



**City Council
Regular Meeting Minutes
September 09, 2025**

OPENING AGENDA

1. Call Meeting to Order.

The City Council Regular Meeting of the City of Montgomery was called to order by Mayor Countryman at 6:00 p.m. on September 09, 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 the request to reschedule Tuesday, September 23, 2025, City Council meeting to Monday, September 22, 2025, to be held at 6:00 p.m.**
- 5. Consideration and possible action on the request to reschedule Tuesday November 11, 2025, City Council meeting to Monday, November 10, 2025, to be held at 6:00 p.m.**
- 6. Consideration and possible action on the request to cancel Tuesday, November 25, 2025, City Council meeting.**

7. **Consideration and possible action on the request to cancel Tuesday, December 23, 2025, City Council meeting.**

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

CONSENT AGENDA

8. **Convene into the Public Hearing on the rezoning request, submitted by Lone Star Cowboy Church (Dev. No. 2407), related to 58.952-acre Tract 1 located in the Zacharias Landrum Survey, Abstract 22 currently zoned within a mix of R1 Single-Family Residential, B Commercial, and Institutional.**

Mayor Countryman convened the Montgomery City Council into a Public Hearing at 6:03 p.m.

No one present to speak.

Mayor Countryman reconvened the Montgomery City Council into a Regular Meeting at 6:04 p.m.

9. **Convene into the Public Hearing on the rezoning request, submitted by 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.**

Mayor Countryman convened the Montgomery City Council into a Public Hearing at 6:05 p.m.

No one present to speak.

Mayor Countryman reconvened the Montgomery City Council into Regular Meeting at 6:05 p.m.

10. **Convene into the Public Hearing on a request for a Special Use Permit for a restaurant with drive-through service, submitted by H-E-B, LP (legal description: 31.97-acre tract of land situated in the J. Corner Survey, Abstract No. 8 of Montgomery Country, Texas).**

Mayor Countryman convened the Montgomery City Council into a Public Hearing at 6:05 p.m.

No one present to speak.

Mayor Countryman reconvened the Montgomery City Council into Regular Meeting at 6:05 p.m.

11. **Convene into the Public Hearing on an Ordinance of the City of Montgomery, Texas, amending Article III, "Impact Fees" of Chapter 90 "Utilities" of the City Code of Ordinances by adopting new impact fees for water and wastewater improvements that**

are attributable to new development in the City's proposed water and wastewater impact fee service area within the corporate boundaries of the City; Providing open meeting and effective date provisions; and Providing for related matters.

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

No one present to speak.

Mayor Countryman reconvened the Montgomery City Council into Regular Meeting at 6:06 p.m.

REGULAR AGENDA

12. Consideration and possible action on a rezoning request, submitted by Lone Star Cowboy Church (Dev. No. 2407), related to 58.952-acre Tract 1 located in the Zacharias Landrum Survey, Abstract 22 currently zoned within a mix of R1 Single-Family Residential, B Commercial, and I Institutional.

Code Enforcement Officer and Planning/Zoning Administrator Tilley said in your packet on page nine is a final report from the Planning and Zoning Commission on the clean-up of this property. It is a mixture of residential, commercial, and institutional uses. What they are doing is combining the residential and institutional use making it all institutional, but leaving the commercial portion of the property. It is pretty much clean up because they are using the property as an institutional use. It helps with addressing any setback issues and making sure the actual use of the property fits within that. Mayor Countryman asked have we been collecting property taxes in accordance to what they are zoned today, and now we are going to be losing those because it will properly be zoned to I institutional? Code Enforcement Officer and Planning/Zoning Administrator Tilley said according to the appraisal district if that is how they looked at that property because I have not checked the appraisal district's documentation on that. Mayor Countryman said I was just curious how much we would be losing. City Engineer Chris Roznovsky referred to the ownership of the property stating that the church owns the entirety of the property as a tax exempt entity. Mayor Countryman said so, it has been tax exempt. We have not been collecting, even though it was not zoned institutional. City Engineer Roznovsky I will check that. City Attorney Alan Petrov said that should be correct though because the exemption is based on ownership and not zoning. Council Member Donaldson said from the way I read this map, they are still leaving a little piece of it industrial. Code Enforcement Officer and Planning/Zoning Administrator Tilley said correct. A small piece of it is going to be commercial. It is their western driveway, that corner there. Council Member Donaldson asked where the new driveway is? Code Enforcement Officer and Planning/Zoning Administrator Tilley said yes, but otherwise the rest is institutional.

