



**City Council
Regular Meeting Minutes
August 11, 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 August 11, 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.

Citizen comments were received from two speakers.

Hillary Dumas spoke regarding Cottage Greens and urged Council and staff to consider architectural oversight, masonry requirements, surrounding neighborhood standards, and long-term impacts on nearby properties and the City.

Scott Love spoke in opposition to a proposed long-term multifamily rental development at 900 Caroline Street in the historic district, citing concerns about zoning, parking, density, historic character, neighborhood impact, and equal treatment of R1 property owners if any variance were granted.

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

PRESENTATION

6. **Presentation and discussion by Jon Stevens of The McFate Group regarding the proposed interior design for the Municipal Complex.**

Jon Stevens of the McFate Group presented an update on the proposed interior design and construction progress for the municipal complex. The discussion included geotechnical and foundation issues, soil conditions, options for shallow foundations and caissons, expanded parking design, mechanical and electrical planning, exterior material and constructability updates, and potential cost-saving measures. Jenna Walker then presented interior design concepts focused on community history, durable finishes, public-facing spaces, acoustics, staff support areas, furniture planning, and a traditional red, white, and blue palette tied to Texas and national themes. Council discussed lobby flooring options, polished concrete versus luxury vinyl tile, wall finishes near public service windows, council chambers layout and accessibility, courthouse and chamber furnishings, public restrooms, conference rooms, staff break areas, police department lobby design, office layouts, and common-area flooring.

7. **Presentation and discussion regarding a proposal from a waste collection company to modernize commercial trash collection operations.**

A presentation was given regarding a proposal from a waste collection company to modernize commercial trash collection operations. The presenter described an in-ground, self-contained waste system that can hold more trash than traditional dumpsters, reduce odor and runoff, discourage pests and dumpster diving, and be wrapped or customized to blend with surroundings. Council discussed capacity, natural compaction, bag types, downtown placement, participation by businesses, right-of-way limitations, possible use as public trash receptacles, customer history, impact resistance, bollards, local operations, and potential use in downtown or municipal facilities.

8. **Presentation and discussion regarding a proposed residential development located at 900 Caroline Street in the Historic Preservation District, including a proposed lot split, rezoning from R-1 Single-Family Residential to R-2 Multifamily Residential, setback variance request, and construction of two new two-family dwellings.**

Council received a presentation and discussion regarding a proposed residential development

at 900 Caroline Street in the historic preservation district. The proposal included splitting the property into two equal lots, rezoning from R1 single-family residential to R2 multifamily residential, requesting a setback variance to preserve two mature oak trees, and constructing two new two-family dwellings. Staff noted the Planning and Zoning Commission reviewed the design and found it consistent with applicable historic design standards. Chris and Mary Cheatham described the property history, proposed rear-loaded parking, architectural character intended to resemble single-family homes, tree preservation, and neighborhood compatibility. Council discussed lot size, building size, parking, rear access, lack of common walls, preservation of the historic district's single-family character, nearby comparable uses, and concerns about rental multifamily development in the historic district. The item was for discussion only, and no vote was taken.

CONSENT AGENDA

Item 15 was pulled from the Consent Agenda for separate discussion.

9. **Consideration and possible action on the City Council / Board of Adjustment Regular Meeting Minutes of July 28, 2026.**
10. **Consideration and possible action on the City Council Special Meeting Minutes of July 31, 2026.**
11. **Consideration and possible action on the Investment Report for Second Quarter 2026.**
12. **Consideration and possible action to accept excess collections for 2025 debt service and certification for debt service collection rate for 2026/2027.**
13. **Consideration and possible action on a Resolution of the City of Montgomery, Texas calling a Public Hearing to be held at 6:00 p.m. on Monday, September 14, 2026, regarding the proposed Fiscal Year 2027 Tax Rate and Fiscal Year 2027 Annual Budget.**
Proposed Resolution 2026-22
14. **Consideration and possible action on a Resolution approving the Montgomery County Emergency Communication District Budget for Fiscal Year 2027.**
Proposed Resolution 2026-23
16. **Consideration and possible action on the request to cancel Tuesday, November 24, 2026, City Council meeting.**
17. **Consideration and possible action on the request to cancel Tuesday, December 22, 2026, City Council meeting.**

Motion: Council Member Casey Olson made a motion to accept the consent agenda, excluding item 15. Council Member Jeff Glaser seconded the motion. Motion carried with all present voting in favor.

