressed. Again, we do not want parking problems and we cannot lease units if that happens. Mayor Pro-Tem Fox said I can assure you Montgomery has parking problems. We have lots of them. Council Member Langley asked where is the closest project to us that you have done? Mr. Hauck said we have developed all over Houston. We have most recently developed in the suburbs in Austin and DFW, City of Georgetown, City of McKinney, and in DFW. Traditionally in Houston, we have been more of an infill developer, but in other markets across the country, we have had a [inaudible]. Mayor Countryman asked what are the rental rates? Mr. Hauck said we will set the market. We set the rents to market. As part of our due diligence, we obviously do a thorough inventory of all the comps and what is in the area, what is surrounding the area, and I can confidently say we will be the nicest development in Montgomery, the surrounding county. Our rents will reflect that, and we will set those rents when we are close. Council Member Czulewicz asked are they all going to be unfurnished apartments? Mr. Hauck said correct, unfurnished apartments. Council Member Olson asked how wide is the drive lane between your parking? Mr. Hauck said it will be I believe the standard fire lane is 24 to 26 feet. Council Member Olson asked City Engineer Roznovsky is this variance in the development agreement? City Engineer Roznovsky said it is mentioned. Variances are not approved in the development agreement, but it is in the consideration. The wording is support or some language like that of a proposed variance. Mayor Countryman said we have apartments behind Brookshire Brothers. We have apartments in front of the high school. We have two, dare I say, institutional looking on Plez Morgan, and I have never heard anyone say anything about parking issues. I do not know if anyone was here when those were approved to find out if there was a variance given. I am of the opinion that there was a variance given for the ones behind Brookshire Brothers. City Administrator Walker said that is right. Mayor Countryman said it is not a new thing and I have not heard any feedback that there has been a parking issue or a parking problem with that. City Engineer Roznovsky said the ones behind Brookshire Brothers, I think one of the sections of, I think there are three phases of that, received a variance and they were doing like this development, both garage and surface parking as well. In general, the Heritage Apartments and most of them are following the two. There was that section that changed the base because again, if I remember correctly, it was related to the senior living portion. A smaller unit, and

smaller number of bedrooms. Mayor Pro-Tem Fox said the other thing about the ones behind Brookshire Brothers is that the structure itself is all fenced, virtually eliminating anyone parking on Flagship Street. Is that going to be the same concept? City Engineer Roznovsky said it would be fenced and gated. On the plan that is in your packet, there is secondary entrances that go to the south and CB Stewart and the main entrance that comes off of Buffalo Springs. It is not gated coming off the street, so you can get to the leasing building, but then gates go into the complex itself on the other side. Council Member Olson said I just have one question about the proposed ratio. Is that the ratio or is that a proposed ratio? Mr. Hauck said that is the minimum ratio. Our current count exceeds the minimum ratio of 1.5 per unit. Council Member Olson said no, I am asking about you said your ratio is 62 percent one bedrooms to two bedrooms. That is your proposal. I want to know if that is the proposal and then well, we decided to change it after we grant you the variance. I want to know that that is the number it is going to be or greater. Mr. Hauck said yes, it will be in the 60 to 65 percent bandwidth. We have not delivered a suburban project with less than 60 percent. City Administrator Walker said actually we have another opportunity as they bring the actual plans to be able to see that. Council Member Olson said once we pass the variance, it is passed. Mayor Pro-Tem Fox said my concern is too, is that Planning and Zoning did not approve it. Here is another arm of the City saying they are going to override the Planning and Zoning Commission. Mayor Countryman asked did you watch the meeting? I am not 100 percent certain that they understood this part at all. I think it was presented differently and I do not believe the Morgan Group presented it. City Engineer Roznovsky said correct. It was presented differently and I do not think they understood that. City Engineer Roznovsky said yes, the Morgan Group was not here during that meeting. Mayor Countryman said so these kind of numbers of ratios were not presented. Mr. Hauck said I was here for that meeting and they definitely recognized that this was already approved in the development agreement. I believe they were more inclined to say no, knowing that. Just my two cents. Mayor Pro-Tem Fox said I need to go back and read that and watch that meeting because it concerns me. Council Member Czulewicz asked is it in the development agreement that it is approved? Mr. Hauck said the verbiage is not approved. It is that the city staff will support the variance for commercial parking variants and then also multi-family parking variants. What we did with the site, we took the multi-family site from 12 acres to 11 acres, which allowed our commercial section of the development to increase depth, which will better suit the parking and users that we can get for the commercial side. What that does for BCS is that we are able to deliver more commercial and reduce the footprint of the multi-family. What that does for both of us is that creates more sales tax for both of us. One day there is going to be less acreage designated to just collecting property tax and more of that which is going to be property tax and sales tax. It was a net benefit to get this acreage down. Council Member Czulewicz said I am just not happy with the 25 percent reduction below our ordinance. That is what ordinances are for. We put these ordinances on record, spent all the money earlier this year to get somebody to review it, and we agreed with their recommendation. We passed it, and then we turn right around and just override them. It is

