

**City Council Workshop  
MINUTES  
January 22, 2024 at 6:00 PM**

**CALL TO ORDER**

Mayor Byron Sanford called the meeting to order at 6:00 p.m.

Present:	Byron Sanford	Mayor
	Carol Langley	City Council Place #1
	Casey Olson	City Council Place #2
	Sara Countryman	City Council Place #3
	Cheryl Fox	City Council Place #4
	Stan Donaldson	City Council Place #5
Also Present:	Gary Palmer	City Administrator
	Dave McCorquodale	Director of Planning & Development

**WORKSHOP ITEMS:**

1. Presentation of a proposed 86.45 acre single family residential development by Morning Cloud Investments/Solid Bridge Development.

Ms. Marjorie Cox, real estate developer and Mr. Vance Bridges, a general contractor and owner of Solid Bridge Development introduced themselves and stated they were the developers for the Canyon Creek project in Conroe which was initially developed by another developer.

Ms. Cox said this project has two tracts. She said that one of the tracts is undeveloped and has been used for agricultural purposes. The tract is located opposite of the Montgomery High School tennis courts. Ms. Cox said the second tract abuts it to the rear and is a 41 acre tract currently owned by Mr. Stowe.

Ms. Cox said they are using Old Dobbin Road as a placeholder name for the development, adding the preliminary land plan has 326 lots but they will need to make some adjustments to that as they will need to place a utility line easement and shift some streets so they have connectors to other property. The lots are 50'x110' and 50'x120'.

Ms. Cox said one of the two tracts is within the City and subject to the City zoning of 9,000 square feet, the R1 zoning, and the other tract is within the ETJ in which they would look to see about annexation of that tract.

Ms. Cox said there is access from Old Dobbin Road and Huffman Street, however, ideally if they moved forward they would start on the Old Dobbin Road side and work toward the Huffman Street side.

Ms. Cox said in regard to the homestead tract, they have not decided about the house but would certainly like to keep it and potentially they would carve out the house with two acres and sell it, or another option would be to use it for a community center and also, depending on how the County's major thoroughfare plan is aligned with streets, currently the street would go right over the house in which they would have to see if there is a way to realign the street.

Ms. Cox said they potentially have 300 or more homes in the price range of upper \$300,000 to upper \$400,000-\$450,000. This would bring tax value into the City of Montgomery, MISD, Montgomery County, the hospital district, and the emergency services district of \$120-\$130 million, right now they are planning for the timeline of one year to go through the planning process with engineering, up to a year in construction, and then two years of homebuilding with an anticipated completion date of 2028.

Ms. Cox said the preliminary plan is subject to changes once the engineering firm completes the feasibility study and capacity study.

Ms. Cox informed the council the property is along the railroad so they are considering having a buffer for spacing between the railroad and housing. The buffer could be somewhere between 20 and 30 feet.

Ms. Cox stated there would be walking trails throughout and three detention ponds of seven acres total.

Ms. Cox added they would have different sections and start with 100 lots, a detention and a second and third phase with amenities such as walking trails potentially within the tree buffer and detentions with lot sizes ranging from 50' x 110' and 50' x 120'.

Ms. Cox said they went under contract at the end of the year and were able to meet with the planning department in December and hold their pre-development meeting to discuss their concepts and how that could fit in for the City.

Ms. Cox said this was a great opportunity to meet with everyone in the workshop and discuss the project so they can receive feedback early on, receive input on the development, and also see if this development will work with the City's planning in terms of, if they need a variance for lot size and if there would be other items they would seek to have as a variance within the development agreement.

Ms. Cox said if they move forward with an escrow agreement this would all happen over the next 30 to 45 days stating they have a couple builders lined up who are very interested in the project.

Ms. Cox continued by stating part of the development agreement would be to annex one of the two tracts that is currently outside of the city limits, if there is capacity that would allow the utilities for the project, and to look at a discussion of variance of the lot size.

Ms. Cox stated that for this project there is also the creation for a public improvement district.

Ms. Cox said the feasibility study will be for WGA to determine utilities.

