



**City Council
Regular Meeting Minutes
July 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 July 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 Czulewicz gave the invocation.

3. Pledges of Allegiance.

Mayor Countryman led the pledges of allegiance.

PUBLIC FORUM

No inquiries were received.

PRESENTATION

4. Press release presented by Mayor Countryman regarding the Heartwood Native Garden at the City of Montgomery's Memory Park.

Mayor Countryman read the press release regarding Heartwood Native Garden.

CONSENT AGENDA

5. **Consideration and possible action on the City Council Regular Meeting Minutes of May 27, 2025.**
6. **Consideration and possible action on the City Council Budget Workshop Meeting Minutes of June 09, 2025.**
7. **Consider and accept excess collections for 2024 Debt Service and certification for Debt Service collection rate for 2025/2026.**

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

PUBLIC HEARING

8. **Convene into the Public Hearing on the request by Texas First Bank for a special use permit for a financial institution with two drive thru lanes and a dedicated lane for a drive up ATM machine at 19940 Eva Street.**

Mayor Countryman convened the Montgomery City Council into a Public Hearing at 6:08 p.m.

No speakers For or Against the Special Use Permit request.

Mayor Countryman reconvened the Montgomery City Council into a Regular Meeting at 6:08 p.m.

REGULAR AGENDA

9. **Consideration and possible action regarding a request by Texas First Bank for a special use permit for a financial institution with two drive thru lanes and a dedicated lane for a drive up ATM machine located at 19940 Eva Street.**

Code Enforcement Officer and Planning/Zoning Administrator Tilley said 19940 Eva Street is located between the Wendy's and Christian Brothers. It is a big commercial zoning district. The reason why it is going through the special use permit application and process is that financial institution is currently not listed in our list of permitted uses, but the closest permitted uses are professional offices and loan office all of which are permitted in the B- commercial zone district. In addition to that, they do have accessory uses which is the drive-up teller and then the single drive-up ATM machine. The accessory use plus the financial institution and a special use permit. I would recommend approval. The maneuvering of the lanes are all within the property itself. It does not overflow onto SH-105 or even the private drive behind this building. You can see the photos and the layout of the building. It would meet all of our requirements under the comprehensive plan. It also went through the Planning and Zoning Commission and they recommended approval. You will see the memo attached for your reference. Staff would also recommend approval of this special use permit.

Motion: Council Member Donaldson made a motion to accept a request by Texas First Bank for a special use permit for a financial institution with two drive thru lanes and a dedicated lane for a drive up ATM machine located at 19940 Eva Street. Mayor Pro-Tem Fox seconded the motion. Motion carried with all present voting in favor.

- 10. Consideration and possible action on a Resolution of the City of Montgomery, Texas, approving an amendment to the City of Montgomery Policies and Procedures Manual, Section V. Attendance, Leaves, and Absence, Reference Number 5.04, Subject: Holidays as attached as Exhibit A; and Further providing for effective date, severability, and finding and determining that the meeting at which this resolution is adopted was open to the public, that the public notice of time, place, and the subject matter of the public business to be considered was posted as required by law.**

City Secretary Ruby Beaven said the proposed resolution is 2025-19.

Motion: Council Member Donaldson made a motion to accept Resolution 2025-19, a Resolution of the City of Montgomery, Texas, approving an amendment to the City of Montgomery Policies and Procedures Manual, Section V. Attendance, Leaves, and Absence, Reference Number 5.04, Subject: Holidays as attached as Exhibit A; and Further providing for effective date, severability, and finding and determining that the meeting at which this resolution is adopted was open to the public, that the public notice of time, place, and the subject matter of the public business to be considered was posted as required by law. Council Member Czulewicz seconded the motion. Motion carried with all present voting in favor.

- 11. Consideration and possible action on a Resolution of the City of Montgomery, Texas, approving an amendment to the City of Montgomery Policies and Procedures Manual, Section V. Attendance, Leaves, and Absence, Reference Number 5.05, Subject: Vacation Leave as attached as Exhibit A; and Further providing for effective date, severability, and finding and determining that the meeting at which this resolution is adopted was open to the public, that the public notice of time, place, and the subject matter of the public business to be considered was posted as required by law.**

City Secretary Beaven said the proposed resolution is 2025-20.

