



**City Council
Regular Meeting Minutes
June 9, 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 June 9, 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
Council Member Carol Langley
Council Member Jeff Glaser
Mayor Pro-Tem Cheryl Fox
Council Member Stan Donaldson

Absent: Council Member Casey Olson

2. Invocation.

Council Member Stan Donaldson led the invocation.

3. Pledges of Allegiance.

Mayor Sara Countryman led the pledges of allegiance.

4. Citizen Comments.

Rollis Johnson, 1121 April Waters, addressed the Council to give an update on how the first Lonestar Market went this past Saturday and to thank the City for the beautiful plaque that was presented to them. He stated it was a pretty amazing event. Our goal for what we're doing, to be very brief, as the City continues to build and to get better with McCown Street, is to make this first Market Saturday full to capacity. If you could believe it, I could see it's going to happen. We're getting so much interest from people all over that saw this happening. They're just really thrilled to be a part of it. We really appreciate all the City has done to help us with this. We're really excited about it. I'll have Debbie come up. We're so proud to have her with us. She's the brains of the operation, but she can briefly tell you quicker than I can with what we have accomplished for that event and we'll just continue to keep building.

Debbie Dykes addressed the Council and stated we doubled in size this month. We typically run 20-25 vendors. We had 20 of our regular vendors and almost 20 additional new vendors for a total of 40. We've created a baked goods area. All of those people who make their baked goods and produce, all those yummy goodies we all want, actually have a designated spot. We've got signs that will direct people into our baked goods area. We had a little bit of an issue with the rain, but that didn't stop anybody. We just trumped around in the rain. Next month for our typical July market, I already have 30 vendors signed up and we'll have additional vendors on top of that. We will have what we consider Freedom Fest-type vendors who are not our regulars, but will bring that many more people. We probably doubled the number of people visiting the market on Saturday, and that was just with the little bit of marketing that we did. So we're going to obviously expand our marketing. Slice of Amish has

done amazing when it comes to our marketing, so just expect much bigger things. Everybody's coming out of the woodwork interested in being part of the market. I'm really excited that we can do this for the community and I hope the community will come out and embrace what we're doing and buy all the baked goods and all the stuff. Buy all the stuff, so everybody wants to come back as a vendor.

PRESENTATION

5. Proclamation Honoring 2026 Lake Creek Softball Team.

Mayor Countryman presented a Proclamation honoring the 2026 Lake Creek Softball Team for winning the state championship title for the fourth time in five years.

6. Presentation and discussion regarding the Public Improvement District (PID).

Council discussed the purpose and function of a Public Improvement District (PID) with the City's financial advisor, James Gilley of U.S. Capital Advisors, who explained that a PID is a financing tool authorized under Texas law that allows infrastructure and related improvements within a designated development area to be funded through assessments levied only on properties within that district. He noted that this structure benefits the City by allowing development-related costs, such as roads, water, sewer, sidewalks, landscaping, and other eligible improvements, to be borne by those who directly benefit rather than by the City's general taxpayers.

Questions were raised regarding the status of the previously approved PID and whether it expired along with the related development agreement; staff clarified that the development agreement had not expired, but the escrow agreement had, and that a new escrow arrangement had already been established. Council also discussed concerns regarding buyer awareness and disclosure of PID assessments, affordability impacts on future homeowners, and the distinction between a PID and a Municipal Utility District (MUD). It was noted that PID assessments are separate from general taxes, that the City is not financially responsible for the debt, and that any bonds issued would be obligations of the district alone.

Additional discussion addressed the role of the City in oversight, the importance of reviewing updated infrastructure cost estimates and development terms, and the need for due diligence regarding the developer and long-term marketability of homes within the district.

