



City of Montgomery City Council Regular Meeting Agenda

January 13, 2026 at 6:00 PM
Montgomery City Hall – Council Chambers
101 Old Plantersville Rd. Montgomery, TX 77316

NOTICE IS HEREBY GIVEN that a Regular Meeting of the City Council will be held on **Tuesday, January 13, 2026** at **6:00 PM** at the City of Montgomery City Hall, 101 Old Plantersville Road, Montgomery, Texas.

Members of the public may view the meeting live on the City's website under Agenda/Minutes and then select **Live Stream Page (located at the top of the page)**. The Meeting Agenda Pack will be posted online at www.montgomerytexas.gov. The meeting will be recorded and uploaded to the City's website.

OPENING AGENDA

1. Call Meeting to Order.
2. Invocation.
3. Pledges of Allegiance.

PUBLIC FORUM

The City Council will receive comments from the public on any matters within the jurisdiction of the City of Montgomery, Texas. Speakers will be limited to three (3) minutes each. Persons wishing to participate (speak) during the Public Forum portion of the meeting must sign-in to participate prior to the meeting being called to order. Please note that the City Council's discussion, if any, or subjects for which public notice has not been given, are limited to statements of specific factual responses and recitation of existing policy.

PRESENTATIONS

4. Proclamation recognizing 2026 as the America 250 Celebration Year.
5. Proclamation honoring the memory of Thomas “Tom” Czulewicz.

CONSENT AGENDA

All Consent Agenda items are considered to be routine by the City Council and will be enacted by a single motion. There will be no separate discussion on these items unless a Councilmember requests an item to be removed and considered separately.

6. Consideration and possible action on the City Council Workshop Meeting Minutes of December 09, 2025.
7. Consideration and possible action on the City Council Regular Meeting Minutes of December 09, 2025.
8. Consideration and possible action on the Quarterly Investment Report for Third Quarter 2025.
9. Consideration and possible action on the acceptance of the Engineered Buildings of Texas Inc. (EBI) for Architectural design and Engineering services contract and contract addendum for the municipal building renovation and addition and authorize the City Administrator to sign.

10. Consideration and possible action on a Resolution of the City Council of the City of Montgomery, Texas, adopting an Elected and Appointed Officials Handbook.
11. Consideration and possible action on a Resolution of the City Council of the City of Montgomery, Texas, designating a Public Information Coordinator to satisfy the training requirements of Texas Government Code Section 552.012.
12. A Resolution of the City Council of the City of Montgomery, Texas, adopting an Office of the City Secretary Policy & Procedure Manual; Providing for implementation; and Providing an effective date.

REGULAR AGENDA

All items on the Regular Agenda are for discussion and/or action.

13. Consideration and possible action on an Ordinance of the City of Montgomery, Texas, amending its municipal budget for the fiscal year 2024-2025; appropriating the various amounts herein, as attached in Exhibit A; containing findings and a Texas Open Meeting Act clause, and providing an immediate effective date.
14. Consideration and possible action on: An ordinance of the city council of the City of Montgomery accepting and approving an annual update to the service and assessment plan and assessment roll for City of Montgomery Public Improvement District No. 1; providing for payment of the annual installment of the assessments in accordance with chapter 372, Texas local government code, as amended; and providing for severability, and providing an effective date.
15. Consideration and possible action approving the Quitclaim Deed for the Lake Creek Village Section 3 Homeowners Association.
16. Consideration and possible action approving the Consent to Encroachment by and between the City of Montgomery and the Developer (“Mavis Tire”) (Dev. No. 2504).
17. Consideration and possible action authorizing the City Administrator to sign the Consent to Encroachment by and between the City of Montgomery and the Developer (JDS Old Plantersville Road, LLC) (Dev. No. 2006).
18. Consideration and possible action on the Acceptance of the Water Plant No. 2 Improvements project.
19. Consideration and Possible Action on the Caroline Court Development Agreement (Dev. No 2502).
20. Consideration and possible action on execution of the Amended Utility Form Agreement between the City and MUD No. 215 (Briarley and Caroline Court).
21. Consideration and possible action on a Resolution of the City Council of the City of Montgomery, Texas consenting to the annexation of land into Montgomery County Municipal Utility District No. 215, in Montgomery County, Texas.
22. Consideration and possible action to authorize the City Administrator to negotiate a contract for a short term rental for city employees for additional office space to accommodate growth.

DEPARTMENTAL REPORTS

23. December 2025 Municipal Court Report and Fiscal Year Report
24. Annual 2025 PD Report

25. Development Services Monthly Report (2025: November and December)
26. Building Official Report for November 2025
27. Public Works Monthly Report November 2025
28. Utility Operations Monthly Report November 2025
29. Financial Report for November 2025
30. Engineer's Report

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.

CLOSING AGENDA

31. Items to consider for placement on future agendas.
32. Adjourn.

The City Council for the City of Montgomery reserves the right to adjourn into executive session at any time during the course of this meeting to discuss any of the matters listed below, as authorized by the Texas Government Code Sections 551.071 (Consultation with Attorney), 551.072 (Deliberations about Real Property), 551.073 (Deliberation Regarding Prospective Gifts), 551.074 (Personnel Matters), 551.076 (Deliberations regarding Security Devices), and 551.087 (Deliberation regarding Economic Development Negotiations).

I, Ruby Beaven, certify that this notice of meeting was posted on the website and bulletin board at City Hall of the City of Montgomery, Texas, a place convenient and readily accessible to the general public at all times. This notice was posted at said locations on the following date and time: January 07, 2026 by 6:30 PM and remained so posted continuously for at least three business days preceding the scheduled time of said meeting.

/s/ Ruby Beaven

City Secretary

This public notice was removed from the official posting board at the Montgomery City Hall on the following:

Date: _____ Time: _____

By: _____
City Secretary's Office
City of Montgomery, Texas

This facility is wheelchair accessible and accessible parking spaces are available. Please contact the City Secretary's office at 936-597-6434 for further information or for special accommodation.
