

**City Council
MINUTES**

April 23, 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
	Alan Petrov	City Attorney
	Chris Roznovsky	City Engineer

INVOCATION

Councilmember Stan Donaldson provided the invocation.

PLEDGE OF ALLEGIANCE TO FLAGS

PRESENTATION OF PROCLAMATION

The city council presented the Montgomery Historical Society with a proclamation for their Magnolia House Event.

VISITOR/CITIZENS FORUM:

No members of the public addressed the city council.

CONSENT AGENDA:

1. Approval of the following minutes:
 - (a) City Council Workshop 03-25-2024.
 - (b) City Council Meeting 04-09-2024.
2. Review Quarterly Investment Report

Councilmember Casey Olson moved to approve the consent agenda as presented. Councilmember Sara Countryman seconded the motion. **Motion Passed (5-0).**

CONSIDERATION AND POSSIBLE ACTION:

3. Consideration and possible action regarding the response to the Request for Qualifications for the Town Creek Wastewater Treatment Plant Expansion to 0.3 MGD project and authorizing the City Administrator to negotiate a professional services contract for the same.

Mr. Chris Roznovsky, City Engineer, presented this item. He explained to the city council his company is recommending proceeding with Halff Associates, they advertised a public bid and had three submissions. He provided a detailed explanation of each company's submissions and explained that Halff do have their own funding team located in Texas, therefore, is their recommendation to award the bid to.

Councilmember Sara Countryman inquired if WGA have worked with them in the past.

Mr. Roznovsky responded he had and with no issues. He reiterated that Mr. Ryan Londeen of the EDC works with/for Halff.

He reminded the city council the motion he is seeking is to now proceed with negotiating the terms and price, which they will then come back to council for approval and to proceed with design.

Councilmember Sara Countryman inquired with the City Attorney if there is any conflict of interest with Mr. Londeen being involved.

The City Attorney responded there would not, as he is not part of the voting board, the city council, he is just a local presence.

Councilmember Sara Countryman moved to accept the recommendation of WGA to award the RFQ to Halff Associates and authorizes the City Administrator and City Attorney to negotiate terms and pricing. Councilmember Stan Donaldson seconded the motion. **Motion Passed (5-0).**

4. Consideration and possible action authorizing the City Engineer to begin design of the FM 1097 Sanitary Sewer Relocation project.

Mr. Chris Roznovsky, City Engineer, presented this item. He reminded that recently the council had into the emergency access agreement for MUD160. He stated that he had met contractors on site and tried to come up with alternative economic proposals, as we do not want to fix the creek, as it too major of a project. One alternative was to move it closer to FM1097 and case it and put it in concrete blocks, similar to what has been done near Atkins Creek and Pizza Shack. This would be self-supporting and even though is close to the road, the erosion is so minimal.

Mr. Roznovsky added that they are still working with TXDOT on a major drainage work at the road, the cost estimate is a rough estimate and would include easement acquisition, survey, design, and until then we will continue to watch. \$125,000 for the Sewer Line only, with construction cost a total of \$225,000 drainage cost. This is just to stabilize the area around the sewer line.

Councilmember Casey Olson asked when they thought they would be moving forward with this.

Mr. Roznovsky responded as soon as they get authorization, we will get the surveyor out there and get started picking up the easements, as well as owner negotiations and continue working with TXDoT.

Mr. Roznovsky reminded the council that easement acquisition is going to be a long timeframe.

Councilmember Casey Olson asked how long before the big expenses come as he is making sure that as a city we don't overreach.

Mr. Roznovsky responded that it would be at least 120 days.

Councilmember Casey Olson moved to authorize the engineers to commence design. Councilmember Sara Countryman seconded the motion. **Motion Passed (5-0).**

5. Consideration and possible action on acceptance of a Utility and Economic Feasibility Study for a proposed 86-acre single family residential development by Morning Cloud Investments (Dev. No. 2403).

Mr. Chris Roznovsky, City Engineer, presented this item. He reminded the city council that this is similar to one that the city has conducted previously.

He went on to provide a comprehensive description of components of the study including costs and the tax implications.

This conversation may be viewed at: <https://www.montgomerytexas.gov/citycouncil/page/city-council-24>.

Councilmember Casey Olson moved to accept the study as presented. Councilmember Sara Countryman seconded the motion. **Motion Passed (5-0).**

6. Consideration and possible action on acceptance of a Utility and Economic Feasibility Study for a proposed 108-acre single family residential development by Tri-Pointe Homes Texas, Inc. (Dev. No. 2409).

Mr. Chris Roznovsky, City Engineer, presented this item. He stated that as the council is aware, Lift Station #5 is not in the greatest of shape, and is out of capacity. The proposed relocation of the lift station is between \$1.1 million and \$1.2 million with 35% Tri-pointe Homes consider a cost share project by the developer coming into that service location.

Councilmember Sara Countryman noted that having a nice product is good to see, as once you get a good product you encourage more, and she very much appreciates the lack of variances.

Councilmember Sara Countryman moved to approve acceptance of the Study as presented. Councilmember Casey Olson seconded the motion. **Motion Passed (5-0).**

7. Call for a General Workshop, Joint Planning & Zoning Commission and City Council Workshop, Budget Workshops and Special Meeting to Adopt FY25 Budget

Mr. Gary Palmer introduced this item and explained what each workshop and meetings dates were specific to. He advised the city council that these are the recommended dates but could if necessary be changed as needed.

Councilmember Sara Countryman moved to approve the list of workshop dates as presented. Councilmember Stan Donaldson seconded the motion. **Motion Passed (5-0).**

8. Consideration and Possible Action on Adding a Finance Technician Position to the City Organizational Chart.

Mr. Gary Palmer advised the City Council that this item has been withdrawn from the agenda at this point in time.

DEPARTMENTAL REPORTS:

9. Public Works March 2024 Report

10. Utility Operations March 2024 Report
11. Court Report March 2024
12. Review Police Department and Code Enforcement Report
13. Review Financial Reports
14. Review City Engineer's Report
15. City Administrator Report

The City Council heard all departmental reports presented by the heads of department.

Councilmember Sara Countryman moved to accept all departmental reports. Councilmember Cheryl Fox seconded the motion. **Motion Passed (5-0).**

EXECUTIVE SESSION:

Adjourn into Closed Executive Session as authorized by the Texas Open Meetings Act, Chapter 551 of the Government Code of the State of Texas.

The City Council reserves the right to discuss any of the items listed specifically under this heading or for any items listed above in executive closed session as permitted by law including if they meet the qualifications in:

551.074 (personnel matters), - City Secretary Recruitment

The City Council adjourned the Executive Session at 7:07 P.M.

The City Council reconvened into Regular Session at 7:22 P.M.

POSSIBLE ACTION FROM EXECUTIVE SESSION:

Councilmember Casey Olson moved to authorize the City Administrator to offer the City Secretary position to James Greene, contingent upon all standard background checks. Councilmember Sara Countryman seconded the motion. **Motion Passed (5-0).**

COUNCIL INQUIRY:

Councilmember Cheryl Fox inquired what was the status on the private streets issue.

Mr. Palmer responded that the camera system was being evaluated currently.

ADJOURNMENT

Councilmember Carol Langley moved to adjourn the meeting. Councilmember Casey Olson seconded the motion. **Motion Passed (5-0).**

The meeting was adjourned at 7:24 P.M.

Date Approved: _____

Submitted by: _____
Nici Browe, City Secretary. TRMC

Mayor, Byron Sanford