Ms. Cox said for the lot size variance the one tract is subject to the R1 zoning which is the 75' x 120' 9,000 square foot lots and the other tract would be subject to zoning once annexed, if they request a variance of 50 foot lots.

Ms. Cox said the public improvement district allows for a city that has already invested in water plants and wastewater facilities for the developers to construct the water and sanitary lines and maintain it for a year and then turn it over to the City which is developed and constructed to the city's standards adding there is a one year maintenance bond and then those become the property of the city.

Ms. Cox said the residents of the service area would pay a fee to be able to reimburse the developer for those costs and that fee is capped at 25 years.

Ms. Cox said the service districts are managed by the local government code that is a State statute within the State constitution. She stated there are several ways for reimbursements for cities and counties to encourage development within their jurisdiction. Ms. Cox said since this property is within the City of Montgomery and the ETJ, the public improvement district would be the only vehicle for those reimbursements. There is a list of 13 public improvement districts within Montgomery County.

Ms. Cox said one of the homebuilders would possibly be Ashton Woods which is a private homebuilder based in Atlanta, Georgia with operations in the southeast and southwest. They are the second largest private homebuilder and fourteenth overall in the United States. They have built within other cities and jurisdictions within Conroe, Montgomery, Willis, Magnolia, Humble, and Houston.

Ms. Cox said in regard to the timeline, they started the feasibility meeting with City Council to obtain input on the project and if going forward, WGA would complete their feasibility study for the city regarding the capacity of utilities and then make any adjustments to the land plan and do other engineering studies, drainage studies, phase I and environmental.

Ms. Cox said they would move forward with a development agreement, an updated land plan, and construction.

Ms. Cox continued by saying the City of Montgomery engaged and worked with groups a few years ago for the Montgomery Texas Comprehensive Plan 2020. In 2017 it was identified the cost of living in Montgomery was higher because there was very limited housing at that time.

Ms. Cox said the writers of the report in conjunction with the city leaders had focused on the fact that affordable housing would be important to the community and that there would be a demand for 500 units over 20 years and in order to meet those demands, there would need to be overlay zones for private lot sizes and housing types to give the citizens more choices.

Ms. Cox said the City would continue to see demand as long as Montgomery's population grows. Other recommendations were to have new homes that were connected to the Historic District to promote community connection and improve the quality of life.

Ms. Cox said a number of multi-family units have been added over the last five years with a build to rent development on Walden Road which provided rental options for residents. In terms of ownership within the City or even within the Montgomery ETJ, there have been other planned unit developments.

Ms. Cox said the Hills of Town Creek was developed in 2017 to 2022 which were 50 foot lot sizes with house sizes of 1,200 to 1,600 square feet with the last section being 2,000 square foot. Over the last 12 months there were 11 sales in this development with the average size being 1,614 square feet and the average value being \$284,000.

Ms. Cox said there are plans for another project called Redbird Meadow. This a 388 acres of 555 lots with the lot sizes starting at 60 feet, 85 feet, and 110 feet with projected values starting at \$500,000 or more.

Ms. Cox said there are no available listings for this price point in Montgomery at this time, the active listings in Montgomery up to the edge of the Conroe ETJ have two listings with the average square foot being 3,421 square feet and the average value is listing \$691,000.

Ms. Cox said with the average house size of 2,022 square feet and of the 300 to 400 around \$400,000 to \$450,000 on average, this would fit into a niche. If families start out at Hills of Town Creek they have a place to grow into.

Councilmember Casey Olson asked how many lots are approved right now that are 40 and 50 foot.

Mr. Dave McCorquodale, Director of Planning & Development said there are 682.

Mr. Chris Roznovsky, City Engineer said there are 309 in Montgomery Bend and Hills of Town Creek has 75 lots. Mr. Roznovsky there are 375 of that size already and Redbird is going to be a mixture of lot sizes 50 feet to 70 feet.

Councilmember Casey Olson said they do not ever drop below 60 feet.

Mr. Roznovsky said that is correct.