Motion: Council Member Czulewicz made a motion to accept Resolution 2025-20, a Resolution of the City of Montgomery, Texas, approving an amendment to the City of Montgomery Policies and Procedures Manual, Section V. Attendance, Leaves, and Absence, Reference Number 5.05, Subject: Vacation Leave as attached as Exhibit A; and Further providing for effective date, severability, and finding and determining that the meeting at which this resolution is adopted was open to the public, that the public notice of time, place, and the subject matter of the public business to be considered was posted as required by law. Mayor Pro-Tem Fox seconded the motion. Motion carried with all present voting in favor.

- 12. Consideration and possible action on a first reading of a Resolution of the City Council of the City of Montgomery, Texas, approving a project and expenditure of the**

Montgomery Economic Development Corporation for production of video promotional material with Pioneer Production Services, LLC.

City Secretary Beaven said this is the item that was presented to MEDC. Mayor Countryman said it is for the short form video documentary and a commercial segment for promotion. City Secretary Beaven said yes. They have already held their public hearing and it now has to go through two readings through City Council and a 60-day waiting period. This is the first reading. Mayor Countryman said this is the Dennis Quaid production. I have spoken with them. They would like to come and do a promotional on the City of Montgomery to be broadcasted on all major broadcast platforms and streaming, in print and digital. They would come spend a day or two with us and really highlight Montgomery. It will be on Fox News, CNN, and Business Week. It is a 10-second and a one minute segment. I think there is a third one they would cut and do. The City has never done anything like this as far as promotion and marketing.

Motion: Council Member Czulewicz made a motion to accept a first reading of a Resolution of the City Council of the City of Montgomery, Texas, approving a project and expenditure of the Montgomery Economic Development Corporation for production of video promotional material with Pioneer Production Services, LLC. Council Member Olson seconded the motion.

Discussion: Council Member Langley asked what is the amount? Mayor Countryman said \$29,300. That is for the videographers to come and for them to cut and stay. I think they are coming actually from Houston. I am not sure if they are going to stay the night, but it is for all of them to be able to cut, slice and dice, and then promote it. City Attorney Petrov said to be clear, it has been paid out of the MEDC budget. Because the expenditure is over \$10,000, City Council approval is required. The statute actually requires you to approve it twice. If you approve it tonight, we will be back on the agenda next month as well. Council Member Olson said there are some other things that come with this. We will own this so we can use it at any time. This is a good thing. Dennis Quaid does the introduction and it is professionally done, so it is not a little YouTube mockup. It is an actual production. Mayor Countryman said a real production. Council Member Czulewicz said he has also been very good to Texas. Mayor Countryman said yes. He lives here. He is good.

Amended Motion: Council Member Czulewicz made a motion to accept a first reading of a Resolution of the City Council of the City of Montgomery, Texas, approving a project and expenditure of the Montgomery Economic Development Corporation for production of video promotional material with Pioneer Production Services, LLC. Council Member Olson seconded the motion. Motion carried with all present voting in favor.

13. Consideration and possible action on a first reading of a Resolution of the City Council of the City of Montgomery, Texas, approving a project and expenditure of the Montgomery Economic Development Corporation for the purchase of 0.2458 acres of land located at Montgomery Townsite 03, Blk 16 in Montgomery County, Texas.

City Secretary Beaven said this is an item that is also being presented by MEDC for the purchase of a piece of land off FM 149 and downtown. It also has to go through two readings

through City Council. It already had the public hearing and now we are just going through the approval process and waiting for the 60-day waiting period. Mayor Countryman said that is a great addition.

Council Member Olson asked is everyone familiar where the piece of land is? It is north of the museum on FM 149.

