

**MINUTES OF REGULAR TELEPHONE/VIDEO CONFERENCE MEETING**

**October 27, 2020**

**MONTGOMERY CITY COUNCIL**

**CALL TO ORDER**

Mayor Sara Countryman declared a quorum was present and called the meeting to order at 6:00 p.m.

Present:	Sara Countryman	Mayor
	Kevin Lacy	City Council Place #1
	Randy Burleigh	City Council Place #2
	T.J. Wilkerson	City Council Place #3
	Rebecca Huss	City Council Place #4
	Tom Cronin	City Council Place #5

Absent:

Also Present:	Richard Tramm	City Administrator
	Susan Hensley	City Secretary
	Alan Petrov	City Attorney

**INVOCATION**

Mayor Countryman gave the Invocation.

**PLEDGE OF ALLEGIANCE TO FLAGS**

**VISITOR/CITIZENS FORUM:**

Any citizen with business not scheduled on the agenda may speak to the City Council. Prior to speaking, each speaker must be recognized by the Mayor. City Council may not discuss or take any action on an item but may place the issue on a future agenda. The number of speakers along with the time allowed per speaker may be limited.

**CONSENT AGENDA:**

1. Matters related to the approval of minutes of the October 13, 2020, Regular Meeting.

Rebecca Huss commented on page 4 of the minutes, advising it was not a comment on the accuracy of the minutes, but the accuracy of a statement made during the comments. Rebecca Huss said the statement was made by Mr. Kotlan that “even a 10-year storm will flow over the top of FM 149 at Martin Luther King.” Rebecca Huss said she spoke to Mr. Mike Muckleroy, Director of Public Works, who advised that he does not believe that Public Works has put out barricades at the intersection of FM 149 and Martin Luther King since the National Guard did the cleanout work following Hurricane Harvey, which has been 3-4 years. Rebecca Huss said she felt they have had a 10-year storm during that time, so she questions the accuracy of that part of Mr. Kotlan’s report and she wanted to note that for some fact-finding.

Rebecca Huss moved to approve the Consent Agenda as presented. Randy Burleigh seconded the motion, the motion carried unanimously. (5-0)

**CONSIDERATION AND POSSIBLE ACTION:**

2. Consideration and possible action on Department Reports.

A. City Administrator’s Report - Mr. Tramm presented his report to City Council. Mr. Tramm advised he would present most of the reports. Mr. Tramm advised the City Council schedule for November is one meeting on November 10, 2020, and they will also have the Canvassing of the Election on November 17, 2020, at 6:00 p.m.

Mr. Tramm provided an update on the Home Grant homes, advising the fourth and final home being constructed will close tomorrow and the resident will be cleared to move into their new home.

Mr. Tramm said the Planning and Zoning Commission and Montgomery EDC have positions with terms expiring. Mr. Tramm said appointment of the two Planning and Zoning Commission members is on the City Council Agenda for tonight, with two qualified candidates that have applied for the two open positions. Mr. Tramm stated there are members on the Montgomery EDC that have terms expiring on December 31, 2020. Mr. Tramm advised they are beginning the process of putting out applications and seeking out candidates to serve on the Montgomery EDC, which will be on a future City Council Agenda.

Mr. Tramm said the City received seven (7) statements of qualification from the Request for Qualifications for City Engineer, and noted they were beginning the process of going through the information and he will report back to City Council as they have more information.

Mr. Tramm said this week he will be attending a seminar online for Economic Development training, but he will be available by email and telephone as needed.

Mr. Tramm advised the Development Report they are still seeing signs of activity for both residential and commercial growth, residential permits and completions have slowed a bit, which is not unusual as you get to the end of the year. Mr. Tramm said they are about to see many lots being opened early next year, both on the east and west ends of the City. Mr. Tramm said he felt the numbers will pick up in early spring. Mr. Tramm said in the last month site construction has begun on the Townhomes located on Plez Morgan.

Mr. Tramm said Mr. Phillip Lefevre had some of the land cleared along both Town Creek and Anders Creek, which he toured with two City Council members, Rebecca Huss and Randy Burleigh, along with Mr. Muckleroy, Mr. Dave McCorquodale, Assistant City Administrator, Mr. Chris Roznovsky, City Engineer, and Bill Kotlan, Engineer with BGA working on the Drainage Study. Mr. Tramm said they toured those areas to give them a better insight into those areas. Mr. Tramm said he will be meeting with the engineers next week to investigate how they bring this back to City Council. Mr. Tramm said he envisioned this would be primarily going to be a decision for the incoming City Council. Mr. Tramm said he felt they would probably need to have a Workshop Meeting to make sure they can get the new Council members up to speed so they can make an educated decision. Mr. Tramm said Mr. Kotlan is looking at a couple of additional items that will come back to City Council, one being the long-term cost of maintenance of the facilities.

Mr. Tramm said regarding the Downtown Improvement Plan, the Montgomery EDC has approved a design firm for that planning and he is currently working with them to have a final scope of work as well as a price proposal. Mr. Tramm said he anticipates that coming to City Council for approval on November 10, 2020.

- B. Public Works Report – Mr. Tramm reported there were a variety of routine work orders that were completed during the month. Mr. Tramm said Public Works installed steel casing to

protect three force mains that cross ditches at a couple of locations where the lines are exposed. Mr. Tramm said at the City Parks they have added Kiddie Cushion to the playground areas to help with protection. Mr. Tramm said they have increased the painted Texas Flags on the parking-bollards at both Homecoming Park and the Community Center. Mr. Tramm said lastly, for employee safety they have upgraded the air filtration system to a media filter system with ultraviolet light disinfection. Mr. Tramm said they do have fresh air intake and air recirculation in City Hall so he felt this was a solid step for employee safety at City Hall, especially during a pandemic where they have an airborne virus potentially circulating.

Mayor Countryman asked who oversees trash pickup when the contractor mows, is it the mowing contractor or the City. Mr. Muckleroy advised the mowing contractor is responsible for picking up trash in the rights-of-way when they mow, but they are not responsible for picking it up daily. Mr. Muckleroy said right now we are four weeks in between the mowing schedule, then it will be four weeks before they are back picking up trash. Mayor Countryman said she will get Mr. Muckleroy some photos when they had just mowed and there was a bunch of trash. Mayor Countryman said they had a resident pick up two bags of trash around their house and their yard. Mr. Tramm asked if it looked like they had mowed over the trash and just ignored the trash. Mayor Countryman said she did not know but it was scattered. Mayor Countryman said she just wanted to confirm they were picking up the trash. Mr. Muckleroy confirmed they were picking up the trash.

Kevin Lacy asked about Cedar Brake and the other parks and asked if they had someone that could go out and put some oil on the swings especially the hard chair at Cedar Brake Park that is loud. Mr. Tramm said Mr. Muckleroy could get someone out there to take care of that matter and asked Mr. Muckleroy if he got that information. Mr. Muckleroy said he would make a work order for the swing, stating he knew which one he was referencing.

Randy Burleigh asked Mr. Muckleroy if he got a work order in for the Welcome Montgomery sign on the east side by Your Mama's Bar-b-que. Mr. Muckleroy said it was on their marker board and list. Randy Burleigh asked if that was different from a work order. Mr. Muckleroy said the marker board is a reminder of what they need to do, the work orders are what they are trying to get done in a week's time frame.

- C. Police Department Report – Mr. Tramm reported the officers will begin resuming some of their training activities for December. Mr. Tramm said the officers are wearing pink ribbons and bracelets in observance of Breast Cancer Awareness Month throughout October. Mr. Tramm said since the officers are the most visible employees out in the community, he appreciates them showing their support in such a manner.
- D. Court Department Report – Mr. Tramm reported there has been a slight increase in Court cases and the collections for the month.
- E. Utility/Development Report – Mr. Tramm reported the annual franchise fee received from Entergy was just over \$76,000. Mr. Tramm advised there was a large reimbursement item for the patrol vehicle that was involved in an accident at just over \$39,000. Mr. Tramm advised the total utility accounts in the City has increased by nine accounts from last month.
- F. Water Report – Mr. Michael Williams, with Gulf Utility, presented his report to City Council. Mr. Williams stated regarding the wastewater flow detail they have added a permit limit item so they could see realistically how far they are from the actual permit limit on a daily basis. Mr. Williams said the flow for August/September was 4,704,000 gallons, with the daily peak flow on September 9, 2020, at 234,000 gallons, with an average daily flow of 141,000 gallons, which is 35% of the permitted capacity.

