



**City Council
Regular Meeting Minutes
June 23, 2026**

OPENING AGENDA

1. Call Meeting to Order.

The City Council Regular Meeting of the City of Montgomery was called to order by Mayor Sara Countryman at 6:00 p.m. on June 23, 2026, at City Hall 101 Old Plantersville Rd., Montgomery, TX and live video streaming.

With Council Members present a quorum was established.

Present: Mayor Sara Countryman
Council Member Carol Langley
Council Member Casey Olson
Council Member Jeff Glaser
Mayor Pro-Tem Cheryl Fox
Council Member Stan Donaldson

Absent: None

2. Invocation.

Council Member Stan Donaldson led the invocation.

3. Pledges of Allegiance.

Mayor Sara Countryman led the pledges of allegiance.

4. Citizen Comments.

Rollis Johnson, 1121 April Water N., addressed the Council and thanked the Mayor, Council, and City Administrator for the opportunity to provide an update on the First Lone Stars event in Montgomery. He reported that the event had generated significant excitement since its initial planning and recognized Debbie for her work in organizing the event. He stated that the event was expected to be at full capacity for the Fourth of July and noted strong support from local residents, store owners, and businesses. Mr. Johnson described several planned family-friendly activities, including a kid zone focused on exercise and health, demonstrations for children, a bounce house, an eighteen-foot water slide, and more than sixty vendors. He also noted that picnic tables were being donated for use by families, and that nearby businesses had offered parking and other support. He explained that organizers were continuing to receive vendor inquiries and were evaluating how to accommodate additional interest. To increase public awareness, he stated that K-Star would begin promoting the event on Sunday with five daily radio announcements running through July 4. Debbie then reviewed the event layout, noting that there would be eight food vendors, more than sixty product vendors, use of the community center for baked goods, designated parking arrangements, and broad participation from business owners and community members. Council thanked the organizers for their work.

Sara Countryman, 396 Berkley Dr., addressed the July 4 parade. She thanked Rollis Johnson and others in the community for stepping up to help provide a Fourth of July experience in

recognition of America's 250th birthday. Ms. Countryman clarified that she did not cancel the parade, explaining that it had traditionally been hosted by the chamber and that she learned in April it would not be taking place. She stated that the City attempted to move forward and address the situation, but there was not enough time to organize the parade for this year. She emphasized that events of this scale require community involvement, business investment, and sufficient resources, and noted that the current celebration would provide an opportunity to plan ahead for next year. She expressed appreciation for the additional support and resources being provided by community members and thanked everyone who had stepped up to help make the Fourth of July celebration possible.

PRESENTATION

5. Presentation: Municipal Clerk's Office Achievement of Excellence Award.

Gretchen Mercer, representing the Texas Municipal Clerks Association and serving as its current president, addressed the Mayor, Council, and staff to recognize the City of Montgomery's Municipal Clerk's Office for earning the Municipal Clerk's Office Achievement of Excellence Award. She explained that the statewide award recognizes city secretary and clerk offices that demonstrate excellence in records management, government transparency, elections administration, professional development, and compliance with state and local laws. She noted that Montgomery is one of only 42 cities out of approximately 1,500 across Texas to receive the award, making it a significant honor.

A special congratulations was extended to Administrative Services Director/City Secretary Ruby Beaven for her leadership, professionalism, dedication to public service, and commitment to excellence, which have helped ensure the City maintains high standards of transparency, accountability, and service to residents. Congratulations were also offered to Deputy City Secretary Diana Titus and intern Kody Roach. City representatives expressed appreciation for the Clerk's Office staff and their continued efforts to strive for excellence, noting that earning the award had been a goal that the team successfully achieved.

CONSENT AGENDA

- 6. Consideration and possible action on the City Council Regular Meeting Minutes of June 09, 2026.**
- 7. Consideration and possible action on the City Council Workshop Meeting Minutes of June 15, 2026.**
- 8. Consideration and possible action on a Resolution calling for a Public Hearing on an application by Wells Fargo for a Special Use Permit for a financial institution with a drive-through lane on the property legally described at Corner John, TRACT2-B, ACRES 1.188.**

Proposed Resolution 2026-16.
- 9. Consideration and possible action on a Resolution calling for a Public Hearing on an application by Caroline Plagens of Charlotte's Spot LLC for a Special Use Permit to allow an existing indoor children's play business and proposed expansion at 15363 Summit Park Drive, Suite 204.**

Proposed Resolution 2026-17.

Council Member Carol Langley pulled Consent Agenda Item 10 for further discussion.

Motion: Council Member Stan Donaldson made a motion to approve Consent Agenda Items 6 - 9, as presented. Council Member Casey Olson seconded the motion. Motion carried with all present voting in favor.

10. Consideration and possible action authorizing the Mayor to sign the Agreement Authorizing Placement of Improvements within Right-Of-Way of Lone Star Parkway (City of Montgomery Wayfinding Signs).

It was noted that Exhibit A had initially been blank and that the exhibit identifying the sign location had been resubmitted that afternoon and a hard copy was provided at the dais for the meeting. Staff clarified that the request related to placement of a sign within the County right-of-way and that additional wayfinding sign approvals may come forward as more signs are added. It was further explained that the signs include entry signage for Montgomery, while other wayfinding signs may later direct motorists to various destinations.