REGULAR AGENDA

7. Consideration and possible action on the City Council Regular Meeting Minutes of May 26, 2026.

Council Member Stan Dondaldson stated he has an issue with Number 8, a large flagpole in the Kroger parking lot. He stated he is not going to change the minutes. He just wanted to point out why he does not like paraphrasing the minutes because the minutes state, "replacement flags suitable for the pole were estimated at approximately \$3,200 each, with an expected lifespan of about one year." I distinctly heard that these flags run from 3 to 4 months. I calculated that in my own head and I said that's \$10,000 worth of flags a year if you count to four months. That's not what they're meant to say here. They got paraphrased. I'm fine with the minutes.

Motion: Council Member Carol Langley made a motion to approve the City Council Regular Meeting Minutes of May 26, 2026. Mayor Pro-Tem Cheryl Fox seconded the motion. Motion carried with all present voting in favor.

8. Consideration and possible action on the acceptance of the Engineer's Recommendation of Award to complete the Construction Services related to the Buffalo Springs and CB Stewart Utility Project.

Zachary Timms, WGA Engineer, addressed the City Council on the Buffalo Springs and CB Stewart utility project. As a reminder, the scope of this project is to complete one water line from CB Stewart and Buffalo Springs along SH-105, closing that loop to serve BCS Capital, and then on CB Stewart from approximately the south intersection of Clepper and CB Stewart all the way to the intersection of CB Stewart and Buffalo Springs, and then on Buffalo Springs closing the loop from Lone Star Parkway to approximately the northern boundary of Home Depot, and then also with that the closing of the loop of Abner Lane to Buffalo Springs as well. All in all, the water line project would be closing a lot of critical loops within the City, particularly along that Buffalo Springs, CB Stewart, and SH-105 corridor. That is the water line component.

The sanitary sewer component is a little bit more simple; an extension along SH-105 again from CB Stewart to Buffalo Springs. This is to service business development, multifamily, and commercial, commercial being along the front of SH-105, just to give you an idea of what the scope of the project is. We received bids for this project on June 4th at 2 p.m. We received a total of 10 bids ranging from \$807,000 to approximately \$1.4 million. Our estimate around the 90% completion of our design set came in at about \$1.2 million, construction cost, so we came in right about the middle of what bids were actually received at. The low bid was from ARS Construction LLC in the amount of \$807,996.50 with a total of 150 calendar days for substantial completion. For reference, ARS Construction is based out of Houston, founded in 2023. We have not worked with this contractor before, but we have reached out for references. They do not have any local projects. Their closest projects are in the Dallas, Crosby, and the Fort Bend area, but when we reached out to their references, they had no issues with the contractor, no stating of substantial change orders that changed the entire scope of the project, no serious delays in terms of getting on site and completing the project. Several of the references cited that they finish contracts under the contracted amount, so finishing ahead of schedule, is always a good thing. Upon looking over that and recognizing that the next low bid from ISJ Construction at \$933,000, that's about a \$126,000 difference, we saw that there was no real significant reason to go with the second low bid and skip the low bid. As a reminder, this project is being funded by BCS Capital for the portion of water line and sanitary sewer along SH-105 and the water line from north of Home Depot to Lone Star Parkway and then closing the loop on Abner and the actual crossing along CB Stewart. The portion of water line that's being funded by the Church of Montgomery is approximately from their frontage along CB Stewart, and then the tiny sliver on the last reserve of the Buffalo Springs Estates is funded by the City. That pro rata share is broken down, not in this document, but all parties have this information. Once we get confirmation and acceptance of the recommendation of award, we will be issuing, along with city staff, the request for deposit on the construction phase services of the project.

Council inquired if BCS wants any say in this? Mr. Timms said they been given the bids along with their engineer here as well. We haven't heard anything back from them, but again, we will confirm that they have no issue with this before we execute any contracts. It is important to know that no contract can be executed with this until we have receipt of deposits from city staff confirming that deposits from these entities, being the Church of Montgomery and BCS, have been received. In their acknowledgment of the bid would be receipt of that deposit. Chris Roznovsky, WGA, City Engineer said the general discussion with BCS was about time, because if you look at the first two bidders, that \$126,000, I think it's 90 days and 150, and so, in development time, it means a lot. And so that was a discussion, but based on their overall development timeline, it's not worth the additional \$120,000 for saving potentially that 60 days. Mayor Countryman said \$126,000, that's not a big delta, but when you look at 807