Mr. Williams reviewed the discharge limitation and effluent report stating that all samples were in compliance for the month of September, and they reported 2.25 inches of rain. Mr. Williams said the water report showed where they sourced a total of 15,691,000 gallons, flushed 666,000 gallons, and sold a total of 14,875,000 gallons, bringing them to a 99% accountability. Mr. Williams said the total connections for the City is 972.

Randy Burleigh said the permit value shown on the wells on page 6 of the report, with the Jasper at 92,930,000 gallons, and asked if that was a percentage. Mr. Williams said no that was the total withdrawal of 92,930,000 gallons, which is what they are allowed. Mr. Williams said to the right of that column is what percent of the permit is remaining, which is 56.63% of the permit left. Randy Burleigh said he thought the permit was for 44 million gallons for the Jasper.

Mr. Roznovsky advised that was the level that it used to be before the Lone Star Groundwater Conservation District rules changes. Mr. Roznovsky said when the new Lone Star Groundwater Conservation District came in, in part of the lawsuit they struck the reduction of 30%, so that got added back in so they went back to the original permit amount from 2009. Randy Burleigh asked if there was still a good probability, they would have to go back under that ruling later. Mr. Roznovsky said no one can really say, but as of right now they are going through the process of resetting their goals and demands. Randy Burleigh said this is a big game-changer as far as their strategy of using our facilities to reduce the operating cost. Randy Burleigh said the Catahoula Well is very expensive to run compared to the Jasper Wells.

Randy Burleigh said the sewer plant rate looked real light because he was showing 155 a day average, so he was not sure how he got to 141 and asked Mr. Williams to check that info tomorrow. Mr. Williams said they pulled that information from the totalizer at the plant, but they will double-check the number, stating they are confident that those numbers are correct. Mr. Williams said he will let him know as soon as they check it and will send the information over to him.

Randy Burleigh said Mr. Williams said 666,000 gallons of flushing or was that leaks and flushing. Mr. Williams said that was a combination of leaks and flushing that Mr. Muckleroy's crews and the Fire Department does monthly. Randy Burleigh said it was high compared to what they normally run compared to the Chart on page 8. Randy Burleigh asked if that had to do with the leak they had across from Kroger. Mr. Williams said he would double-check, but he did not believe there was a huge amount for a leak, but he would pull those numbers and send them to him as well on how they got the numbers.

Kevin Lacy asked at what point during the year do they set what the fees are going to be to hook up sewer and waterlines for commercial and residential customers and how do they establish those fees. Mr. Tramm said there are multiple moving parts to what is being asked. Mr. Tramm said generally you want the costs of services, if you can, to be covered by those needing those services. Mr. Tramm said that is not always possible, and sometimes you want to have set prices for some things. Mr. Tramm said where it might cost more for one location from another and those costs are generally looked at by Public Works and discussed at staff level before going into the budget process. Mr. Tramm said once a year they look at whether they need to adjust the water and wastewater rates along with the associated fee schedules.

Kevin Lacy said as he has been out and about and talking to people, he has been getting a lot of questions as to why our water is so expensive. Kevin Lacy said he has been in the City for a year and he can say this is the most expensive water he has paid for in his whole adult life, so he wants to get his hands around why it is so much more than The Woodlands where he came from, and he wants to know why some business owners are having to pay \$24,000 to hook up to water. Mr. Tramm said one thing they can do is look at a comparison of our rates to some of the other areas around us to see how we compare. Kevin Lacy said that would be nice. Mr. Tramm said to be fair one of the big players in Montgomery County that affects utility rates is how they comply with groundwater regulation in those areas. Mr. Tramm said Montgomery is not part of the plan that joined in with the San Jacinto River Authority and said typically those plans have higher fees for that compliance. Mr. Tramm said the City complied internally with Catahoula water. Mr. Tramm said now that the regulations have changed out of the Groundwater District, we can look at optimizing how we will use the Catahoula Well as much as an operations and cost base consideration, not a regulatory base consideration. Mr. Tramm said these changes are still new and they are still needing clarity on how they will be affected in the medium to long run through annual reporting, so there will probably be some changes as well. Mr. Tramm said ultimately any changes that are recommended by staff in terms of the cost for water rates must be presented to City Council for approval.

Rebecca Huss said she wanted to point out that the City has not raised rates for the base users in the six and a half years that she has been on City Council, but they did introduce a tiered usage fee where the more water you use the more it costs you per 1,000 gallons. Rebecca Huss said you will find that large users are feeling a bite, where the smaller users, people who are on a fixed income, which when they first introduced this, one-third of the City was using 2,000 gallons a month or less, their rates stayed the same. Rebecca Huss said they were very cognizant of the fact as they made the adjustment, as they made the water and sewer fund solvent, which it was not at the time, they made a lower impact on the people who would feel it the most painfully.

Kevin Lacy asked about the \$1,200 water meter that can be purchased to drop some of the sewer fees and asked if that was something they did during the change. Rebecca Huss said the City has always had the option of having an irrigation meter. Rebecca Huss said Randy Burleigh set up a calculation where anyone can use to determine if an irrigation meter would

be cost-effective for them. Rebecca Huss said if you have an irrigation meter, you are only paying for the water that you use, since it is outside water, and you are not paying for sewer treatment. Rebecca Huss asked Mr. Muckleroy about the cost of the irrigation meter. Mr. Muckleroy advised the \$1,200 was the tap fee plus the cost of the meter and the inspection fee is cost only. Mr. Muckleroy said they decided to do the irrigation taps at cost only and not add in any extra fee to help promote them for people that want to purchase them. Rebecca Huss said Randy Burleigh has a spreadsheet that will tell you how many months it will take you, based on your usage, to recoup the cost of the meter. Kevin Lacy said everywhere else he has lived, Magnolia, The Woodlands, and Alvin, there was never a separate sewer or irrigation fee, he only had one meter and it was always management. Kevin Lacy said he was trying to see what the big difference was in Montgomery as opposed to our neighbors. Kevin Lacy said he understood the amount being charged was at cost, but it still costs a lot more money to get water here, which he did not understand. Rebecca Huss said if you compare the actual City rates at the time, they were significantly lower than our neighbors. Rebecca Huss said the City has not raised rates in the last three budgets. Randy Burleigh said he thought they had looked at the rates since Mr. Tramm has been here, comparing four other surrounding cities in Montgomery County and the City's rate was right in the middle. Randy Burleigh said they also must look at MUD charges, San Jacinto River Authority fees versus our Groundwater Reduction Plan fees, and then you look at the water and sewer rates, as there are many different charges. Kevin Lacy said he would get with either Mr. Tramm or Randy Burleigh to go over the water information, so he understands the information. Mr. Tramm said he would do an updated rate study with some similar utilities and then he will get back to him and distribute the information to City Council.

Rebecca Huss said the reason it costs someone to do a business tap, it has to do with the size of the tap that is required to serve them for the amount of water they will need, and like Mr. Muckleroy said, depending on the size of the business, they might do a specific study to see how much it costs based on the size of the tap and the location, and then the TORQ figures out what they are allowed to charge in terms of impact fees, which is the cost to provide the capacity for new businesses going forward so the existing citizens are not paying for capacity that they did not need for. Rebecca Huss said over the last six years they put a lot of time and thought into the City's infrastructure needs and how to put it together, and how much we need going forward, how to plan it, pay for it, and how much it costs and how to maintain it. Mr. Muckleroy said six years ago the water and sewer fund was not even sustaining itself. Rebecca

Huss said the water and sewer fund was not solvent and it is supposed to be an enterprise fund that breaks even. Rebecca Huss said not only was the fund insolvent, but it was also under-maintained and in terrible condition. Mayor Countryman said the minutes on the City's website you can search and see it has been a topic of conversation at least twice since she has been on City Council. Kevin Lacy said he was approached last week by a business owner that it is costing \$24,000 to hook up his Montgomery shop, and he said he did not know if that was true. Rebecca Huss said Mr. Tramm did mention the rates in the Budget numbers that you voted for two months ago. Kevin Lacy said he understood, he just wanted to understand more of the why behind it costing almost \$30,000 to connect a donut shop. Randy Burleigh said that might be a good topic for the new City Council after the election, Water and Sewer 101.