Motion: Mayor Pro-Tem Fox made a motion to accept a first reading of a Resolution of the City Council of the City of Montgomery, Texas, approving a project and expenditure of the Montgomery Economic Development Corporation for the purchase of 0.2458 acres of land located at Montgomery Townsite 03, Blk 16 in Montgomery County, Texas. Council Member Donaldson seconded the motion. Motion carried with all present voting in favor.

14. Consideration and possible action on a Resolution for support for the Central Texas flood victims and a community solidarity initiative in the City of Montgomery, Texas.

City Secretary Beaven said the proposed resolution is 2025-21. This is the green ribbon initiative. Mayor Countryman said yes. Everything that happened out in Hunt, Ingram, and Camp Mystic. Other cities are adopting the green ribbons for around trees and important areas in town to show support and solidarity with them, with the victims. We have some that are actually in Montgomery County. Council Member Czulewicz asked how are the ribbons going to be distributed? Mayor Countryman said I believe it is Stephanie who is going around to put them up. She already has them. Council Member Olson said it says distribute free ribbons to citizens, city residents. Mayor Countryman said I also think she is putting some up at the front desk, but I know she is putting some up as well. Public Works is going to be helping also.

Motion: Mayor Pro-Tem Fox made a motion to accept a Resolution, Resolution 2025-21 for support for the Central Texas flood victims and a community solidarity initiative in the City of Montgomery, Texas. Council Member Olson 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, ordering a public hearing concerning 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.

Mr. Chris Roznovsky, City Engineer, WGA said as you all know, the City has adopted impact fees. Those have been in place for a few years. At this time and every so often, impact fees need updated based on land use assumptions, timing, development, etc. As you all know, the City has been very busy in terms of development, especially triggering events such as annexations, but your land use assumptions are based on the land that the City is going to serve. Between that and the timing of the develop of the projects needed, you are going to have to [inaudible]. This item today is just calling the public hearing. One correction that will be

reflected in the actual ordinance is the public hearing would be on August the 26th at 6:00 p.m. instead of September 29th. This is based on new legislation being introduced.

City Engineer Roznovsky said to highlight the changes that are in here in and the process that it has gone through so far, if you remember, you have a capital impact advisory committee and the Planning and Zoning Commission serves in that capacity. Back in May, these lane use assumptions and updated impact fees were presented to them to show what the changes were to the lane use as well as the impact fees themselves. When you get to page 68 of your packets, you will see the executive summary of the changes and then everything behind that is the supporting process, exhibits, etc., backing up the information. What you have in here is we are looking at over the next 10 years a projected additional 3,923 connections with 1,754 of those currently in active development agreements, feasibility, etc. We have a lot that is happening now. The second point is the updated timing of the project. This looks at a 10-year window that we are sitting outside of that 10 year window that have been brought into the 10 years in order to keep up with the demand and the growth. Obviously, the cost of completing projects continues to go up. All those things combined between the additional connections, the timing of the projects, and the cost of the projects, it is approximately an increase of about 17 percent on impact fees. It takes the maximum accessible impact fee for a single family home from \$39.84 to \$47.88. That is per connection cost. If you look, you will see a total of the recoverable amounts. Again, as a reminder we talk about these every so often, but you are only allowed to capture the cost of increasing capacity. For example, if we go and try to rehab the water plant and we want to do recodings, and replace the tank in kind, that does not increase its capacity. It is only based on what is actually producing more or increasing your capacity to provide water and sewer service. When the calculation goes through, it is those projects or parts of those projects that are attributed to growth in the ability to provide service, not just taking care of the water and sewer system.