15. **Consideration and possible action on the request to reschedule Tuesday, November 10, 2026, City Council meeting to Monday, November 19, 2026, to be held at 6:00 p.m.**

City Secretary Ruby Beaven clarified that the correct proposed date was Monday, November 09, 2026, due to the TML Annual Conference.

Motion: Council Member Jeff Glaser made a motion to approve Item 15 with the correction changing the meeting from Tuesday, November 10, 2026 to Monday, November 09, 2026. Council Member Casey Olson seconded the motion. Motion carried with all present voting in favor.

REGULAR AGENDA

18. **Consideration and possible action to approve the proposed FY 2027 tax rate for the City of Montgomery.**

Council considered approval of the proposed fiscal year 2027 tax rate. Finance Director Maryann Carl reported that the City had maintained a tax rate of \$0.40 per \$100 valuation for several years, that the no-new-revenue rate was 0.3921, and that the voter-approval rate was 0.4649. Staff recommended continuing the proposed rate of \$0.40 per \$100 valuation. Council discussed the effect on the median homestead taxable value, estimated at approximately \$41 above the no-new-revenue rate.

Motion: Council Member Casey Olson made a motion to adopt the proposed FY 2027 tax rate of \$0.40 per \$100 valuation for the City of Montgomery. Council Member Stan Donaldson seconded the motion. A record vote was taken and the motion carried with all present voting in favor.

19. **Consideration and possible action to approve the Proposed FY 2027 Budget for the City of Montgomery.**

Council considered approval of the proposed fiscal year 2027 budget. Finance Director Maryann Carl stated that the proposed budget aligned with the version presented at the prior workshop and that approval would allow the budget to be posted for the required period before adoption following the September 14 public hearing. Council discussed merit raise funding, including whether the merit pool was funded at 75%, the impact of reducing the pool, how department heads administer merit increases, the use of surplus funds, the effect on payroll-related line items, and posting deadlines.

Motion: Mayor Pro-Tem Cheryl Fox made a motion to approve the Proposed FY 2027 Budget for the City of Montgomery. Council Member Jeff Glaser seconded the motion. Motion carried 3:2 with opposition by Council Member Langley and Council Member Olson.

20. **Consideration and possible action of a Resolution of the City Council of the City of Montgomery, Texas, requesting street construction, repair, and maintenance by Montgomery County, Texas.**

Proposed Resolution 2026-24

Council considered a resolution requesting street construction, repair, and maintenance by Montgomery County. Staff explained that the request was for the County to repave Buffalo Springs, estimated at approximately \$90,000, to extend the useful life of the road while the City continues longer-term planning for concrete improvements. Council discussed the condition of the road, the project limits, anticipated service life, and funding.

Motion: Council Member Stan Donaldson made a motion to approve Resolution 2026-24, a Resolution of the City Council of the City of Montgomery, Texas, requesting street construction, repair, and maintenance by Montgomery County, Texas. Mayor Pro-Tem Cheryl Fox seconded the motion. Motion carried with all present voting in favor.

21. Consideration and possible action on the acceptance of Lawson and Simonton Waterline Loop and authorize the City Administrator to sign the Certificate of Acceptance.

Council considered acceptance of the Lawson and Simonton waterline loop and authorization for the City Administrator to sign the certificate of acceptance. Staff explained that Superior Properties funded the upsizing and looping of the waterline to improve flow, replace an older line, and serve the development. Staff reported that punch-list items had been completed and recommended acceptance of the project, with the one-year warranty period beginning July 30, 2026.

Motion: Council Member Stan Donaldson made a motion to accept the Lawson and Simonton Waterline Loop and authorize the City Administrator to sign the Certificate of Acceptance. Mayor Pro-Tem Cheryl Fox seconded the motion. Motion carried with all present voting in favor.

22. Consideration and possible action regarding the approval of Change Order No. 1 for modifications to the Town Creek Wastewater Treatment Plant Demolition.

