



**City Council  
Regular Meeting Minutes  
April 14, 2026**

**OPENING AGENDA**

**1. Call Meeting to Order.**

The City Council Regular Meeting of the City of Montgomery was called to order by Mayor Countryman at 6:00 p.m. on April 14, 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/Board Member/MEDC Treasurer Carol Langley  
Council Member/Board Member Casey Olson  
Council Member Jeffrey Glaser  
Mayor Pro-Tem Cheryl Fox  
Council Member/Vice President Stan Donaldson

**2. Invocation.**

Council Member Donaldson led the invocation.

**3. Pledges of Allegiance.**

Mayor Countryman led the pledges of allegiance.

**4. Citizen Comments.**

Matthew and Emily Jay, 1535 Summit Park Dr. Suite 109, Matthew and Emily J. were recognized as the first speakers and were noted to have requested to speak on agenda items eight and ten. They indicated they preferred to wait until those items were formally considered.

Terri Gilmore, 123 Anna Springs Lane, addressed the council regarding drainage and safety issues affecting her front yard. She explained that her property initially experienced significant water runoff from across the roadway, which led to erosion and trenches forming in her yard. To address this issue, a drainage ditch was installed; however, she stated that the ditch created new and more serious safety concerns. Ms. Gilmore described the ditch as deep, narrow, and steep, making it difficult for anyone, especially children or older adults, to safely enter or exit. She noted that erosion had caused the grass lining to collapse, sprinkler components to dislodge, and soil near the sidewalk to wash away, creating a dangerous drop-off. Temporary warning signs and flags placed by neighbors were later removed, increasing the risk to children riding bicycles, pedestrians, joggers, and pets using the sidewalk. Ms. Gilmore expressed concern about the appearance of the ditch, questioned the extent of the city's easement into her property, and emphasized that the proximity of the ditch to her flower beds further limited usable yard space. City staff acknowledged the issue as ongoing, explained that easement limitations restricted available solutions, and stated that engineers were evaluating grading and drainage options, though no simple fix was currently available. Ms. Gilmore urged the City to prioritize public safety, requested that caution signage be replaced, and stated she would reinstall warning signs to help prevent injuries while the City continues to work

toward a longer-term solution.

Julie Denison, 114 Anna Springs Lane, appeared before the council to speak in support of concerns previously raised regarding the drainage ditch in the Anna Springs area. She stated that she was surprised by the depth of the ditch when construction began, describing it as excessively deep and unsafe. Ms. Denison explained that the ditch was deep enough for water to reach nearly waist height and that she had personally assisted another resident in getting in and out due to safety concerns. She emphasized that residents in the area take pride in maintaining their yards and noted that the condition of the ditch has made normal yard maintenance impossible, particularly for older residents who can no longer safely access it. She questioned whether the City would assume responsibility for mowing the ditch, as residents are unable to do so safely and should not be required to pay for its upkeep. Ms. Denison further expressed concern about the steep drop-off near a neighboring property, warning that serious injury was likely if no action were taken and suggesting the City could be held responsible if someone were hurt. She invited council members to visit the area to see the conditions firsthand and questioned why the ditch was excavated so deeply when previous drainage did not require such measures. She described the ditch as an eyesore, stated that it negatively impacts neighborhood appearance and property values, and remarked that its presence could deter potential home buyers. City representatives clarified that the work was performed by a third-party contractor and explained that the ditch was excavated to the necessary drainage grade, noting that redesigning the system would be complex and that no simple solution was available. Ms. Denison reiterated that, even if a full redesign was not possible, basic maintenance such as mowing or additional protective measures should be considered, as the ditch remains dangerous and unresolved.

T.J. Wilkerson, Box 568, addressed the council to express appreciation to the mayor, council members, law enforcement, and community leaders for attending a recent community meeting. He invited officials and the public to attend an upcoming ceremony to unveil a state historical marker recognizing one of the early African American state representatives who served during the Reconstruction era after the Civil War and represented both Montgomery County and Harris County. Mr. Wilkerson explained that the individual honored had deep local roots in the area, including ties to a historic church, and noted that the local cemetery will soon be home to multiple state historical markers, with plans underway for an additional one. He described this as a point of pride for the community. In closing, Mr. Wilkerson requested assistance from city leadership in securing water service for the cemetery, explaining that efforts to do so have been ongoing for several years without progress. He emphasized the importance of maintaining the cemetery as a dignified and beautiful space for the community and asked for the City's help in advancing that goal.

