



**City Council  
Regular Meeting Minutes  
March 24, 2026**

**OPENING AGENDA**

**1. Call Meeting to Order.**

The City Council Regular Meeting of the City of Montgomery was called to order by Mayor Pro-Tem Cheryl Fox at 6:00 p.m. on March 24, 2026, at City Hall 101 Old Plantersville Rd., Montgomery, TX and live video streaming.

With Council Members present a quorum was established.

Present: Council Member Carol Langley  
Council Member Casey Olson  
Council Member Jeff Glaser  
Mayor Pro-Tem Cheryl Fox  
Council Member Stan Donaldson

Absent: Mayor Sara Countryman

**2. Invocation.**

Council Member Donaldson led the invocation.

**3. Pledges of Allegiance.**

Mayor Pro-Tem Cheryl Fox led the pledges of allegiance.

**4. Citizen Comments.**

No comments were received.

**PRESENTATION**

**5. Proclamation recognizing March as Theatre in Our Schools Month.**

Mayor Pro-Tem Fox presented a Proclamation recognizing March as Theatre in our Schools Month.

**6. Presentation of the PD's 2025 Racial Profiling.**

**Motion:** Council Member Casey Olson made a motion to accept and approve the PD's 2025 Racial Profiling Report. Council Member Carol Langley seconded the motion. Motion carried with all present voting in favor.

**CONSENT AGENDA**

**8. Consideration and possible action on the second reading of a Resolution of the City Council of the City of Montgomery, Texas, approving a project and expenditure of the Montgomery Economic Development Corporation for structure relocation and site preparation in Montgomery County, Texas.**

9. **Consideration and possible action on a Resolution calling for a Public Hearing to be held on April 14, 2026, on an application by Matthew and Emily Jay for a Special Use Permit to establish a new coffee shop at 15325 Summit Park Drive, Suite 109.**
10. **Consideration and possible action on a Resolution calling for a Public Hearing to be held on April 14, 2026, on an application by Nails by Nikki LLC for a Special Use Permit to establish a new nail salon at 15325 Summit Park Drive, Suite 106.**

Consent Agenda Item 7 was pulled for individual discussion.

**Motion:** Council Member Jeff Glaser made a motion to Approve the Consent Agenda Items 8, 9, and 10. Council Member Stan Donaldson seconded the motion. Motion carried with all present voting in favor.

7. **Consideration and possible action on the City Council Meeting Minutes of March 10, 2026.**

Council Member Carol Langely reviewed the notation on page 20 regarding item 15. It had been documented that the motion carried with a vote of three in favor and one opposed, with the dissent attributed to Council Member Langley. Council Member Donaldson clarified that the dissenting vote was actually his, consistent with his prior statement on the preceding motion. A correction was proposed to accurately reflect this information as follows: "Motion carried 3:1 with one NAY by Council Member ~~Langley-Donaldson~~."

**Motion:** Council Member Carol Langley made a motion to Approve the City Council Meeting Minutes of March 07, 2026 with the amendment to correct Item 15 to "NAY by Council Member Donaldson". Council Member Stan Donaldson seconded the motion. Motion carried with all present voting in favor.

## REGULAR AGENDA

11. **Presentation by Mr. Travis Mabry regarding his existing industrial operation and potential property purchase and site improvements at 902 Old Plantersville Road.**

Mr. Travis Mabry provided a presentation regarding his existing industrial operations and his potential purchase and improvement of the property located at 902 Plantersville Road. He explained that he intends to relocate his office to this site, where he has leased and operated his roll off dumpster business for approximately twenty-six years. The owner of the property now wishes to sell, prompting his request for approval to proceed with planned improvements.

Mr. Mabry stated that he recently sought a water tap for the property and was informed that he would need a variance to place a portable restroom on-site due to the absence of sanitary sewer service. He confirmed that his operation would remain the same as it has historically been, consisting of outdoor storage of roll-off containers and daily departure of employees in the morning with no all-day on-site activity. He also noted that the property has only one neighboring parcel, separated by natural vegetation that he intends to leave in place.