versus 1.486, it's a big delta. Mr. Timms said contract allows for a change order of no more than 20% of the total contract amount before it has to be rebid. Effectively, if we receive a change order in the amount of \$116,000, we would have to stop the project, rebid, and re-identify scope and contract. Mayor Countryman asked are you nervous to take this back? Mr. Timms said no. They've been founded for approximately about three years now. In the grand scheme of things, that isn't a lot of time in terms of days. But in terms of projects, we see contractors go for 10, 15 projects a year. Based on the recommendations and references provided, we don't have a concern with them being new to the game and not knowing what they're doing. Council Member Jeff Glaser asked have they done this scope or this size? Mr. Timms said they have done similar utility extension projects, water line, in the Houston and Crosby, Fort Bend area. So again, knowing that this is more or less the same, you're adding in sanitary sewer and the abandonment of lift station 12, which is on that hard corner of CB Stewart and SH-105. It's a small lift station, so there's not a lot of actual work that needs to be done with that. No real concern from that standpoint as far as scope goes.

Motion: Council Member Stan Donaldson made a motion to accept Engineer's Recommendation of Award to ARS Construction LLC to complete the Construction Services related to the Buffalo Springs and CB Stewart Utility Project. Council Member Jeff Glaser seconded the motion. Motion carried with all present voting in favor.

9. Consideration and possible action authorizing the Mayor to sign the Escrow Agreement by and between the City of Montgomery and Heritage Place Ph III (Dev No. 2606).

Jonathan White, L Squared Enginnering, addressed the Council on the escrow agreement to start the Heritage Place 3 project. This does establish the escrow account for Mr. Cheatham to allow the city engineer to go ahead and move forward with feasibility study. It's following your typical process, and this particular project is just a continuation of their Heritage Place One, which is next to Pond Street and SH-105. This takes it all the way to Louisa where the Bar-A BBQ is, so it'll be a similar building next to it. I believe it's a three-story building, roughly totaling 19,000 plus 20,000 square feet. They have a site plan included in your agenda packet from ALJ Linsky, which is their civil engineer. We'll be working with WGA slightly on the utility availability just because they have all the calculations and capacities, so we'll run that through them so we can bring this report to you in the future. We'll cover all the other typical items.

Mayor Countryman asked is that building footprint the same? It's not the same as what is already there, but it looks like it. Mr. White said he will be doing a different architectural theme, but it's the same theme where he's taking buildings from historic areas of Texas. There will be a lot of coordination. I think the idea is to continue that corridor along, coordinate with TxDOT to try to get pavers all the way to SH-105, continuing that walkability path, bringing that all the way to Louisa. We'll take a look at Louisa improvements and see what improvements may be needed. That's a pretty narrow street and how it ties in to the commercial between Pond and Louisa, generally a little bit more traffic. There's a whole lot there, but we'll take a look at all that. Mayor Countryman asked any potential parking on Louisa to go in? I don't see it here. Looks like all the parking is being added back. Mr. White said the initial site plan does show parking along Louisa. We're going to have to coordinate with him. Drainage there is not great, and so I do think that they achieve their parking without that additional parking, but it's something that we'll look at with them just to see if there's a variance we can bring in front of you. I do think that they are going to take a little bit of property on the existing homes to the south which will require a small rezoning as well to be able to just continue that existing parking lot to the west. Council Member Donaldson inquired, in the escrow it says here, one, whereas the city policy requires the developer to establish an escrow fund with the City to reimburse the City for engineering costs, legal fees, consulting fees, and administrative expenses. I could be getting this out of order, but all I see

