



**City Council  
Regular Meeting Minutes  
May 26, 2026**

**OPENING AGENDA**

**1. Call Meeting to Order.**

The City Council Regular Meeting of the City of Montgomery was called to order by Mayor Sara Countryman at 6:00 p.m. on May 26, 2026, at City Hall 101 Old Plantersville Rd., Montgomery, TX and live video streaming. With Council Members present a quorum was established.

Present: Mayor Sara Countryman	Absent: None
Council Member Carol Langley	
Council Member Casey Olson	
Council Member Jeff Glaser	
Mayor Pro-Tem Cheryl Fox	
Council Member Stan Donaldson	

**2. Invocation.**

Council Member Stan Donaldson led the invocation.

**3. Pledges of Allegiance.**

Mayor Sara Countryman led the pledges of allegiance.

**4. Citizen Comments.**

Public Comment – Sara Countryman 396 Berkley Drive: Ms. Countryman addressed the Council regarding the previously planned street south of the Nat Hart Davis Museum. She stated that the purpose of her remarks was to clarify the history of the proposal, address public concern, and place the matter on the record. Ms. Countryman stated that planning for the street was a staff-level decision made in 2022 and said the matter had been developed by staff in coordination with the Economic Development Corporation (EDC). She stated that the proposal was not directed, approved, or initiated by the Mayor, the City Council, or the current City Administrator, and that the current administration encountered the plan while continuing downtown improvement efforts. Ms. Countryman acknowledged community confusion and frustration regarding the site and stated that the issue involved not only transportation or infrastructure concerns, but also the historical significance of the location. She stated that the City recognizes the importance of the site, including the history associated with those buried there, and that those concerns had been heard. Ms. Countryman referenced prior EDC discussion from August 15, 2022, and stated that archaeological consulting had been funded to review the site before the plan moved forward. She further summarized that prior discussion included questions regarding property location, documentation related to the cemetery, and whether the City and EDC had taken appropriate steps to determine whether graves would be affected. She stated that substantial due diligence had been performed at that time. Ms. Countryman stated that the current administration continued reviewing materials left from prior planning efforts and that the matter had not proceeded in secret or with improper intent. She expressed appreciation for efforts to advance city projects while also responding to

community concerns. Ms. Countryman announced that the proposed street had been scrapped and would not be constructed. She stated that the burial site would be preserved and indicated that a monument or other commemorative marker may be considered.

Public Comment – Sarah Mabry (written statement read into the record): A written statement attributed to Sarah Mabry, identified as a great-great-granddaughter and namesake of Sarah Elizabeth White Davis, was read into the record. The statement was presented in a reflective and commemorative style and described the burial ground as a resting place connected to early family history in Montgomery, Texas. It conveyed the perspective of those buried there as part of the community's historic past and emphasized remembrance, peace, and continued significance across generations. The statement expressed a desire that the site remain undisturbed and continue to serve the living as a place for prayer, meditation, consolation, and hope. It described the location as a place where individuals experiencing grief or hardship might come to reflect and find comfort. The statement also suggested that modern interpretive features, including the possible use of QR codes, could help share the site's history and provide encouragement to visitors. The statement concluded with a respectful appeal for City leadership and Council to allow the site to remain in peace and to preserve it as a place of beauty, remembrance, and public reflection.

Public Comment – Bob Peel 165 Peel Point Drive: Mr. Peel addressed the Council regarding the lot adjacent to the Davis Cottage and stated that he had only recently learned of possible plans for the property. Mr. Peel stated that he had been advised a few days earlier that the City had plans for the lot next to the Davis Cottage and that he had since heard those plans may have changed. He stated that his understanding was that the area might be used primarily for parking and expressed concern that significant paving could affect a historically important area. Mr. Peel stated that children connected to the Davis family were buried in the area and emphasized that he did not want any disturbance to the graves. He referenced the burial of a three-year-old child and an unnamed stillborn child and stated that these burials are part of Montgomery's early history. During the exchange, Mr. Peel asked for confirmation that the burial area would remain undisturbed. In response, it was stated that the burial area would not be disturbed, that the surface area would instead be improved, and that a monument would be installed to recognize the site. It was further stated that the matter was an EDC project and that the EDC would need to approve the project details.

