



**Economic Development Corporation  
Special Meeting Minutes  
May 19, 2026**

**OPENING AGENDA**

**1. Call Meeting to Order.**

The Economic Development Corporation Special Meeting of the City of Montgomery was called to order by President Jeffry Angelo at 6:00 p.m. on May 19, 2026, at City Hall 101 Old Plantersville Rd., Montgomery, TX and live video streaming.

With Board Members present a quorum was established.

Present: MEDC President Jeffry Angelo  
MEDC Vice-President Arnette Easley  
MEDC Treasurer Carol Langley  
Board Member Dan Walker  
MEDC Secretary Ryan Londeen  
Board Member Casey Olson

Absent: Board Member Wade Nelson

**2. Pledges of Allegiance.**

President Jeffry Angelo led the pledges of allegiance.

**3. Citizen Comments.**

Lisa Kupferer, 402 Berkley Drive, addressed the Board on the downtown improvement project and stated that the overall plan looked good, but she raised concerns about the proposed parking area near the Liberty Tree and museum. She suggested eliminating the parking and drive area between the Liberty Tree and the museum to create a larger, more continuous green space that would better connect the historical buildings, the Garrett House, the schoolhouse area, and the museum. She noted that this would make the area more park-like and improve the visual appearance for visitors and photographs.

Ms. Kupferer also expressed concern that the proposed parking access from 149 could create traffic congestion, particularly for vehicles turning left or backing out near an already busy area. The discussion included possible alternate access from Butler Street, Caroline Street, and McCown, as well as the number of parking spaces that would be affected. City representatives acknowledged the concern, explained that the design was still early in the process, and stated that the feedback would be noted and discussed with the engineers.

Cheryl Fox, 821 Stewart, addressed the Board about landscaping considerations for the south lot area and encouraged the City to involve local residents when working with the landscape architect. She emphasized the importance of selecting plantings that would require minimal long-term irrigation, referencing examples from other Texas cities where plants are watered during establishment and then maintained with little or no additional irrigation. She mentioned possible plant options, including Turk's cap, vitex, lantana, and crepe myrtles, and expressed a preference for landscaping that would be attractive, durable, and water-conscious.

Ms. Fox also emphasized the need for water retention in the project area due to existing drainage concerns. City representatives stated that water retention is included in the plan and that captured water may be used for irrigation. The discussion also touched on the potential use of Texas-native or drought-tolerant plants. Ms. Fox asked when the Liberty Tree would be planted. Representatives explained that planning was underway, including site preparation and mounding, with the goal of placing the tree soon and ensuring it would not need to be disturbed after planting.

## **PUBLIC HEARING**

4. **Convene into a Public Hearing of a project proposed to be undertaken by the Montgomery Economic Development Corporation (MEDC), that the MEDC adopted a Resolution to establish the Downtown Improvements Project (the "Project").**

President Jeffry Angelo convened the Montgomery Economic Development Corporation into a Public Hearing at 6:11 p.m.

Speaking For: None

Speaking Against: None

President Jeffry Angelo reconvened the Montgomery Economic Development Corporation into a Regular Meeting at 6:12 p.m.

## **SPECIAL AGENDA**

5. **Consideration and possible action on the Quarterly Meeting Minutes of April 21, 2026.**

**Motion:** MEDC Treasurer Carol Langley made a motion to approve the Quarterly Meeting Minutes of April 21, 2026. MEDC Vice-President Arnette Easley seconded the motion. Motion carried with all present voting in favor.

## **EXECUTIVE SESSION**

6. **Closed Session**

**Montgomery Economic Development Corporation 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. 551.072 Deliberations about Real Property**

At 6:13 p.m. President Jeffry Angelo convened the Montgomery Economic Development Corporation into closed session pursuant to provision of Chapter 551 of the Texas Government Code, in accordance with the authority contained in Section 551.072 Deliberations about Real Property.

7. **Open Session**

**Montgomery Economic Development Corporation will reconvene in Open Session at which time action on the matter(s) discussed in Closed Session may be considered.**

### **A. 551.072 Deliberations about Real Property**

At 6:50 p.m. President Jeffry Angelo reconvened the Montgomery Economic Development

Corporation into an open session pursuant to provision of Chapter 551 of the Texas Government Code to take any action necessary related to the executive session noted herein, or regular agenda items, noted above, and/or related items.

213 Prairie item to be TABLED to the next meeting.

Item A: No action Taken

## CLOSING AGENDA

### 8. Board Inquiry.

No comments were made.

### 9. Items to consider for placement on future agendas.

No items to consider at this time.

### 10. Adjourn.

**Motion:** Board Member Dan Walker made a motion to adjourn the Economic Development Corporation Meeting at 6:51 p.m. MEDC Secretary Ryan Londeen seconded the motion. Motion carried with all present voting in favor.

APPROVED:

  
Jeffrey Angelo, President

ATTEST:

  
Ruby Beaven, City Secretary