## **CONSENT AGENDA**

- 5. Consideration and possible action on the City Council Workshop Meeting Minutes of March 23, 2026.**
- 6. Consideration and possible action on the City Council Meeting Minutes of March 24, 2026.**

Item 7 was pulled from the Consent Agenda for separate discussion.

**Motion:** Council Member Stan Donaldson made a motion to approve Item 5 and Item 6 of the Consent Agenda. Council Member Jeff Glaser seconded the motion. Motion carried with all present voting in favor.

**7. Consideration and possible action on a Resolution of the City Council of the City of Montgomery, Texas, to repeal Resolution No. 2025-41.**

City Council discussed a resolution to repeal a previously adopted policy related to the availability of council meeting materials to the public. Council Member Stan Donaldson initially voiced strong opposition, expressing concern that limiting access to council information undermines transparency, accountability, and the public's right to understand government actions and decision-making. The concern stemmed from a prior incident in which sensitive financial information posted online had been misused by a third party, leading to fraudulent activity. Council Members clarified that the action under consideration was intended to reverse the earlier restriction and restore public access to council packets, while removing sensitive data such as account numbers and confidential vendor information. City Administrator Brent Walker explained that updated software now allows for secure redaction of sensitive material without withholding general information from the public. After clarification, Council Member Stan Donaldson who initially opposed the item acknowledged the explanation and changed his position.

**Motion:** Council Member Stan Donaldson made a motion to approve Resolution 2026-13, a Resolution of the City Council of the City of Montgomery, Texas, to repeal Resolution No. 2025-41. Mayor Pro-Tem Cheryl Fox seconded the motion. Motion carried with all present voting in favor.

## **PUBLIC HEARING**

**8. Convene into the Public Hearing on a request for a Special Use Permit to establish a new coffee shop at 15325 Summit Park Drive, Suite 109.**

Mayor Countryman convened the City Council into a Public Hearing at 6:20 p.m.

Speaking For:

Matthew Jay, accompanied by his wife Emily Jay, addressed the council regarding their request for a special use permit to establish Crossroads Coffee in Suite 109 at 15325 Summit Park Drive. Mr. Jay explained that the proposed business is a craft coffee shop intended to serve the growing industrial park area and surrounding neighborhoods, noting that significant residential growth is occurring nearby. He stated that the coffee shop would generate revenue for the city and help attract additional businesses by activating vacant office spaces in the district. The applicants requested a 10-year special use permit due to the substantial financial investment required, estimated at approximately half a million dollars, and the need for the permit term to align with a 10-year Small Business Administration loan. Mr. Jay emphasized that the improvements to the building would be permanent and that the space would remain a coffee shop regardless of future ownership. He also noted their long-term commitment to the community, including plans to potentially establish a church in the area. Operating hours were discussed, with the applicants proposing flexible hours generally ranging from early morning to early evening, with occasional later hours for special events, and confirming that no drive-through service was planned.

Speaking Against: None

Mayor Countryman reconvened the City Council into a Regular Meeting at 6:24 p.m.

**9. Convene into the Public Hearing on a request for a Special Use Permit to establish a new nail salon at 15325 Summit Park Drive, Suite 106.**

Mayor Countryman convened the City Council into a Public Hearing at 6:24 p.m.  
Speaking For:

Fabian Saavedra appeared with his wife, who would serve as the operator of the salon, and explained that she has several years of experience in the industry and has been operating out of a smaller space. He stated that they had saved resources to grow their business and viewed the Montgomery location as a valuable opportunity. Because the proposed use is located within the industrial park, they were required to apply for a special use permit, similar to neighboring applicants. Mr. Saavedra expressed appreciation for the opportunity and requested the council's consideration and approval.

An engineer representing the project was also present and available to answer any technical questions, though none were raised.

Speaking Against: None

Mayor Countryman reconvened the City Council into a Regular Meeting at 6:25 p.m.