Motion: Council Member Donaldson made a motion to accept a rezoning request, submitted by Lone Star Cowboy Church (Dev. No. 2407), related to 58.952-acre Tract 1 located in the Zacharias Landrum Survey, Abstract 22 currently zoned within a mix of R1 Single-Family Residential, B Commercial, and I Institutional. Council Member Langley seconded the motion. Motion carried with all present voting in favor.

13. Consideration and possible action on a rezoning request, submitted by 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.

Code Enforcement and Planning/Zoning Administrator Tilley said the Planning and Zoning Commission did review the property and did recommend approval. It is just for the northern portion, the multi-family proposed area at 11.084 acres.

Motion: Council Member Olson made a motion to accept a rezoning request, submitted by 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. Council Member Donaldson seconded the motion. Motion carried with all present voting in favor.

14. Consideration and possible action on an application submitted by H-E-B, LP for a Special Use Permit on 31.97 Acre Tract of Land Situated in the J. Corner Survey, Abstract No. 8 of Montgomery County, Texas for the drive through lane of a restaurant that is a part of the HEB Grocery development.

Code Enforcement Officer and Planning/Zoning Administrator Tilley said this is for the drive-thru. HEB is proposing a drive-thru for the restaurant that is going into their actual box grocery store. It will be located on the far eastern location of their building. It would be the FM 2854 building and then the drive-thru. Access to it would be towards the back of the building and any kind of stacking would be towards the back of the building. We do not see any type of stacking that would affect FM 2854 or SH-105. The Planning and Zoning Commission also reviewed this and recommended approval.

Motion: Council Member Donaldson made a motion to accept an application submitted by H-E-B, LP for a Special Use Permit on 31.97 Acre Tract of Land Situated in the J. Corner Survey, Abstract No. 8 of Montgomery County, Texas for the drive through land of a restaurant that is a part of the HEB Grocery development. Council Member Czulewicz seconded the motion. Motion carried with all present voting in favor.

15. Consideration and possible action on an Ordinance of the City of Montgomery, Texas, amending Article III, "Impact Fees" of Chapter 90 "Utilities" of the City Code of Ordinances by adopting new impact fees for water and wastewater improvements that are attributable to new development in the City's proposed water and wastewater impact

fee service area within the corporate boundaries of the City; Providing open meeting and effective date provisions; and Providing for related matters.

Proposed ordinance number is 2025-11.

City Engineer Roznovsky said we discussed this item a handful of times in the past, most recently with the called public hearing and we talked about those inquiries based on the pace of growth in the City and rate of development. With the annexations, we are bringing in more connections, as well as the timing of the improvements in order to be able to meet that demand as what goes into this impact fee analysis. This was presented to and reviewed and approved by the Capital Impact Advisory Committee, which is the Planning and Zoning Commission. They served both capacities earlier this summer, and so now you have just had a public hearing on it. This is the actual action approving the ordinance to adopt the proposed changes. Those changes are summarized in your packets. Starting on page 34, you will see the executive summary of the analysis that shows a 17 percent increase to the impact fees, bringing the single family impact fee to \$47.88 up from \$39.84. The last time it was updated was September 2024. Council Member Donaldson said I am not familiar with the Capital Impact Advisory Commission. City Engineer Roznovsky said in order for the impact fees when they were originally put together in the 2016, 2017 time frame, an Advisory Committee was set up to do the review, identify the projects, and the scoping of that. Back in the 2019 time frame, the Capital Impact Advisory Committee was consolidated into the Planning and Zoning Commission. The thought process was that Planning and Zoning is looking at planning and zoning. Let us have them also look at the utilities as part of that. Mayor Countryman said prior to that it was volunteers from the City and so it just made sense for Planning and Zoning, since they had attended all the meetings and understood what was going on. City Engineer Roznovsky said there was some recent changes with the last legislature so that may change, but this committee took action. City Attorney Petrov said right, the law has changed now so that is going to change, though the City cannot use it's Planning and Zoning as that committee any longer. Mayor Countryman asked is it comprised of residents then? City Engineer Roznovsky said correct me if I am wrong, but essentially 50 percent of the committee has to be made up of developers, real estate, or similar background of individuals. Council Member Olson asked does it say how big the committee has to be? Can it be a committee of two? City Engineer Roznovsky said these are the round of 800 laws that went into effect September 1st. Council Member Czulewicz said we cannot raise it for three years anyways, right? So, we have some time. City Engineer Roznovsky said correct. After this increase with the new law, you can only update every three years. Council Member Olson asked can you break down appendix A because each one says fee and dollar sign, but then the last one is our difference in the maximum allowable accessible fee. Are each of those lines fees? City Engineer Roznovsky asked are you looking on page 34 in your packet at that table? Council Member Olson said yes. City Engineer Roznovsky said what that is is there is a showing of the first column. The way that your impacts are set up is based on meter size because that was the easiest. It is what