Councilmember Casey Olson said they have a significant amount of smaller lots already and asked if there are 669 lots total in Redbird that are above 60 feet.

Ms. Cox said that is correct there are 375 that are 45 feet to 50 feet.

Mr. Roznovsky said there is one more that is going to be coming back in the near future where the developer has reached back out which is on Lone Star Parkway on the north side east of Buffalo Springs and said council would have to approve a variance for that.

Councilmember Sara Countryman said Lone Star Cowboy Church exits out of Huffman Street and asked if that will be closed off.

Ms. Cox said they have been told there is an easement and they would provide access to them. They would need to look at the major thoroughfare plan for the County and that is one reason some of these streets would shift, but that may not change for several years because they start from the west side and move east.

Councilmember Casey Olson said they have very little information as far as what the build lines will be, how wide the streets will be, and are asking for a variance on a picture.

Ms. Cox said this is just the first phase of the concept so they know they will come back to City Council later, stating she thinks they have 60 foot right-of-way streets.

Councilmember Cheryl Fox asked how wide the streets will actually be.

Ms. Cox responded 28 feet.

Mr. Roznovsky said the preliminary discussions with their engineer was 60 foot right-of-way and 28-foot wide streets.

Councilmember Casey Olson asked if there would be any sidewalks.

Mr. Roznovsky said there are sidewalks on both sides of the street.

Mr. McCorquodale said in regard to building lines, if they are talking about a 50-foot lot, it is a five-foot building line, adding the current standard is 10-foot on the side so any time they see any small lots this has been one of the pieces they have to wrestle with and also the building line.

Councilmember Casey Olson said their inventory of small lots consist of almost 400 approved and already in the pipeline of lots of this size.

Councilmember Cheryl Fox said a big concern also is the accessibility of the road with Red-Bird going in and said she knows it is a different road behind the school but it still will tie into that.

Councilmember Casey Olson said the other problem with that is it is on the high school road and it could be difficult getting in and out of there during morning and evening hours.

Mr. Roznovsky said the major thoroughfare plan shows how the County has the north south road lining up with Womack and then West Way adding there is also an east west road going from that thoroughfare back to FM 149. One thing to consider as well as working with the County and the railroad is to see what kind of option there is for this ever getting connected through and all the way up to Lone Star Parkway.

Mr. Roznovsky said they have control from whatever the proposed Parkway is to Old Plantersville but from Old Plantersville to FM 149 which is not on this property and from the northern boundary to SH 105.

Councilmember Casey Olson said the County could remove the cul-de-sac at the bottom and just take the road but who wants to live on a main thoroughfare.

Mr. Roznovsky said in the land planning discussions it was brought up of putting it on the backside and shortening the lots with other options.

Ms. Cox said it could be shifted over and plans for the major thoroughfare could go along the back. Right now, it goes through the Lopez property up to connect to Westway. There is a good chance for the City to try and tie into right-of-way. However, residents potentially may not want to do that and that would be some of the changes that would occur in the land plan.

Ms. Cox said she knows the 45-foot and 50-foot lot sizes have already been approved and then Red-Bird would be a larger project with 60-foot, 80-foot, and 110-foot lots.

Ms. Cox said the 45-foot and 50-foot lots in other communities are around the low \$200,000 price point and Red-Bird would be \$500,000 and up.

Councilmember Casey Olson said the 40-foot and 50-foot in their area have nothing in the low \$200,000 range, everything is high \$200,000 to \$300,000.

Ms. Cox asked if that was the Hills of Town Creek.

Mayor Byron Sanford responded yes.

Ms. Cox said the average within the last 12 months was in the \$284,000 range.

Ms. Cox said the question is then how are you meeting the needs of the \$300,000 to \$450,000 range and asked if there are any homes in that price point.

Councilmember Sara Countryman said there is a neighborhood off Lone Star Parkway with 12 homes ranging from \$361,000 to \$467,000.

Ms. Cox said that is K. Hovanian and is one of the builders they have been talking with. Ms. Cox said the million dollar homes would be east of that with the average price being \$691,000.