## REGULAR AGENDA

**10. Consideration and possible action regarding a request for a Special Use Permit by Matthew and Emily Jay (in partnership with Strech Construction Group) to establish a new coffee shop at 15325 Summit Park Drive, Suite 109.**

Development Services Administrator Corinne Tilley explained that the proposed coffee shop is located within the industrial zoning district, where such use is not permitted by right and instead requires a special use permit, as it is typically allowed in commercial districts. The Planning and Zoning Commission reviewed the request and recommended approval with specific conditions related to hours of operation and the length of the permit. The commission's vote was three to one, with the dissenting member expressing concern over approving a ten-year permit rather than a shorter five-year term to allow for future reevaluation. Council discussion focused on whether permitting commercial uses within the industrial district could create unfair advantages or tax implications, the availability of existing commercial properties in the area, and how properties are assessed for tax purposes based on actual use rather than zoning designation. City Attorney Alan Petrov clarified that similar commercial uses already exist within the industrial district under previously approved special use permits and that tax assessments should reflect the property's actual use. Council members expressed general support for the business and its long-term investment while emphasizing the importance of consistency and fairness in zoning decisions.

**Motion:** Council Member Carol Langley made a motion to approve a request for a Special Use Permit by Matthew and Emily Jay (in partnership with Strech Construction Group) to establish a new coffee shop at 15325 Summit Park Drive, Suite 109. Mayor Pro-Tem Cheryl Fox seconded the motion. Motion carried with all present voting in favor.

**11. Consideration and possible action regarding a request for a Special Use Permit by Nails by Nikki LLC to establish a new nail salon at 15325 Summit Park Drive, Suite 106.**

Development Services Administrator Corinne Tilley explained that the proposed salon is located within the same industrial-zoned building as previously discussed items and that the use is classified as commercial, which is not permitted by right in the industrial district and therefore requires a special use permit. The Planning and Zoning Commission reviewed the request and recommended approval subject to standard conditions, noting that the permit term was set at ten years and included provisions addressing any future changes in ownership or

business operations. Clarification was provided regarding the term length and consistency with similar approvals.

**Motion:** Council Member Casey Olson made a motion to approve a request for a Special Use Permit by Nails by Nikki LLC to establish a new nail salon at 15325 Summit Park Drive, Suite 106. Council Member Jeff Glaser seconded the motion. Motion carried with all present voting in favor.

**12. Consideration and possible action on a request for a sign variance of the entry sign for the Legacy Grove Development.**

Development Services Administrator Corinne Tilley explained that the sign, proposed by Landology on behalf of Tri Pointe Homes, exceeds the standard maximum sign surface area due to visibility considerations related to roadway speed and elevation, but does not exceed the maximum height allowed under city regulations. The proposed sign includes a short wall feature with ground lighting and accompanying landscaping, with final landscaping details still under review. Council asked clarifying questions regarding the sign's materials, appearance, lighting, and how it would compare to previously approved signs in the area, as well as whether nearby decorative structures would be considered signage if lettering were added in the future.

**Motion:** Council Member Casey Olson made a motion to approve a sign variance of the entry sign for the Legacy Grove Development. Council Member Carol Langley seconded the motion. Motion carried with all present voting in favor.

**13. Discussion on BCS Capital payment installment and funding plan for the utility and roadway projects (Dev. No. 2415).**

Mayor Sara Countryman announced Agenda Item 13 has been pulled at the request of city administration. Council Member Casey Olson wanted to hear the reasoning for having the time on the Agenda and then pulling it.

Council held a discussion regarding the proposed capital payment installment and funding plan related to the BCS utility and roadway project. It was noted that the item had initially been pulled due to ongoing legal review of the development agreement, leading to some confusion about whether the topic could be discussed. City Attorney Alan Petrov clarified that two separate issues were involved: unresolved legal questions concerning the scope of roadway improvements required under the development agreement, and the developer's request for a revised payment structure. The development agreement currently requires full funding to be provided upfront once bids are awarded, while the developer requested instead to split the payment into installments, with a portion paid upfront and the remainder funded later in the construction process. Council expressed concern about deviating from existing agreements, emphasizing the importance of consistency across development agreements citywide. Additional discussion highlighted disagreements between the City and the developer regarding the extent of roadway improvements, particularly north of CB Stewart Road, despite prior council approval based on traffic and geotechnical analyses. Staff reported that city attorneys are reviewing both the development agreement and related agreements to clarify scope and obligations, with a follow-up meeting scheduled before returning the matter to council.

No formal action was taken, and the item remained under review pending legal clarification.