here is the engineering cost. Where is the administrative cost and the other costs? Is that just open or is it not due yet? What's the deal? Mr. Brent Walker, City Administrator said no, when it is created, they estimate the whole thing. There's not a lot of costs on this one. That's why it's pretty simplistic. Mr. White said he feasibility study typically would identify another deposit that would be issued that can talk about impact fees, additional engineer fees for plan reviews, attorney's fees, development agreement that's needed, and any other staff that would be needed. It is all going to be identified in that feasibility study, so that additional deposit will be made prior to actually starting the plan review process, development process. This is just to continue. This is just the beginning to get started. I think 6,000 was set. Mr. Roznovsky said correct The reason is that after Jonathan goes through the feasibility study, he'll have a better idea of what all is going to go in it with Louisa improvements, etc. Right now it's kind of a pie-in-the-sky number. Once we have a realistic number after the feasibility, they would be required to put that additional deposit up before additional steps are taken by the City. Mr. White said we identified our study to be 5,000 to 6,000, so we have about \$1,000 of extra funds if we need something from the PA or the city attorney. So we have a slight excess. Council Member Stan Donaldson asked If we pass this bill, will they pay us anything? Mr. White said they made the deposit. They've already deposited the 6,000 deposit. Mayor Countryman asked is this going to be focused on medical or retail or what's the focus? Mr. White said my understanding is medical. I think he's got a lot of interest in that, but certainly, he may be able to have an anchor coming as medical and some of the other ones may be something different. Mayor Countryman asked how many parking spots are adding? It looks like a lot. It looks like it's going to go on both, like that road that he built on that south side, and it looks like it's going on that road. Mr. White said it is a large amount. He's also got a couple parking spaces on itself. I want to say it was well over 100. It could have been near 200. Mayor Countryman said he does good work.

Council Member Carol Langley asked, so the amount that we will be asking for is 6,000? Mr. White said yes. Council Member Carol Langley said the first page said 5,000. Mr. White said our fees were 5,000 to cover the study, so there would be \$1,000 in excess that would remain in that escrow account for any other fund fees. Before the development actually proceeded, the plat reviews, anything else additional deposits had to be made to cover the rest of the escrow portion.

Motion: Mayor Pro-Tem Cheryl Fox made a motion to approve the Mayor to sign the Escrow Agreement by and between the City of Montgomery and Heritage Place Ph III (Dev No. 2606). Council Member/Vice President Stan Donaldson seconded the motion. Motion carried with all present voting in favor.

STAFF COMMENTS AND REPORTS

10. City Administrator Report

City Administrator Brent Walker, addressed the Council to touch on a couple of fun things and then touch on the budget at the end. Right now with the Garrett House, the Rabon Fullen house, I talked to Mr. Cheatham today and we have established August 1st we will start lifting that house. It's going to take a couple of weeks to get it up. We have a structural engineer in place. Then we'll be able to crawl under and look at everything as we go before we move it over there. Also, the engineer will look at Cherry House Moving, the piers, the concrete, and all the different things. It is on schedule and it looks like after about two weeks it should be over. Everything's on schedule.

11. May 2026 Police Department Report

Chief Anthony Solomon addressed the Council to provide a monthly update. A couple of notes: tomorrow night is the graduation of our sixth annual Citizens Police Academy. It starts at 6 p.m., and you are invited. It will be here at Pizza Shack, and we'll be giving out awards to the people who came through the academy. This year we had around 14 participants, and as we've visited different communities, we've found that only one or two actually live in Montgomery. The rest are coming from areas like The Woodlands, so we will be recruiting a little more within our own community. It has been a really good class, and tomorrow night you can come out, have dinner with us, and meet some of the people who went through it.

Also, Thursday night two of our recruits will graduate from the academy in College Station. They have successfully completed the program after a hard four or five months, and we'll be out there with them for their graduation.

Finally, our drone operators have been recruited to assist FIFA on the 17th, 18th, 23rd, and 24th. They will be doing drone work in connection with operations looking for prostitution and human trafficking. They have volunteered their services on their days off, which will be good experience for them and beneficial for the City.