City staff provided further clarification that Mr. Mabry plans to bring in a pre-manufactured 12x24 office structure with an exterior water tap for basic utility needs. The development will undergo the standard review process, including platting and verification of proper setbacks, access, and the placement of both the building and stored containers. Staff reiterated that the

only unusual aspect of the request is the need for a portable toilet due to the lack of sewer availability. They emphasized that this presentation was intended as an opportunity for the Council to offer input before the matter proceeds to Planning and Zoning for variance consideration.

Council members discussed the location, nearby residences, traffic patterns, and historical usage of the property, noting that Mr. Mabry's business has operated in the same manner for more than two decades. With no significant concerns raised, the Council concluded that no formal action would be taken at this meeting. Mr. Mabry thanked the Council for allowing him to present his request.

**12. Consideration and possible action to approve the Financial Audit for fiscal year ending September 30, 2025 presented by Crowe LLP.**

Finance Director Maryann Carl introduced Robert Belt, Crowe, LLP, who will present the financial audit for the fiscal year ending September 30, 2025. She noted that replacement pages 57 and 58 had been provided to the Council to reflect an updated allocation of sales tax revenue between MEDC and CCPD, correcting the earlier draft in which all revenue had been allocated to MEDC.

Mr. Belt expressed appreciation to City management for their cooperation throughout the audit process and reported that the auditors issued an unmodified opinion, representing the highest level of assurance. He stated that all required disclosures under generally accepted accounting principles were included and that the financial statements were materially accurate. He reviewed key financial highlights, drawing attention to the summary presented on page 16 of the report. For the General Fund, total revenues were reported at \$8,460,000, with \$7,372,000 attributable to General Fund revenues. After other financing sources and uses totaling \$87,000, the City realized a positive fund balance increase of \$1,175,000. The beginning fund balance of \$4,613,000 increased to \$5,788,000 at year-end. Mr. Belt emphasized that this reflects excellent fiscal health, representing approximately 285 days of operating reserve.

He also summarized the City's overall governmental fund position, which ended the year with a total fund balance of \$9,198,000. Turning to the water and sewer fund, he highlighted that operating revenues totaled \$3,698,000 and, after expenses and interest income, the fund experienced a positive change of \$786,000. He concluded by stating that the City remains in a strong financial position and invited questions from the Council.

Council members expressed appreciation for the clear presentation and acknowledged the City's sound financial condition, particularly as it prepares for upcoming major projects. Staff were thanked for their ongoing efforts to adhere to budgets and maintain fiscal stability.

**Motion:** Council Member Jeff Glaser made a motion to Approve the Financial Audit for fiscal year ending September 30, 2025 presented by Crowe LLP. Council Member Casey Olson seconded the motion. Motion carried with all present voting in favor.

**13. Consideration and possible action on the acceptance of public infrastructure for the Briarley Kammerer Drive Extension project (Dev. No. 2006).**

Chris Roznovsky, WGA Engineer, presented the public infrastructure related to the Briarley Kammerer Drive extension project, Development No. 2006. He explained that this item had been previously reviewed and that the request before the Council was to accept the completed public infrastructure and begin the standard one-year warranty period. The roadway segment in question serves as the extension of Kammerer Drive located in front of the recreation center and provides access to future development areas. No lots are included as part of this

acceptance.

A final inspection was conducted in late January, and all required punch-list items were reported as completed. Staff noted that several standard elements, specifically streetlights, vegetation, and sidewalks, will continue into the one-year warranty period and will be inspected again at the end of that term to ensure final compliance. Staff recommended initiating the one-year warranty period, which will conclude on February 26, 2027.

**Motion:** Council Member Jeff Glaser made a motion to approve the public infrastructure for the Briarley Kammerer Drive Extension project (Dev. No. 2006) and enter into the one-year warranty period. Council Member Stan Donaldson seconded the motion. Motion carried with all present voting in favor.