**14. Consideration and possible action on the Partial Replat No.1 for Redbird Meadows (more recently known as Briarley) Section 3 (Dev. No. 2006)**

Chris Roznovsky, WGA City Engineer, explained that City Council previously approved Section 3 of Redbird Meadows. Since that approval, EPS has continued land planning efforts and identified additional square footage that could be reallocated from a detention pond reserve area to two residential lots. The proposed changes would add approximately 2,800 square feet to one lot and 800 square feet to another, increasing backyard sizes. The affected areas were shown as hatched areas on page 78 of the agenda packet. Mr. Roznovsky noted that the changes were not considered substantial and, per applicable rules, were reviewed by the Planning and Zoning Commission, which recommended approval. It was clarified that the lots remain under developer ownership and have not yet been sold. Once sold, the revised lot areas would become part of the property conveyed to future homeowners.

**Motion:** Council Member Casey Olson made a motion to approve the Partial Replat No.1 for Redbird Meadows (more recently known as Briarley) Section 3 (Dev. No. 2006). Council Member Stan Donaldson seconded the motion. Motion carried with all present voting in favor.

**15. Consideration and possible action authorizing the City Administrator to sign the Consent to Encroachment by and between the City of Montgomery and the Developer (“Tri Pointe Homes Texas, Inc”) for the Legacy Grove development (Dev. No. 2409)**

Chris Roznovsky, WGA City Engineer, explained that this item was related to the previously approved signage and addressed landscape and related improvements that encroach into city rights-of-way and easements. The agreement allows the developer to install and maintain features such as trees, shrubs, ground cover, irrigation, lighting, and sidewalks within these areas. It was noted that the agreement places full responsibility for maintenance, operation, replacement, and removal of the improvements on the developer, and that the City would incur no additional maintenance costs. If city utility or infrastructure repairs are required, the developer would be responsible for removing and restoring the encroaching improvements. Council found the agreement to be a standard and straightforward arrangement.

**Motion:** Council Member Casey Olson made a motion to authorize the City Administrator to sign the Consent to Encroachment by and between the City of Montgomery and the Developer (“Tri Pointe Homes Texas, Inc”) for the Legacy Grove development (Dev. No. 2409). Council Member Jeff Glaser seconded the motion. Motion carried with all present voting in favor.

**16. Consideration and possible action authorizing WGA to complete Construction Phase services on the demolition of the Town Creek Wastewater Treatment Plant.**

Chris Roznovsky, WGA City Engineer, reviewed a memorandum outlining the proposed approach, explaining that the demolition phase would be bid separately from the full wastewater plant construction because there are more qualified demolition contractors than specialized wastewater contractors. The estimated cost of the demolition was discussed, with projected costs ranging from approximately \$900,000 to \$1.1 million. WGA would be responsible for preparing and assembling bid documents, assisting with advertising and compliance with state bidding requirements, administering the contract, and providing construction oversight services, including inspections, materials testing, review of change orders, responses to contractor inquiries, and pay estimates.

Mr. Roznovsky outlined the anticipated timeline, noting that once authorized, bidding could begin within a few weeks, with demolition work expected to start in early summer and be completed well before the end of the year. The demolition scope would remove existing equipment not currently in service and prepare the site for the subsequent wastewater treatment plant construction. It was noted that the demolition work would be funded through bonds previously approved and closed earlier in the year.

**Motion:** Council Member Jeff Glaser made a motion to authorize WGA to complete Construction Phase services on the demolition of the Town Creek Wastewater Treatment Plant. Council Member Casey Olson seconded the motion. Motion carried with all present voting in favor.

17. **Consideration and possible action on calling a Public Hearing on a rezoning request related to the 5.7-acres of a western portion of Rigsby Ben J, Tract 46H-3 and all of Rigsby Ben J, Tract 39 currently zoned B Commercial to be rezoned I Institutional as submitted by SPT Montgomery LLC (Dev. No. 2215).**

Chris Roznovsky, WGA City Engineer, explained that the property is located along Lone Star Parkway between the community center and FM 149 and consists of multiple planned components, including multifamily development, commercial uses, and a middle tract now intended for church use. It was clarified that this item was solely to call the public hearing, not to take action on the rezoning itself, and that access points and roadway layouts would remain unchanged, with construction traffic anticipated to be directed from Lone Star Parkway.