City Engineer Roznovsky said other projects that are on here are water lines, you have your plant projects which we have talked about extensively in the past, as well as parts of projects that have been completed or being completed. You can continue to assess part of the impact fees to pay down debt. This includes things like the downtown water line replacement that has been previously completed, and the growth portion of the water plant number two project. The increase in wall capacity is part of the attributable fee, as well as projects that have been funded by developers and then reimbursed through impacting credit. We still carry that cost forward. They are still collecting on those costs that the City spends. Mayor Pro-Tem Fox asked when is number two going live? City Roznovsky said for their contract time, I do not have a true update, but their contract time ends I believe the second week of August. As far as an exact deadline scheduled from them, I do not have that. Council Member Czulewicz said first of all so everybody knows, we are talking about 10 years, \$51 million. City Engineer Roznovsky said correct. Council Member Czulewicz said and \$26 plus million for water, \$24 plus million for sewer. City Engineer Roznovsky said correct. Council Member Czulewicz said you put in your executive summary that \$21 million of the water is recoverable. How is it recoverable because the connection fees only cover \$18 million? City Engineer Roznovsky said that can go into the calculation. What is allowed to go into the calculation is that recoverable amount. State law still limits on how much of that percentage you can recover, so most of those get reduced by roughly 50 percent based on the type and the calculation of what you can actually

attribute toward the calculation of the impact fee. State law is very specific on what you can and cannot count, and how you can calculate it. For water plant number two, that water well went from a 300-gallon per minute pump to a 500 gallon per minute well. We cannot take the full cost of that well. We have to take that ratio of that 200 gallon per minute increase. Then, there is a factor, and most of those are 50 percent of that cost that you can put toward the impact fee itself. Council Member Czulewicz said you are saying it is recoverable as a matter of being able to use the impact fees, right? City Engineer Roznovsky said it is recoverable in the fact of being able to go to the calculation for the impact fees. Council Member Czulewicz said yes, I understand that part, but the total based on your calculation, the total of the impact fees for the 3,900 connections is only \$18 million. City Engineer Roznovsky said correct. Council Member Czulewicz said you are talking about twice that for recoverable. City Engineer Roznovsky said correct. You are not allowed to go 100 percent on your cost by state law. Council Member Czulewicz asked where does the other money come from when you say recoverable? City Engineer Roznovsky said again, I am not quite following the recoverable. The recoverable, meaning it can go into the coverage. That is really the only part of the recoverable. As far as where the delta comes from, you are allowed to use impact fees to pay for debt, by issuing debt and using impact fees to pay for those, as well as you have to increase the growth through development. This is just one of the tools in the toolbox to be able to provide some funding and relief to get that burden on the new developments that are paying for them as they come, versus waiting for the tax. Council Member Czulewicz said the recoverable is coming from users fees basically. City Engineer Roznovsky said correct.

City Engineer Roznovsky said tonight is on the public hearing. Please take a look and if you have more questions, we will go into more detail. Council Member Czulewicz asked when is the next time we can raise the impact fees? City Engineer Roznovsky said you do a bi-annual every time there is a trigger event, we will look at it. City Attorney Alan Petrov, Johnson & Petrov said as of September 1st the state law changes. Then, it is going to be once every three years. That is one reason we are rushing to get this done. Council Member Olson said the rates that we are changing too are based off of a growth number that is projected growth. I struggle with our projected growth. If we are saying in 10 years we are going to have roughly 3,900 additional, but in three, we already have 45 percent of that. To me, that calculation is not good. City Engineer Roznovsky said based on the impact incentive, what is in the current city limits and so what is there? So without annexations, you are building now a lot. A lot of the properties that are in the city limits which is what we can calculate this on, are included in this fee. Those additional connections are the build out of what essentially is in development today and the miscellaneous undeveloped properties around the City. Council Member Czulewicz said that is 3,900 more from today on. City Engineer Roznovsky said that is correct. Council Member Czulewicz asked what are the estimates on what we can expect full growth for the City? How many connections do you anticipate? City Engineer Roznovsky said I do not have that in front of me, but I can definitely bring it to the next meeting. Council Member Czulewicz said I am looking at the fact that the City is a finite space and we only have so many acres. We have wetlands and creeks, and when we are looking at \$50 million, we need to know where the money is going to come from. Mayor Countryman said the surrounding areas, cities and areas like us that actually collect impact fees, this is how a lot of cities have gotten behind because they did not. Is 17 percent increase because we are all in hyper-growth? Is that typical or do we need to go a little higher? City Engineer Roznovsky said the way it is calculated it takes to

the maximum that we can. It is worded as maximum accessible. The City would like to assess lower. At this stage, if it allows 50 percent, we are taking 50 percent of that calculation and as much as we are allowed to put inflationary numbers and contingencies, and things of that on top of these. As far as the total number, yes, there are not a lot of cities around that have impact fees, but I know there are more cities that are looking at them to help with funding. The action tonight is calling a public hearing on August 26th at 6:00 p.m.