size meter, you put it in, here is your assessed impact fee. Then, you have your water fee existing and proposed, sewer fee existing and proposed because they are based off of water system improvement calculations and sewer system improvements. The last column is your combined number.

Motion: Council Member Czulewicz made a motion to accept Ordinance 2025-11, an Ordinance of the City of Montgomery, Texas, amending Article III, "Impact Fees" of Chapter 90 "Utilities" of the City Code of Ordinances by adopting new impact fees for water and wastewater improvements that are attributable to new development in the City's proposed water and wastewater impact fee service area within the corporate boundaries of the City; Providing open meeting and effective date provisions; and Providing for related matters. Mayor Pro-Tem Fox seconded the motion. Motion carried with all present voting in favor.

16. Consideration and possible action on a request for a sign variance of the entry signs for each major entrance (2) to the Redbird Meadows development (known as Briarley).

Code Enforcement Officer and Planning/Zoning Administrator Tilley said this is Red Bird Meadows also known as Briarley. They have two entrances to this subdivision. Each entrance is going to have a large monument sign. The monument sign is composed of two parts. One large wall and then where the actual Briarley words are going to be. When you look at it, it looks like it would be one whole sign with that wall behind it. That is where I measure the 400 square feet from. The actual sign is going to be less than what our maximum requirement is for the signage, but again, the perception of the size of that sign, I felt that it was the reason that we should go ahead and go for the variance on this because it does measure 400 square feet and it does meet the height requirement of eight feet. Each one of them is 400 feet and each of them are eight feet maximum in height. The requested variance would be 336 square feet and you will see elevation shots of each of the signs. One is the main sign on Basset Hound Drive. The secondary sign will be the one on Kammerer Drive. They are comprised of two monuments. The Briarley sign is actually going to be in front of the larger wall monument sign. If you look at the colored elevations, you will see the landscaping and all of the work that is going to be done on it just to make it look better. The reasons that I put on there for the findings is it is a little bit of a ways from Old Plantersville Road and considering the size of the development, felt that the size of the sign met the size of the development. You do not want just a 64 square foot sign on a grand opening in both entrances. Council Member Czulewicz asked they show two curved walls in the entry on Basset, but the sign is only on one? Code Enforcement Officer and Planning/Zoning Administrator Tilley said correct. The word Briarley is going to be on that front smaller side, and have the larger wall behind it. Mayor Countryman said I see the landscaping in this photo. I am assuming this is a rendering of what the spirit of the landscaping will look like. Who is to maintain that? I am assuming Johnson Development during the building session, but after that, is it the HOA? Council Member Olson said yes, the HOA. Council Member Donaldson said the letters will actually be floating. They will not have a wall behind the letters, they will be sitting up on their own, right? Code

Enforcement Officer and Planning/Zoning Administrator Tilley said it will actually have a wall behind it, but it is a smaller wall. Mayor Countryman said I am assuming it lights up at night from behind the letters. Mr. Matt Banks with Johnson Development said the letters sit on the gabion wall and then the bigger wall behind it is just a back stop for it. The lights are lit up at night and maintenance is provided by the HOA.