Council discussed notification procedures, including confirmation that required notices had already been mailed and published in accordance with Planning and Zoning Commission and City Council requirements. Questions were raised regarding notice delivery to nearby residents, and Development Services Administrator Corinne Tilley explained that mailing addresses are obtained from the Montgomery County Appraisal District. It was also clarified that public notices for Planning and Zoning Commission hearings precede City Council consideration and that the Planning and Zoning Commission had recently reviewed the request.

**Motion:** Council Member Casey Olson made a motion to approve calling a Public Hearing on April 28, 2026 at 6:00 p.m. at Montgomery City Hall for a rezoning request related to the 5.7-acres of a western portion of Rigsby Ben J, Tract 46H-3 and all of Rigsby Ben J, Tract 39 currently zoned B Commercial to be rezoned I Institutional as submitted by SPT Montgomery LLC (Dev. No. 2215). Mayor Pro-Tem Cheryl Fox seconded the motion. Motion carried with all present voting in favor.

18. **Consideration and possible action on calling a Public Hearing on a rezoning request related to 1-acre of Tracts 11 & 12, John Corner Survey, Abstract 8 currently zoned R1-Residential to be rezoned I-Institutional as submitted by Cornerstone Community Church of Montgomery (Dev. No. 2510).**

Chris Roznovsky, WGA City Engineer, explained that the request was similar to the prior item and was necessitated by the church's expansion and recent acquisition of adjacent properties to the north. The item before council was limited to scheduling the public hearing, not approving the rezoning itself, and it was noted that required notices had already been issued and the Planning and Zoning Commission had reviewed the request.

During discussion, council members raised concerns related to drainage, buffers, and prior impacts on neighboring properties, particularly to the east, emphasizing that rezoning does not exempt the applicant from complying with site plan approval, drainage studies, and building code requirements. Staff confirmed that any future development would require full engineering and site plan review to address those concerns.

**Motion:** Council Member Casey Olson made a motion to approve calling a Public Hearing on April 28, 2026, at 6:00 p.m. at Montgomery City Hall for a rezoning request related to 1-acre of Tracts 11 & 12, John Corner Survey, Abstract 8 currently zoned R1- Residential to be rezoned I-Institutional as submitted by Cornerstone Community Church of Montgomery (Dev.

No. 2510). Council Member Stan Donaldson seconded the motion. Motion carried with all present voting in favor.

## **STAFF COMMENTS AND REPORTS**

### **19. City Administrator Report**

City Administrator Brent Walker provided an update on upcoming items and ongoing initiatives. He reported that the City completed the request-for-qualifications process for construction managers at risk, narrowed the field to three finalists, and scheduled interviews. Council will receive interview materials in advance, and the selected firms will each present to council at the next meeting, followed by an executive session discussion with the goal of selecting a construction manager. An economic development update was also provided, addressing recent tree removal downtown and outlining plans to present the full McGowan project to the Economic Development Corporation, with the intent to complete the roadway work in its entirety and address community center improvements in a later phase. The City Administrator introduced Kimberly Gonzalez the new Assistant Director of Economic Development, who briefly addressed council, shared her background in public service, and expressed enthusiasm for working with council members to advance economic development priorities. It was noted that she will assume responsibility for future EDC reporting to council. The City Administrator concluded by informing council that a previously anticipated property sale did not close, but reported continued interest from other potential buyers.

### **20. March 2026 Police Dept. Report**

Police Chief Anthony Solomon presented the monthly departmental report and highlighted the department's ongoing emphasis on training and professional development. He asked council to closely review the training section of the report, noting that officers have completed advanced courses in attack and incident management, leadership development, active threat response, and mandatory alert training required by the State of Texas. He explained that investing in training allows the department to develop in-house instructors, reducing long-term costs while improving operational efficiency and preparedness. The Chief also reported strong participation in the Citizens Police Academy, stating that enrollment is higher than ever and the program is progressing well.

During council discussion, questions were asked about emergency management training within the department and whether additional personnel beyond the Chief had completed similar courses; it was confirmed that the lieutenant and training officer had also participated. Council members raised concerns about recent developments in neighboring jurisdictions related to state funding and law enforcement cooperation. The Chief responded that the department remains focused on professional law enforcement practices, emphasizing officer discretion, adherence to the law, and avoiding political entanglement that could affect funding or public trust. He concluded by thanking council for their support and reaffirming the department's commitment to efficient, well-trained, and professional service to the community.