crazy. Mayor Countryman said that is what we do though. These are our ordinances and then variants are asked all the time and that is not a different part of this business. It is not outside of the scope. Mr. Hauck said this development is going to be gated and off the top of my head, I would imagine it is roughly a \$50 million investment for total project cost, if not exceeding that. They are completely in line with the City on not having a parking problem and they know how to take care of their investment to the best of their abilities and that does not include not being able to lease units that they will not be able to park. Mayor Countryman said the fact that they are not turn and burn, but they are actually going to eat the dog food that they create is a big benefit. Mayor Pro-Tem Fox said that makes me feel better about that.

Motion: Mayor Pro-Tem Fox made a motion to accept a variance request related to the required parking for the multi-family development by BCS Capital (Dev. No. 2415).

Amended Motion: Council Member Olson amended the motion to include the one bedroom ratio must be above 60 percent of the ratio of the full development. Council Member Donaldson seconded the amended motion. The motion carried with 4-Ayes and 1-Nay vote by Council Member Czulewicz.

15. Consideration and possible action on a three-year agreement to outsource professional installation services to enhance holiday lighting for Christmas in Montgomery.

Special Events Coordinator Stephanie Johnson said I wanted to give you a quick overview of agenda item number 15 in reference to the professional installation services to enhance the Christmas in Montgomery for certain locations within the City. In your packet, you have a copy of the PowerPoint presentation. It is also up here on the screen. What we have over here is a customized way to look at the different options with pricing and different items so you can select what you like for pricing and for locations. I would like to introduce Angie Clampitt with Tis the Season Lighting and Decor at this time.

Ms. Clampitt said I want to thank you Mayor, City Council, and Special Events Coordinator Johnson for inviting me to present to you this evening. It really is my pleasure to talk about Christmas. I know a lot of you are thinking really, it is not even Thanksgiving. I know how people think, but in the commercial world you do have to think a little bit ahead of time. Before we go into the proposal, is it going to be on this big screen? Special Events Coordinator Johnson said the PowerPoint should be yes, because it was in the packet when we did the agenda item. It will be the same thing that is on the screen. Ms. Clampitt said before I go into the proposal, I am going to give a little introduction on the slides over here that Special Events Coordinator Johnson is going to just click as you go to the next one. I wanted to mention in the introduction I have been in the commercial Christmas industry for 15 years. I work for a very high-end commercial company for 13 years. I started out in sales with them. I have experience from the design side of décor, as well as estimating and managed the production of two different divisions for holidays for six years, the last company I worked for. In 2023, I decided