Councilmember Cheryl Fox asked if there would be any compromise on the size of the lots.

Ms. Cox said yes that is what they are here to discuss.

Mayor Byron Sanford said the feedback they have received in general in the last couple of years, especially from local developers, has been they have accelerated the skewing down to a point that it could be detriment.

Mayor Byron Sanford continued with just the number of 500 homes in 20 years and what they have done in two years says that as it is. He added they understand that and have toyed around beckoning for 75-foot lots and sticking with it for as long as they need to.

Ms. Cox said one thing Mr. McCorquodale recommended to them was having a blend and when they received the first preliminary land plan they were all in the 50-foot range, but they could go back and see how they can expand to a blend.

Councilmember Casey Olson said no matter what is done, 5-foot build lines are absolutely a no with him.

Ms. Cox asked if it would be two feet between the two homes then.

Mayor Byron Sanford said yes that is a must.

Councilmember Casey Olson said 10-feet off the build line so they are looking at 15 to 20-foot minimum between the homes.

Councilmember Casey Olson said if they are wanting to skew the lot size, he is more inclined to let them shorten the lot and keep it wider to keep the space between the homes but he knows when dealing with plats it is not necessarily conducive.

Ms. Cox asked if at the Hills of Town Creek, it is five-foot on each side.

Mayor Byron Sanford responded yes it is.

Councilmember Casey Olson said Red-Bird's minimum is mixed.

Ms. Katherine Vu said there is 15 feet between the homes.

Mr. Bridges asked if there is a possibility to do five feet on one side of the house and 10 feet on the other side.

Councilmember Casey Olson said that would give them 15 foot and seven and a half of build lines. He said the problem with five foot is it is very tight and there is a lot of that already.

Councilmember Cheryl Fox said she thinks those are all really valid things but her concern is the city road itself and the location of the high school and Plantersville Road.

City Council discussed location and entrances.

Ms. Cox said that would be subject to engineering and it also depends on how many units are required to have a secondary entrance stating it is not gated.

Councilmember Casey Olson said if it is not gated there is technically only one way to go in and out.

Ms. Cox said yes unless it is tied into a major thoroughfare plan and that is how it is eventually designed after they collaborate with the engineers.

Mayor Byron Sanford said the prime entrance would really need to have a traffic light somewhat similar to Emma's Way coming out the front side of the school.

Mr. Roznovsky said they would need to do that from the back of the houses because that is a lot of homes and vehicles in one spot stating it would be very similar to Red-Bird.

Councilmember Sara Countryman asked if they are going to have to deal with Dobbin and Plantersville for obtaining water.

Mayor Byron Sanford responded no.

Mr. Gary Palmer, City Administrator asked about the train tracks running behind those houses.

Ms. Cox said they are looking to include a buffer of 25 or 30 feet.

Councilmember Sara Countryman questioned \$450,000 for a lot on the railroad.

Mr. Bridges said if they did not have houses along the south side it would be more of a main drive and there would not be cars parked on both sides making it a bit easier getting out of the neighborhood.

Councilmember Sara Countryman asked how many lots are on that and is there a way to take that out and pull the road.

Mr. Bridges said they would lose lots but they can shift it around.

Councilmember Stan Donaldson asked if they would still have the 25 or 30 foot barrier.

Mr. Bridges responded yes.

Mr. Roznovsky said Lone Star Landing located further down FM 2854 close to Lone Star Elementary has homes that are 1,500 square feet and listed between \$290,000 and \$315,000 that are close to railroad tracks as well, there is a tree buffer, a road, and then the back of the house.

Councilmember Carol Langley said a recommendation then is a mixture of sizes of lots.

Councilmember Casey Olson added it would not drop below 50 feet.

Ms. Cox said they have no plans to drop below 50 feet. Ms. Cox asked if the setback line is more important than the lot size.

Councilmember Casey Olson said it dictates the lot sizes.