Mr. Tramm advised Kevin Lacy that he would work on getting the information by doing a comparison study of several cities in the County and show how those rates compare. Mr. Tramm said it never hurts to review that information. Kevin Lacy said he is not the only person that does not understand all of this and it would be good to have something that anyone could look at and understand, and said it would help and he appreciated it very much.

- G. Financial Report - Mr. Tramm advised Mr. Anthony Lasky, Senior Accounting Clerk, had distributed the financial report to everyone ahead of time since he is out on vacation this week.

Randy Burleigh asked about page 4 of the report, or page 63 of the Agenda Pack, where it shows the bank account balances. Randy Burleigh said the last one on the page shows the money market accounts - utility fund, customer deposit account shows zero and he guessed that money must be \$90,000 to \$100,000 or more of customer deposits. Randy Burleigh said it might be located somewhere else. Mr. Tramm said he could answer the questions generally because he could not answer the specifics without Mr. Lasky present. Mr. Tramm said anything left for an extended period would be someplace in an interest-bearing account such as TexPool and be accounted for that way. Randy Burleigh said he knew they went over the budget, but he did not see a line item for that either. Mr. Tramm said from a budgeting perspective of both revenue and expenses the customer deposits would not be listed there, they are an item that is not typically one or the other unless someone is coming in with a new deposit or leaving with their refundable deposit. Mr. Tramm said the deposits that have been there a long time are being tracked in the system, but it is in a specific account and it is not going to move until they need to refund the deposit. Randy Burleigh asked for Mr. Lasky to

highlight where those funds are located. Mr. Tramm said he would get with Mr. Lasky and get back with Randy Burleigh.

#### H. Engineer's Report –

##### ❖ Update on Water Well #3 Project

Mr. Roznovsky presented his report to City Council. Mr. Roznovsky said regarding the Baja Road Water and Drainage Improvements Project he is still following up with the Department of Agriculture because it has been on desk review for final closeout since May. Mr. Roznovsky said as of last week it was still sitting. Mr. Roznovsky said the Downtown Waterline have all the signed contracts, the attorney has reviewed them, and they are in for a final review with the Texas Water Development Board before giving the written approval to proceed with construction.

Mr. Roznovsky said Water Plant 3 Improvements interior inspection was completed on October 7, 2020. Mr. Roznovsky said they have been coordinating with the tank manufacturer and they have the original drawings and specifications from when the tank was installed so they can compare the metal thicknesses as well as get some additional pricing information on alternatives from them. Mr. Roznovsky said they also have the manufacturer come out to inspect the tank to get their opinion. Mr. Roznovsky said they were preparing a written report with all that information to compare it all and work out the details of the cost pricing. Mr. Roznovsky said their plan is to meet with staff this week and then send out a summary so they can have a discussion.

Mr. Roznovsky advised Lift Station No. 1 Replacement they are working on the damages and to close that project out. Mr. Roznovsky said based on the Certificate of Substantial Completion signed at the last City Council Meeting, that stopped the time at 194 days at \$500 per day for damages. Mr. Roznovsky said it was a 180-day contract, so there is a substantial amount of damages. Mr. Roznovsky said they have gone through the contractor's days that he is requesting and the backup for it, so the days there were due to Entergy, weather, etc., so they have made a summary of those days and all the actual costs incurred by the City because of the delays. Mr. Roznovsky said they will have that summary out to staff this week so they can have that discussion and then make their recommendation.

Mayor Countryman asked if we are expected to negotiate pricing and costs with the contractor and what is their liability. Mr. Roznovsky said it all must come down to what is a fair negotiation. Mr. Roznovsky said the number of damages versus the number of physical costs that the City can calculate that the City incurred because of the delay. Mr. Roznovsky said they have the costs the City paid because this was the second low bidder because they had a better time, so that difference must be covered, which was \$5,000. Mr. Roznovsky said they also have to cover the cost of inspection and everything else that comes with that, so right now the numbers \$30,000 to \$40,000 delta between the costs incurred and the damages accounted for, including the days they requested. Mr. Roznovsky said that kind of gives them the range and having the City Attorney involved to determine what is reasonable damages of actual cost and damages the City incurred versus what is the maximum amount they could pay for the contract. Mayor Countryman asked if they take lost revenue in tax money into account. Mr. Roznovsky said he thought that was one of the arguments because of the delay for Chick-fil-A because part of their project was getting the Lift Station demolished in the first 30 days, and that took them 45-60 days if he remembered correctly, so that cost Chick-fil-A a couple of weeks of delay in opening which has a value to it. Mayor Countryman said they are selling \$700 per day of Chick-fil-A meals and that over three weeks is a big number. Mr. Roznovsky said that was correct.

Mr. Roznovsky said they have a pre-construction meeting with the Hills of Town Creek, Section 4 tomorrow. Mr. Roznovsky said Moon over Montgomery was still going through the process and City Council should expect to see a variance request for driveway spacing, which they cannot comply with because of the shape of their lot where the neighbors are. Mr. Roznovsky said the owners will be requesting a building line variance on the front, which they have not received yet.

Mr. Roznovsky said they met yesterday with the property owner regarding Town Creek and said TxDOT was out there last week clearing out the culverts at FM 149 and they will be coming back to put in rip rap and additional stabilization on the floats to protect it. Mr. Roznovsky said TxDOT found a significant amount of debris, and there are three 10-foot x 10-foot box culverts underneath FM 149, in which two of them had about two to three feet of debris in the bottom and the third one had about six feet of debris in it. Mr. Roznovsky said TxDOT cleaned them out so they should get some improvement through there. Mr.

Roznovsky said it is on their list to come back and install the protection of the slopes, so it does not cause erosion issues once they receive the materials.

Mr. Roznovsky advised Atkins Creek Improvements, also by TxDOT, they were waiting on clarification from them on exactly what they are needing to help get the right people talking to TxDOT to get the right-of-way they need to be able to complete the improvements.

Mayor Countryman asked about the previously discussed one-year warranty on the Buffalo Springs Bridge and said they were having issues with the work that had been done and asked where they were on that information because it has dropped off their monthly report. Mr. Roznovsky said that work was taken care of. Mayor Countryman asked if they are getting a year's worth from the day the patchwork was completed or is it a year that the bridge was done period because they are up for that year. Mr. Roznovsky said correct, from when it was substantially complete, and that time has passed. Mayor Countryman asked what happens when there are issues, and it is compromised and asked if that is on the City. Mr. Roznovsky said it is on the City. Randy Burleigh said there are still some bad spots at that location. Mayor Countryman asked if before the contractor is completely off the hook, can they ensure that the City is in a good position. Mr. Roznovsky said they will take another look, and said they are out of the one-year warranty period, they made the repairs that were evident at that time, and said he knows there are some additional rough patches that are out there. Mr. Roznovsky said they will get with Public Works and see if there is some patching they can do in that area.

Randy Burleigh asked if Mr. Roznovsky got a chance to look at the State Farm parking lot drain where it comes in the northeast side of the bridge. Mr. Roznovsky said he did and will get with the engineer that worked on that project tomorrow and mention it to him and send a note to Shannan Salisbury owner of the State Farm. Mr. Roznovsky said he could see what Randy Burleigh was talking about because you could see how it is eroded around the outside of it and starting to undermine it. Randy Burleigh thanked Mr. Roznovsky for checking into that matter.

Rebecca Huss moved to accept the Departmental Reports as presented. T.J. Wilkerson seconded the motion, the motion carried unanimously. (5-0)

3. Consideration and possible action regarding review of the City of Montgomery Draft Comprehensive Plan.

Mr. Tramm stated the Comprehensive Plan has been worked on for some time and said one important note for the record was this Draft Comprehensive Plan was developed through a series of five community meetings in 2019 to receive input from residents and local businesses. Mr.

