Montgomery City Council----------March 10, 2015

Montgomery City Hall----------6:00 p.m.

Present:	Jon Bickford	Position # 1
	John Champagne	Position # 2
	Kirk Jones	Position # 3 (Mayor Pro Tem)
	Rebecca Huss	Position # 4
	Dave McCorquodale	Position # 5
	Jack Yates	City Administrator
	Larry Forester	City Attorney

Mayor Pro Tem Kirk Jones declared a quorum and called the meeting to order.

Greg Smith gave the invocation.

VISITOR/CITIZENS FORUM:

Philip LeFevre came before the council with concerns on other developers' agreements to be fair to all.

CONSENT AGENDA:

1. Matters related to the approval of minutes for the regular meeting on February 24, 2015

Dave McCorquodale made the motion to accept the minutes as presented. Jon Bickford seconded the motion.

CONSIDERATION AND POSSIBLE ACTION:

2. Consideration and possible action on approval of feasibility study of Blackline/Stewart Landing Property

Ed Shackelford with Jones and Carter presented to the Council a feasibility study to provide water and sanitary sewer service to a proposed 33-acre development Stewart Landing. Discussion was taken on the location of the development, annexation, type of development, wastewater treatment plant capacity, waterline, lift station and drainage. Recommendation from the engineers were require annexation, provide water and sewer service at current city water and sewer rates, require compliance with Montgomery's current development ordinances, require tract owner to purchase water and wastewater treatment plant capacity at $240,000 and $455,000, require tract owner to purchase Street Creek lift station capacity at an amount of #13,000, owner of tracts front all development costs except for what might need to be pro-rated with the Texas Capital Fund, no reimbursement greater than 70% of the actual project for the external public utilities, no reimbursement for any public internal utilities. Jon Bickford made the motion to accept the report and take no action at this time. Rebeca Huss seconded the motion. Jon Bickford, Rebecca Huss, Dave McCorquodale, Kirk Jones and John Champagne all voted for the motion.

3. Consideration and possible action on approval of feasibility study of Signorelli Property

Ed Shackelford with Jones and Carter presented to the Council a feasibility study to provide water and sanitary sewer service for a 132-acre development for Montgomery Ridge. Discussion was taken on the location of the development, annexation, residential development, ETJ, city ordinances and other

options for water and sewer. Recommendations from the engineers are to require MUD to pay water rates for service outside of the City as delineated in current and future City code of Ordinances including any pass through fees associated with the City's GRP and Lone Star Groundwater Conservation District permit fees, require MUD to pay sewer rates for service outside of the city as delineated in current and future City Code Of Ordinances, require the tract owner to purchase water and wastewater treatment plant capacity at 976,000 and 1,830.000, require the tract owner to purchase Stewart Creek lift station at an amount of $70,000, owner of tract fronts all cost of utility extensions within the City ETJ except for what may be pro-rated with the Texas Capital fund, prepare a development agreement that allows a pro-rated share reimbursement as other developments connect to either the waterline or the gravity sanitary sewer line extension. Jon Bickford made the motion to accept the report and take no action at this time. Dave McCorquodale seconded the motion. Jon Bickford, Dave McCorquodale, John Champagne, Kirk Jones and Rebecca Huss all voted for the motion.

4. Consideration and possible action on regarding a study of an Impact Fee for the eastern part of the city

Jack Yates, City Administrator asked for this item to be tabled due to more research being done. Rebecca Huss made the motion to table the item. Dave McCorquodale seconded the motion. Jon Bickford, John Champagne, Kirk Jones, Rebecca Huss and Dave McCorquodale all voted for the motion.

5. Consideration and possible action on approval of resolution regarding Texas Capital Grant – Lone Star Parkway/105

J Rice with Public Management presented to the council a resolution for street improvements near S.H. 105 and Lone Star Parkway, for a street to connect the Kroger property to Lone Star Parkway and will be for the amount of $750,000. Discussion was taken on the amount and getting the financial letter from the bank. John champagne made the motion to approve the resolution. Jon Bickford seconded the motion. John Champagne, Jon Bickford, Kirk Jones, Rebecca Huss and Dave McCorquodale all voted for the motion.