12. May 2026 Municipal Court Report

Court Administrator Kimberly Duckett addressed the Council and gave the monthly report. The citations for the court were 122 and the collections revenue was \$26,327.21. There were no questions for the report.

13. Finance Report for April 2026

Finance Director Maryann Carl addressed the Council and presented the monthly report. Sales tax, which had been down, is back up, and the important thing to note is that the City is currently 3.2% ahead of the last fiscal year to date. The report also reflected recovery of some large outstanding amounts on the utilities aging report. Staff noted that at the upcoming workshop the budget would be reviewed differently, focusing less on routine line items that remain fairly consistent year to year, such as telephone, printing, and office supplies, and more on the things that are different. There will be more dialogue at the workshop about those changes.

Director Carl also explained that work is continuing on allocating expenditures more proportionally across departments and that property tax information will not be available until the beginning of August. It was clarified that the budget workshop would be on Monday, that all department heads would participate, and that there would likely be presentations to show not just the numbers, but also what the requested items actually represent.

14. Economic Development Monthly Report for May 2026.

Economic Development Assistant Director Kimberly Gonzalez addressed the Council to provide the monthly update. Several project updates were presented. The designs for the north and south lots are being revised to reflect that parking will not be included on the north lot, and the two signs currently posted downtown will be updated so the public has accurate representations of what is actually planned.

A public meeting to discuss the downtown improvements project with the community, downtown businesses, and any interested board and council members will be held on Thursday, July 9, at 6:00 p.m. in City Hall. Direct invitations will be sent to downtown businesses and to anyone specifically requested by council members.

A draft of the Chapter 380 economic development incentive guidelines and application has been completed and submitted to the attorneys for review, with the hope of bringing it before both the council and the board by August.

A draft business improvement grant program and application has also been sent to the attorneys and is expected to go before the EDC in July. That program would include items such as facade and landscape improvements and would be open generally to businesses in the City that meet the requirements, not just downtown businesses.

Staff also reported that the MEDC still owns the property at 213 Prairie Street and is exploring alternative uses for it if it does not sell in the coming months, with a report expected in July. Entryway, wayfinding, and park signs are expected to begin installation in August, with additional phases of signage to follow in the fall and after the McCown Street improvements are further along.

When asked for feedback after about 60 days in the role, Assistant Director Gonzalez said the experience had been positive, that Montgomery is at a pivotal point with many opportunities, and that everyone had been very welcoming and supportive.

15. Public Works April 2026 Monthly Report

Public Works Director Mike Muckleroy addressed the Council to provide the monthly report. Director Muckleroy noted that the cedar trees in the park had turned out nicely and were being kept watered and healthy.

Public Works reported that Entergy had delivered 125 box fans through the Beat the Heat program. The fans are being stored at Public Works and brought to City Hall in smaller quantities. There are no restrictions on who can receive one; anyone who wants a box fan can come to City Hall and ask for one. Staff noted that, although they had initially wondered how they would distribute 125 fans, the lack of restrictions would make that easier.

Public Works also reported that the Homecoming Park project has been ordered and is in production, with a midsummer installation expected.

16. Utility Operations April 2026 Monthly Report

Phillip Wright, Hays Utility Operations, addressed the Council to present the monthly report.

Mr. Wright stated that utility operations reported a strong month, with 96.87% accountability on meters. Pumpage for the month was 15 million gallons. At the wastewater treatment plant, the City remained in compliance with the discharge permit. The status of permitting for the Lone Star Groundwater remains right on track.

Council complimented the report, and the item concluded without further questions.

17. May 2026 Development Services Monthly Report

Development Services Administrator Corinne Tilley addressed the Council to present the monthly report. Development Services reported that there was nothing significantly new, but that the office continued receiving many calls from people interested in coming into the city, asking what property is available and where they can locate. There is a great deal of interest in purchasing property, although not much is currently available. Discussion then turned to the property at 213 Prairie Street.