**14. Consideration and possible action on the acceptance of public infrastructure for the Legacy Grove Section 1 WSD&P project (Dev. No. 2409).**

Chris Roznovsky, WGA Engineer, presented the public infrastructure for the Legacy Grove Section 1 project, Development No. 2409. He reported that the final inspection took place on March 9, during which punch-list items were identified and subsequently addressed by the developer. Only a small number of items remained outstanding, none of which were significant to the overall development. He noted that the primary remaining item outside the one-year warranty period was the installation of decorative pavers within the street roadway. The developer previously entered into an agreement acknowledging full ownership and long-term maintenance responsibility for these pavers. At present, the area has been stabilized with sand and remains drivable, and installation of the pavers is scheduled to be completed later in the week.

Other items previously noted, such as sanitary lids and stop sign caps, have since been completed, with all remaining items carrying into the standard one-year warranty period. Sidewalks will be inspected at the conclusion of the warranty period to ensure they are free of deficiencies. Staff also confirmed that the development is progressing with its required wastewater infrastructure. The developer has funded Lift Station No. 5, with construction now underway. A temporary pumping agreement is in place, and operations will be managed by the City's operator to ensure compliance and reliability during the interim period.

Council members discussed infrastructure timelines, sidewalk installation practices, home price ranges within the development—estimated between \$700,000 and \$1,000,000—and lot sizes, which are understood to be generally a quarter-acre or larger. Staff also confirmed that Legacy Grove Section 1 is currently accessed via Lone Star Parkway, with future phases connecting to State Highway 105. The decorative pavers referenced are being installed within the City maintained portion of Lone Star Parkway, but will remain under the developer's maintenance per agreement.

**Motion:** Council Member Casey Olson made a motion to approve the acceptance of public infrastructure for the Legacy Grove Section 1 WSD&P project (Dev. No. 2409). Council Member Carol Langley seconded the motion. Motion carried with all present voting in favor.

**15. Consideration and possible action on the acceptance of the Engineer's Recommendation of Award to complete the Construction Services related to the Lawson & Simonton Waterline Loop project.**

Chris Roznovsky, WGA Engineer, addressed the Council for the recommendation to award construction services for the Lawson and Simonton Waterline Project. He explained that the project was bid on February 12 and involves up sizing the existing waterline along Simonton

and looping it around the Lawson area to provide service to the Superior Properties development. The developer is fully funding the project and previously requested that the item be delayed while they finalized internal funding matters, which have now been resolved.

Staff reported that fifteen bids were received, with amounts ranging from \$103,000 to \$249,000, aligning with the project estimate of approximately \$130,000 to \$145,000. LG&G submitted the lowest bid. Although the City has not previously worked with this contractor, references would be checked, including confirmation from the county that they had positive experiences with the company.

The Developer, who bears full project cost responsibility, also indicated they were comfortable proceeding with LG&G. Staff noted that the next contractor with whom the City has past experience appeared farther down the bid list, and the cost difference between the low bid and the next familiar bidder was significant.

In response to Council questions, staff stated they would confirm the contractor's location and provide that information. They also explained that discrepancies in bid amounts are not unusual due to contractor schedules, availability, and project size, noting that smaller projects often receive a wide spread of bids. The low bidder was characterized as a newer company established from a prior business, which may also contribute to competitive pricing.

**Motion:** Council Member Stan Donaldson made a motion to accept the Engineer's Recommendation of Award to complete the Construction Services related to the Lawson & Simonton Waterline Loop project to LG&G. Mayor Pro-Tem Cheryl Fox seconded the motion. Motion carried with all present voting in favor.

**16. Consideration and possible action authorizing the Mayor to sign the Town Creek Wastewater Treatment Plant Expansion to 0.3 MGD Additional Services and authorizing the Halff Associates, Inc. to revise the design.**

Chris Roznovsky, WGA Engineer, addressed to considered authorizing the Mayor to sign the additional services agreement for the Town Creek Wastewater Treatment Plant expansion project at 0.3 MGD and to authorize Halff Associates to revise the project design accordingly. Staff explained that following the issuance of the final state permit for the facility, new treatment limits were imposed, specifically, a more stringent total suspended solids (TSS) requirement and a future phosphorus limit. While the phosphorus requirement will not take effect until the next expansion phase, the stricter TSS limit applies immediately and necessitates the inclusion of tertiary filtration in the current project.