Staff explained that the action would authorize the Mayor to sign a letter to the County allowing placement of one of the signs in the County right-of-way. The exhibit had not been included with the original agenda materials because it was received shortly before the meeting, and staff did not want to delay the item for an additional two weeks. Staff also discussed coordination with TxDOT, noting that TxDOT had reviewed preliminary plans and requested final documentation showing the sign location and construction details rather than requiring a formal agreement or signature process.

Motion: Council Member Jeff Glaser made a motion to approve the Mayor to sign the Agreement Authorizing Placement of Improvements within Right-Of-Way of Lone Star Parkway (City of Montgomery Wayfinding Signs). Mayor Pro-Tem Cheryl Fox seconded the motion. Motion carried with all present voting in favor.

REGULAR AGENDA

11. Consideration and possible action on an Agreement for Construction of Roadway Project Old Plantersville Road by and between Montgomery County, Texas, the City of Montgomery, Texas, and Montgomery County Municipal Utility District No. 215.

Staff explained that the item involved a tri-party agreement related to construction and associated responsibilities of the Old Plantersville Roadway Project between Montgomery County, Texas, the City of Montgomery, Texas, and Montgomery County Municipal Utility District No. 215. It was noted that the city would receive a recorded instrument addressing ownership, since the county previously did not have construction ownership reflected. The ownership would be recorded, and during the one-year period certain responsibilities would remain with the city.

Motion: Council Member Casey Olson made a motion to approve the Construction of Roadway Project Old Plantersville Road by and between Montgomery County, Texas, the City of Montgomery, Texas, and Montgomery County Municipal Utility District No. 215. Council Member Stan Donaldson seconded the motion. Motion carried with all present voting in favor.

12. Consideration and possible action regarding approval of a Memorandum of Ground Lease Agreement between the City of Montgomery and Communications Tower Group I LLC for use of City-owned property located at 14751 Liberty Street, Montgomery, Texas, and authorize the City Administrator to execute the document.

Council considered possible action regarding approval of a memorandum of ground lease agreement between the City of Montgomery and Communications Tower Group One LLC for use of city-owned property located at 14751 Street, Montgomery, Texas, and authorization for the city administrator to execute the document. Staff reminded council that representatives for the proposed tower had previously presented the concept and that the item was returning as part of the process. Council discussion focused heavily on access to the proposed site, the location of the tower in relation to the sewer or water treatment facilities, surrounding residential areas, and whether the access route would cross city property, school property, floodplain areas, or other land. Staff explained that access had not been finalized and that the applicant would still need to proceed through the formal development process, including civil review, permitting, a special use permit, and any variance requests. It was emphasized that the exhibit before council primarily identified the proposed lease area and was not a final or binding access plan.

Council members raised concerns about the proposed monopole tower's proximity to residential properties, the possibility of the tower falling onto private property, setbacks, visual impact, health-related questions, and whether the tower could be moved farther north to reduce potential impacts. Staff stated that the applicant would go through development review and that issues such as access, setbacks, residential separation, fencing, barriers, camouflage, and visual screening could be addressed during that process. Staff also explained that the purpose of the proposed tower was to help address cellular service dead spots in the city, and that multiple cellular providers could potentially use the tower once installed. Council members questioned whether the city should move forward with the lease before hearing more from nearby residents and before receiving more detailed answers from the applicant.

Motion: Council Member Glaser made a motion to not approve moving forward on item 12.

Amended Motion: Council Member Casey Olson amended the motion to TABLE the item until the July 28, 2026, City Council Meeting. Council Member Stan Donaldson seconded the motion. Motion carried with all present voting in favor.

13. Consideration and possible action regarding approval of a Ground Lease Agreement between the City of Montgomery and Communications Tower Group I LLC for use of City-owned property for telecommunications-related purposes, and authorize the City Administrator to execute the document.

Council considered the related agenda item regarding approval of a ground lease agreement between the City of Montgomery and Communications Tower One LLC for use of city-owned property for telecommunications-related purposes, along with authorization for the city administrator to execute the document. Because Item 12 was not approved and was set to return for further consideration, it was stated that there would be no separate action on Item 13 at this meeting. The item was effectively tabled to return with the related tower lease matter.

No action taken.

14. Consideration and possible action by the City Council on the Final Plat for Lone Star Hills Section 1 (Dev. No. 2404).

Council considered possible action on the final plat for Chapel Hill Section One Development 2404. Staff presented the item and explained that the section consists of 90 single-family lots. The plat was subject to impact fees totaling \$430,000 for water and sewer. Staff reported that the developer had delivered payment for the impact fees and had provided the required financial guarantee for the main infrastructure related to the development section. Staff stated there were no outstanding issues and noted that the Planning and Zoning Commission had approved the item at its June meeting.

Motion: Council Member Stan Donaldson made a motion to approve the Final Plat for Lone Star Hills Section 1 (Dev. No. 2404). Mayor Pro-Tem Cheryl Fox seconded the motion. Motion carried with all present voting in favor.