Economic Development Assistant Director Kimberly Gonzalez addressed the Council and explained that because sale efforts had produced offers but not a deal, the City and the EDC

are now considering whether to retain the property and divide it into three spaces to offer rental space for small businesses. The building has been cleaned up and made to look better, and the EDC will decide how to proceed. Assistant Director Gonzalez said a preliminary presentation for the MEDC was being prepared for July. A walkthrough of the building was scheduled to discuss the cost of interior renovations needed to divide it into three offices. The building is about 4,800 square feet and would likely provide about 4,500 rentable square feet after adding a hallway and common areas. At approximately \$12 per square foot, the building could produce around \$4,500 per month, and at \$15 per square foot, about \$6,700 per month. Staff said the space could potentially serve startups or small businesses and might be paired with an incentive grant program, although the market for the building has not yet been formally tested.

Development Services Administrator Corinne Tilley resumed the monthly report and stated that three preliminary projects had recently been presented at Planning and Zoning: a proposed Republic Yard House with outdoor entertainment and restaurant use at the former nursery site, a salon north of the elementary school on FM149 with a future outdoor farmers market concept, and a hometown bank proposed for a former retail location. These presentations were intended to advise the City of possible future requests such as variances or special use permits.

18. April 2026 Building Official Report

Rick Hanna, Building Official, addressed the Council to provide the monthly report. Mr. Hanna presented a year-to-date comparison including 2024–2025 and said that while not being a math expert, the total appears to be about 150% above the previous year. Staff said the report covered building permits and related issues and then addressed recent concerns regarding swimming pool barriers. It was explained that a swimming pool is considered an attractive nuisance under common law, so code requires a barrier around the pool. During inspections, staff starts at the edge of the pool and looks outward until they find something that meets barrier requirements. Problems have arisen because many neighborhood fences, including privacy and wrought iron fences, do not meet the code requirements for a compliant pool barrier if they contain horizontal members that can be used like a ladder. Mr. Hanna explained that if an existing perimeter fence does not comply, the homeowner cannot use that fence as part of the pool barrier and would instead need either modifications or an interior safety fence. The least expensive fix that staff has found is to place a beveled 2x4 over the middle rail to prevent it from serving as a foothold. If the noncompliant side of the fence is on the neighbor's property, then permission would likely be required to modify it. Staff emphasized that the City cannot waive or ignore the adopted code requirements and that, in the past, failure to enforce the code had led to inconsistency. To avoid homeowners spending substantial amounts on a pool only to later discover the fence is not compliant, staff has begun requiring a review of the pool barrier before approving the pool permit if an existing fence is involved. In some cases, a simple latch adjustment solves the problem, while in others, such as good-neighbor fences, a separate interior barrier is required. Council discussed the burden this places on homeowners, but acknowledged that the regulations are intended for child safety.

Mr. Hanna concluded that if a homeowner cannot reach agreement with a neighbor about fence changes, then the homeowner must create a compliant barrier within their own property.

19. Engineer's Report

Zachary Timms, WGA Engineer, addressed City Council and presented the monthly report.

Mr. Timms summarized the downtown improvements project and said updated survey work had been received for the north and south lots, which will be incorporated into the design.

Staff is also coordinating the July workshop with downtown property owners. July and August

are expected to be busy months, with the project anticipated to go out for bids during that period.

On the Town Creek plant expansion, the ninety percent plans from Halff are expected later this month and the project is intended to be bid later this month. This work is intended to align with the demolition of the Town Creek WRA, which was previously awarded to RNDI Companies in the amount of \$283,000 with a 40-calendar-day schedule. Contracts are being finalized and sent to the city attorney for review, and the demolition is expected to be substantially complete by the end of September.

Water Plant No. 4 is also being funded with certificate-of-obligation funds. Ninety percent plans were received and comments were returned to the design team, with final bid documents expected later this summer. At the same time, staff is working with the district and its attorney on the transfer of the water plant site to the City, which is required under the development agreement connected with Redbird Meadows and Briarley.

Lift Station 10 Phase 2 reached substantial completion, and while a few punch list items remain, the project is operational and expected to enter its one-year warranty period soon.