Tramm said the City held a virtual Town Hall Meeting on July 8, 2020, to review the original Draft Comprehensive Plan. Mr. Tramm said the original Draft Comprehensive Plan was developed by Walter Peacock, a Community Planning Specialist with Texas A&M University's Texas SeaGrant and Community Resilience Collaborative Programs.

Mr. Tramm said Comprehensive Plans guide public policy in areas such as transportation, utilities, land use, recreation, and housing while also serving to assist City Council when setting budget priorities for future projects. Mr. Tramm said the Plan also serves as the legal basis for future land use zoning and is required for many grant funding opportunities.

Mr. Tramm noted that population-based numbers should use Census numbers versus locally derived numbers, which means the City will need to update such numbers within the Comprehensive Plan after new Census data becomes available to the City. Mr. Tramm said this Plan is not meant to be a final document in the sense of it will always be in this form when adopted, Comprehensive Plans are meant to be reviewed periodically, updated and they will change as time goes along. Mr. Tramm said the Plan is not the final word on how development will take place, it is the starting road map going forward.

Mr. Tramm said having a Comprehensive Plan puts the City ahead in obtaining some grant opportunities in the future. Mr. Tramm said this will be a Plan that continuously comes back to City Council in the future.

Mr. Tramm said his recommendation and clear preference for this Plan is that City Council considers adopting the Comprehensive Plan tonight with directions to staff that they clear up any administrative and grammatical errors and address any of the comments that City Council might have tonight. Mr. Tramm said this Plan is something that they need to get in place as soon as possible so they can work together with the downtown planning. Mr. Tramm said this plan will

come back to City Council with regular reviews as necessary, such as updating the Census data. Mr. Tramm then turned it over to Mr. McCorquodale for the presentation of the Plan.

Mr. McCorquodale reviewed the Plan draft overview as follows:

- Chapter 1 – stating the history of the City is good and commented that he felt there are opportunities to build on the Plan.
- Chapter 2 – is in the process, advising there were five public meetings and the Comprehensive Plan itself was a grant-funded project through Texas SeaGrant that is not to be confused with the downtown work that the Montgomery EDC engaged the Texas Target Communities Program on from A&M.
- Chapter 3 - talks about the land use zoning and one of the upcoming items they can look at is whether or not they should add different types of residential districts so City Council is not always being asked for a variance for lot density other than what the ordinance allows. Mr. McCorquodale said it would also allow the adoption of the Future Land Use Plan, which they now use as a guide, but it is not an official document in terms of policy, and it should be.
- Chapter 4 – deals with housing and there is a need to support all housing types to make sure that we do not leave out what planners call the “missing middle” because there is always a need for middle-class housing and middle-class jobs. Mr. McCorquodale said those are two things that this document helps to guide the City.
- Chapter 5 – is regarding transportation, and through the community meetings, there was a desire that people had for things like golf cart paths, with the connectivity of golf carts to different places, making sure that we have options for sidewalks that connect all the City’s assets that they already have.
- Chapter 6 – covers economic development, with the focus on the primary jobs as well as tourism and the wedding/destination industries.
- Chapter 7 - community facilities was a continued focus on parks, keeping in mind that some of the community facilities we have less of a direct impact on, such as the School District, Fire Department, and the other aspects of the Emergency Services District.
- Chapter 8 – the guide on implementation was essentially to be able to find funding and it includes a lot of resources, some may or may not apply to the City.

Mr. McCorquodale said this document is one they should breakout every year when they go through the budget process to see what the important things are the residents want and determine if they have the funds to pay for those things.

Mr. McCorquodale said, in summary, he felt this was a great start and what the City needs for grants, a foundation to build on, and he would look at updating this document at the rate the City is growing, every two years. Mr. McCorquodale said they are available anytime during the week to answer questions regarding this Plan.

Mayor Countryman asked if the review of the Plan every two years would include the community again, with the meetings and getting their feedback. Mr. McCorquodale said yes, and they might do fewer meetings, like when they do the Census data because they would just be looking at Chapter 1 of the Comprehensive Plan, which one topic is a lot easier than doing five topics. Mr. McCorquodale said each time you update the Comprehensive Plan it would involve the community. Mayor Countryman said it was a great exercise to be a part of.

Rebecca Huss said one of the things that Walter Peacock was pretty clear to emphasize was this does not commit City Council now or the next City Council to spending on a specific plan, it is a guide to what residents thought at the time but is not a must-do list. Rebecca Huss said the only thing they must use this for is a check in the box for certain grants that we have opportunities coming up for. Mr. Tramm said one important item when thinking of development in the area, a lot of development that has gone on in recent years, was a lot of locally driven development and that may not always be the case in the future, when you have interest looking into the community from the outside they look for the local requirements, guidelines and people at that level are looking for your Comprehensive Plan as the window on what the City is looking for and the starting point. Mr. Tramm said if the City does not have a Comprehensive Plan they do not look as prepared as those areas that have a Plan. Rebecca Huss said she liked that the Plan gives them legal backing to do some things like adoption of the Land Use Plan.

T.J. Wilkerson asked if the Comprehensive Plan under housing would provide grants for revamping or helping people get homes, not just building homes but refabricating existing homes. T.J. Wilkerson asked if the Plan stops at Clepper and Plez Morgan. Mr. McCorquodale said this Plan would give us the information, once the Census data is here, then they can focus on the grants the City would be able to obtain. Mr. McCorquodale said there is not a specific thing in this Plan that would do that, but this is the guide that gives City Council the direction to pursue those grants as they did with the Home Grants. Mr. Tramm said for some of those grant programs having a

Comprehensive Plan may be a requirement, for others it might not be, but it would be looked upon more favorably because we have one.

T.J. Wilkerson said in reading the Comprehensive Plan he felt one of the big things they left out, even though they kind of mentioned it, was the Birthplace of the Texas Flag, which he thought would be a big selling point. T.J. Wilkerson said he did not think all of it should be developed around downtown and he hoped they can implement and put some sidewalks to connect some things and the community facilities. T.J. Wilkerson said hopefully they can have some ideas going forward where they have some facilities besides the Community Center and that we see about getting a YMCA or something like that where it is a facility that everybody can use. Mr. McCorquodale said he agreed.

Kevin Lacy said they have a Comprehensive Plan to qualify for grants, but it is all open for interpretation and they should have a Plan. Rebecca Huss said she thought Kevin Lacy was right, it is basically a summary of what our current situation is as well as laying out some of the things that our citizens want, which is more opportunities in things to do, like T.J. Wilkerson said, more walking paths and more transportation links. Rebecca Huss said how they get from where we are now to where we want to be is really the implementation part, where they would apply for grants and they know what the people want and they have the full study that shows they have done their homework.

Mr. Tramm said the Plan is meant to be continually adoptable since the needs of the City will change, desires of City Council and the residents will change, and as certain development takes place it may become something where the priorities might change around as it occurs. Mr. Tramm said this was always meant to be a flexible situation in terms of adapting as the City evolves. Mr. Tramm said all the important decisions of the future regarding various planning as land use is approved and any variances coming before City Council, those things would still come before City Council, the Plan would not override any future decision of City Council. Mr. Tramm said City Council is not obligated by this Plan in making those decisions, it would merely signify that the time will come when they will need to consider revising the Plan should City Council decide it wants to go in a different direction.

T.J. Wilkerson said in looking at the Plan it looked like all the sidewalks and everything develops around Clepper Street and SH 105. Mr. McCorquodale said while that image might have been in there as a graphic, he wanted to reassure that there is not an actual sidewalk plan right now that is in the Plan. Mr. McCorquodale said the Plan would say these are important to the community and

that is where City Council can form a committee on sidewalks and develop a sidewalk plan and then work on prioritization, how they are going to be funded, and if they qualify for any grants, etc.

Tom Cronin asked if they have established a timeline for the Plan, downtown, or the sidewalks, or are we going to just continue to discuss it. Tom Cronin asked if they have prioritized and come up with a timeline because a lot of people are excited about this, but we don't have anything definitive to share on when effectively they want to start turning over ground and how long do we think it is going to take. Mr. McCorquodale said his recommendation on it would be each of the sections of the Plan, there will be goals addressed and the way the process would normally work is the City would adopt the Comprehensive Plan and then look at the goals and City Council would determine the important goals, and review the costs and select which ones are important to the residents and determine if they are willing to pay for them. Mr. McCorquodale said once you adopt the Plan you will start working on the goals that are in the document, which is when you can put a timeline to them.