Motion: Council Member Czulewicz made a motion to accept Ordinance 2025-08, an Ordinance of the City of Montgomery, Texas, ordering a public hearing concerning 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 with the public hearing being held August 26th at 6:00 p.m. at 101 Old Plantersville Road, City Hall. Council Member Olson seconded the motion. Motion carried with all present voting in favor.

16. Consideration and possible action on an Ordinance of the City Council of the City of Montgomery, Texas amending the rates to be charged for solid waste collection service inside the City of Montgomery, Texas; providing for a penalty for failure to pay accounts; providing conditions upon which service will be resumed; repealing all conflicting ordinances; providing a savings clause; providing a Texas open meetings act clause; and providing an effective date.

City Secretary Beaven stated the proposed Ordinance is 2025-09.

Finance Director Maryann Carl said as you may recall last year under the Waste Management contract, we had done a five-year extension with an annual increase based on all types of different figures that are included in your packet this evening. There is a CPI, a fuel cost, and all these different variables that were brought into play. Based on that, the adjustment is an increase of 3.19 percent. That is outlined in the attachments and also in your cover sheet showing the old rate and the new rate. The rates that are in your packet exclude the five percent administrative fee, so the rate will be slightly different when you get your bill because that five percent fee is on top of these fees from Waste Management. Mayor Countryman asked are we at 8.19 percent increase? Finance Director Carl said not the increase itself. The five percent has been there. The only thing that is increasing is the Waste Management portion. Council Member Langley asked will it go into effect on August 1st? Finance Director Carl said correct. They will see it in their billing that we do on August 22nd. We did put a notification on the calendar and that is going out with today's billing letting them know that there was going to be an increase in the Waste Management rates and to see the website for that information. We have directed them and tomorrow morning we will post the result of tonight's actions.

Motion: Council Member Czulewicz made a motion to accept Ordinance 2025-09, an Ordinance of the City Council of the City of Montgomery, Texas amending the rates to be charged for solid waste collection service inside the City of Montgomery, Texas; providing for a penalty for failure to pay accounts; providing conditions upon which service will be resumed;

repealing all conflicting ordinances; providing a savings clause; providing a Texas open meetings act clause; and providing an effective date. Council Member Olson seconded the motion. Motion carried with all present voting in favor.

17. Consideration and Possible Action on formally ending the warranty period and releasing the maintenance bond for the Life Station No. 10 Improvements project.

City Engineer Roznovsky said as a reminder, this project was funded by Pulte for Montgomery Bend Development. Lift station number 10 is on the south side of Town Creek on Buffalo Springs. When you first cross the bridge coming back into Montgomery, it is that lift station off to the side of the street. What this project completed is Pulte upsized the force main all the way from there to in front of the new Montgomery Hills development, the Taylor Morrison development. They upsized that line as part of the project. Phase two, which is currently bidding, is funded by Taylor Morrison, which will upsize the pumps and controls the generator on that site. It is a two-piece effect. If you remember, the initial attempt was to do one project with a cost split. Timing of those two developments were different, so, we did the force main on one and the pumps on the other to get to the same result. We bought this project back on June 24th. No deficiencies were found and so we recommend officially ending the warranty period on this portion of the project.

Motion: Council Member Donaldson made a motion to accept formally ending the warranty period and releasing the maintenance bond for the Life Station No. 10 Improvements project. Mayor Pro-Tem Fox seconded the motion. Motion carried with all present voting in favor.

18. Consideration and possible action on BCS Capital Development Agreement and authorize the Mayor to execute the agreement.

Mayor Countryman stated item 18 is not ready to be presented.