Councilmember Sara Countryman said in her opinion and transparency when Red-Bird was coming up she heard a lot from her constituents that they do not want the small lot size and they are tired of it. She continued by stating other councilmembers have heard that as well.

Mayor Byron Sanford responded he has.

Ms. Cox asked if the mixture would be 50 and 60 feet or should they push it beyond that.

Councilmember Cheryl Fox said she likes 70 feet.

Ms. Cox said they are getting a lot of those in Red-Bird.

Ms. Cox asked if they have received any indication of the value of the homes that would be built in Red-Bird.

Councilmember Casey Olson said it changes all the time.

Ms. Cox said she believes it would need to start at \$500,000.

Councilmember Casey Olson said what he has seen is they are not even advertising these new developments in the State of Texas. In fact, he said they advertise them in other states.

Mayor Byron Sanford said the holding companies are the ones who own a lot of these.

Ms. Cox said a 2,000 to 2,200 square foot home can certainly go in and expand lots to the 55 foot plus and see if they can get a larger lot with those building lines between the two houses and the width is more important than the depth.

All councilmembers agreed.

Ms. Cox said they will rework the land plan and shift some roads so they will have the tree buffer. She said they are still waiting to see how the costs come out to decide about the house whether that is something that is sold or whether it can be used for an amenity for the development.

Ms. Cox said one variable is they would lose 50 or 100 lots because they make larger lots and the one variable that would allow them to continue with the project would be the PID.

Councilmember Casey Olson asked Mr. Roznovsky what would the cost estimate be for the infrastructure.

Mr. Roznovsky responded they have not gotten that far, but said as far as the City goes, they would pay the normal impact fee which is \$300.00 per lot. He said what they would be looking at is water lineup sizing and also they will likely have a lift station they will need to install because it has very shallow gravity.

Mr. Roznovsky said the PID would also pay for the interior public roads, water, and zoning.



Ms. Cox said all the water lines and sanitary lines they would build and then those are turned over to the City so that would reimburse that cost.

Councilmember Stan Donaldson asked if they are going to have to make any kind of infrastructure improvements because of the changes with Red-Bird.

Mr. Roznovsky said the changes that Red-Bird are making do not necessarily impact this development. They will benefit with the waterline they construct because they can tie into it. What they would likely recommend on this development as they did for Red-Bird and Pulte is an upfront payment of impact fees when they plat then when they plat for a section they would pay that full amount of impact fees for that section.

Councilmember Casey Olson asked what are the red areas on the map.

Ms. Cox said the detention ponds.

Councilmember Casey Olson said other than the ponds, there is no green space.

Ms. Cox said around the ponds will be green space and the buffer with the railroad and the parks and recreation.

Mr. Bridges said there may be seven or eight sizable lots throughout and there are some corner lots.

Mr. McCorquodale said they have a compensating notice on space requirement that says if you go to a 9,000 square foot lot you need zero open space to accompany that, but if you ask the City and the City lets you have a 6,000 square foot lot you will need 3,000 square feet worth of open space to compensate.

2. Presentation and review by City Engineers on the Clepper Sidewalk project.

Ms. Katherine Vu, WGA, City Engineer said the last time at council a couple weeks ago they brought the release of the maintenance bond and ending of the warranty period for the Clepper Sidewalk project. She stated at the time there were some concerns brought up over cracks in the sidewalk. [Ms. Vu handed out photos from during construction that show the rebar that was placed for the reinforcements along with some of, but not all of the testing reports that came back.] Ms. Vu continued that Terracon, a third party lab did around twenty different tests. Any time there was concrete poured they were on site testing the concrete before it was poured and all tests passed on this concrete.

Ms. Vu said one thing she wanted to note was that in their specs they were required to do a 3500 psi concrete however the contractor elected on their own to put in a 4000 psi concrete. All of the testing reports came back above 4000 psi at 28 days except for one came back at 3750 which is still above their 3500 minimum psi.

Ms. Vu said the cracks brought up last time were approximately noted at the one year warranty inspection. At the time of the inspection, they had them go back and either seal the cracks or if they were bad enough they had them remove and replace the panel itself.