Motion: Council Member Donaldson made a motion to accept a request for a sign variance of the entry signs for each major entrance (2) to the Redbird Meadows development (known as Briarley). Council Member Czulewicz 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 (KIH Revocable Trust) and authorizing the city engineer to prepare a Utility and Economic Feasibility Study for the proposed 5.107-acre development.

City Engineer Roznovsky said this development is on College Street at the very end. They are subdividing the property, providing private access back to subdivide initially two lots, a long-term plan of four lots. That meets the definition of a development, which is why this is in front of you. What you have in here is an escrow agreement to put a fund to the City, as well as a proposal from us to do a summary. We are not proposing a full feasibility study on this. This is two single family homes on a property. The summary memo identifies water, sewer, drainage connection points and concerns, as well as just defining the outline of the steps that need followed between platting where public and private utilities will extend and stop, etc. We have in here the hourly cost of estimated \$1,000 to do that summary. This is just to paper up so we are all on the same page.

Motion: Council Member Olson made a motion to authorize the Mayor to sign the Escrow Agreement by and between the City of Montgomery and the Developer (KIH Revocable Trust) and authorize the city engineer to prepare a Utility and Economic Feasibility Study for the proposed 5.107-acre development. Council Member Czulewicz seconded the motion. Motion carried with all present voting in favor.

18. Consideration and possible action on the request to cancel or reschedule Tuesday, October 28, 2025, City Council meeting.

City Secretary Beaven said we have several council members that will not be present for the 28th. We briefly talked about this, so I am bringing it forward. I believe I put on the cover sheet an alternate date would be October 20th, a Monday, if you wanted to reschedule it. The meeting before that would be literally the week before. I do not know if you want to have two meetings back to back, a week apart, or if you wanted to just cancel it. Mayor Countryman asked can we schedule it and then if there is really not any business at hand, then we can cancel it at that September meeting or the earlier October meeting?

Motion: Mayor Pro-Tem Fox made a motion to cancel the Tuesday, October 28, 2025 meeting. Council Member Olson seconded the motion. Motion carried with all present voting in favor.

19. 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 Brent Walker said I put this on there because the EDC had some changes that we have done in the EDC with all the events that we have. What I really want is recommendations from all of you as to how we should move forward. This is just a standard way that cities handle events, so I put it in there just like that, but I really want feedback from you. Council Member Olson said we have a position, right? City Administrator Walker said you did. Council Member Olson said which we still do. We just moved the person from it to a different position, so a position still exists. City Administrator Walker said in reality, yes. Council Member Czulewicz said so we do not have to create a new one. Council Member Olson said no. City Administrator Walker said the EDC person was working full-time on events and really not that much on EDC and we were paying for all these events through EDC, which is kind of a gray area. I am saying, if we are going to do this, we have to do it more this way moving forward. I would like feedback from you on how do we want to handle this. Council Member Olson said we already have the position. The position was originally created and it was under Public Works Director Muckleroy, correct? Then, our other administrator moved it under him and then basically used that person as a do all for him. We just need to put it back the way it was with the position that we had because the position for MEDC is the director position they had created. City Administrator Walker said with all these projects the EDC has coming, which you will see in the next EDC meeting, there is going to be a lot coming and they are going to have plenty to do there. Council Member Olson asked is it not just a personnel transfer? Mayor Countryman said no, it is two heads, not one. It would be one for parks and recreation events and one for EDC. Council Member Olson said I understand. Mayor Countryman said they cannot do both jobs well. Council Member Olson said I understand that, but we already have the position. We do not need to create it. We have just moved that person to a different position that we have already created so we have an opening. Mayor Countryman said yes. This is what this was creating. Council Member Olson said we do not have to create it. We already have it. Mayor Countryman asked was that her title? Council Member Olson said yes. City Administrator Walker said it does not even have to be this title. Council Member Olson said she came in and replaced Patty and that was what Patty's title was. When Patty left, we hired our new person. She took that job position. We have now moved that person over to the director position in MEDC and now we have an open position. I do not understand why we have to create a new one. We just need to put them back under Public Works Director Muckleroy where they were. City Administrator Walker said it is not really to create a new one. You have to approve what we move forward with. I want to make sure that you really want to do these events. Some of these are private events, some of them are sort of City events. Council Member Czulewicz asked is this event coordinator going to be for the whole City, not

just parks and recreation? City Administrator Walker said yes, it is for all the events. They are going to help all of those people. We do not run those events. Mayor Countryman said to be the liaison between. City Administrator Walker said we provide security. We block the streets. We do all that anyways. We permit these events by a permitting process. This person can help them organize because through the permit process, they have to talk with them and help them get all the insurance. It is quite a bit of work actually. Council Member Olson said at that point, maybe I do not know, Public Works Director Muckleroy wants them back under them or we put them under Planning and Zoning. Mayor Countryman said I think we put them under City Administrator Walker.