19. Consideration and possible action on a partnership agreement with Montgomery Neighbors Magazine to promote city initiatives, promoting the City of Montgomery and calendar of events.

Special Events Coordinator Stephanie Johnson said I have Jan McKemy here with me from the Montgomery Neighbors Magazine. She can help answer any questions that you may have. This is a publication for Montgomery. It serves 11 of the higher end neighborhoods and the goal is to update the community with the City initiatives with all the development that is going on. It will also feature a mayor's letter and community events. Mayor Countryman said great. It is another marketing avenue. Special Events Coordinator Johnson said yes. Ms. McKemy said what our plan is to do is to focus on the downtown area. What we are going to do is I am offering a section in the magazine. We are going to call it something like City of Montgomery's Community Corner. We are going to have a monthly newsletter that is written by the mayor. The possibilities are endless. What we want to do is to get more involvement in the City. We are going to be promoting different departments. We can do the parks and recreation, first responders, council members, etc. The mayor is going to be featured on our front cover in September. Our goal is to promote small businesses, bring small businesses together with the

community, and celebrate the heroes, celebrate just the people in our community. I think we need more of that in our community. What we would love to do is partner with the City in trying to bring that forward. Also, we want to be able to help bring these marketing avenues outside of our city limits as well. We do print, but we also do digital. Digital will be 77356 and 77316. With that total number, we reach nearly 3,000 homes with the print right now, but we are going to be bringing magazines into the downtown area. I do not have the exact number of businesses downtown, but we are going to be providing magazines to the downtown area. We are also going to be including the visitors center. We are going to be trying to help attract new businesses and all of our visitors and shoppers, trying to connect them with the happenings of Montgomery. One of the packages that we added on is to extend those two zip code areas. We have a package that we can add up to five more zip code areas which extends your advertising of Montgomery outward beyond your city limits. That is a great way to extend your marketing power. We have talked about other ways that we can boost your power here in the Montgomery area. We are looking at originally just around 66,000 people monthly. This is our team. Andrea Katen and Lily Plouvier our photographer. Our main goal is to support what the City does. We are growing so fast that I think the residents really would like to have a place to go to get updates, monthly magazines. People would really read all of the new businesses that are coming into town, all of what you guys are saying tonight, we would like to have a recap. I do have my contact coordinator that would be gathering information from the City. We would be putting that information into the magazine. We have calendars, so we would be putting your calendar of events into the magazine. I think that we could maybe get more attention and attendance. We are looking at a half page or a full page, but we focus more on the full page. I personally am donating a half a page monthly for the mayor to write a newsletter every month. She will be submitting a newsletter with what is happening in the City. We have talked about the items that she was very excited talking about. We are also going to be talking about the new things that are happening, updates on the City, school events. We will have the calendar obviously on these big events. We are going to have pictures of these events. Council Member Langley asked how long have you been in business? Ms. McKemy said the magazine has been in print for over a year now. Mine has been in print a year in July. The company Best Version Media is the third largest media company in North America. We have magazines in every single state, in every single province in Canada. We are locally in the northern part of Houston. We have Montgomery, Magnolia, the Woodlands, and Spring. We are near in Cyprus, Tomball, and Conroe, but we will probably have 10 to 15 in the next couple years. Council Member Langley asked where could I pick up one of these magazines at tomorrow? Ms. McKemy said I have a couple here. The cool thing is we will have extra copies in the visitor center. Council Member Langley asked, but they are not there now. Ms. McKemy said no. Council Member Olson said I got one in the mail yesterday. Ms. McKemy said yes, they just came. I just got mine in the mail yesterday. Council Member Langley said I have never gotten one. Ms. McKemy said right now they go to select neighborhoods. The way we are trying to get them to more people is to bring them into the City and then into the visitors center. Once we grow a little bit more, we are trying to expand, but being a small business owner, this comes out of my pocket, so I have to earn money to grow. Mayor Pro-Tem Fox asked do you select neighborhoods versus zip codes? Ms. McKemy said they are in two different zip codes. The neighborhoods are on Buffalo Springs and then down FM 2854. Mayor Pro-Tem Fox said so it is not necessarily by zip code, it is by neighborhood. Mayor Countryman said the neighborhoods inside these two zip codes. There are 11 neighborhoods that they are focusing

