



**City Council
Workshop Meeting Minutes
August 10, 2026**

OPENING AGENDA

1. Call Meeting to Order.

The City Council Workshop Meeting of the City of Montgomery was called to order by Mayor Sara Countryman at 6:00 p.m. on August 10, 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 Jeff Glaser
Mayor Pro-Tem Cheryl Fox
Council Member Stan Donaldson

Absent: Council Member Carol Langley
Council Member Casey Olson

2. Invocation.

Council Member Stan Donaldson led the invocation.

3. Pledges of Allegiance.

Mayor Sara Countryman led the pledges of allegiance.

4. Citizen Comments.

No comments were received.

TAXPAYER IMPACT STATEMENT

- 5. This notice informs taxpayers of the potential impact of the Proposed Tax Rate for Fiscal Year 2026-2027, comparing what would be paid under the No-New-Revenue Tax Rate versus the Proposed Tax Rate.**

	2025 Adopted Tax Rate	2026 NNR Tax Rate	2026 Proposed Tax Rate
Total tax rate (per \$100 of value)	\$0.4000	\$0.3921	TBD
Median homestead taxable value	278,414	268,651	268,651
Tax on median homestead	\$1,113.66	\$1,053.38	TBD

WORKSHOP AGENDA

6. Presentation and discussion on the Proposed FY 2027 Tax Rate.

Finance Director Maryann Carl presented and discussed the proposed FY 2027 tax rate. The taxable value increased by 6.61% and the parcel count increased by 12.62%. The no-new-revenue rate was calculated at 0.3921 per \$100 valuation and the voter-approval rate at 0.4649 per \$100 valuation. Staff noted that Council has maintained a 0.4000 rate since FY 2020, and that this rate was used for the proposed budget revenue calculations. The required tax-rate notice had been posted, and the proposed tax rate was scheduled for action at the following evening's meeting.

7. Presentation and discussion regarding the Proposed Budget for FY 2027.

Finance Director Maryann Carl presented and reviewed the proposed FY 2027 budget and highlighted changes since the prior workshop. The general fund budget was balanced with total revenues and expenses of \$9,449,171. The ad valorem revenue estimate increased based on the tax office calculation, while the proposed use of surplus funds decreased and remained tied to park improvements, which were still budgeted at \$800,000. Staff explained that if the park project scope is reduced, the needed surplus contribution would also decrease.

Council discussed employee health insurance, including whether the City had compared options outside the Texas Health Benefits Pool. Staff explained that the City had spoken with a broker but that leaving the pool could create a two-year waiting period for reentry and required loss-ratio considerations. Staff also reviewed benefit features such as Lantern and Next Level urgent care access, and noted that the City's smaller employee group size limits leverage compared with larger self-funded entities. Council asked staff to continue ensuring the City receives strong value for employees.

Budget adjustments were reviewed across departments and funds. Discussion held on increases for Council travel and training, police department payroll restructuring, protective gear funding, ballistic vest and shield line-item changes, workers' compensation adjustments, health insurance changes, water and sewer fund transfers to debt service, debt service fund revenue sources, MEDC and CCPD transfers, special revenue funds, asset forfeiture restrictions, Shop with a Cop, and the capital projects fund. Staff explained that the workshop budget would be presented the next evening as the proposed budget and, if approved for posting, would begin the required 30-day waiting period prior to adoption.

8. Presentation and discussion by Tellepsen regarding the proposed budget for the Municipal Complex Project.

Representatives from Tellepsen and the project architect presented an update regarding the municipal complex project budget. The team explained that the earlier \$10 million concept budget was preliminary and based on early floor plans, elevations, and renderings before the construction-manager process and full design team were in place. Additional scope and site conditions have since been identified, including expanded parking needs, geotechnical findings, foundation requirements, utility routing, and material cost escalation.

The design and construction team discussed foundation and soil challenges, including expansive clay, potential vertical rise, soil stabilization, engineered fill, drilled piers or caissons, and alternative mitigation approaches. The team also described cost-option reviews for mechanical and electrical systems, including moving from a VRF mechanical system to packaged rooftop units and evaluating a reduction from a 2,500-amp electrical service to a 1,200-amp service with generator implications.

Council requested clearer cost figures, alternatives, and pros and cons before moving toward a guaranteed maximum price.

CLOSING AGENDA

9. Council Inquiry

During Council inquiry, staff and the project team discussed scheduling another workshop to review additional municipal complex data, cost options, funding approach, CCPD participation, sales tax implications, generator options, and the path toward a guaranteed maximum price. Council requested information that clearly explains what is gained or lost through major system changes, including electrical service capacity.

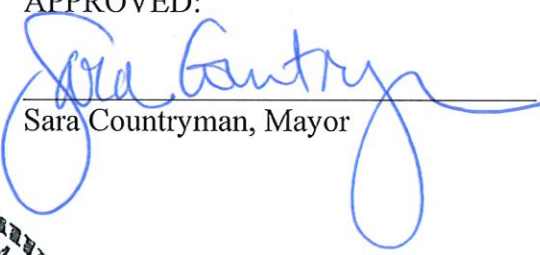
10. Items to consider for placement on future agendas.

Council briefly addressed items for placement on future agendas, including the date for the upcoming municipal complex workshop.

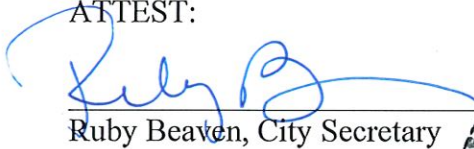
11. Adjourn.

Motion: Mayor Pro-Tem Cheryl Fox made a motion to adjourn the City Council Workshop Meeting at 6:55 p.m. Council Member Jeff Glaser seconded the motion. Motion carried with all present voting in favor.

APPROVED:


Sara Countryman, Mayor

ATTEST:


Ruby Beaven, City Secretary

