

**Notice of City Council Regular Meeting
MINUTES**

September 27, 2022, at 6:00 PM

CALL TO ORDER

Mayor Byron Sanford called the meeting to order at 6:00 p.m.

Present:	Byron Sanford	Mayor
	Carol Langley	City Council Place #1
	Casey Olson	City Council Place #2
	Cheryl Fox	City Council Place #4
	Patricia Easley	City Council Place #5
Absent:	T.J. Wilkerson	City Council Place #3/Mayor Pro Tem
Also Present:	Dave McCorquodale	Assistant City Administrator& Planning Development
	Nici Browe	City Secretary & Director of Administrative Services

INVOCATION

Mayor, Byron Sanford provided the Invocation.

PLEDGE OF ALLEGIANCE TO FLAGS

VISITOR/CITIZENS FORUM:

Mr. Montgomery, long time resident spoke to Council about renaming Liberty Street to Martin Luther King, as he believed that a man like Dr. Martin Luther King should be honored. He provided information on his family history and how the diversity within his family was outstanding but the biggest thing in all of this is may be diverse but all 100% American!

Mr. Andrew XXXX stated he had two areas of concern. He took issue with the County receiving new voting machines and other equipment prior to the election in November. He urges Council to not accept the use of the new equipment.

Secondly, he had concerns over a strip center being developed on 1486, the top of the hill is 60 mph speed limit, and that his additional concern is the type of shops that are likely to go in, he urges council not to put businesses in there that will encourage crime, such as a liquor store etc.

CONSENT AGENDA:

1. Consideration and possible action regarding an Escrow Agreement by and between the City of Montgomery, Texas and Waterstone on Lake Conroe, Inc. for a proposed 23-lot single-family residential addition to the Waterstone on Lake Conroe subdivision (Dev. No. 2212).
2. Consideration and possible action regarding an Escrow Agreement by and between the City of Montgomery, Texas and Morning Cloud Investments, LLC for a proposed 28-acre single-family

residential development and authorizing the City Engineer to prepare a Utility and Economic Feasibility Study (Dev. No. 2213).

Councilmember Carol Langley tagged item # 2 and asked staff to identify the exact location, is it going to be annexed? And that this item is to authorize the utility and feasibility study.

Mr. Dave McCorquodale responded to her questions.

Councilmember Casey Olson moved to accept the consent agenda as presented. Councilmember Cheryl Fox seconded the motion. Motion passed (4-0).

CONSIDERATION AND POSSIBLE ACTION:

3. Recognition of Montgomery resident Logan Benét in honor of his achievement in obtaining the rank of Eagle Scout and for choosing Memory Park for the location of his Eagle Scout project.

Mr. Mike Muckleroy introduced Logan Benet and the project he conducted within Memory Park, and stated he felt the work was outstanding, the quality is excellent and just like TXDoT grade. He then asked Logan to attend the middle of the room to meet with Mayor Bryon Sanford who presented him with a flag and proclamation.

4. Consideration and possible action on authorizing the Interim City Administrator to approve expenses for replacing lift pumps at Lift Station 3 in the amount of \$41,350.00

Mr. Muckleroy presented this item, stating that this was previously approved back in May, however there was some communication error between the provider and service agent and the cost of the pumps have since increased. He presented the new quote for Council's consideration.

Councilmember Cheryl Fox moved to approve the expenses to replace the lift pumps in the amount of \$41,350.00. Councilmember Casey Olson seconded the motion. Motion passed (4-0).

5. Consideration and possible action regarding the City entering into a Development Agreement with HCR Ventures, LTD. for a proposed 33-acre multi-family residential project along Stewart Creek Road.

Mr. McCorquodale introduced this item and informed council that this is just outside of the City limits.

Mr. Chris Roznovsky of WGA Engineering provided Council with a complete overview of this project and included the project will be done in phases for a total of 385 units.

Councilmember Casey Olson stated he was nervous about the project as there is only one entrance onto an already busy road.

Mr. Roznovsky corrected the Councilmember and pointed out the location of the two entrances and informed him that the County is responsible for the road and their requirements will most likely include a turn lane etc., but that is something between the contractor and the county.

Councilmember Carol Langley asked question regarding the two phases.

Mr. Roznovsky responded that the development at the front will be multifamily, and the second phase would include an independent senior living community.

Councilmember Casey Olson moved to approve the city entering into a Development Agreement with HCR Ventures as presented. Councilmember Carol Langley seconded the motion. Motion passed (4-0).

DEPARTMENTAL REPORTS:

6. City Administrator's Report.
7. Utility Report.
8. Sales Tax Report.
9. Finance Report.
10. Police and Code Enforcement Report.
11. Municipal Court Report.
12. Public Works Report.
13. Utility Operations Report.
14. City Engineer's Report.

Each department head, Engineer and Utility provider provided Council with their reports and significant items coming up in the near future, such as the special council meeting to meet with the City's recruitment consultant SGR to go over the applications received thus far, on October 3, 2022.

Councilmember Casey Olson inquired with staff as to how locating grants for projects within the City is going.

Mr. McCorquodale stated that he has been attending various sessions with HGAC, in person and virtually and in contact with grant works, seeking out avenues for grants.

Councilmember Casey Olson also asked if it was possible or a mailer to go out with utility bills informing residents of Solar Panels and their requirements as far as permitting goes.

Mr. McCorquodale informed Council that the Sales Tax consultant will be in attendance at the next council meeting.

Council discussed with staff the potential for moving excess to reserves into a Texpool account and to insure it is readily accessible should it be needed.

Councilmember Carol Langley took time to discuss with Mr. Muckleroy the current water meters, what notifications does Public Works receive if the meter is not functioning properly. The beacon meters are that going to be for all residents and businesses.

Mr. Muckleroy informed Council that every single business and residence has the beacon meters. He is wanting at some point in the future move to an ultrasonic type of meter. He provided council with details on how each meter works.

Councilmember Carol Langley continued with her questions on meters, leaks, detection of leaks, broken meters, alerts and replacement of bad meters.

Discussions took place with Engineer on broken pipes that are going to be discussed at future meetings for replacement.

Councilmember Carol Langley moved to accept the Departmental Reports as presented. Councilmember Cheryl Fox seconded the motion. Motion passed (4-0).

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.

15. Adjourn into Closed Executive Session as authorized by the Texas Open Meetings Act, Chapter 551 of the Government Code, in accordance with the authority contained in the following:
 - a) Section 551.071 (consultation with attorney); and
 - b) Section 551.072 (deliberation regarding real property).

Council adjourned into Executive Session at 7:17 P.M.

Council reconvened into Regular Session at 8:30 P.M.

POSSIBLE ACTION FROM EXECUTIVE SESSION:

16. Councilmember Casey Olson moved to approve the relocation of the Easement as discussed in Executive Session. Councilmember Carol Langley seconded the motion. Motion passed (4-0).

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 council inquiry.

ADJOURNMENT

Councilmember Carol Langley moved to adjourn the meeting. Councilmember Casey Olson seconded the motion. Motion passed (4-0).

ADJOURNMENT 8:31 PM

Submitted by: N. Browe

Date Approved: 10-11-2022

Nici Browe, City Secretary

Byron Sanford

Byron Sanford, Mayor