on inside these two zip codes. Some are in the city limits, the majority are out of the city limits. Mayor Pro-Tem Fox said I am on the south side of SH-105 in 77316, but I have never seen the magazine. Ms. McKemy said the print magazine right now goes to those 11 neighborhoods. We are trying to expand and grow into the City. I have to take baby steps because this is coming out my pockets. I am trying to grow, and to grow, this is how I am trying to do it. I am trying to expand by donating the magazines into the businesses and then donating magazines into the visitor center. From that, we hope to grow and expand, but these are the initial steps. Council Member Czulewicz said you said your distribution is currently 3,000 magazines. What percentage of those are going to residences via the mail? Ms. McKemy said 3,000. Council Member Czulewicz asked all 3,000? Ms. McKemy said yes. That number will increase as those homes on Buffalo Springs grows. Some of those are new neighborhoods. We expect the total number to be around 31. Mayor Countryman said this is another initiative for marketing for the City since we do not have a magazine that highlights us. I thought it was interesting as well because our chamber does not have our name in it. This actually is about Montgomery. You all pick people that live in the City of Montgomery. You are really highlighting the businesses in downtown Montgomery. Everybody out east has all their national brands and national marketing and it is those little guys that are in town that really could use the boost in marketing and then letting people know where our events are too. I think you said we have over 200 events in the City between different variations of things. Special Events Coordinator Johnson said basically that is reservations. Ms. McKemy said I have contacted other publishers not only in Houston, but Austin, Dallas, and then Kentucky. There is a reason for that because that is where my district manager is. In Dallas, there are publishers who have cities in their magazines. Austin, there are as well. Here in Houston, Kema is an interesting place. He is not quite up and running yet, but not only is he putting their city in the magazine, but he is also running their events. He is there really getting involved. Tony is the publisher and he is working about 30 to 50 miles outside of the Kema area and then using those publishers in the other areas. We have about 25 magazines in the Houston area. He is using those magazines to advertise Kema. There is a great web that we are starting to see in the publishers world. It is really exciting to be on the ground floor with all of this. Council Member Czulewicz said you say you currently have it digital. Does your digital presentation currently have a link to our city web page? Ms. McKemy said no, but I can get you some digital information. Council Member Czulewicz asked what is the cost to the City to use your service? Special Events Coordinator Johnson said the tier one, the amount is anywhere from \$1,660 to \$2,835. That depends on if you go a month. It depends on if you just go print. Obviously, the print is only the \$1,600. The print plus digital, which is the broader reach is the \$2,835. Full page is \$1,660 for the print only. Council Member Olson said the digital is not \$2,835. I believe it is \$3,835 because that is what her presentation says. The price that is listed in our agenda does not appear to line up to what you put in your presentation. You have a pricing slide on page 119. Mayor Pro-Tem Fox asked could we all get a copy of the magazine? Ms. McKemy said yes. Mayor Countryman asked is this coming out of any MEDC money or the City? Special Events Coordinator Johnson said City. I apologize for the last few changes to the slide. I believe that I had already prepared the agenda. My apologies for that. To my understanding, the print only was \$1,660 and that could have been for a half page and then up to \$2,835. The confusion might be for a half page and a full page. Mayor Countryman said full page is \$2,835 monthly and a half page is \$2,165 monthly. City Secretary Beaven asked Special Events Coordinator Johnson to give her a copy of the final version of this. Special Events Coordinator Johnson said yes, I can do that. Did I hear

correctly the half page is \$1,660? Mayor Countryman said that is what it says on there. Special Events Coordinator Johnson asked then the \$2,835 is for the half page digital? Mayor Countryman said no, it is for the full page. Special Events Coordinator Johnson said what I probably did was put the minimum and then the maximum. Council Member Olson said the \$1,660 is just a half page print and includes no digital. Then, there is \$2,135 I think that includes a half page print and digital. I believe this \$2,835 is full page and digital.