to start my own company Tis the Season and have been so happy with it and have taken that experience that I learned with them to bring it into my own company. I do work all over the City of Houston and surrounding the City of Houston, not just Houston, but all over the Houston area. Also, installation has been a big part of what I am involved in as well. I manage different crews, so we are all over the area. I actually have a former husband who was an installer for me and I have been on many job sites with him and watched him do it, so that has helped me learn that side of it as well. A side note to that, he is a fireman right down the street. So, I have an affinity for the City of Montgomery because they did pay our bills for a while. The next slide are the standards that Tis the Season brings to the table. First of all, we use commercial grade materials. We do not go to Home Depot or Lowe's and buy the things that you get that a lot of homeowners might use. I have many years of working with commercial vendors where I outsource my materials for that. We also have general liability insurance which is definitely required. I have very experienced production team members that are making our custom glitter bows. We also fabricate large size props that we can use on commercial properties and our installation teams as well have been installing for years. That brings a sense of peace for you all when we are out there on the property installing and we are going to be doing things safely. Also, we refurbish our materials every year. Let us say you chose a three-year lease. The second year that those materials go out, they are going to look fresh and new. We remove all the faded ornaments, anything that is cracked or broken, any lights that may be dimmed or gone out, we will replace those. Every year, you can be assured that is going to look like a fresh site for your holiday decor. We also have a timely response to all service call requests. If you are dealing with electrical and water and Christmas lights, you have had them on your own home, then you know, you are going to have calls from time to time. We definitely like to respond to those. We try within 24 hours, as soon as we can get out there, but definitely we will not go over two days. The next slide is the community. I do spend time donating to local causes and nonprofits. It is built in my blood to do so. I volunteer for charity and fundraising events as well as, I am a member of CAI which is the Community Association Institute and also various chambers of commerces. The last slide, before we get into the proposal may be some pictures that I would like to show you, is my commitment to the City of Montgomery. I would like to assist you in reaching your goal of becoming a destination city. In speaking with Special Events Coordinator Johnson, I know that is very important for you and I believe that I can certainly help you out with that. In doing so, I would love to collaborate with all those entities that are involved in reaching that goal. I think it is important that we hear from all different sides of your community because everybody has their own idea of what is going to bring people to the community and we can certainly come up with goals and plans that we can do that over a five year period, or however long you want to talk about it. I would love to help unify the City of Montgomery, not just with Christmas, but we also have other holidays that you might in the future want to also unify with the Fourth of July celebration, Memorial Day, or any other special events that you may have. That is something that we can certainly talk about helping you with. The other commitment is to provide quality

decor while staying within your budget. As you know, you have a budget and I can create the Taj Mahal for you, but if you do not have the money to pay for it, that is not going to do us any good. It is always nice to have a budget and we work together to find you something that is very appealing and it is going to wow the community when they come in. In scrolling through some of these pictures, it just shows you a little idea of some of the things that we have done in the past, and some of the things that we could do in the future for you. As I said, you can see here, this is a custom glitter bow. We like to use those on our materials. They do give a little bit of interest at night instead of some of these other fabric bows. Those can be in different colors, too, but red seems to be the most popular, so that is why that is on there. This is just showing some things that we can hang from trees and snowflakes, as well as we can have spheres, and different things like that. That is a custom glitter bow there. Instead of throwing a piece of garland on that, which a lot of people might do, then we might do something like this. That gives it a little more interest and sets you apart from some of the other communities in the area that might just be throwing garland on there. Council Member Olson said I keep seeing trees wrapped, but I do not see any of the tree wrapping in the packages. Mayor Countryman said strands tree wrap like downtown historical community center trees. It is in here. Special Events Coordinator Johnson said it is hard to show a picture in the dark to what it would really look like. Council Member Olson said no, I like the trees wrapped. I have seen it many times, but it is a lot of work and a lot of lights. I just want to know if it was in this package or not. Ms. Clampitt said there are renderings of some of the trees in the area that we will show that we talk about lighting. Mayor Pro-Tem Fox asked do you own all the lighting? Ms. Clampitt said yes. We purchase all the materials and everything is leased. I provide you a one, two, or three year lease. That is a very good question because a lot of people maybe do not understand exactly how that works. If you look in your packet, you have a one, two, or three year lease. If you chose the three-year lease, which is obviously a cheaper price, that is the price that you would pay for three years. I highly recommend the three-year. 99 percent of my customers choose that. The reason is, first of all, you do not have to have somebody every year come in and bid this out every year. You do not want to waste your time. Also, you want to build a relationship with someone. That is my ultimate goal, to build a relationship and help you grow. You may not be able to do everything that I present this year, but we can plan on the future years and add things as we go. Within the three-year lease, that really ties you into a certain amount of, like I said, we did garland or wreaths, or things that are custom for that area. Those would stay the same for those three years. At the end of three years, if you wanted to change up that design, we can certainly do that. It does not mean that after year one, we cannot add to it, but we can certainly add elements throughout the City in other buildings. Mayor Pro-Tem Fox said the one that you have for the community building, the Montgomery Community Building where it has the trees lit, what would be an issue if they were lit all year long? Ms. Clampitt said Special Events Coordinator Johnson and I did talk about that and I did not include that in there. I am not sure how many trees that you would want to do, but I would love to light all of them up for you. The lights are not made for year round lighting. What I