To address this, staff worked with Public Works, the City's wastewater operator Hays, and Halff Associates to evaluate treatment options. It was determined that the installation of tertiary filters is required to meet the updated permit standards. The proposed change order also includes additional design elements requested by the City, including the ability to bypass Lift Station No. 2 during maintenance and the inclusion of a third pump in place of the originally designed duplex system to increase reliability and operational flexibility. These design adjustments require modifications to the wet well, piping, and electrical components.

Staff reported that the anticipated construction cost increase associated with these additions is approximately \$1.44 million. The design fee for the added scope is \$105,700, bringing the engineering contract from \$831,200 to \$936,900. The design fee represents approximately 7.5 percent of the expected construction cost, which staff indicated is standard for this type of engineering work. Staff further confirmed that the overall project remains within the contingencies included in the bond funds previously issued for the expansion.

In response to Council questions, staff clarified that the permit limits, not the plant size, were the factor requiring additional treatment. The state does not mandate specific equipment but sets effluent limits that the facility must achieve; the newly imposed TSS limit cannot be met without tertiary filtration. Staff confirmed that the same engineering firm designed the original expansion and emphasized that the added scope represents new requirements determined after the final permit was issued.

**Motion:** Council Member Casey Olson made a motion to approved authorizing the Mayor to sign the Town Creek Wastewater Treatment Plant Expansion to 0.3 MGD Additional Services and authorizing the Halff Associates, Inc. to revise the design. Council Member Stan Donaldson seconded the motion. Motion carried with all present voting in favor.

**17. TABLED 03/10/2026: Discussion on the new agenda management program and the board portal.**

City Secretary Ruby Beaven addressed the Council and held a discussion regarding the new agenda management program and the associated board portal. Staff reported that Council members had previously discussed the program in depth and confirmed that access issues had been resolved. An email containing the portal link had been removed from the Barracuda filtering system and should now be accessible to all members. Those still experiencing difficulties were invited to contact staff for assistance in obtaining access.

Staff explained that the board portal is optional but offers several beneficial features for organizing and reviewing agenda materials. The current agenda packet includes the updated cover sheet format generated through the new system. Staff noted that the City is still in the learning and training phase with the software and that adjustments may be made as familiarity with the platform grows. The layout is customizable, and feedback from Council members is welcome as the City continues refining its use of the tool. The item was presented for discussion only, and no action was required.

## **CLOSING AGENDA**

**18. 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.**

City Secretary Beaven informed the Council that the City is in the process of updating its website to a new platform, and as part of that transition, updated headshots will be needed for all Council members. Staff announced that photography sessions are planned for April 13 and April 14 from 4:00 to 5:30 p.m. Council members were encouraged to attend on either date, whichever best fits their schedules. Members were also informed that those who already have professional headshots may submit them directly to staff for use on the updated website. No further items were brought forward for discussion.

**19. Items to consider for placement on future agendas.**

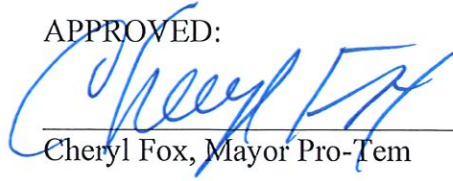
No items to consider at this time.

**20. Adjourn.**

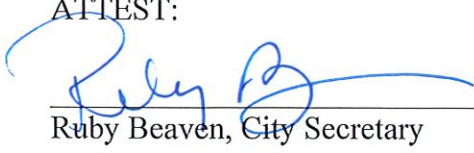
**Motion:** Council Member Casey Olson made a motion to adjourn the Regular Meeting at 6:44 p.m. Council Member Jeff Glaser seconded the motion. Motion carried with all present voting

in favor.

APPROVED:

  
Cheryl Fox, Mayor Pro-Tem

ATTEST:

  
Ruby Beaven, City Secretary