Ms. Vu said for around 1,450 feet worth of sidewalk in the project about five percent of the length of panels had to be touched in some way. Therefore, less than one percent had to be removed and replaced including one panel which was completely removed and replaced and two were saw cut and partially removed and replaced with the rest of the cracks sealed.

Ms. Vu said they believe a lot of the reason for the cracks was due to shrinkage cracking because of the drought. Ms. Vu said it can start at the construction joints and does not necessarily discriminate on location of the joints or the middle of the panel, but that is the most likely cause of it. She said they have no reason to believe it was a constructability issue or the way it was constructed to give them pause on the quality of concrete that was put in.

Councilmember Casey Olson asked what is going to be done with all the corners that broke off.

Ms. Vu said they went out last week and walked the sidewalk again and did not see any corners that were broken off and that when they did the quarantine inspection there were cracks along the corners and they were either sealed or the panel itself was saw cut and the broken portion was removed and replaced with fresh concrete.

Councilmember Casey Olson asked if the pictures that Ms. Vu gave them at the meeting had the corners replaced.

Ms. Vu said correct and the pictures she handed out at the meeting were the warranty punch list and were the issues they noted when they walked it in October. All items had been addressed.

Councilmember Sara Countryman said there were quite a few filler spots and one was very wide and asked what is the lifespan of that filler, now that Clepper has been repaired what happens if that repair moves.

Ms. Vu asked if Councilmember Sara Countryman was referring to the joints where they filled it in.

Councilmember Sara Countryman responded one is not even straight.

Ms. Vu said some of them might look a bit different because they can saw cut and move and replace it so it is newer concrete and may look a little brighter and whiter but it is true concrete they put in there.

Ms. Vu said especially close to the MISD driveways where it tied into the road they noticed some issues starting to form so they saw cut, took a piece out and then repoured fresh concrete.

Mr. Roznovsky said all the cracks that were sealed were small cracks and then they did a couple twice with sealant on top.

Councilmember Sara Countryman asked what the lifespan is on the sealant and if it needs to be done every six months or 10 years.

Ms. Vu said it will not be every six months stating it could last up to 10 years but she does not have a clear answer for it. Ms. Vu said it is good quality caulk that is used.

Councilmember Sara Countryman said she does not want this to be a line item they have to repair constantly.

Ms. Vu said they want this to be a good product and feels it has held up very well during the very harsh summer.

3. Discuss the Development of a Policy for Open Records Requests Submitted by City Councilmembers.

Mr. Palmer said there is no policy or funding in place if one of the councilmembers files for a records request. He stated they need guidance on how these are to be processed when a city councilmember files an open records request.

Councilmember Casey Olson asked how much does it cost.

Mr. Palmer said it depends. If the computer techs need to get involved, which in this case they did and it was \$1,000.00, it just depends on what the request is. If it is something they can pull they will but if it is emails or documents that span over a couple years then it will be forwarded to our IT.

Councilmember Casey Olson asked if they need to put it in their budget as a line item for a certain amount.

Mr. Palmer said if council wants to create funding for these requests he will need to create a line item within the budget.

Councilmember Casey Olson said they should fund it to a point but if it gets ridiculous it is on the councilmember like any other private citizen.

Councilmember Sara Countryman said it was her but they did not go by the State which is if the governing body has to make the charges to proceed \$40.00 the governing body is required to provide the customer with a written itemized statement and estimated charges before work is undertaken.

Councilmember Sara Countryman said this was not done and had to ask for it twice. If she did not have to ask for it twice there would not have been as much. Councilmember Sara Countryman said the request was regarding Prairie Street, what they were getting into, and how they were misled. She is more upset about the \$1,000,000.00 than the \$1,000.00.

Councilmember Casey Olson said the damage was done and it does not matter who did what or who said what. Pointing fingers does no one any good.

Councilmember Sara Countryman said the State rules were not followed and how can you expect someone to pay.

Councilmember Casey Olson said if a private citizen wants to have that done then they have to pay for it.