would propose to do after we just determine how many trees there are, is to put you on a quarterly maintenance of that. We would come out, check the lights, and make sure they are all working. If they are not, then we would replace those that have gone out. If your trees are still growing, then they might get tight, so we might have to rewrap them. That is what I recommend. Mayor Pro-Tem Fox said a couple of the trees in there are close to 300 years old maybe. Council Member Langley said yes. Council Member Olson said we are leasing all these lights. Is there anything about theft? Mayor Countryman said yes, it is in here. Special Events Coordinator Johnson said if we do the lighting at the community center, we need to get with Public Works Director Muckleroy for additional electricity because we do have them around the main corner in the front. Mayor Pro-Tem Fox said if all the trees at the community building were lit though year round, I think that it would definitely make an impact on the City. Special Events Coordinator Johnson said we could probably put them on a timer or two to where they just come on and go off. Mayor Countryman said plus, Public Works Director Muckleroy's crew want to do the new city hall, too. That would be great to have this community center and city hall since they are next door to each other and have those on a maintenance and have those lit up. I think that would be fantastic. Special Events Coordinator Johnson said at any time during the year, you can pick and choose what you want to add and take away and she will show you what that looks like. Ms. Clampitt said most every line item that is an option has a box here. I can choose that we want to do that and the price would change. Special Events Coordinator Johnson said I had Ms. Clampitt add in 47 light poles at Cedar Brake Park just so that we could see what it would cost if we were to outsource it, or other items an enhancement to what Public Works already does for the park during the holidays, so that is something that down the road if we change up how we run some of our events, you can just select that or add it. Council Member Donaldson asked what is going to happen to our Christmas lighting program for the members of the City because do we not have something where different companies sponsor? Special Events Coordinator Johnson said that is Light up the Park. Registration has already opened for this year and I may have 13 registered to decorate the light poles. When they come out to decorate, Public Works Director Muckleroy will have everything finished by November the 8th. They already have one strand of lights, no garland. Mayor Countryman said so they can build on top of that. Special Events Coordinator Johnson said absolutely. Mayor Pro-Tem Fox said they can do it the way that they have been doing it to begin with. Special Events Coordinator Johnson said yes, absolutely. That is an ala carte. I just wanted to show what it would cost in three years if you wanted to change things out. Council Member Olson asked is that built into this price the 47? Ms. Clampitt said no, but it can be if I check it. You can see the price right now. 23 over here if we wanted to add that. Mayor Countryman said by my assessment, there are 12 different locations that she would do with multiple lights in multiple scenes on here. Council Member Olson said the only one that was not in it was the posts in the park, right? Ms. Clampitt said I will go through this instead of looking at each line. It is easier just to look at the pictures of what we are talking about. This is the custom glow bow with the C9's there. You may not want to do all these, I do not know,

but Special Events Coordinator Johnson and I talked about it and I just added them in here. We can click them on or off. Special Events Coordinator Johnson said this would be in addition to what Public Works already does. Again, you cannot select those options. Public Works Director Muckleroy said in all honesty, the poles when we put the lights on them, most of the poles when they get decorated, they get covered up. I would not do the lights. I would not let us put them on there. Mayor Countryman asked Public Works Director Muckleroy, would you still do the Christmas trees in town? Public Works Director Muckleroy said yes, we would definitely do that. Mayor Countryman said you do the one here, you do the one at the LED sign, and you do the one at the community center. Public Works Director Muckleroy said correct. As far as all the other decorations that we do, which are primarily in Cedar Brake Park, I think it would be something that we need to sit down and look at because you want them to blend. Mayor Countryman asked are they a little tired because I think that we had talked about buying new decorations because they were a little long in the tooth? Public Works Director Muckleroy said we have replaced some things that had become dull. Council Member Olson asked is this just a rendering because that is not wrapped? You are not going to hang them like that. Mayor Countryman said it is just to give an idea. Ms. Clampitt said to give an idea of what is available, too, because these are lit, but during the day they may not look so pretty because they are just white. You may want to add some color, do some ornaments, so we could do a mix of that or you could do either or. Special Events Coordinator Johnson said basically what you can do is add and subtract a location. If you wanted to take Cedar Brake Park off, you could take off the entire location. If you just wanted to take off certain items within the park, you could do that as well. Council Member Olson said I just want to take the poles back off. Mayor Countryman said with us moving into Jim's Hardware, we will not be at this location. Therefore, the amount for the gazebo would go away and the amount for anything here would go away. How would that adjust in our pricing? This is our location today and we will have Christmas here this year in 2025, Council Member Langley, but 2026 and moving forward, it will be different. How would the price adjust for our new location because we will not have the gazebo because we are moving to another location? If we lock ourselves in, I was just curious at how we would transform that. Ms. Clampitt said I am very flexible. My goal is to build a relationship. Mayor Countryman said there is a little ebb and flow here right now. Ms. Clampitt said absolutely. Mayor Countryman asked Public Works Director Muckleroy can we move the gazebo? Everyone up here says yes. Special Events Coordinator Johnson said what I hear you saying Ms. Clampitt is what you are pricing right now, we could actually move that to Jim's. Mayor Countryman said yes, move this cost to there. Ms. Clampitt said right. If it is a little bit different, I am willing to work with you on that. Special Events Coordinator Johnson said show them the goats. Ms. Clampitt said I know where your goats are. Council Member Olson said no goats. Mayor Countryman said in 2008, there was a goat statue put downtown and it is historical in nature. Council Member Olson and Council Member Langley both said no goats. Ms. Clampitt said we can take the goats out. Council Member Langley said I am not paying to decorate a goat. Public Works Director Muckleroy said I will say in my

