



**City of Montgomery
City Council
Special Meeting Minutes
June 30, 2025**

OPENING AGENDA

1. Call Meeting to Order.

The City Council Special Meeting of the City of Montgomery was called to order by Mayor Countryman at 6:00 p.m. on June 30, 2025, at City Hall 101 Old Plantersville Rd., Montgomery, TX and live video streaming.

With Council Members present a full quorum was established.

Present:	Mayor	Sara Countryman
	Mayor Pro-Tem	Cheryl Fox
	Council Member Place 1	Carol Langley
	Council Member Place 3	Tom Czulewicz
	Council Member Place 5	Stan Donaldson
Absent:	Council Member Place 2	Casey Olson

2. Invocation.

Council Member Donaldson gave the invocation.

3. Pledges of Allegiance.

Mayor Countryman led the pledges of allegiance.

PUBLIC FORUM

No citizen comments presented for this meeting.

SPECIAL AGENDA

4. Consideration and possible action on a Resolution of the City Council of the City of Montgomery, Texas authorizing the City Administrator to execute any and all documents on behalf of the City of Montgomery, Texas necessary to effectuate the purchase of property from Ward Investments, L.L.C. including any loan documents related to such purchase.

Motion: Council Member Czulewicz made a motion to approve Resolution 2025-15, a Resolution of the City Council of the City of Montgomery, Texas authorizing the City Administrator to execute any and all documents on behalf of the City of Montgomery, Texas necessary to effectuate the purchase of property from Ward Investments, L.L.C. including any loan documents related to such purchase. Mayor Pro-Tem Fox seconded the motion. Motion carried with all present voting in favor.

5. **Consideration and possible action on a Resolution of the City Council of the City of Montgomery, Texas authorizing the City Administrator to execute any and all documents on behalf of the City of Montgomery, Texas necessary to effectuate the sale of approximately 4.681 acres to Montgomery Independent School District.**

Motion: Mayor Pro-Tem Fox made a motion to approve Resolution 2025-16, a Resolution of the City Council of the City of Montgomery, Texas authorizing the City Administrator to execute any and all documents on behalf of the City of Montgomery, Texas necessary to effectuate the sale of approximately 4.681 acres to Montgomery Independent School District. Council Member Czulewicz seconded the motion. Motion carried with all present voting in favor.

6. **Discussion on potential rezone of 63 acres located on Summit Park Drive from commercial to institutional.**

Discussion held among the Council Members on a potential zoning change of 63 acres on Summit Park Drive from Commercial to Institutional, likely for a school development by the school district, with concerns about the impact on city revenue and existing industrial zoning, especially since the property is part of the Summit Business Park, which has been a significant industrial area for the City. Some Council Members believe maintaining industrial or commercial zoning would better serve the City's economic interests, providing jobs and revenue, while others recognize the potential benefits of new educational facilities, but worry about the property's location and its limited impact on local traffic and economic activity. The city official's consensus is to consider the issue carefully, balancing growth, revenue, and community needs.

Discussion only no action taken.

EXECUTIVE SESSION

7. **Closed Session**
City Council will meet in Closed Session pursuant to the provisions of Chapter 551 of the Texas Government Code, in accordance with the authority contained in:

A. Section 551.072 Deliberations about Real Property regarding 213 Prairie Street and a potential lease agreement.

At 5:09 p.m. Mayor Countryman convened the Montgomery City Council into closed session pursuant to provision Chapter 551 of the Texas Government Code, in accordance with the authority contained in Section 551.072 Deliberations about Real Property regarding 213 Prairie Street and a potential lease agreement.

8. **Open Session**
City Council will reconvene in Open Session at which time action on the matter(s) discussed in Closed Session may be considered.

A. Section 551.072 Deliberations about Real Property regarding 213 Prairie Street and a potential lease agreement.

At 5:33 p.m. Mayor Countryman reconvened the Montgomery City Council into an open session pursuant to provision of Chapter 551 of the Texas Government Code to

take any action necessary related to the executive session noted herein, or regular agenda items, noted above, and/or related items.

No action at this time.

CLOSING AGENDA

9. Adjourn.

Motion: Council Member Langley made a motion to adjourn the Special Meeting of the City of Montgomery at 5:33 p.m. Mayor Pro-Tem Fox seconded the motion. Motion carried with all present voting in favor.

APPROVED:

Sara Countryman, Mayor

ATTEST:

Ruby Beaven, City Secretary