Kevin Lacy asked if it would be correct to say that over the next couple of Council Meetings they could find their top three goals from the Plan so they can approve them and then start in January to figure out a timeline. Mr. Tramm said this is one of the reasons he is recommending approval tonight because then staff can take the step of how to make some of these details work. Mr. Tramm said the tie in with the downtown planning is one element, but some of the things that staff has discussed are what grants are available, what programs are available to assist the City in developing sidewalks that link neighborhoods to downtown or connect neighborhoods to schools. Mr. Tramm said there are specific grants that Mr. McCorquodale has been looking at trying to see how they can line the City up for that, which is just one example. Mr. Tramm said the first step is getting this Plan approved and then staff can take the next step, and some of it becomes a policy decision for City Council.

Randy Burleigh said there is a lot of cleanup work that needs to be done on this document. Randy Burleigh said there are places where it says, "City of Montgomery" and others "Montgomery City". Mr. McCorquodale said that is a Census term that is used by the Census Bureau, and his preference is to use our normal name. Randy Burleigh commented that he liked a lot of the document, but some of it does not meet his standards, one being transportation and the other was housing. Randy Burleigh said under housing, the data was incorrect in Chapter 4 under Types of Housing, it states Montgomery has a higher percentage of families living in mobile homes. Mobile homes account for 14.5% of household units and are larger than the number of Multi-family houses. Randy Burleigh said he was not sure that information was ever correct even in that year, but regardless

this is what influences the goals and decision making on housing, so he would like this section corrected. Randy Burleigh said where they stand today mobile homes are only three percent, not the 14% shown, single-family residential in the City is about 60%, and Multi-family they are at almost 38%. Randy Burleigh asked how often they will update the data to give them accurate goals to guide City Council to follow through with the Plan. Mr. McCorquodale said this information is part of the Census data, so instead of using the City data that they would have to vouch for, this is an acceptable way for planners to work. Mr. McCorquodale said they are in a high growth community at the very tail end of a Census period, so right now this is the data they must work with. Mr. McCorquodale said he would be happy to go through that information and make the changes.

Rebecca Huss said City Council already knows and has dealt with the fact the community has reached its tolerance level for Multi-family housing on one hand, but on the other, there are 25-more acres of Multi-family area already zoned that way and Planned Development District, where they do not have much control over how it is developed. Rebecca Huss said regardless of what this number is they are unlikely to rezone things Multi-family and there is no control over where it is already zoned Multi-family, so to her this is very unlikely to change decisions that are made in the short term. Rebecca Huss said conclusions made by City Council are not being driven by this information. Randy Burleigh said it might be two different things based on the current data, which is important. Rebecca Huss said she agreed, but said it was very complicated to start picking your data for this and she would rather adopt the Plan and put an asterisk and say this data is incorrect. Kevin Lacy said the Plan will be updated once the 2020 Census data comes in. Mr. Tramm said that was the plan for the first update to the Plan, adding the Census data will not be available for a while. Rebecca Huss said before that happens, they need the Plan for activities that are coming up within a month or two.

Randy Burleigh said he liked the mixed-use on the south side of SH 105, where they had apartments and different family homes and commercial and thought it was a nice layout. Rebecca Huss said that was something the A&M students did for the Montgomery EDC funded project. Rebecca Huss said the students were very creative and came up with some interesting ideas. Mayor Countryman said she spoke to a developer about this idea and it might come to fruition soon. Rebecca Huss said she liked the idea that SH 105 was not frontage with a giant parking lot, it seemed much more inviting and had a country feel with the parking being hidden by the amenities.

Randy Burleigh said under the recommendations for housing, it states the type of units needed. Randy Burleigh said if the data is bad then the recommendations will be bad. Randy Burleigh said

they are recommending more Multi-family housing units to accommodate the people living in mobile homes and said it is not a correct statement. Mayor Countryman said this is a living and breathing document that can be updated and made current. Randy Burleigh said he was worried if they put this document out with bad information and people start looking at it, he hopes it will not send them off in the wrong direction. Randy Burleigh said he wants some type of notation in the Plan that lets people know that a lot of this data is old data and does not apply anymore. Mr. Tramm said they could list it with a note that the City will be making modifications to the document when the 2020 Census data is available.

Randy Burleigh asked who is going to be the owner of this document and responsible for updating the information. Mr. Tramm said it will be done by the Director of Planning and Development. Mr. McCorquodale said there is an understanding in the area about Multi-family development and he did not feel this document would confuse someone looking at doing a project. Mr. McCorquodale said he would think most planners would agree Multi-family versus mobile homes in terms of sustainable housing, can better withstand storms from a structural standpoint and that was the point they were making. Randy Burleigh said there are some corrections in Transportation.

Rebecca Huss said that would go with what Mr. Tramm suggested earlier, that they approve the Plan subject to including administrative changes. Mr. McCorquodale said he has not touched any of the formatting, and he can certainly work on correcting the data. Rebecca Huss said they need to go with the Census data that Walter Peacock pulled up even if we disagree with its representation of Montgomery today, so we don't have to find our own verifiable sources and justify them, which could take months. Rebecca Huss said they need to make sure what is in the document matches what is in the photos, which she would count as administrative. Rebecca Huss said she felt it was good to have something to start with and it is always easier to edit something. Rebecca Huss said the City has tried and failed at a Comprehensive Plan before just because it seemed like such an unmanageable task to get through and now at least we have things to go out and search for information and areas they can tackle, change or dream about and is a very good starting point.

Mr. McCorquodale said it is hard to bring a document as large as this to City Council for discussion, so taking it Chapter by Chapter is much more doable. Rebecca Huss said toward T.J. Wilkerson's comments, our history is so important to us, so perhaps when they update Chapter 1 with the Census data, they spend some time adding to our history because it was done by someone that does not live in the community, and to him, the history is probably not as important and it should show in the document.

Randy Burleigh asked if the goals are in priority order. Mr. McCorquodale said no they were just listed. Mr. McCorquodale said the goals do not lock City Council into having to act on each of the goals.

Kevin Lacy asked if there was a difference if they adopted the Comprehensive Plan tonight or wait until November 10, 2020, so the document is a little cleaner. Mr. Tramm said he thought it was highly preferential to try and do this tonight unless there is a specific reason not to, partly because they are coming to terms with the downtown development design firm and then we can let them know this document is in place and it can be part of their early planning process of having any grant opportunities that match.

T.J. Wilkerson asked Mr. McCorquodale if the students went to Homecoming Park. Mr. McCorquodale said he knew that some of the students did go to Homecoming Park as part of working on the recreation information. Rebecca Huss said when the students went on a tour of the City, we went to Homecoming Park. Mayor Countryman also confirmed that they went to Homecoming Park. Mr. McCorquodale said that one of their recommendations was linking Homecoming Park and the school with the community that leads into the Clepper Street area as well as over east toward the Waterstone area. T.J. Wilkerson said he thought that would probably come in once those new homes came in, but he was thinking about Homecoming Park coming in.

Kevin Lacy said they are going to discuss sidewalks and walking paths at the end of the meeting tonight to connect MLK all the way downtown, get a basketball court in Cedar Brake Park and he was wondering if T.J. Wilkerson wanted to include that with this project. T.J. Wilkerson said they mentioned Homecoming Park, but to him, it did not seem inclusive. Kevin Lacy said he understood and said he wanted to know what was the rush to adopt if they want to put some things in the Plan that are more inclusive of the entire community instead of just the downtown area. Rebecca Huss said they could have the sidewalks project as the first project, which was what most of the residents specifically said they wanted. Rebecca Huss said that could be a tie into what Mr. Tramm and Mr. McCorquodale were talking about there being a lot of funding for safe schools, routes and then they had talked about use for the GLO funding, and this might be the time to get this all done at one time. Rebecca Huss said rather than changing it with a specific plan within this document, which is more of an assessment of where we are currently than a specific document on how to get to the future. Rebecca Huss said it states that people want more amenities, it does not say specifically what amenities they are. Rebecca Huss said the drawings in the Plan are just what the students prepared for the Montgomery EDC for a different purpose. Kevin Lacy said he understood.