Motion: Mayor Pro-Tem Fox said I make a motion that we table this for further discussion, possibly in executive session. Council Member Donaldson seconded the motion.

Discussion: Council Member Donaldson said I second it because I am not convinced we need another person. I do not understand why Stephanie cannot take care of this and what she does for the City because there seems to be overlap in my mind. City Administrator Walker said she works for the EDC. Council Member Olson said she does not work for the City. Position is not to Council Member Donaldson said so we lost someone. Council Member Olson said yes. We did not lose a position. Council Member Donaldson said I did not take it like they actually moved. Mayor Countryman said that board actually funds her. Council Member Olson said she is paid for by MEDC. Council Member Czulewicz said it just seems like we have a vacant position that we need to fill. I think it is up to City Administrator Walker to figure it out. Council Member Olson said that is kind of where I am because we have that position. City Administrator Walker said the whole thing was I wanted to make sure we want as a City, to continue managing these events. We did put a budget line item in already because I saw this coming. It will be a lot cleaner and it is really the proper way to handle it in my opinion. Mayor Countryman said agreed. City Secretary Beaven said right now we have a motion on the table and a second to table this and we are trying to get feedback for the budget. When do you want to bring this back to discuss it in executive session? Unless, you want to call in executive session tonight. Mayor Pro-Tem Fox said no. Council Member Olson asked what do we have to pay this person? City Administrator Walker said I put an advance in the budget is what I am saying. They are already in there for when you approved the budget because I saw this coming. Now with the videos and all the other things EDC is doing, they are not going to have the money. It is going to be really tight with McCown and wayfinding. For all the events, potentially \$40,000 to \$50,000 total for doing all of that. It is not a huge number. Council Member Olson said MEDC has already agreed to continue to just do a line item back to the City to help fund events. Council Member Donaldson said I do not mind if you take charge of the situation. I do not mind that at all. In my mind right now, I cannot see the need for two people to do event planning. Council Member Olson said she will not be planning events. That is the whole point. Council Member Donaldson asked so the responsibilities are different? Council Member Olson said yes. Mayor Countryman said she is moving 100 percent EDC

which is a different function than this function. This function is open. Mayor Pro-Tem Fox are we going to move with the motion and the second? Mayor Countryman said the motion was to table it. There is no date given. Mayor Pro-Tem Fox said I will make the date to be the next meeting on the 23rd. Council Member Olson said we cancelled the 23rd. City Administrator Walker said you could potentially go into executive session right now if you want to. Council Member Olson asked are you all comfortable with letting City Administrator Walker get a person and run with it? Council Member Donaldson said I am. Mayor Pro-Tem Fox said I do not think the Council is all understanding and all in agreement on that, so I do not know. If you want me to withdraw my motion, I will. Mayor Countryman said it is your motion and that is what you wanted to make and Council Member Donaldson seconded it, we can take a vote on it. Then, if somebody else wants to make a motion to move forward with it, we can make that motion on top of it. Mayor Pro-Tem Fox said let us go with that. Mayor Countryman said or you can kill your motion to table it. Mayor Pro-Tem Fox said no.

Motion: Mayor Pro-Tem Fox made a motion to table item 19 until the next City Council meeting. Council Member Donaldson seconded the motion. Motion carried with all present voting in favor.

DEPARTMENTAL REPORTS

20. July 2025 PD & CE/PZA Reports

Chief Solomon stated Council has the report and asked if there were any questions. No questions were asked.

21. Municipal Court Monthly Report

Court Administrator Kimberly Duckett said I was informed the court report was not included in the packet, so I wanted to go ahead and pass it out to you. The citations for July were \$276 and the collection was \$48,067.17.