### **21. Municipal Court Report March 2026**

Municipal Court Administrator Kimberly Duckett presented the Municipal Court report for March 2026, who reported that a total of 169 citations were processed during the month, generating revenue of approximately \$50,387. When asked about changes contributing to the results, staff explained that increased use of reminder text messages and follow-up phone calls helped improve compliance. It was also noted that the timing coincided with income tax season, which may have contributed to higher payment rates. No further questions were raised.

## **22. Financial Report**

Finance Director Maryann Carl provided an update to the Mayor and City Council, noting that in addition to the February financial report, members were also given a report detailing audit entries for the fiscal year ending September 30, 2025. It was explained that this period reflects a routine accounting adjustment in which sales tax revenues received in October and November are shifted back to the prior fiscal year, as they were generated from August and September activity. This adjustment temporarily makes current sales tax figures appear lower, but represents a normal annual timing shift that occurs within a two-month window and will repeat in the following year. Council was invited to ask questions, and no further action was required.

## **23. Public Works Report**

Public Works Director Mike Muckleroy presented the departmental report and addressed several operational issues discussed with the Council. Staff responded to recent concerns about cloudy water reported by a resident on the north side, explaining that the issue was isolated to one home and likely caused by air in the line following a water break; flushing the system resolved the problem, and staff communicated directly with the affected resident. Updates were provided on traffic safety matters along MLK Boulevard, including approval to proceed with installing two speed humps using the lowest of three received quotes. The Council also raised concerns about missing speed limit and school zone signage, increased speeding, heavy truck traffic, and night time visibility; Public Works committed to investigating replacement of missing signs, coordinating with the appropriate entities regarding school zone signage, and evaluating the installation of reflectors along dark sections of the roadway to improve safety.

The department also discussed its renewed role in delivering garbage and recycling carts to residents. Due to delays by the waste management contractor in providing timely cart delivery for new residents, Public Works resumed this service to ensure quicker response times. Staff explained that carts are now stored at the Public Works yard and delivered promptly upon receipt of a utility billing work order, often the same day. Maintenance and repairs to damaged carts, however, remain the responsibility of the waste management provider, with Public Works coordinating as needed to expedite service.

Finally, the Director provided a detailed accountability update regarding prior concerns about water loss. An investigation confirmed that there were no leaks or unaccounted-for water loss; instead, the issue stemmed from a well meter software malfunction that inaccurately recorded flow due to a nationwide software issue. Once identified and corrected, system accountability improved significantly. Water accountability levels increased from the high 70 percent range into the high 80s, with expectations of continued improvement. The Director emphasized that all meters are state-certified, monitored daily, and calibrated twice annually, and confirmed that the issue did not result in financial loss to the City. Council acknowledged the explanation and thanked staff for the thorough review and corrective actions.

## **24. Utility Operations Report**

The Utility Operations report was presented to the Council, highlighting a rare but minor compliance event at the wastewater treatment plant. Staff reported that an equipment failure occurred on the scheduled sampling day, resulting in a temporary increase in total suspended solids (TSS) discharged over the clarifier weir. Because the issue occurred at the very end of the month, there was insufficient time to resample, requiring the event to be reported as an excursion to the state regulatory agency. The incident was directly attributed to equipment failure, was promptly corrected, and all systems were fully restored within the following week. Current operations have returned to normal, with TSS levels back below regulatory thresholds,

and staff does not anticipate enforcement action beyond routine follow-up documentation.

Further explanation clarified that the issue originated at a lift station, where a failed lift pump and a skewed level indicator caused pumps to run nearly continuously. This resulted in a prolonged surge of wastewater entering the treatment plant rather than being gradually step-fed, temporarily disrupting the clarifier process. Due to the depth and storage capacity of the wet well, the surge occurred rapidly and coincided with sampling timing. Staff confirmed the problem was immediately addressed, the equipment issue resolved, and operational monitoring protocols updated. Council acknowledged the explanation and thanked staff for the swift corrective actions and transparent reporting.