Tom Cronin said he would not mind waiting for two weeks because based on what was said by Kevin Lacy earlier, there are a couple of things that need to be addressed. Mr. Tramm said an alternative to that could be, if they know what the items are that need to be addressed, they can approve the Plan with the direction that they include those changes. Mr. Tramm said he was already asking for approval contingent upon allowing them to clean up the administrative items, so if they want them to include more specific language to these couple of items that have been mentioned, just direct staff to specify that language and they will put it in the document. Kevin Lacy asked T.J. Wilkerson what he thought. T.J. Wilkerson said he would probably vote against the Plan. Kevin Lacy said he understood how T.J. Wilkerson felt, he wants to see that inclusive part, he wants to see the north end as part of the whole plan. Rebecca Huss said if the language is added, then what else does T.J. Wilkerson want. Mr. Tramm said if they make part of the motion to approve the administrative cleanup and to include a list of items then they will include the items in the Plan. Kevin Lacy said that some of City Council want to see that information placed in the Plan before approving it.

Rebecca Huss said what she thinks Mr. Tramm is saying is he would like to have the Plan approved so he can work on the other thing the Montgomery EDC is working on with the downtown project. Kevin Lacy said he understood. Kevin Lacy said he wants to make sure that everyone is happy and it seems like Randy Burleigh has concerns about the data, which he understands, T.J. Wilkerson is looking for an inclusive Comprehensive Plan, Tom Cronin is saying he wants another two weeks to get the wording included in the Plan. Mr. Tramm said with regards to Randy Burleigh, some of the language is based on Census data and we are just not at liberty to change that until they have new Census data. Mr. Tramm said where Randy Burleigh is talking about cleaning up some of the local fact items, that is part of the administrative cleanup that he had mentioned. Mr. Tramm said with regards to the specific points mentioned by Kevin Lacy and T.J. Wilkerson, if they will give staff direction to include those locations in the Plan, they will include that in the Plan. Kevin Lacy asked T.J. Wilkerson what he thought about that. T.J. Wilkerson said he was still holding to his gun, saying he can see the park and convertibility with the school with a sidewalk, but they have got to realize they have to get with the School District because that is probably one of the only schools that are locked with a fence around it, so he did not see having a sidewalk to the fence. Kevin Lacy said he felt there were enough City Council members that want to wait two weeks, so he would agree with them. Kevin Lacy said he can spend time with Mr. Tramm to make sure they get all the information in the document.

Rebecca Huss asked T.J. Wilkerson if he was going to vote against the Comprehensive Plan no matter what. T.J. Wilkerson said he would vote against it as it is presented tonight. Mayor Countryman asked T.J. Wilkerson if he would be interested in approving the Plan tonight and in the motion, he can say he will be working with staff to find the verbiage for the ideas that they have. T.J. Wilkerson said he probably would, but when he talked to a lot of people about this before even tonight, they did not like someone having the picture of Homecoming Park on there and asked what they were going to do. T.J. Wilkerson said they talked about connectivity and they asked what that was going to do to Lincoln School.

Mayor Countryman said the Plan is a living and breathing document and it changes, this is just the foundation that was created. Mayor Countryman asked what T.J. Wilkerson would like changed about the connectivity. Mr. Tramm said from a staff perspective, several City Council members want specific things included, but said if it is not the items they are discussing tonight, then he does not know what it is they are asking him to get included in two weeks. Kevin Lacy said they can all talk about it over the next two weeks and have the document ready for November 10, 2020. Kevin Lacy said he did not want to pressure T.J. Wilkerson because he feels what his constituents are showing him, so he thinks they should respect that and continue discussing it over the two weeks. Mr. Tramm said he was not trying to pressure anyone it is City Council's decision.

T.J. Wilkerson said they are basing everything on a lot of things in the Comprehensive Plan. T.J. Wilkerson said they talked about Baja and Martin Luther King, which took over five years before that was complete. T.J. Wilkerson said it always seems like it takes a while for things to change on that end of town and the people that called him about this have a lot of concerns about the Plan, so he is going on what they want. Mr. Tramm said he thinks the irony here is that he is asking for the Plan to be approved so he can start to work on those projects, but City Council is asking him to hold off working on the projects so we can spend more time working on the Plan. Randy Burleigh asked which project Mr. Tramm was talking about. Mr. Tramm said first is working with the downtown design firm, having the Plan in place in front of the approval of that agreement, so they can know from the beginning that we have a Comprehensive Plan. Mr. Tramm said the sidewalk staff has been discussing internally is connecting the area of Homecoming Park and Lincoln Elementary to the downtown area, which is the one thing Mr. McCorquodale has been looking into connectivity between residential areas and schools for the right grant opportunities to come up and that plugs that into the Comprehensive Plan. Kevin Lacy said he was asking what the urgency was and why do they have to adopt the Plan tonight, what is changing between now and November 10, 2020, besides the Election. Mr. Tramm said where he is lost is he does not understand the details

City Council is wanting him to include in two weeks, he can understand if he is being asked to make some changes and then bring the Plan back in two weeks.

Mr. Tramm said he is unclear because it seems that City Council is saying we have discussed some of these points and he has suggested including those points, if that is what City Council wants, but City Council does not want to pass this tonight, including those points. Mr. Tramm said if those points are not what the question is, then he does not know what they want him to include two weeks from now to pass the Comprehensive Plan. Mr. Tramm said if those points are not the issue, then what is the issue, stating he guessed he was confused. Kevin Lacy said it was about principal and inclusiveness, that is what he is picking up, and said he thought it was clear. Kevin Lacy said he thinks it is about, even if it is a symbolic gesture, seeing certain parts of town included in this Plan, and he completely understands what T.J. Wilkerson is trying to say. Kevin Lacy said they know we are going to do the right thing for all of our residents, but out of respect for that part of town he thinks they deserve to see something in this Comprehensive Plan that says we know you are there, this Plan includes all of you. Kevin Lacy said let us get that verbiage in there and approve it in two weeks because there is no reason not to. Rebecca Huss asked Kevin Lacy if he attended any of the public meetings. Kevin Lacy said no. Mayor Countryman said she went to the meetings and participated. Mayor Countryman said they can add the information into the motion so they can get the Plan done sooner than later, which was the goal earlier on in the conversation. Kevin Lacy said he just wanted to make sure that everyone was okay, and clearly, everyone is not. Tom Cronin said he concurred and he attended all the meetings and he thinks in respect for T.J. Wilkerson and his constituents, he felt he made some good points, and he did not think it was unfair to wait. Tom Cronin said he wants T.J. Wilkerson to be comfortable with the document they are going to vote on. Rebecca Huss said she did not disagree, but she thought Mr. Tramm was looking for more guidance to be articulated and that is not an unreasonable position either. Randy Burleigh said he would go along with that also because he would like to add a couple of items to transportation because he attended the meetings and that was a major issue.

Tom Cronin moved to table this item for two weeks. Kevin Lacy seconded the motion.

Discussion: Mr. Tramm said if City Council is going to pass this motion, staff would like to request that any of City Council's comments be sent to either him or Mr. McCorquodale by this Friday on what they are wanting to have either amended, included, or edited so they have the time to work through that and follow up with City Council to make sure we are getting that taken care of. Mr. Tramm said he did not want to come back on November 10, 2020, and find out staff has fallen short on that information. Kevin Lacy said he agreed. Rebecca Huss said this is a really important

document to get passed, so if it is not done on November 10, 2020, there is going to be issues and it will hurt the City not to have this Plan, it will hurt the MEDC first and that hurts downtown and hurts the people making a living here, which hurts all of us. Randy Burleigh said he thinks everyone understands that.

The motion carried with 4-Aye votes and 1-Nay vote by Rebecca Huss. (4-1)

4. Consideration and possible action regarding appointment of the following Planning and Zoning Commission members, Place 2 (currently held by Nelson Cox) and Place 4 (currently held by William Simpson) for two-year terms ending October 1, 2022.