Public Comment – Dianne Lane 27892 Denn Road: Ms. Lane addressed the Council regarding preservation of the burial area associated with the Davis family and expressed concern about protecting the site. Ms. Lane stated that the matter was important to local families and to the preservation of Montgomery history. She expressed the view that the burial area has long been recognized within the community and urged that the site be taken seriously and preserved. Ms. Lane stated that her preference would be to place a fence around the area associated with the children's graves and preserve it in that manner. She also expressed a desire for improved communication and coordination between the Montgomery Historical Society and the City Council on matters involving historic preservation. Ms. Lane stated that she supports growth in the community, but believes historic resources should remain protected. She said that the Davis family and the children buried at the site deserve preservation and respect. Ms. Lane further described informal efforts by community members to identify the burial area and stated that those efforts reinforced her belief that the site should be fenced and preserved. She concluded by expressing hope that all parties could work together to protect the area.

Public Comment – Brenda Beaven 5011 Rimrock Pass: Ms. Beaven thanked the Council for listening to the concerns and wishes expressed by community members regarding the site. Ms. Beaven stated that, as a member of the historical society, she supports working collaboratively with City leadership to preserve the community's small-town character and history. She also

stated that she supports many of the changes being made in the City and emphasized that her concern was not opposition to improvement, but rather the need to preserve the historical significance of the area. She concluded by expressing sincere appreciation that the Council had listened to those concerns.

Public Comment – Kirsten Beard 893 Askew Road: Ms. Beard addressed the Council on behalf of the History Task Force and stated that the group conducts historical research in Montgomery County and related areas. Ms. Beard stated that the History Task Force includes members with varied skill sets and has conducted extensive research on local and regional history. She described the hardships faced by early settlers and emphasized that many stories from Montgomery’s early years remain significant to current residents and descendants of those families. Ms. Beard referenced examples from local history to illustrate the importance of preserving and sharing those stories. She expressed appreciation for the preservation of the burial site and stated that the site represents the struggles and losses endured by early residents who helped establish the community. Ms. Beard also stated that the History Task Force maintains substantial historical resources, including digitized papers, photographs, and original documents relating to Montgomery County history, and that many of those materials are available to the public. She offered the group as a resource and point of contact for future historical research or preservation efforts.

Public Comment – Julie Denison 114 Anna Springs: Mrs. Denison addressed the Council regarding a concern she first raised approximately six weeks prior about drainage work conducted along Anna Springs. She stated that the ditches created during the project had negatively impacted her front yard and that no follow-up communication or assistance had been provided since her original request. Ms. Denison explained that due to ongoing circumstances, including lack of assistance for yard maintenance, the grass in the affected area had become overgrown and unmanageable. She inquired whether she should arrange for mowing services independently and submit the cost to the Council for reimbursement. In response, City Administrator Brent Walker acknowledged the concern and advised her not to proceed with billing the City at this time. The City Administrator explained that efforts had been focused primarily on evaluating engineering aspects of the project, including drainage design, sidewalk considerations, and other related improvements, and that mowing or maintenance had not yet been addressed. The Council indicated that they would review the situation, coordinate with staff, and assess possible options for assistance. Ms. Denison requested confirmation that she would be informed of any updates, provided her address for reference, and concluded her remarks after receiving assurance that the matter would be reviewed and that she would be contacted with further information.

## PRESENTATION

### **5. Presentation from Perdue Brandon Fielder Collins & Mott LLP on an update for collections for the City of Montgomery.**

The Council received a presentation from Leslie Scotty of Perdue Brandon Fielder Collins & Mott, LLP, the City’s delinquent tax collection firm, regarding the status of delinquent tax collections, as well as outstanding fines and fees. Ms. Scotty began by explaining that the report reflects only delinquent taxes, noting that the vast majority of residents remain compliant, with the county collecting over 95% of the annual tax levy and less than 5% becoming delinquent and referred for collection. She outlined the statutory process by which accounts become subject to a collection penalty beginning July 1 following delinquency, after proper notice is provided, and clarified that the firm’s fees are paid through this penalty rather than by the City.