22. Public Works Monthly Report July 2025

Public Works Director Muckleroy said you have the report in front of you. I am happy to answer any questions you have. Mayor Countryman said I know we took down 39 trees at Cedar Brake Park. Are we going to replace them? Public Works Director Muckleroy said we are going to replace the trees. I do not have an exact number. Mayor Countryman said I asked that question because there is a rumor that we are not. I just wanted it on the record.

23. Utility Operations Monthly Report July 2025

Public Works Director Muckleroy said I just want to clear up that I did put in the packet on the accountability numbers. What is going on is we replaced well four meter. Since we replaced

it, the readings for previous months and previous history is thrown way off by a magnitude of times 10 to times 100, so I do not have an accurate number to be able to go by and give you. That is why this portion of the report is blank because they get their numbers from us. I just wanted to clear that up.

Mr. Phillip Wright, Hays Utility North said on this report, there are no numbers there for the billing and you understand why that is. On the wastewater treatment plant, it is made in compliance with the discharge permit. Those are really the big items to talk about on our report this last month. Council Member Donaldson asked if well number two is back online? Public Works Director Muckleroy said not yet, but close.

City Administrator Walker said I wanted to talk about the community building a little bit because it is coming, so I want you to at least be thinking about it. Council Member Czulewicz brought up some good points and we are looking at the mold that is in there and the ceiling that is falling down. We are looking at the big windows that are single pane, big gaps. I am going to put it all together and look at what it will cost to remodel the place. New flooring, updated kitchen. There is some mold in there. The smell is mold. We did get a report back that said it was not dangerous, but if you continue to let it grow, it could get into the HVAC system, so we are going to get that cleaned up depending on what we decide. As soon as I get all this put together, I will bring it to Council and everyone can be thinking about what we are going to do. Mayor Countryman asked what would be the funding mechanism? City Administrator Walker said I think that is really a great EDC project. We talked about it today. Community centers, parks, and all of that fits right in with quality of life projects. I am going to try to put a plan together, maybe add some outdoor pavilion things if we kept the building and cleaned it up and added on to it or, what are the options there? Council Member Czulewicz said it would be a great center for wedding receptions. City Administrator Walker said a lot of people still like it. Council Member Czulewicz said I appreciate you looking into it. It definitely needs it. City Administrator Walker said it is going to be either tear the whole thing down and start over or fix what you have. It is going to be one or the other. Council Member Czulewicz said as an aside to that, we should possibly look at seeing if we can partner with the County's Lone Star Community Center for various ways. I cancelled the one I was going to use and used Lone Star Community Center. It has a lot of good bones. City Administrator Walker said yes. It is a different clientele and I looked at that to see who is doing what and there are some other ones just like this in two other cities. Mayor Countryman said Willis. City Administrator Walker said we looked at those. They have redone some things and added some outdoor stuff to it. As a Council, you will have to decide if is this something we want to keep as part of the community and make it usable? Right now, to be honest with you, the ceiling is about to fall down on the site. Mayor Countryman said it is awful and it is right across from the new city hall. City Administrator Walker said if you want to keep it as just a piece of history, even though it is not historic, you could very well do so. Council Member Czulewicz said it could become an adjunct conference center after the city hall's done too. City Administrator Walker said it is a

beautiful lot. Mayor Countryman agreed. City Council Member Czulewicz said you could advertise this for conferences. Mayor Countryman said we are all on board for you to handle that City Administrator Walker.