Councilmember Cheryl Fox said she does not know why City Council would be exempt from anything.

Councilmember Carol Langley said that is true but you need to be notified.

Councilmember Carol Langley said the law says you must be notified of the amount that you owe and if I ask for an open records and is told I owe 50 dollars and I do not want to pay the 50 dollars then you say you no longer want it or wait until the days are gone by that the law says and they do not complete the open record request.

Councilmember Carol Langley said yes, she thinks City Council should be responsible to pay for their open records but thinks it should be documented how much is owed just like everyone else.

Councilmember Casey Olson said he agrees.

Councilmember Carol Langley said she saw a line item in the finance report that talks about open records so why do they not already have that. She said there is records management and the next was open records with initials beside it that she does not know what the initials are.

Councilmember Casey Olson said he is not against them paying for some but when it is exuberant, then no.

Councilmember Carol Langley said you do not have to spend the money up front until the person says they want the records stating it is an estimate.

Councilmember Carol Langley said she does not know because she only dealt with paper and if she had to give someone 50 pieces of paper there is a certain amount they get for free. She had to tell them what they owed but she does not know what happens now.

Councilmember Carol Langley asked if they need to approach the people (IT) a head of time.

Mr. Palmer said when they receive a records request and it is asking for emails from past years yes, they will reach out to IT because they do not have the capability to service that here and IT will charge us.

Councilmember Carol Langley asked if they let them know what the charge will be.

Mr. Palmer said yes. He dropped the ball on that by telling Nici to process the request.

Mr. Palmer said going forward he wants to know how City Council wants to handle this. If they want to have a fund for open records requests they can do that and fund it at a certain level and that way they have somewhere to pull it from if City Council wants to have the City pay for it.

Councilmember Cheryl Fox said if she asks for something she wants to know, and they will know what it is going to cost.

Mr. Palmer said yes, it will require to give an estimate.

Councilmember Cheryl Fox said she does not think City Council should be exempt.

Councilmember Carol Langley said as far as having a line item, no they do not need a budget item because they would know ahead of time what they will owe.

Councilmember Carol Langley asked Mr. Palmer if that was what he was asking.

Mr. Palmer said it was clear and that is what he was asking.

Mayor Byron Sanford asked if there were any other questions. There were none.

Mayor Byron Sanford asked given what they have done with item 1, that on the agenda is in escrow so they do not have enough there to retool this for tomorrow.

Mr. McCorquodale said if City Council were totally against the project, you would not want to approve the escrow agreement as this escrow account is going to first fund the feasibility study.

Mr. Roznovsky said based on the feedback from this evening, they may want to take another couple of weeks to see if they can get the land plan before they spend the money.

Mayor Byron Sanford said that is not something they can do between now and tomorrow and say this is not ready to even be discussed so they do not come back to present the same deal when obviously they are not ready.

Mr. Roznovsky said the agenda for approval of the agreement for the study will be funded within 10 days of approval so you can approve it subject to all the documentation being submitted stating that nothing starts until the check is cashed.

Mayor Byron Sanford said he agrees with what Mr. McCorquodale is saying and there is no sense hearing about escrow when clearly they do not have enough to say this is a viable option going forward why spend the extra 30 minutes.

Mr. McCorquodale said if that is the general census he will communicate that.

Councilmember Casey Olson asked with item 1 to pass the escrow agreement, is everyone okay with them building at that location as long as it is not what they just presented.

The City Council agreed.

Mayor Byron Sanford said the location was not a problem and they will leave item 1 for tomorrow.

Mr. Roznovsky said in the morning they will reach out and confirm they are still wanting to move forward with the feasibility study.

Councilmember Cheryl Fox said the interest is going to be on the County road and not the City road.

**ADJOURNED at 7:10 P.M.**

Submitted by: \_\_\_\_\_  
Diana Titus, Deputy City Secretary,  
Reviewed by:

Date Approved: \_\_\_\_\_

\_\_\_\_\_  
Nici Browe TRMC, City Secretary

\_\_\_\_\_  
Byron Sanford, Mayor