Staff also reported that the Buffalo Springs and CB Stewart roadway improvements project would be advertised later in the month and recommended for award at the second July meeting.

Regarding ongoing construction, Lone Star Parkway infrastructure work continues, with utility work completed and paving now underway.

Staff also reported that the older water line project and the MISD CTE building had both completed their one-year warranty walkthroughs, all punch items had been resolved, and recommendations would be made at the next meeting to end the warranty periods and release the maintenance bonds.

TxDOT's FM 1097/Atkins drainage project is ongoing and expected to finish later in the month, while the Highway 105 access management project has experienced a change in design with consultants and is effectively being restarted in terms of coordination and negotiation.

Staff also confirmed that the Buffalo Springs signal is operational and that the FM 1097 and Hazel Road signal is expected to be activated later in the month once power is connected. Questions were raised about synchronization of nearby signals, and staff said TxDOT is responsible for signal timing, though the City will continue forwarding complaints and coordinating with the appropriate agencies.

The county's Lone Star Parkway expansion project is also underway in design, and the City has provided comments concerning conflicts with existing utilities.

Staff then discussed the Briarley three-party agreement between the county, the district, and the City. Plans were received that afternoon, and staff is reviewing them to ensure city standards are met. Attachments to the report included active plan reviews, active developments, recent pre-development meetings, and a summary of capital projects.

Council asked about a 250-foot cell tower shown in the report, and staff said the project is still working through legal and contractual issues and has not yet been presented for council approval.

Discussion then focused on Town Creek Crossing streets and sidewalks. Staff explained that although the one-year warranty remains active and the streets have not yet been fully accepted, the issue arose because sidewalk ramp work was removed from the bonded contractor's scope and completed by a second contractor who was not bonded with the City. The second contractor's work caused deficiencies in the roadway, leading to disputes over responsibility. Staff said this was not normal and that the City should have been made aware of the contractor change. Updated pricing has been obtained to address the problems, and staff is working with the developer to resolve all the related issues together. It was noted that the road issues appear to be more visual than structural in nature, and staff said the simplest way to avoid similar issues in future developments is to require curb ramps to be installed during the original section construction rather than later by a different contractor.

Motion: Council Member Carol Langley made a motion to accept the Staff Comments and Reports as presented. Council Member Jeff Glaser seconded the motion. Motion carried with all present voting in favor.

CLOSING AGENDA

20. Council Inquiry

Council Member Stan Donaldson inquired about a policy for cyber security, sidewalk from MLk to FM149, to city limits and grants, and KKC for staff to watch to make sure we don't receive additional billing since they have been paid in full and are still working on the project.

Council discussed prior grant efforts related to sidewalks and safe routes to school. It was recalled that the City had applied in the past for sidewalk-related grant funding, including a Safe Routes to School concept intended to connect downtown to the school, but that those efforts were unsuccessful. Staff said there may be future opportunities through HGAC and related transportation funding programs, especially if supported by stronger comprehensive planning and walkability goals. It was also noted that grant administration in the past had not been handled effectively and that the City should consider pursuing such opportunities again with better preparation.

21. Items to consider for placement on future agendas.

No items to consider at this time.

22. Adjourn.

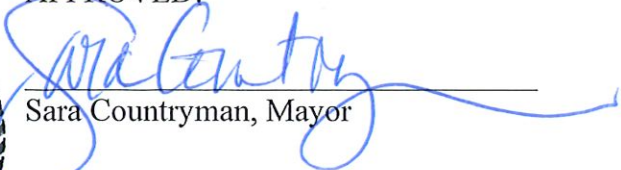
Motion: Council Member Jeff Glaser made a motion to adjourn the City Council Meeting at 8:03 p.m. Mayor Pro-Tem Cheryl Fox seconded the motion. Motion carried with all present voting in favor.

ATTEST:


Ruby Beaven, City Secretary



APPROVED:


Sara Countryman, Mayor