6. Consideration and possible action on approval of resolution regarding Texas Capital Grant-Stewart Creek Road/105

J Rice with Public Management presented to the council a resolution for Pizza Shack. It would be for $ 500,000 for water and sewer improvements near S.H. 105 and Stewart Creek Road. Discussion was taken on creating jobs, financial statement from banker and 2 grants from same city would be ok. Jon Bickford made the motion to approve the resolution. John Champagne seconded the motion. Jon Bickford, John Champagne, Kirk Jones, Rebecca Huss and Dave McCorquodale all voted for the motion.

7. Consideration and possible action on determination of funding for Stewart Creek/105 development

Jack Yates, City Administrator explained to the council that this requires a commitment but no immediate action. This project is getting water and sewer lines to the proposed Pizza shack location at the intersection of Stewart Creek road and SH 105. The total cost is estimated at $450,000. A Texas Capital Grant is being applied or so that there will be not cost the city for extending the services, but if the grant is not received, the owner of the Pizza shack has asked the city for assurance that the lines will be placed. Discussion was taken on the ways to pay for the water and sewer lines, impact fees, and

MEDC project. Jon Bickford made the motion to move the consideration for funding to the MEDC for evaluation. Rebecca Huss seconded the motion. Jon Bickford, John Champagne, Kirk Jones, Rebecca Huss and Dave McCorquodale all voted for the motion.

8. Report from City Administrator regarding park operations of the City

Jack Yates, City Administrator explained to the Council that he had visited with members from all the boards for the parks and discussed the operation of each park. They discussed the city was the owner and financially responsible for the parks. He explained that a Memorandum of Agreement was existing for the Memory Park and would need to update it and the parks he would prepare one for them with it spelling out who the ownership of the improvements and who maintains what improvements at the park, discuss volunteers, maintenance funding and revenues and expenses. The Memorandum of Agreement will be brought back to Council.

9. Resolution and possible action on updating signature cards at First Bank of Conroe to add Jack Yates as a signatory on all accounts of city

Kirk Jones, Mayor Pro Tem explained that another signatory at the bank would be good for the city due to vacations, meetings and not being available since the city requires 2 signatures on all checks and the bank only requires one. John Champagne made the motion to add the name of Jack Yates as a signatory on all accounts held by the City of Montgomery at the first Bank without removing any other current signatory. Rebecca Huss seconded the motion. Jon Bickford, John Champagne, Kirk Jones, Rebecca Huss and Dave McCorquodale all voted for the motion.

10. Resolution updating Investment Policy to include not only Mark Burton of Municipal Accounts and Consulting, LP as Investment Officer but also Katherine Turner of Municipal Accounts and Consulting, LP.

Jack Yates, City Administrator stated that the bank that does the city's investing of surplus funds has started using Katherine Turner so our auditor suggested that we add Ms. Turner to the city's listed/designated investment officer. Dave McCorquodale made the motion to approve the resolution updating Investment Policy adding Katherine Turner. John Champagne seconded the motion. John Champagne, Jon Bickford, Kirk Jones, Rebecca Huss and Dave McCorquodale all voted for the motion.

EXECUTIVE SESSION:

11. Pursuant to the provisions of the Texas Open Meeting Act, Chapter 551 of the Government Code, in accordance with the authority contained in 551. 074 (Personnel Matters) regarding the appointment of City Secretary

Kirk Jones, Mayor Pro Tem closed the regular session at 8:25 p.m. and convened into executive session.

Kirk Jones, Mayor Pro Tem reconvened into regular session at 8:31 p.m.

POSSIBLE ACTION FROM EXECUTIVE SESSION:

12. Consideration and possible action on appointment of City Secretary

Jon Bickford made the motion to allow City Administrator to offer employment to Susan Hensley for the City Secretary. Rebecca Huss seconded the motion. Jon Bickford, John Champagne, Kirk Jones, Rebecca Huss and Dave McCorquodale all voted for the motion.

ADJOURNMENT:

John Champagne made the motion to adjourn at 8:40 p.m. Rebecca Huss seconded the motion. All voted for the motion.

Submitted by: Susan Hensley Date Approved: 03/24/2015

Susan Hensley, City Secretary

Kirk Jones

Mayor Kirk Jones