Council considered approval of Change Order No. 1 for modifications to the Town Creek wastewater treatment plant demolition project. Staff explained that unforeseen stabilized material and additional structures were discovered during demolition and sludge removal, requiring additional haul-off and demolition work. The change order was approximately \$52,311.50, an 18% increase, bringing the contract amount to approximately \$335,971.60, still well below the original project estimate. Staff stated the pricing had been reviewed, compared with alternatives, and was considered fair and structured as a lump-sum hard number. Council discussed the unforeseen conditions, disposal requirements, pricing, alternatives, and consequences of not approving the change order.

Motion: Council Member Jeff Glaser made a motion to approve Change Order No. 1 for modifications to the Town Creek Wastewater Treatment Plant Demolition. Council Member Casey Olson seconded the motion. Motion carried with all present voting in favor.

23. Consideration and possible action regarding authorizing the City Engineer to begin design of the Crossing at Montgomery Sanitary Sewer Improvements (the "Project").

Council considered authorizing the City Engineer to begin design of the Crossing at Montgomery sanitary sewer improvements. Staff explained that the developer elected to proceed under the existing development agreement, under which the City would design and construct the sewer improvements at the developer's cost. The proposed scope included design, bidding, construction oversight, approvals, geotechnical work, construction materials testing, a new lift station sized for the development and potential future northern development, force main work, and related sewer improvements along SH 105, subject to receipt of the required developer deposit.

Motion: Council Member Casey Olson made a motion to approve authorizing the City Engineer to begin design of the Crossing at Montgomery Sanitary Sewer Improvements. Council Member Stan Donaldson seconded the motion. Motion carried with all present voting in favor.

STAFF COMMENTS AND REPORTS

24. City Administrator July 2026 Monthly Report

The City Administrator provided staff comments and reports. Updates included upcoming installation work for wayfinding signs, including city-limit signs and downtown parking signs; mobilization for work on the Rabon Fullen house project, including lift preparation, foundation work, and placement confirmation; and planning for a workshop on the municipal complex. The City Administrator encouraged Council to use the workshop to evaluate design choices, costs, parking options, mechanical and electrical systems, possible generator funding, police department specialty requirements, financing options, bond terms, CCPD and general fund allocations, project phasing, guaranteed maximum price considerations, and areas where costs could be reduced without compromising essential public or police functions.

25. Police Dept. Report July 2026 Monthly Report

The Police Chief presented the department report and invited questions from Council. A councilmember raised concerns about a man frequently seen in town who was reportedly living in the woods and allegedly grabbing door handles or trying to open vehicle doors. Several people said they had heard complaints or personally observed concerning behavior, but the Chief emphasized that residents must call the police when incidents occur, so officers can respond, investigate, and determine whether a crime has been committed.

The discussion also included praise for the Police Department's quick response to a separate incident at Cedar Brake Park. The Chief reiterated that calling the department is not a burden and encouraged Council Members and residents to report suspicious or problematic behavior immediately rather than handling it informally or only discussing it after the fact.

26. Municipal Court Report July 2026 Monthly Report

The Municipal Court July 2026 monthly report was presented. Staff reported 164 citations and revenue of \$33,112.72. Council discussed the status of credit card machines, occasional Wi-Fi issues, attendance at a jury trial, revenue trends, and how municipal court revenue is distributed, including discussion that a significant portion of ticket-related revenue is remitted to the State of Texas.

27. Finance Report for June 2026

The June 2026 finance report was presented. Staff explained how court fines appear in the general fund revenue and clarified that certain court-related fees, including court technology, security, jury, and child safety fees, are recorded separately, with the difference between the court report and City-retained revenue generally remitted to the State. Council had no further questions regarding the finance report.

28. Development Services July 2026 Monthly Report

The Development Services July 2026 monthly report was presented. Staff reported continued residential and commercial growth. Council discussed code enforcement staffing support, including an incoming college intern, office space constraints, and general development trends, along with light discussion regarding the concentration of certain business types in the City.

29. Public Works June 2026 Monthly Report

The Public Works June 2026 monthly report was presented. Council discussed the reported roadway distance between FM 1097 and Lone Star Parkway, confirmed the approximate mileage, and asked about improvements at Cedar Brake Park. Staff stated that a concept had previously been presented and that a formal proposal would return after the budget process,

with a goal of moving the project forward quickly and potentially scheduling installation during the winter when park usage is lower.