opinion, at Cedar Brake Park, if we are going to do all this, I want Cedar Brake Park done right, so just let Ms. Clampitt do it. Do not try to mix because you are going to get color differences with the lights. Ms. Clampitt said they may not match exactly with my brand of lights. Public Works Director Muckleroy said we could still do the poles. Mayor Pro-Tem Fox said I really would like to see that because if we decided to keep the poles in place all year long, they could be lit at certain times or all the time every night. It is very pretty. Ms. Clampitt said it really is a statement piece when you have year round lighting. Also, there are photo opportunities when people come to your City they want to go to where the lights are. Council Member Donaldson asked are all the lights LED? Ms. Clampitt said yes. Everyone has their own idea of what color lights. I brought a sample strand of warm white, cool white, and pure white. Would you like to see them? Mayor Countryman said I do not know that we could tell a difference with them all plugged in. Everyone likes the idea. Mayor Pro-Tem Fox said and quality of life. Mayor Countryman said yes, for sure. Council Member Langley asked where is the money coming from? City Administrator Walker said in the budget that we talked about at the last meeting, in the quality of life events. Council Member Langley asked from MEDC? City Administrator Walker said no. In the general fund balance. Mayor Countryman said the City has quality of life. Special Events Coordinator Johnson said we have a lot of visitors that pass through here every day, especially on the weekends. To really draw them in, they might see the lights and they might stop and want to eat or do a little shopping or, let us bring the family back. Once you really start collaborating with the surrounding communities, make this a destination. Mayor Pro-Tem Fox said I have had a lot of comments when we put the flags out in Cedar Brake Park, whether they are the Texas flag or the American flag, because I have a lady that I know that goes to Burton all the time on the weekends and she always says, "Oh, you had your flags out." Special Events Coordinator Johnson said if you go to downtown Tomball, all of their light poles downtown all have a little wreath or maybe a simple bow. I think it is the little things that make a big difference. Mayor Countryman said it elevates the City. They are not a lot of money. Council Member Olson said exactly. Beyond landscaping, we do not spend a ton of money on beautification. We do not spend any beyond landscape. Mayor Countryman said we spend money on the parking for the Texas flag, which I appreciate, but outside of that, very minimal. Council Member Olson said I do not perceive this as a bank breaker in any way. I think it brings a lot of value. Ms. Clampitt said I wanted to mention too, some communities in the area near you that we have done in the past are West Fork, Crighton Woods, Montgomery Creek Ranch, and Del Webb. Mayor Pro-Tem Fox said the Del Webb one was really good. Ms. Clampitt continued, South Creek and South Brook Village. We are all over the Houston area, but those were some that were in your area. Council Member Olson asked City Attorney Petrov what are the rules on bidding this out? Do we need to bid this out since it is over \$10,000. City Attorney Petrov said no. Actually, the bid requirement was raised to \$100,000. City Administrator Walker said I do have some other companies that do this. Council Member Langley said yes, there is another one here in town that does it. Council Member Olson asked City Administrator Walker have you seen any pricing in packages with

the same kind of setup? City Administrator Walker said yes, but it depends on what you tell me. If we light the whole City, it is going to cost more. They are fairly comparable. It is small enough. It is hard to bid apples to apples because I do not really have a direction on what you want. Mayor Countryman said she is here. She is great.