Motion: Council Member Czulewicz made a motion to table this item until the August 26th meeting.

Discussion: Council Member Olson agreed and asked at that time to be provided with the correct pricing sheet. Ms. McKemy said she can do that. City secretary Beaven said before you finalize, we actually have a scheduled budget workshop for August 11th. Would you rather it be on August 11th? Council Member Olson said we will take action on it in the meeting, so that would be a table until the meeting. We can bring it up as an agenda item within the budget meeting, but we cannot take action in the budget meeting. We want to table it until August 26th.

Amended Motion: Council Member Czulewicz made a motion to table this item until the August 26th meeting. Council Member Donaldson seconded the motion. Motion carried with all present voting in favor.

20. Consideration and possible action on the acceptance of the Old Plantersville Forcemain Extension Project and authorize the City Administrator to sign the Certificate of Acceptance.

City Engineer Roznovsky said starting at page 121 of your packets, you will see a cover letter followed by the documents and an exhibit showing where this project is. As a reminder, this is part of the Briarley development. They funded the water and sewer extensions to serve the development. This is the force man piece of that. This project was, if you look at the dates on here, completed a while ago. Last September we did the final inspection. It was substantially complete last October, it was ready to be operational. They have passed all testing and the functional items of the project were complete. The thing that we have been waiting on since last October until now is establishing turf along the project route. They had to go back and reseed multiple times. That was in their contract to do so, and they now have turf established along the route of the project. The dates on here seem a little off. They were accepting as of October the 25th, 2024 because that is when the project was substantially complete and operational. That will put the warranty in on October 25th of this year. We will do a final inspection at that time. That will repressurize and test it. The lift station should be operational by that point as well to be able to test it through the lift station.

Mayor Pro-Tem Fox said she has a question regarding Houston Street water line placement. Has it already been done? City Engineer Roznovsky said it has not. Mayor Pro-Tem Fox asked when is it scheduled to start? City Engineer Roznovsky said it is on the capital plan, but not in the next couple years.

Motion: Council Member Czulewicz made a motion to accept the Old Plantersville Forcemain Extension Project and authorize the City Administrator to sign the Certificate of Acceptance. Council Member Olson seconded the motion. Motion carried with all present voting in favor.

EXECUTIVE SESSION

21. Closed Session

City Council will meet in Closed Session pursuant to the provisions of Chapter 551 of the Texas Government Code, in accordance with the authority contained in:

A. Section 551.072 Deliberations about Real Property regarding 213 Prairie Street and a potential lease agreement.

At 6:59 p.m. Mayor Countryman convened the Montgomery City Council into closed session pursuant to provision Chapter 551 of the Texas Government Code, in accordance with the authority contained in Section 551.072 Deliberations about Real Property regarding 213 Prairie Street and potential lease agreement.

22. Open Session

City Council will reconvene in Open Session at which time action on the matter(s) discussed in Closed Session may be considered.

A. Section 551.072 Deliberations about Real Property regarding 213 Prairie Street and a potential lease agreement.

At 7:38 p.m. Mayor Countryman convened the Montgomery City Council into closed session pursuant to provision Chapter 551 of the Texas Government Code, in accordance with the authority contained in Section 551.072 Deliberations about Real Property regarding 213 Prairie Street and potential lease agreement.

Motion: Council Member Olson made a motion to authorize the city administrator to discuss 213 Prairie Street with MEDC. Council Member Langley seconded the motion. Motion carried with all present voting in favor.

COUNCIL INQUIRY

Council Member Olson said we need to add this to the agenda item for the MEDC meeting.

CLOSING AGENDA

23. Items to consider for placement on future agendas.

No items were considered for placement on future agendas.

24. Adjourn.

Motion: Council Member Langley made a motion to adjourn the Regular Meeting of the City of Montgomery at 7:39 p.m. Council Member Olson seconded the motion. Motion carried with all present voting in favor.

APPROVED:



Sara Countryman, Mayor

ATTEST:

Ruby Beaven, City Secretary