Ms. Scotty reviewed several data charts, beginning with an account breakdown indicating that

49% of delinquent accounts are in the “action pending” category, where efforts are ongoing to contact taxpayers, verify ownership, conduct title research, and establish payment arrangements. She stated that 20% of accounts are in litigation due to unsuccessful collection efforts, though most cases are resolved prior to foreclosure. Another 18% of accounts fall under tax deferrals, typically associated with qualifying homeowners aged 65 or older or those with disabilities, for whom collection activity is suspended under state law.

She further discussed the distribution of delinquent balances, noting that the largest portion falls within the \$1,000 to \$2,500 range, and explained that accounts may be grouped by ownership to streamline collection efforts. Reviewing delinquency by tax year, Ms. Scotty highlighted that 2024 represents the largest share of outstanding taxes, followed by 2023, which includes a number of accounts with non-standard delinquency dates due to back-assessed property values by the appraisal district. Historical collection data showed strong performance, with approximately 95% of 2020 delinquencies collected and nearly 65% of 2024 accounts already resolved.

Transitioning to fines and fees, Ms. Scotty explained that these are also collected at no cost to the City, with a statutory fee applied to violators. She reported that 31% of referred cases have been resolved through payment and an additional 46% resolved through court action, resulting in approximately 77% of total cases being closed. She emphasized that a key objective of the program is to encourage compliance by directing individuals to resolve matters through the court system. After concluding her presentation and addressing questions, the Council thanked Ms. Scotty for her report.

#### **CONSENT AGENDA**

- 6. Consideration and possible action on the City Council Meeting Minutes of May 12, 2026.**
  
- 7. Consideration and possible action on an agreement between the City of Montgomery and Tellepsen Builders, L.P. for Construction Management for the Municipal Complex Project and to authorize the City Administrator to execute the agreement.**

**Motion:** Council Member Casey Olson made a motion to approve Consent Agenda Items Six and Seven, as presented. Mayor Pro-Tem Cheryl Fox seconded the motion. Motion carried with all present voting in favor.

#### **REGULAR AGENDA**

- 8. Discussion on a large flagpole in the Kroger parking lot.**

Public Works Director Mike Muckleroy discussed the condition and potential responsibility for a large flagpole located in a parking lot area, noting that no clear agreement exists establishing city responsibility for its ownership or maintenance. Staff reported that initial research indicates the City is not currently responsible for the flagpole, which appears to have originated through agreements between a developer and a former bank tenant. With ownership having changed over time, no current documentation assigns maintenance responsibility to the City. Recent issues have arisen regarding the condition of the flagpole, including possible electrical problems, damaged cables, and uncertainty about whether the internal motor is functioning. Preliminary estimates provided by a contractor indicated approximately \$5,000 in repair costs if the motor is intact, and potentially over \$10,000 if replacement is required. Additionally, replacement flags suitable for the pole were estimated at approximately \$3,200 each, with an expected lifespan of about one year.

Further discussion held on the historical significance of the flag as a gateway feature and acknowledged its visibility and symbolic value to the community. Concerns were raised about the current inconsistent maintenance, including reports of damaged or improperly displayed flags. Several members expressed that if the City were to become involved, it should only do so under a clear arrangement that establishes full control and responsibility, such as through formal ownership transfer or an easement. There was general interest in further exploring options, including potential cost-sharing or legal agreements, but also caution about assuming financial responsibility without defined authority. No formal action was taken, and staff was directed to continue evaluating options and report back with additional information.

**9. Discussion on the Crossing at Montgomery (Dev No. 2403) (the “Project”).**

Zachary Timms, WGA Engineer, discussed the Crossing at Montgomery development project, originally initiated in 2024 with an approved development agreement for an approximately 86-acre residential subdivision. Staff outlined that the initial agreement included requirements for public water connections, a lift station, and off-site wastewater infrastructure. The project had been placed on hold for over a year due to higher-than-anticipated construction and infrastructure costs. The developer has since returned requesting amendments to the development agreement, specifically proposing that their engineer complete the on-site lift station while the City’s engineer completes the off-site infrastructure. This approach was presented as a way to reduce costs and accelerate project timelines.