Motion: Council Member Olson made a motion to accept a three-year agreement to outsource professional installation services to enhance holiday lighting for Christmas in Montgomery.

Discussion: Council Member Olson said let me amend that. I want to make the motion to be the three-year agreement to include Cedar Break Park, the last option. Mayor Countryman said plus poles. Council Member Olson said yes, the \$30,000 whatever it is right now. Can you scroll down? You did not check the box. Ms. Clampitt asked do you want to check this? Council Member Olson said yes. Mayor Countryman said you have the goat and they flipped out, so you may want to take the goat out. Ms. Clampitt said that was complimentary. Also, this is not checked for the City Hall corner. Special Events Coordinator Johnson said I recommend going through all the checklists. Ms. Clampitt said these are the small monuments, the larger monument, the pavilion. Special Events Coordinator Johnson asked is that the rooftop? Ms. Clampitt said yes. Mayor Countryman said that is not checked. Ms. Clampitt asked do you want the City Hall building? Council Member Olson asked can Public Works Director Muckleroy do City Hall? Mayor Countryman said no. He has never done it, but he has done the pavilion. Public Works Director Muckleroy said not the pavilion, but the gazebo and the bushes and trees out front. Mayor Countryman asked why not have you do the SH-105 corner? Public Works Director Muckleroy said this is just a suggestion, but if this is the last year, let us do this one, for the last year. Mayor Countryman said absolutely. Public Works Director Muckleroy said and put some options somewhere else. Mayor Countryman said and modify it later, yes. Council Member Olson said take the corner option off. Mayor Countryman said we will let Public Works Director Muckleroy do it. It will be the last year. Mayor Pro-Tem Fox said that is another thing. Let us say this year, but then next year we have a reconfigure like we are talking about. Ms. Clampitt said yes. We can do that next year and we can maybe do that on a two-year so it is even with the rest of the cost. Mayor Countryman said she will work with us. We will lock in the three-year price, but we will change up year two or three. Mayor Pro-Tem Fox asked Public Works Director Muckleroy if he is doing the tree in the community building? Public Works Director Muckleroy said yes. There are a few items that go on the front of the building, but not much. City Administrator Walker said next year if you have to change the budget, we can do that during budget time so we know. Mayor Pro-Tem Fox asked Ms. Clampitt to go down a little bit on the community center tree. That is the one that Public Works Director Muckleroy does too. Ms. Clampitt asked these are the four trees at the corner? Council Member Olson said no. He does not do any trees. Public Works Director Muckleroy said we did the trees in Cedar Brake Park. Ms. Clampitt asked if the Historical District monument sign was to be included? Mayor Countryman said yes. Ms. Clampitt asked if the Welcome to Montgomery sign would be include? Mayor Countryman

said the little one. Ms. Clampitt asked about the pavilion for the band. Council Member Olson said yes. Special Events Coordinator Johnson said I was looking at pictures and it looks like Public Works does put garland around the poles at the stage. Public Works Director Muckleroy said yes. Council Member Olson asked do you do lights around the rim too? Public Works Director Muckleroy said I think so. Council Member Olson said so we do not need that one. Special Events Coordinator Johnson said that is the stage so you can take that one off. Ms. Clampitt asked take the whole thing off? Mayor Countryman said yes, just for this year. Special Events Coordinator Johnson said these are the light posts. There are 17 of them downtown. Mayor Countryman said that is good. Council Member Czulewicz asked are there going to be more when we finish McCown Street? Council Member Olson said probably. Public Works Director Muckleroy said not every one of those have electricity. Mayor Countryman said they need to be replaced as it is. Council Member Czulewicz said all I am saying is if the number of posts will increase when we finish McCown? Special Events Coordinator Johnson said that is to be determined, but this is for this year and we can always remove that for next year. It is totally customizable. Council Member Olson said we are at the bottom now so when we refresh, what is our price? Ms. Clampitt said \$31,678. Council Member Olson asked if the lights on the stage were only \$300? Public Works Director Muckleroy said I do not know if you have checked or unchecked those light poles on McCown. I would not try to do those right now because you are going to have cords running everywhere. Special Events Coordinator Johnson said maybe we just put a red bow instead. Public Works Director Muckleroy said yes. Just lights. I am talking about just lights, right? There would be extension cords everywhere. Mayor Countryman asked why not just make this not to exceed \$32,000 and then we can modify it however we want to. Council Member Olson said that is probably the easiest way. Special Events Coordinator Johnson said you want it to be uniform. It is going to be professional so you do want it to match. I think that is very important.