Mr. Tramm said the City received applications from two individuals for two open positions on the Planning and Zoning Commission before the October 16, 2020 filing deadline. Mr. Tramm advised the applicants are Kari Mae and Merriam Walker, stating the applicants have been verified to be City residents and registered voters as required for a position on the Planning and Zoning Commission. Ms. Hensley advised the positions do have specific Places, asking that City Council assign a name to a Place.

Rebecca Huss moved to appoint Ms. Mae to Place 2 and Ms. Walker to Place 4 for the two-year term to expire on October 1, 2022. Kevin Lacy seconded the motion.

Discussion: Randy Burleigh asked if neither one of them would be Chairman. Mr. Tramm advised the Planning and Zoning Commission members will choose their Chairman from the members.

The motion carried unanimously. (5-0)

Mayor Countryman said she would like to personally thank Mr. Nelson Cox and Mr. William Simpson for all of their work because they have been on the Planning and Zoning Commission for quite some time and they have done a great job. City Council concurred.

5. Discussion regarding sidewalks, street improvements, and street signage.

Mr. Tramm said this item came up because of a recent discussion he had with Councilmember Kevin Lacy regarding future construction related to sidewalks, street improvements, and street signage. Mr. Tramm said he wanted to bring the discussion out for all of City Council. Mr. Tramm

said it kind of parallels with the Comprehensive Plan, which seems might be the case given the conversation they had.

Kevin Lacy said their constituents throughout the entire City are interested in what they are doing. Kevin Lacy stated that throughout some of the discussions he has had with T.J. Wilkerson as well as meetings that he has personally been invited to on the north side, these seem to be real hot buttons especially on MLK and connecting downtown to FM 149. Kevin Lacy said one of the things that came out one evening was MLK has a couple of speed bumps, and they talked about adding two more speed bumps if they cannot do a sidewalk down MLK. Kevin Lacy said every time he has been out there people have been flying up and down that road. Kevin Lacy said another thing they talked about is they have a lot of people that want to connect MLK to downtown, maybe not via sidewalks since it does not quite have the grade, it is too steep, but maybe some sort of walking path. Kevin Lacy said he has been too close to a pedestrian while driving FM 149, so it is very important, not only to him but the Mayor and City Council has discussed this in the past, as far as getting some better walking area for pedestrians.

Kevin Lacy said a couple of other things they can talk about as part of that total package are street names. Kevin Lacy said one of the stories that came out was about Community Center Drive, which used to have a Community Center there that was torn down with the promise of building a bigger and better Community Center, which was never done. Kevin Lacy said another is the renaming of the street to Baja Street, which the people that live there do not like the name Baja because Baja means the lowlands. Kevin Lacy asked T.J. Wilkerson to elaborate because they have talked about this a lot as far as his feelings on this and what he would like to see done for that area of town.

T.J. Wilkerson said they had talked about the name change that is for only one sign that he knows of and said the people would have to agree on the name. T.J. Wilkerson said Baja coming off MLK just does not go together, stating he could see “Young” on that street for Andrew Young, which would be the easiest fix. T.J. Wilkerson said going through town on SH 105, they travel SH 105 and they see Spirit of Texas Bank flag, and he often wondered why that street was not Flagship Drive all the way through town because you have the Stewart statue at Cedar Brake Park. T.J. Wilkerson said they could put a sign like they have in Conroe that says Lake Conroe Parkway, where they could put signage stating “West Flagship Boulevard” all the way through, while it could still remain Eva Street. T.J. Wilkerson said it is little things to try and tie everything together. T.J. Wilkerson stated Flagship Boulevard only has one apartment complex on it, and he always

wondered why that is not the main street through Montgomery since it is tied in with the Birthplace of the Texas Flag. T.J. Wilkerson stated one thing that brought this to his attention was looking at the City of Conroe, they have the statue of Stewart and they say the Birthplace of the Texas Flag is Montgomery County. T.J. Wilkerson said slowly but surely, as they have done everything else, they are going to take it and we must have something to hold onto and promote whether it is signage or not.

T.J. Wilkerson said the only other thing he had was talking about getting the name of Baja changed. Mayor Countryman said she knew they had talked about changing the name of Baja and she thought T.J. Wilkerson was going to champion that project. T.J. Wilkerson said that was correct. T.J. Wilkerson said he has three different names and now he had to get the people on the street to agree on one name that they would like. Rebecca Huss said they discussed naming Baja several years ago when they changed another street name to McWashington, which was easy because there was only one house on that street. Rebecca Huss said T.J. Wilkerson was going to look into changing the name of Baja, so this is something the City has been amenable to, but they cannot force agreement. T.J. Wilkerson said he must get the people on the street together to see which one they chose. T.J. Wilkerson said he wanted them to look at the history of Montgomery because he feels they should be able to tie some of the things together, not necessarily change the name, but put some signage up designating "Flagship Way" or something through there, like Lake Conroe Parkway. T.J. Wilkerson said he can see the Lone Star Parkway, Sam Houston Funeral Home, and as you go through town if you were a visitor you would look at the bank and then you would not know all the way through the City that this is supposed to be the Birthplace of the Texas Flag. Rebecca Huss said there are flag poles and banners that are on some of the streetlights that say Birthplace of the Texas Flag. Kevin Lacy said he grew up in Alvin, Texas, and on Highway 288 is posted the Birthplace of Nolan Ryan and is called the Nolan Ryan Expressway.

T.J. Wilkerson said they have the bike race that will be here this coming weekend and somehow the City is missing all that because we are not tied into it. Mayor Countryman asked T.J. Wilkerson how he wants to get tied into the bike race. T.J. Wilkerson said the race will come through the City every week and we should be promoting Montgomery through something to tie into visiting Montgomery. Tom Cronin said the car shows are another event. Mayor Countryman said they tie in with the car shows quite a bit with the Chamber and MEDC. T.J. Wilkerson said with the Montgomery Rodeo they should have a belt buckle that designates the City of Montgomery but said that was just an example. T.J. Wilkerson said he was not saying they should have or sponsor

a rodeo, but said the City is missing out by not promoting the Birthplace of the Texas Flag. T.J. Wilkerson said the red bags the City was handing out should have been red, white, and blue with the Texas Star on it for new people coming into the City.

Kevin Lacy said with speed bumps and walking paths on MLK to downtown, safety was the first thing for him and asked Mr. Tramm if that was something they could do outside of the City Plan or they could use it as a springboard for a couple of top projects, such as speed bumps, walking paths, etc. Mr. Tramm said getting into details like speed bumps and traffic control is not something that is part of the Comprehensive Plan, not even necessarily something that City Council would approve. Mr. Tramm said that gets into traffic safety which starts with him meeting with the Police Department and having them go out and study the area and see what the best way is to approach the situation. Mr. Tramm said the Police Department are the professionals in that regard, the Police Chief and his senior staff may have some options available that might not be what City Council would think of first, but to them might be more natural for the situation. Mr. Tramm said the answer might be putting more speed bumps around, but sometimes he has seen where people have come to City Council with the request for speed bumps and it turns out their concern is better addressed with some other action by the Police Department.

Randy Burleigh asked if the speed limit digital sign has been placed in that location. Mr. Tramm said the radar trailer is moved around the City, and he knew it had been in that area, but he does not know when it was last there. Rebecca Huss said on a historical note, TxDOT has requirements for sidewalks being a certain grade to be ADA compliant, which is why they have not been willing to do a sidewalk going up from Lone Star Parkway to downtown. Rebecca Huss said, as Kevin Lacy was stating, they need to be creative in either convincing TxDOT to make some sort of nature path or something like that so they can get the safety they need or get something in the right-of-way because TxDOT owns the right-of-way. Mayor Countryman asked if the TxDOT funds would include a sidewalk, stating she has not seen the actual plans for TxDOT. Rebecca Huss said TxDOT will not call it a sidewalk because if it is a sidewalk then it must meet certain specifications that it cannot meet because of where it is located. Mayor Countryman said maybe they could have an extended shoulder. Randy Burleigh said maybe they could have a bike lane. Mayor Countryman asked if that information was included in TxDOT's plans. Rebecca Huss said it has been in the past and then they took it out unexpectedly without any discussion, and TxDOT has done a lot of things without much consultation so it is difficult to know what exactly drives their decision making. Mayor Countryman asked if they were getting closer with the Comprehensive Plan in

getting with TxDOT because they have not widened FM 149 and they were waiting to get those plans in order, and perhaps that is when they can talk to TxDOT about extending the shoulders and getting the bike path. Rebecca Huss said the downtown plan is an important part of getting with TxDOT and presenting them with a unified plan.