## **25. Development Services Report**

The Development Services report was presented by Development Services Administrator Corinne Tilley, who advised the Council that two special use permit requests were heard during the meeting and that an additional application in the same building is expected in the near future. She reported continued strong development interest throughout the City, particularly inquiries related to annexation. Many potential applicants are located far from existing city limits, and staff has been emphasizing the importance of understanding the financial impacts and infrastructure costs associated with annexation, including utility connections. Interest has been noted in areas such as Spring Banch, along Loop 149, near Church of Montgomery, and south of that corridor, including smaller five-acre developments. Ms. Tilly explained that annexation in some areas would require complex coordination, such as boring under railroad tracks and approvals from multiple agencies, including state and federal entities.

Ms. Tilly also discussed growing interest in the industrial district, noting that inquiries are no longer limited to individual suites, but increasingly involve requests for larger parcels of land. This may require future consideration of rezoning certain properties, although much of the remaining available land is located within the floodplain. Council members raised concerns about the potential cumulative impact of multiple special use permits within the industrial area and whether this could lead to incremental changes in zoning expectations. Ms. Tilly clarified that the recent requests involve a newly occupied building with new owners and tenants, and that Summit Park consists of multiple buildings with varied uses. She indicated that staff will continue to monitor changes, expansions, ownership transfers, and operational shifts to ensure compliance with zoning requirements.

Additional updates included ongoing internal process reviews, anticipated ordinance updates, and continued code enforcement activities addressing nuisances and illegal dumping. Ms. Tilly highlighted a recent enforcement success in which police identified and resolved illegal dumping of construction debris by a contractor working for Home Depot, preventing further violations and cement washout in the area. She noted that Home Depot was cooperative once notified. Finally, she reported that Planning and Zoning Commission refresher training is temporarily on hold until two new members are appointed, after which training sessions will resume.

## **26. Building Official Report February 2026**

Building Official Rick Hanna presented his February 2026 report and provided an update on current construction and development activity throughout the City. He reported that work has begun at Texas First Bank for its business tire facility located behind CBS, and Lone Star Cowboy Church has started construction on their new office facility. Mr. Hanna also shared that Tri Pointe Homes anticipates beginning construction on a model home toward the end of the month, noting that site clearing is underway and plans have already been reviewed and

approved. Additional activity was noted at Legacy Grove and Briarly, including several pool permit applications.

Mr. Hanna discussed a growing trend he has observed in recent developments related to lot sizes and residential preferences. While developers often claim there is demand for smaller lots, he explained that many pool applications do not fit within the available backyard space on reduced lot widths, requiring redesigns due to encroachments across lot lines. He emphasized that, based on homeowner feedback and observed preferences in neighborhoods such as Buffalo Springs, residents consistently favor larger lots with greater spacing between homes. He expressed concern that as subdivisions with smaller lots build out fully, often constructed close to five-foot side setback lines, there will be limited space for equipment access and amenities, creating long-term planning challenges.

A brief discussion followed regarding specific neighborhoods, including Red Bird and areas with 55 to 60 foot lots currently under construction, with future phases planned at 75 feet. Mr. Hanna clarified that the City's ordinance requires minimum lot dimensions of approximately 70 by 120 feet with ten-foot side setbacks, and that any reductions below this standard have been approved only through formal variances. He noted that the City has maintained a consistent stance in upholding these minimum standards to preserve neighborhood character and homeowner comfort.

The Council acknowledged the report and thanked Mr. Hanna for the update.

## **27. Engineer's Report**

Chris Roznovsky, WGA City Engineer, presented a summary of ongoing and upcoming infrastructure projects, noting that many items had already been discussed during prior meetings and earlier in the session. Key highlights included updates on the downtown improvements project, the Town Creek Wastewater treatment plant project, and Water Pump No. 4, with proposals for bidding, schedules, and a summary of CO fund allocations expected to be presented at the next meeting. It was reported that one project required a zero-dollar change order granting an additional 30 days due to material delivery delays, which have since been resolved except for one remaining connection component. Lift Station 5 is scheduled to begin construction in May. Two BCS-related projects remain on hold pending updated grading plans from the developer, which triggered the need for a redesign of utilities along Highway 105. The Lawson and Simonton Waterline project remains pending receipt of the developer's deposit before construction contracts can be executed, and the Caroline Court Sanitary Sewer extension design is anticipated to reach approximately 30 percent completion by the end of the month.