Amended Motion: Council Member Olson amended the motion to include the three-year agreement not to exceed \$33,000 for the installation and services to enhance holiday lighting for Christmas in Montgomery.

Discussion: Council Member Olson asked is your company an outsource professional? Council Member Langley said the company name is Tis the Season. Council Member Olson said Tis the Season is not listed here.

Amended Motion: Council Member Olson amended the motion to include the three-year agreement not to exceed \$33,000 with the company Tis the Season for the holiday lighting for Christmas in Montgomery. Council Member Mayor Pro-Tem Fox seconded the motion. Motion carried with all present voting in favor.

16. TABLED 09/09/2025: Consideration and possible action on the request for the creation of a full-time new position for a Parks & Recreation Program Coordinator & Event Organizer.

City Administrator Walker said over time, it just worked into one job and then another job. I went back and looked. Really the EDC requested having a full-time person. That creates the issue here because Special Events Coordinator Johnson was really doing 90 percent of the work for the events and very little for the EDC particularly. EDC was doing just all events basically. This just creates that separation again. We will have somebody working for the EDC to help with these projects they are working on. We will have somebody with the events doing that. That is really all that is. Council Member Czulewicz asked where would the position be? Will it be under you? City Administrator Walker said yes, it is going to change though because we are on top of each other already here. However, when we get over there, hopefully we have an office and they will probably still work with Special Events Coordinator Johnson in some portion of this because it is going to take some coordination. She already has so much in place. Council Member Olson said so the position will answer to the City Administrator, not to Public Works. City Administrator Walker said it still has to coordinate with Public Works in the way that they are going to be doing the projects if they are putting up the lights and whatever they are doing with the events, but no roadblocks, so it will still have to be a combination of both. Council Member Olson said just as long as there is a direct line of who is boss. Mayor Countryman asked do you manage them or is it Public Works Director Muckleroy I guess is the question. I know there is coordination. I know there is teamwork and all of that, but where do they sit in the organization chart? Council Member Langley said it has always been a combination of working together. City Administrator Walker said yes. If we assume that in City Hall, then they can work directly for me. Council Member Czulewicz asked who will write their performance review? City Administrator Walker said probably me. Mayor Pro-Tem Fox asked who is the supervisor for Public Works Director Muckleroy? City Administrator Walker said City Council most of the time. Council Member Olson said I just want to make sure there is a clear chain of command and we do not have a person floating with no boss that says, "Well, I work for them. I work for them. I work for myself." City Administrator Walker said we just have to line out how that is going to look and really they should be part of the main office most of the time because people are calling here for events and Special Events Coordinator Johnson has already set that precedent. We just have to make that a good transition. Mayor Countryman asked Public Works Director Muckleroy are you good with that? Public Works Director Muckleroy asked good with it being under City Administrator Walker? Mayor Countryman said yes. Public Works Director Muckleroy said gladly. Council Member Langley asked is it a full-time position? City Administrator Walker said yes. Council Member Olson asked what was the grade? City Administrator Walker said 106. Council Member Langley said we have been on the 50 in the past or below. Council Member Olson said if we grade them at 106, they cannot come in below. Council Member Langley said well, they could. Council Member Olson said no, then we would have to grade them at 105. That is how the grade system works. How could we advertise if we have to stick to that? Mayor Pro-Tem Fox said I considered why it was being a full-time job, but after Special Events Coordinator Johnson and Public Works Director Muckleroy informed me that it was definitely