24. Financial Report – July 2025

Finance Director Maryann Carl said you have the report from July and fiscal year end September 30th 2024. Council Member Olson said we are under budget, so that is good. Finance Director Carl said one of the things that you will notice is if you look at the last report and this report because of those adjusting entries primarily related to sales tax, the funds that we received in October and November get put back into the last fiscal year, so you will notice it has been a reduction, but that all catches up when we bring back in what we get in October and November. Council Member Czulewicz said I have two questions. The first one is the spike in sales taxes in February. Do we have any idea what that is attributed to? Finance Director Carl said yes. It was a large audit payment. It was an audit payment that was for an entity back to 2017 to current year. Basically, sales tax that should have been paid for the City of Montgomery was paid elsewhere and it was recovered by the comptroller. Council Member Czulewicz asked what are the reasons for the reductions in March and April and June and July for construction? It is a 48.2 percent, 91.9 percent, 66 percent, and 50 percent reduction. Finance Director Carl asked can you tell me what page you are looking at? Council Member Czulewicz said page 97. Finance Director Carl said I do not know what that reduction would be without doing some more research into what that is. Typically, when you see a reduction in those areas, it is just because they placed a large order a month prior to or something like that. When materials and things are delivered here, that sales tax is here, so that is a construction that would then fall into this construction category. If there is a large, start up, a beginning expenditure, it is going to peak in that month. Those types that like in the construction, we do not panic necessarily about those. The ones that you really want to look at is retail trade and the lodging and food services because if we start seeing a dip there, that means that our sales tax for everyday items is down. Council Member Olson said it is year-over-year, so are you comparing March of this year to March of last year? Finance Director Carl said correct. Council Member Olson said you are looking at a year ago. It is not a reduction. It is just they did not spend as much in this March as they did last March. Council Member Czulewicz said I understand. I was just curious. Now I see it is ebb and flow. That is what I did not realize. Mayor Countryman said I did notice though that retail trade is 48 percent. At one point I felt like that was not that big. It is really substantial which is good.

25. Building Official Report for July 2025

Council Member Olson said the handout that you gave us, I am assuming the red are the ones you do not agree with and the blue you are okay with. Building Official Rick Hanna said no. The Building Officials Association of Texas is a briefing they did. It seemed like the state does not want the federal government to bother them, but I do not mind telling cities that they cannot

do stuff. It is a briefing on some of the topics that affect construction permitting and buildings. Council Member Olson said but I am still going with the red and blue here. Blue is all right. Red they do not like. Is that correct? Building Official Hanna said I have not read it that closely. Council Member Czulewicz said I think it is noteworthy about the electrical inspections to talk about that. Building Inspector Hanna said yes. I have included the letter from the electrical board that one of the bills have passed, basically saying that solar panels and generators no longer have to be permitted or inspected, but they have to be installed by licensed electricians, just no one is going to look over their back. That is another state bill that I am sure the solar panel lobbyists got that pushed through. Council Member Olson said if they really wanted to lobby, they would lobby the utility companies. There was one about chemicals. I was going to ask you about the third one, removes chemical storage containers. What is it removing? Is it removing us not being able to? Building Inspector Hanna said it is saying that where someone came in and had a hardship, you had the legislature to pass a bill. Something to the effect of if you have storage containers with chemicals like water treatment plants and those sort of things, they have to be certain distances away from areas. Council Member Olson asked so it will not have to be a certain distance anymore? Is that correct? It is not written well, so I am not sure what they are talking about. Building Inspector Hanna said I did not write it. Council Member Olson said no, I am with you. I thought maybe you could clarify. Building Inspector Hanna said no, I am still trying to read all that. It did not directly affect the inspection site. That is my understanding where it came from. The fire explosion close to the residential area, wanting to increase the distance of where it had to be. Council Member Olson said it says it is removing it from within 2,000 feet, so does that mean they are letting it go closer? Building Inspector Hanna said I do not know. Council Member Olson said I swear some people do not think much, do they? Do you want an explosive substance that close to your home?

26. Discussion on Engineer's Monthly Report

City Engineer Roznovsky said the first item on here is water plant number two. The well driller is supposed to finish his work by Friday so the plant contractor can finish the piping, touch up painting, etc., so hopefully it will be online here within the month. We have had rain delays and equipment delays, but they are getting close.

City Engineer Roznovsky said on to the next page of your packet of our report, water plant number four. We had a meeting with the engineer on the project, as well as the Briarley developments as water number four is going on that site. We had a productive meeting on coordinating access and construction timing, temporary access to pumps and neighboring lots to the site to help with construction and also just clarified some planning with them. One thing they are looking at is to procure some of the electrical equipment early. Right now, that is still the long lead time on these projects. They are specking that out now so the City can procure that in advance of the bidding out the project to help consolidate the timeline as much as possible.

City Engineer Roznovsky said Old Plantersville waterline is wrapping up. There is just final site restoration on it.