Mr. Roznovsky said TxDOT has multiple projects coming up, including the SH 105 improvements that are going through the City and the FM 149 improvements. Mr. Roznovsky said they have two different timelines with two different projects with the scope still being defined. Mayor Countryman said then they could get extended shoulders in the plan. Mr. Roznovsky said the City could ask TxDOT for the extended shoulders. Mayor Countryman asked if Mr. Roznovsky had seen the extended shoulders. Mr. Roznovsky said no, he was looking for the old plans, but he found 2017 plans that showed the sidewalks not going past Clepper Street at that time. Mr. Roznovsky said he remembered at one point in time the conceptual showed the sidewalks going further, but he cannot find the exhibit at this time, since there were so many exhibits and ideas. Rebecca Huss said it was quite a while ago when they had the sidewalks on there and then TxDOT struck them for some other purpose. Mayor Countryman asked if they originally were going from SH 105 to FM 1097. Mr. Roznovsky said that was correct, that was the original limits. Mayor Countryman said they will at least be doing work through the area they are discussing, so it would be a great time to ask. Mr. Roznovsky said that was correct.

Rebecca Huss said the culverts made her the most nervous because that is where they are the least flexible in extending work. Randy Burleigh said the Town Creek Bridge is also going to be a chokehold. Mr. Roznovsky said that was correct, those two crossings of the creeks, and said he knew they are doing work on the culverts, so if they can put in 10 extra feet so they can have the expansion, that would not be substantial, but he did not know.

T.J. Wilkerson asked if it was TxDOT's job to go through and clean those culverts without the City asking. Mr. Roznovsky said you would think so, but said he did not think it was on a routine basis but said TxDOT was responsive in getting out to do the work, so the City needs to keep asking to get that on their list. Kevin Lacy asked how long the City has been waiting up until this point and how much longer will it take for TxDOT to get the job done because it is a safety issue and asked what is stopping the City from doing the work ourselves. Rebecca Huss said the City does not own any land. Kevin Lacy asked what the answer to that would be. Rebecca Huss said they would need to get permission to work in the right-of-way. Mayor Countryman said then if TxDOT comes and

widens the road after the City has put down sidewalks, TxDOT will take them up. Kevin Lacy asked if there was a way to talk to them and explain what they need to get done as soon as possible because of a safety issue.

Mr. Roznovsky said there was not a whole lot of widening in the TxDOT project, especially when you go north of the Berkley area, most of it was repaving and redoing the roadway. Mr. Roznovsky said he would get an update on all the projects they have going through the City and what the current timeline is because the latest that they have for FM 149 is a 2024 bidding date. Mr. Roznovsky said they had a conversation with TxDOT on Friday and the SH 105 date is a moving target with lack of funding. Mr. Roznovsky said they will get an update on the projects and the scope of the projects and see if they can set up a meeting to discuss conceptually what they have planned, what they are willing to do, and how we start getting some of these things addressed. Rebecca Huss asked how big the right-of-way was in that area. Mr. Roznovsky said it varies. Kevin Lacy said they would only have a sidewalk on one side of the street. Mayor Countryman said the east side of the street drops off so it would have to go on the west side. Mr. Tramm said there would be two major crossings at FM 149 and the Lone Star Parkway. Mr. Roznovsky said the right-of-way varies, but generally north of Berkley to FM 1097 it is between 60-80 feet total. Rebecca Huss said it is not as bad as downtown. Kevin Lacy said it would be step one of moving forward to try and get this going. Mr. Roznovsky said they will reach out to TxDOT to see if they can sit down with them to get their current scope of the projects that are going through the City and get the most current picture, then ask them conceptually if they are willing to participate and what is the timeline to do that.

Mr. Roznovsky said one other thing on their list, that has been a high priority, is the turn lane at SH 105 and FM 149, which is at a 2021 start date. Mr. Roznovsky said wrapping all the projects together would be appropriate. Rebecca Huss said they also need to reach back out and see what plans TxDOT had before they abandon them. Mr. Roznovsky said what he remembered was they had town hall meetings and they had large poster board exhibits that had better quality than what they have located in their emails from four years ago, but they will see what they can find. Kevin Lacy said if there is anything they can do to help, he would love to be included in that part of the discussion if possible, as he was sure everyone else would like to be as well. Mr. Roznovsky said he would get with Mr. Tramm and get some proposed times and see who can attend. Kevin Lacy said he wanted to go with T.J. Wilkerson and get some solid names for renaming Baja. T.J. Wilkerson said they have three names so they will work on that and thanked Kevin Lacy.

Kevin Lacy said the last item he had was regarding Cedar Brake Park and said that Mr. Tramm and Mr. McCorquodale had checked the Park for an area for basketball. Mr. Tramm said adding a basketball court would be potentially popular, but something that could be handled with the City's park funds. Mr. Tramm said they would need to identify the space and then look at the cost before bringing it to City Council for approval. Mr. Tramm said they would have to see if it would mean taking down the volleyball court and possibly trees and leveling a different spot. Mr. Tramm said someone might object to that because they like the volleyball court or they like having a picnic area where the trees were located. Mr. Tramm said the idea of having basketball at the park as a recreation area he thought would be positive with several people.

Rebecca Huss asked where they were in terms of the Park Board which they had discussed forming a year ago. Mr. Tramm said he did not think it was quite a year ago, but it was an extended period. Mr. Tramm said he spoke with Mr. Muckleroy about it being something they need to get back to, and he will make that a high priority to make happen. Rebecca Huss said some other things they wanted to achieve with the Parks Board is a more equitable allocation of funds between the parks rather than people who use particular parks to make sure the needs of the park are fairly allocated. Randy Burleigh asked if the City ever formed the committee. Mayor Countryman said they approved creating one, but she did not think it was ever formed. Mr. Tramm said it got pushed to the side, so he will work on getting those names taken care of. Mayor Countryman said she has a list of names that are interested in serving. Mr. Tramm said he would be happy to take names from the Mayor and anyone else on City Council as well. Rebecca Huss said that was something that Councilmembers Bickford and Champagne wanted to get done and Jon Bickford left in February.

**EXECUTIVE SESSION:**

The City Council reserves the right to discuss any of the items listed specifically under this heading or for any items listed above in executive closed session as permitted by law including if they meet the qualifications in Sections 551.071(consultation with attorney), 551.072 (deliberation regarding real property), 551.073 (deliberation regarding gifts), 551.074 (personnel matters), 551.076 (deliberation regarding security devices), and 551.087 (deliberation regarding economic development negotiations) of Chapter 551 of the Government Code of the State of Texas.

**COUNCIL INQUIRY:**

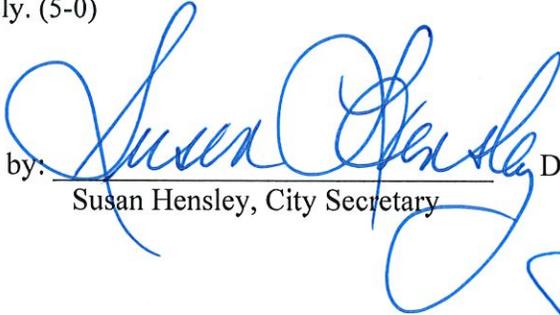
Pursuant to Texas Government Code Sect. 551.042 the Mayor and Council Members may inquire about a subject not specifically listed on this Agenda. Responses are limited to the recitation of existing policy or a statement of specific factual information given in response to the inquiry. Any deliberation or decision shall be limited to a proposal to place on the agenda of a future meeting.

No additional inquiries from City Council.

**ADJOURNMENT**

Randy Burleigh moved to adjourn at 8:17 p.m. T.J. Wilkerson seconded the motion, the motion carried unanimously. (5-0)

Submitted by:

  
Susan Hensley, City Secretary

Date Approved:

11/10/2020

  
Mayor Sara Countryman