15. Consideration and possible action on a variance request outlined in Section 78-162 of the City's Code of Ordinance for the Church of Montgomery (Dev. No. 2501).

Council considered possible action on a variance request under Section 78-162 of the city code of ordinances for the Church of Montgomery. Staff explained that the request concerned the visual barrier required for vegetative setbacks adjacent to single-family residential property. The proposed layout showed the Buffalo Springs subdivision on the west side of the property, where the visual barrier requirement applied. Staff stated that the applicant proposed using bushes in the area adjacent to parking and trees near the building and other areas, providing a combination of landscaping intended to meet the purpose of the visual barrier. Staff clarified that the applicant was not proposing a reduction in required landscaping or canopy, but was instead relocating landscaping previously shown on the civil design to the rear portion of the site adjacent to existing single-family residences.

Staff reported that the Planning and Zoning Commission had reviewed the variance request and recommended approval as presented. Council members discussed the proposed landscaping, the visual appearance from the street, the distance between parking areas and neighboring properties, and concerns about vehicles, parking barriers, drainage easements, fencing, vegetative buffers, and protection of the residential area. Staff explained that the proposed design included shrubs, a vegetative barrier, drainage easement, fencing, and distance between the parking area and homes. Council members indicated that the plan appeared well thought out and visually appropriate.

Motion: Council Member Casey Olson made a motion to approve a variance request outlined in Section 78-162 of the City's Code of Ordinance for the Church of Montgomery (Dev. No. 2501). Council Member Carol Langley seconded the motion. Motion carried with all present voting in favor.

16. Consideration and possible action on the acceptance of a Utility and Economic Feasibility Study on the Cottage Green development (Dev. No. 2605).

Item 16 was pulled from the agenda, and no discussion or action was taken on that item.

17. Consideration and possible action on formally ending the one-year warranty period and releasing the maintenance bond on the MISD Waterline Extension project.

Council considered possible action on formally ending the one-year warranty period and releasing the maintenance bond for the MISD waterline extension project. Staff reminded council that the project involved extension of public water lines related to the MISD Lone Star Parkway project. The agreement required extension of a 12-inch water line from the end of

Subdivision Crossing along the rear of the property and then along Lone Star Parkway. Staff explained that this improvement reduced the future scope needed for a water line extension that would eventually cross the creek and close water system loops near Lone Star Parkway, Buffalo Springs, and State Highway 149. Staff stated that the city had spent \$75,000 on the project and that those funds had since been reimbursed or paid for as required.

Staff reported that the project entered its one-year warranty period on June 2, 2025. During the warranty review, certain maintenance items were identified, including minor slip repair and replacement of concrete boxes damaged after construction. Staff explained that such damage can occur when linear infrastructure work is followed by other contractors or activity near the improvements, and the warranty period provides an opportunity to require correction. Staff confirmed that the items had been corrected and verified by both the city and public works.

Motion: Council Member Jeff Glaser made a motion to approve formally ending the one-year warranty period and releasing the maintenance bond on the MISD Waterline Extension project. Council Member Carol Langley seconded the motion. Motion carried with all present voting in favor.

18. Consideration and possible action on formally ending the one-year warranty period and releasing the maintenance bond on the Old Plantersville 12" Waterline Extension project.

Council considered possible action on ending the one-year warranty period and releasing the maintenance bond for the Old Plantersville 12" Waterline Extension Project as part of the Briarley Development. Staff explained that, as part of the development, the developer was required to extend a public 12-inch water line along the frontage of Old Plantersville Road and tie it into the existing 12-inch water line on State Highway 105. Staff stated that the project had been completed and had entered the one-year warranty period on July 21, 2025. A warranty inspection was held on May 12, 2026, and staff identified items on the punch list that required correction. Staff reported that those items had since been addressed and completed.

Motion: Council Member Stan Donaldson made a motion to approve formally ending the one-year warranty period and releasing the maintenance bond on the Old Plantersville 12" Waterline Extension project. Council Member Carol Langley seconded the motion. Motion carried with all present voting in favor.

CLOSING AGENDA

19. Council Inquiry

Mayor Sara Countryman provided an update on a recent meeting with TxDot.

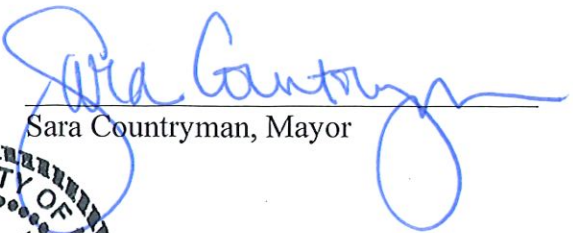
20. Items to consider for placement on future agendas.

No items to consider at this time.

21. Adjourn.

Motion: Council Member Casey Olson made a motion to adjourn the City Council Meeting at 6:47 p.m. Mayor Pro-Tem Cheryl Fox seconded the motion. Motion carried with all present voting in favor.

APPROVED:


Sara Countryman, Mayor

ATTEST:


Ruby Beaven, City Secretary