City Engineer Roznovsky said on page three of our report, for a bunch of these projects, letters have been sent to the developer requesting their share of those funds. These are the lift station 10 improvements, the roadway improvements, Buffalo Springs infrastructure, and west Lone Star Parkway waterline. All those letters went out over the past two weeks to get those funds in to proceed with construction.

City Engineer Roznovsky said moving on to page four, these are just updates on developments. One thing we changed on the report that was getting very long was the plan and plat reviews and tracking, so now they are just a table. At the back is an attachment that shows the history ins and outs of all the active plan and plat reviews.

City Engineer Roznovsky said the College Street improvements bid earlier today. We had eight bidders on it and we will be coming at your next council meeting or the following, depending on timing, to get everything in on that project. So far the bids came in low which is good. We are analyzing that as we speak. We had that earlier this afternoon. Council Member Langley asked did we know most of them? City Engineer Roznovsky said yes. The current low bid contractor is the contractor that we work with and they are local to the Houston area, not local to Montgomery. They are recognizable names. It is not someone that we have never heard of before.

Mayor Countryman asked is November when KKC is going to present their ordinances? City Engineer Roznovsky said that is our understanding. We have been going back and forth on comments with them. They are still aiming for November. Mayor Countryman asked are they within their milestone? City Engineer Roznovsky said I will have to go back and look. I do not recall.

Council Member Langley said on the map at the end there is a Quickshift and then it says Lonebuff Ventures 1.6 six acres. Where and what is that? City Engineer Roznovsky said that is the track in the northwest corner of Lone Star Parkway and Buffalo Springs. That is the gas station that was closed. Council Member Czulewicz said they started construction. City Engineer Roznovsky said correct. Mayor Countryman asked the Quickshift Lonebuff Ventures that are going to have the car wash, they cannot do it at the corner there? City Engineer Roznovsky said correct. Mayor Countryman said that is highly unfortunate.

Motion: Council Member Langley made a motion to accept the departmental reports. Mayor Pro-Tem Fox seconded the motion. Motion carried with all present voting in favor.

COUNCIL INQUIRY

Mayor Pro-Tem Fox said a couple of residents today asked me when will the City announce that the new city hall will be located on FM 149 at the former Jim's Hardware? The other one was when will they take those signs and stuff off of the building? City Administrator Walker said it will be part of the construction. The construction crew will do that. It will probably be one of the early things that happens. I guess we can announce it whenever. Mayor Pro-Tem Fox said I was asked to what day was the City announcing that it was going to be the new city hall? I said I do not know. Mayor Countryman said we can do a press release. Mayor Pro-Tem Fox said apparently, she said there was never any kind of public release or anything. Council Member Olson said no, there has not been. City Administrator Walker said we can add it to the special meeting, make it official, and ask for the local paper to come. Council Member Donaldson said I received an inquiry from someone wanting to know how much we were selling it for. I said it has already been bought by the City.

CLOSING AGENDA

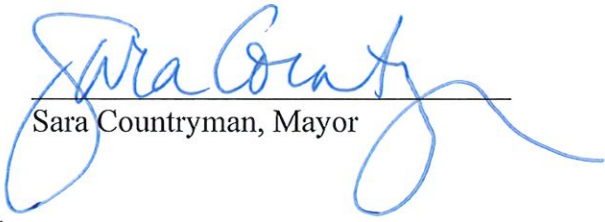
27. Items to consider for placement on future agendas.

Council Member Czulewicz said I would like to see for our September 22nd meeting, in addition to the executive session that was approved, I would like to see the city attorney brief us on our ongoing litigation.

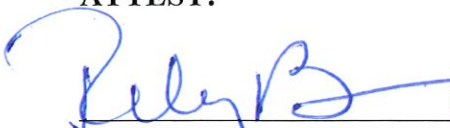
28. Adjourn.

Motion: Council Member Donaldson made a motion to adjourn the Regular Meeting of the City of Montgomery at 6:56 p.m. Mayor Pro-Tem Fox seconded the motion. Motion carried with all present voting in favor.

APPROVED:


Sara Countryman, Mayor

ATTEST:


Ruby Beaven, City Secretary