The developer confirmed that the overall site plan and lot configuration remain unchanged, with approximately 235 residential lots proposed. Additional discussion focused on potential inclusion of a public improvement district (PID) structure and cost reimbursement mechanisms, as well as the need to address road impacts caused by construction traffic. Council members emphasized the importance of protecting public infrastructure, suggesting that road conditions be documented prior to construction and restored to original condition afterward. The possibility of restricting construction access routes and incorporating such requirements into the amended agreement was also discussed.

Staff indicated that they would compile Council feedback, coordinate with legal and engineering teams, and prepare draft amendments for future consideration. Council members expressed interest in holding a workshop prior to final action to ensure all terms, including engineering responsibilities, financial arrangements, and development timelines, are clearly defined. No formal action was taken at this time.

**10. Consideration and possible action on the acceptance of the Engineer’s Recommendation of Award to complete the Construction Services related to the Town Creek Wastewater Treatment Plant Demolition project.**

Zachary Timms, WGA Engineer, discussed awarding a contract for demolition of the existing wastewater treatment plant. Staff presented bid results, noting that eleven bids were received ranging from approximately \$229,000 to over \$600,000. The lowest apparent bidder was disqualified due to errors in unit pricing, which resulted in a corrected bid significantly higher than originally submitted. The next lowest bidder, RNDI Companies, submitted a bid of approximately \$283,000 but initially omitted required information, including project duration and disclosure forms; however, staff clarified that these omissions were procedural irregularities that could be corrected prior to contract execution and did not invalidate the bid.

Staff reported that references for the remaining low bidders had been checked and revealed no concerns regarding capability or experience. It was further noted that separating demolition from construction of the new plant likely contributed to the lower-than-expected bids. Council discussion included concerns about timelines, potential delays, and protections within the

contract for damages associated with project overruns.

**Motion:** Council Member Casey Olson made a motion to accept the Engineer's Recommendation of Award to RNDI Companies, Inc. to complete the Construction Services related to the Town Creek Wastewater Treatment Plant Demolition project. Council Member Carol Langley seconded the motion. Motion carried with all present voting in favor.

**11. Consideration and possible action on the acceptance of Water Plant No. 3 Booster Pump Addition.**

Zachary Timms, WGA Engineer, discussed the acceptance of the completed improvements at Water Plant No. 3. Staff reported that the project, funded through ARPA funds, included installation of an additional booster pump, increasing system capacity from approximately 550,000 gallons per day to 730,000 gallons per day. This increase, combined with planned expansion through Water Plant No. 4, is expected to provide sufficient capacity to serve current and anticipated future development within the City. Staff confirmed that all construction items, including site stabilization and hydro-mulching, had been completed. Acceptance of the project would initiate the one-year warranty period, during which any deficiencies identified would be corrected by the contractor.

**Motion:** Council Member Casey Olson made a motion to accept the Water Plant No. 3 Booster Pump Addition. Council Member Jeff Glaser seconded the motion. Motion carried with all present voting in favor.

**12. Consideration and possible action regarding authorizing the City Engineer to amend the previously completed feasibility study report for Montgomery Retail (SR 105 LLC) (the "Project").**

Zachary Timms, WGA Engineer, discussed authorizing the city engineer to amend a previously completed feasibility study to include additional acreage under consideration for commercial development. The proposed expansion involves the potential acquisition of an adjacent 50-acre property, partially within city limits and partially within another jurisdiction. Staff explained that the updated feasibility study would evaluate infrastructure needs, including water, wastewater, drainage, and potential annexation requirements. Council discussion included questions about intended land use, with staff indicating that the primary focus is commercial development along the frontage, with possible future mixed-use or multi-family development on the remaining acreage. The feasibility study would outline requirements, but would not constitute approval of development plans or capacity commitments.

**Motion:** Council Member Jeff Glaser made a motion to approve authorizing the City Engineer to amend the previously completed feasibility study report for Montgomery Retail (SR 105 LLC) (the "Project"). Council Member Carol Langley seconded the motion. Motion carried with all present voting in favor.

**13. Consideration and possible action on the Preliminary Plat for BCS Capital Development (Dev. No. 2415).**

Zachary Timms, WGA Engineer, discussed a preliminary plat for a 38-acre mixed-use development consisting of commercial and future multifamily components. Staff reported that the Planning and Zoning Commission had reviewed and approved the plat, recommending Council concurrence. Impact fees for water and wastewater infrastructure were identified and will be assessed at final platting. The Council discussed the status of the multi-family component, noting that no developer has yet been secured, and that any future development of that portion will require additional review and replatting.