a full-time job, I understand it better. Who takes care of what kind of park events you have? Is that person going to create them or you have already created them for that person? City Administrator Walker asked a job description? Mayor Countryman said no. Park events. Which park? Cedar Brake Park? City Administrator Walker said no, we have just discussed some of the things that we can do in the parks. Mayor Pro-Tem Fox asked is that person going to be tasked with coming up with that or is there something already in place? City Administrator Walker said no, there are only ideas in place, but some of these community walks and some of these different things we are going to try to focus on the property that we promote, which is the parks, and having some of these things. Of course, you run into the same problem. If you get too big in the park, you have parking problems. If we have events in the park, we are working on right now this McCown project, and we are really going to try to utilize the community center space that is in the community center, so, this will be a big part of that, too. Mayor Pro-Tem Fox said I talked to City Attorney Petrov about it but, could City Council be privy to applications that are being made? City Administrator Walker asked for programs or events? Mayor Pro-Tem Fox said for the position. City Administrator Walker said sure. Council Member Donaldson said I am not disagreeing with what everyone is saying, but this job description says the department is Public Works and immediate supervisor is the Public Works Director. You just told me you are going to be the director, so, this needs to change. City Administrator Walker said yes, we know. That is just how it was written. Council Member Olson said that is when we created the position two and a half years ago. That is where we originally put it. Council Member Langley asked where do you think you would advertise this position at? City Administrator Walker said probably on Indeed. It seems to get the best response of anything, even when we try some of the local government places, which we get free, so we will put them on there. Indeed seems to get the best responses. Mayor Countryman asked where did you find us? Indeed or TML? City Administrator Walker said TML.

Motion: Council Member Olson made a motion to accept a request for the creation of a full-time new position for a Parks & Recreation Program Coordinator & Event Organizer. Council Member Czulewicz seconded the motion. Motion carried with all present voting in favor.

COUNCIL INQUIRY

City Administrator Walker said I have a question for you. I know Council Member Donaldson talks about Sourcewell and how Sourcewell works. Would you like me to explain at the next meeting how Sourcewell works and how that whole process functions? Would that be helpful? Council Member Czulewicz said yes. City Administrator Walker said okay, I will put it together. The basics of it, even though we have this company up here that is doing the design build, that is just really what they do is design, build, and then it flows out to all these companies through Sourcewell that have already been vetted for government work. They are all Texas companies in that end of it. Mayor Countryman said I had a developer call me today who is somewhat local who said they would like to throw their hat in the ring. They have done some commercial stuff. Do they have to go through Sourcewell or can they come directly to you? City Administrator Walker said

no, because they have to be part of the pre-bid because they have to meet certain guidelines. This saves us from doing the bidding because we have to hit all those little things, small to medium businesses and minority because you have to hit them all. Sourcewell just does it for us. Mayor Countryman said so then I should encourage them to go to Sourcewell and become a company on the list. City Administrator Walker said it is easy for a vendor to register with them. They say who they are, who the owner is. It is really just a simple application. Council Member Olson said as long as they have all the qualifications. Council Member Donaldson asked is he going to present this on the first November meeting. Mayor Countryman said we have a meeting in October.

Special Events Coordinator Johnson asked staff, what is your idea of an estimated time on having someone for the events position? City Administrator Walker said I do not have any idea. It is going to greatly depend on who is out there. Council Member Olson said I would plan on with Christmas having the parade, you are probably going to do 95 percent of it. Special Events Coordinator Johnson said I am already committed to that. Mayor Countryman said she is just trying to figure out if she is going to get out of it by February or by July. Special Events Coordinator Johnson said I have a lot of deadlines and I work with so many different departments. I have to plan everything out in advance. All the events for this year are already on my calendar. I know we are having some website issues come up, so I just wanted a general idea. City Administrator Walker said two months would not be unusual. Mayor Pro-Tem Fox asked how long do you leave the position posted usually? City Administrator Walker said until it is filled.

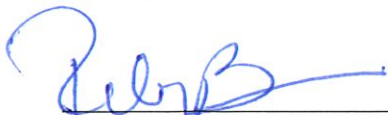
17. Items to be considered for placement on future agendas.

Council Member Olson said just the Sourcewell item.

18. Adjourn.

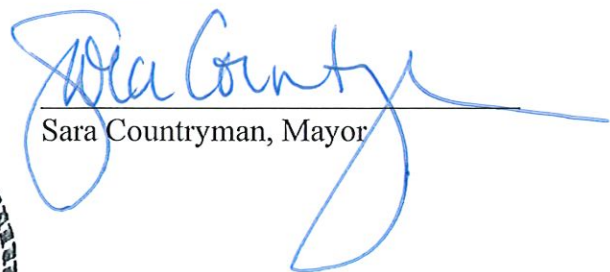
Motion: Council Member Olson made a motion to adjourn the Regular Meeting of the City of Montgomery at 7:21 p.m. Council Member Czulewicz seconded the motion. Motion carried with all present voting in favor.

ATTEST:


Ruby Beaven, City Secretary



APPROVED:


Sara Countryman, Mayor