30. Utility Operations June 2026 Monthly Report

The Utility Operations June 2026 monthly report was presented. Staff reported 98% accountability, wastewater treatment plant compliance with discharge permit requirements, average treatment of approximately 212,000 gallons per day, and use of approximately 35% of the City's Jasper aquifer permit with more than half the year complete. Council discussed warm water temperatures during summer months, the effect of ambient temperature on cooling equipment, the lack of formal temperature complaints, and whether future water plant design would address similar concerns.

31. Building Official Report for June 2026

The Building Official's June 2026 report was presented. The Building Official noted that the report contained the relevant activity numbers and advised Council that he had attended the Building Officials Association of Texas annual conference, which included educational opportunities and statewide professional updates. Council acknowledged the workload and thanked him for the report.

32. Economic Development July 2026 Monthly Report.

The Economic Development July 2026 monthly report was presented. Staff reported that the Business Improvement Grant program and application process had been approved by the MEDC and would begin October 1 with the new fiscal year. Staff also reported that updated Chapter 380 economic development guidelines and an accompanying application would be presented at the next Council meeting, replacing an ordinance dating from 2007. Additional updates included distribution of the economic development strategy report, planned implementation of project management software to track projects and grants, future quarterly dashboard reporting for Council, and a positive meeting with the Governor's economic development office.

33. Engineer's Report

The City Engineer's report was presented. Updates included the cemetery waterline on FM 1097 being submitted to TxDOT for permitting, downtown improvement plans awaiting TxDOT approval with advertising expected later in the month, Water Plant No. 4 bid advertising moving forward, construction activity for Lift Station No. 5 relocation, Buffalo Springs roadway improvements proceeding after receipt of the developer deposit, BCS infrastructure work beginning mobilization, the Carolina Court sewer extension nearing bid readiness, Briarley Phase 1A warranty punch-list work, continued state review of the TPDES permit amendment, UDO update discussions scheduled with KKC, submission of approximately \$10 million in House Bill 500 grant applications through the Texas Water Development Board, continued follow-up on Transportation Alternatives funding, and ongoing schematic and cost-estimate work related to FM 1097. A motion was made and seconded to approve the staff comments and reports as presented. The motion carried.

Motion: Council Member Carol Langley made a motion to approve the Staff Comments and Reports as presented. Council Member Casey Olson seconded the motion. Motion carried with all present voting in favor.

CLOSING AGENDA

34. Council Inquiry

During Council inquiry, Council discussed the transition to City email addresses ending in .gov and confirmed the continued function of email delivery. Council also discussed a historical marker plaza project at HEB, noting that plans had been submitted to the City for review. Council raised concerns about access to historical records and prior MEDC grant information, including missing records from a public information response and the need for searchable archives on the new City website. Staff indicated they could assist in locating older records and were working to move archives to the new site.

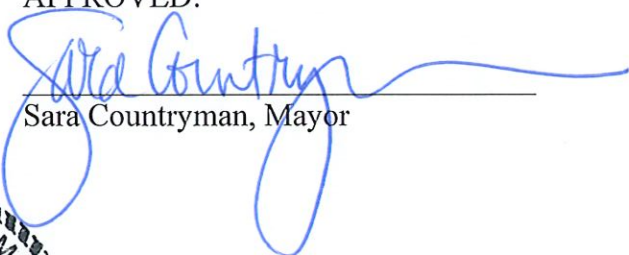
35. Items to consider for placement on future agendas.

No items to consider at this time.

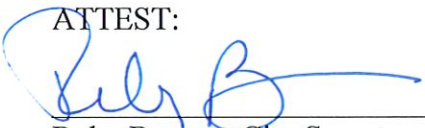
36. Adjourn.

Motion: Council Member Jeff Glaser made a motion to adjourn the City Council Meeting at 8:09 p.m. Council Member Casey Olson seconded the motion. Motion carried with all present voting in favor.

APPROVED:


Sara Countryman, Mayor

ATTEST:


Ruby Beaven, City Secretary