**Motion:** Council Member Jeff Glaser made a motion to approve the Preliminary Plat for BCS Capital Development (Dev. No. 2415). Mayor Pro-Tem Cheryl Fox seconded the motion. Motion carried with all present voting in favor.

**14. Consideration and possible action on the Preliminary Plat for Briarley (formerly known as Redbird Meadows) Pond A2 (Dev. No. 2006).**

Zachary Timms, WGA Engineer, discussed a preliminary plat for a drainage pond section within the Briarley development. Staff explained that the plat is administrative in nature and allows for continued development, with no associated impact fees as no water or wastewater connections are involved.

**Motion:** Council Member Stan Donaldson made a motion to accept the Preliminary Plat for Briarley (formerly known as Redbird Meadows) Pond A2 (Dev. No. 2006). Council Member Casey Olson seconded the motion. Motion carried with all present voting in favor.

**15. Consideration and possible action on the Preliminary Plat for Briarley (formerly known as Redbird Meadows) Section 7 (Dev. No. 2006).**

Zachary Timms, WGA Engineer, discussed the preliminary plat for Section 7 of the Briarley development. Staff reported that the plat is subject to applicable impact fees and has met prior conditions, including approval of tree assessment requirements. The development continues to align with previously approved plans.

**Motion:** Council Member Stan Donaldson made a motion to accept the Preliminary Plat for Briarley (formerly known as Redbird Meadows) Section 7 (Dev. No. 2006). Council Member Jeff Glaser seconded the motion. Motion carried with all present voting in favor.

**16. Consideration and possible action on the Preliminary Plat for Briarley (formerly known as Redbird Meadows) Section 8 (Dev. No. 2006).**

Zachary Timms, WGA Engineer, discussed the preliminary plat for Section 8 of the Briarley development. Staff outlined the applicable impact fees and confirmed that the development remains compliant with established infrastructure and drainage requirements. Discussion included lot sizing standards, drainage capacity, and confirmation that no adverse downstream flooding impacts are expected based on engineering analysis.

**Motion:** Council Member Stan Donaldson made a motion to accept the Preliminary Plat for Briarley (formerly known as Redbird Meadows) Section 8 (Dev. No. 2006). Council Member Jeff Glaser seconded the motion. Motion carried with all present voting in favor.

## **CLOSING AGENDA**

**17. Council Inquiry**

During council inquiry, discussion turned to planning for the upcoming July 4th holiday. It was noted that the City typically hosts a parade organized by the Chamber of Commerce; however, the Chamber will no longer be providing those services, a development that was only recently confirmed. In response, city staff shared plans to organize an alternative community event in the form of a “birthday party” celebration in the downtown area. The event is planned for the morning hours, from 9:00 a.m. to 12:00 p.m., to allow residents to participate before continuing with personal holiday activities later in the day. Proposed festivities include live music, contests such as a watermelon competition, and other family-friendly entertainment aimed at creating a festive and engaging atmosphere. Future

possibilities for reinstating a parade were discussed, including concepts such as a golf cart parade or participation from local Jeep groups.

Additional updates included recognition that both Lake Creek baseball and softball teams would be advancing to state competitions, with the girls' tournament taking place in Austin and the boys competing at the college level.

A brief inquiry was made regarding progress on the City's website.

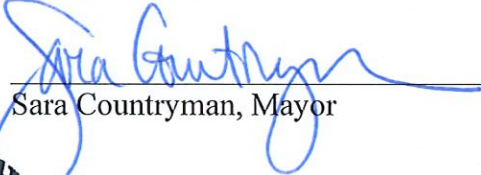
**18. Items to consider for placement on future agendas.**

No items to consider at this time.

**19. Adjourn.**

**Motion:** Council Member Carol Langley made a motion to adjourn the City Council Meeting at 7:36 p.m. Council Member Casey Olson seconded the motion. Motion carried with all present voting in favor.

APPROVED:

  
Sara Countryman, Mayor

ATTEST:

  
Ruby Beaven, City Secretary