Additional discussion covered miscellaneous development activity, warranty items, and permitting timelines extending into July. Grant applications were reviewed, including Texas Water Development Board funding, where the City ranked lower among applicants, but determined that previously secured bond rates reduced the urgency of accepting state funding. Staff will continue applying for these programs as opportunities arise. Transportation Alternative Set-Aside funding was also discussed, with staff preparing applications for sidewalks, trails, and street improvements as deadlines shift. An update was provided on Old Plantersville Road, which remains in poor condition; coordination with the county is ongoing, with design expected to be completed in May, bidding in the summer, and construction beginning in the fall, with a goal of roadway completion by next May.

Council discussion focused on concerns about protecting newly constructed roads in the Briarley area from damage caused by construction traffic related to potential new developments. Staff acknowledged that a prior development agreement has expired and will

be renegotiated, with a strong preference expressed by council members that developers, not taxpayers be responsible for road repairs and restoration. The council requested that future agreements clearly require developers to make roads whole following construction impacts. Additional questions addressed project listings and design changes for a service station development where drive-through components were removed.

Traffic and safety issues related to TxDOT projects were also discussed. Success in persuading TxDOT not to install medians through much of the city area, particularly near schools and churches where access is critical, though median projects outside city limits may still proceed. Significant concern was raised about congestion at the intersection of Highway 149 and FM 1097, especially with school traffic backing up nearly a mile. Staff committed to following up with TxDOT officials, including scheduling another coordination meeting, to explore interim improvements such as turn-lane maintenance projects.

Finally, council members expressed strong dissatisfaction with delays and lack of deliverables from a planning consultant who has repeatedly postponed presentations and is now reportedly unavailable until late in the year. Concerns were raised regarding non-performance, value received, and the possibility of seeking a refund under contractual provisions. Legal staff was asked to review termination and refund options, as council members indicated a willingness to move forward independently on ordinance updates rather than continue with an underperforming contract.

**Motion:** Council Member Carol Langley made a motion to accept the Staff Comments and Reports as presented. Mayor Pro-Tem Cheryl Fox seconded the motion. Motion carried with all present voting in favor.

## CLOSING AGENDA

### 28. Council Inquiry

Mayor Sara Countryman asked for an update on the GrantWorks program, noting that in 2019, the City successfully assisted in rebuilding five homes through this funding. It was acknowledged that there is a waiting list of residents interested in participating should a similar program be available again. Key points discussed: GrantWorks previously helped fund home reconstruction and rehabilitation; There may be three to five additional households currently eligible and interested; The program has reportedly been reinstated by GrantWorks, but its current status and eligibility requirements are unclear; Staff agreed to research the current availability of GrantWorks or comparable programs and report back to Council; and Council emphasized that the need exists, and finding the right program could greatly benefit affected residents.

Mayor Pro-Tem Fox discussed concerns raised by several small downtown commercial users regarding recent increases in commercial water base rates. Highlights of the discussion: The issue affects a very small group (approximately five businesses) with extremely low water usage; Examples included businesses such as The Davis Cottage, which operates limited hours yet faces a minimum monthly water bill of approximately \$126, largely due to the increased commercial base rate; Council acknowledged the rate increase is not unfair by policy, but may be misaligned with actual usage for very low-consumption businesses; and Members agreed that cutting off water service is not legally permissible and not a viable solution. Several potential approaches were discussed although there was clear disagreement on implementation complexity, Council members generally agreed that: The issue is about fairness based on usage, not business type or meter size; and Further internal review is needed to determine feasibility. Staff and Council agreed that utility billing staff should meet separately to walk through the proposal in detail and evaluate whether a tiered commercial base rate structure

could be implemented city wide without unintended consequences.

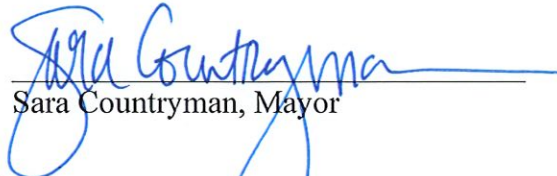
**29. Items to consider for placement on future agendas.**

No items to consider at this time.

**30. Adjourn.**

**Motion:** Council Member Casey Olson made a motion to adjourn the Regular Meeting at 8:06 p.m. Mayor Pro-Tem Cheryl Fox seconded the motion. Motion carried with all present voting in favor.

APPROVED:

  
Sara Countryman, Mayor

ATTEST:

  
Ruby Beaven, City Secretary

