

**City Council Regular Meeting**  
**MINUTES**  
**October 22, 2024, at 6:00 PM**

**CALL TO ORDER**

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

Present:	Sara Countryman	Mayor
	Casey Olson	Mayor Pro Tem
	Carol Langley	City Council Place #1
	Cheryl Fox	City Council Place #4
	Stan Donaldson	City Council Place #5

Also Present:	Dave McCorquodale	Director of Planning & Development
	Maryann Carl	Finance Director
	Diana Titus	Deputy City Secretary
	Alan Petrov	City Attorney
	Katherine Vu	City Engineer

**INVOCATION**

Councilmember Stan Donaldson gave the invocation.

**PLEDGE OF ALLEGIANCE TO FLAGS**

Pledges to the American and Texas Flag were conducted.

**PUBLIC FORUM**

Stephanie Brody, a representative for the Houston Tool Bank, a disaster response and recovery nonprofit organization introduced herself. She wanted to let the Council know they have opened their Conroe neighborhood location hub that offers tool lending in the time of disaster. Not only do they have the tools on site but also have for a small fee that can be waived will come out and deliver them to the neighborhood hubs. The location is the Tree of Life Lutheran Church. She said if tours are available they are welcome to come and see. They have added new tools and have upgraded some of the facilities in the church. They have also added tables and chairs, pop up tents, utility trailers, yard games, and projectors.

**CONSENT AGENDA**

1. Approval of the September 24, 2024 Regular Meeting Minutes.

Councilmember Stan Donaldson thanked staff for the minutes. He said he appreciates them as they are excellent but all the voting records are incorrect. Where there is a 5-0 vote it needs to change to 4-0 and if there is a 4-1 vote it needs to change to 3-1 as there are only four people voting.

2. Approval of the October 8, 2024 Regular Meeting Minutes.

Councilmember Stan Donaldson said it is the same issue with item #2.

Mayor Countryman asked if there was a nay vote did he know if the proper person was recognized. Councilmember Stan Donaldson said yes.

Councilmember Casey Olson asked Mr. McCorquodale if after those corrections can they bring those back for approval. Mr. McCorquodale said or you can approve them with the corrections that will be made.

Councilmember Stan Donaldson made a motion to approve consent agenda items #1 and #2 with the proper corrections for the votes. Councilmember Casey Olson seconded the motion. All in favor. **Motion Passed (4-0).**

3. Approval of the 2024 3<sup>rd</sup> Quarter Investment Report.

Councilmember Casey Olson made a motion to approve item #3 as presented. Councilmember Carol Langley seconded the motion. All in favor. **Motion Passed (4-0).**

**REGULAR AGENDA**

4. Consideration and possible action on AN ORDINANCE BY THE CITY COUNCIL OF THE CITY OF MONTGOMERY, TEXAS AMENDING THE ZONING CLASSIFICATIONS AS DEFINED IN THE CITY CODE OF ORDINANCES CHAPTER 98, "ZONING," FOR A 15.46-ACRE TRACT SITUATED IN THE B. RIGSBY SURVEY, ABSTRACT NUMBER 31, MONTGOMERY COUNTY, TEXAS LOCATED AT THE NORTHWEST CORNER OF LONE STAR PARKWAY AND LIBERTY STREET, MONTGOMERY, TEXAS FROM "ID"-INDUSTRIAL, AS FOUND ON THE CITY'S OFFICIAL ZONING MAP, TO 7.77-ACRES OF "B" COMMERCIAL AND 7.69-ACRES OF "R2" MULTI-FAMILY RESIDENTIAL ZONING DISTRICT CLASSIFICATIONS; AND TO AMEND THE OFFICIAL ZONING MAP; PROVIDING A SAVINGS CLAUSE; PROVIDING A REPEALING CLAUSE; AND PROVIDING AN EFFECTIVE DATE UPON PASSAGE AND PUBLICATION.

Mr. McCorquodale said this item was tabled from the last Council meeting. To answer any questions, consulting City Engineers are here as are property owners.

Councilmember Casey Olson asked if they rezone this do they still have to bring the plat back. Ms. Vu said that is correct. She said this rezoning gives them the parameters and requirements that they review the plat by setbacks, etc.

Councilmember Stan Donaldson asked if the proposed detention pond correction is going to be part of the 25-foot setback. They are putting it as a buffer between the business. Councilmember Casey Olson said it will be in the plat correction when he brings the plat back. Ms. Vu said that would be separate from this rezoning tonight. That would all be shown on the plat as a drainage reserve and on the plans itself. Mayor Countryman asked Councilmember Stan Donaldson if he is basing that on his vote this evening. Councilmember Stan Donaldson said no. Ms. Vu said there is a 25-foot buffer that is required between commercial and single-family that would be maintained as required. She said the rezoning that is in front of Council tonight essentially establishes

that 25-foot buffer requirement. Right now it is zoned industrial and rezoning it to commercial tells them they have to have that 25-foot buffer between the two. She said they will review their plat against these requirements for commercial and multi-family and how they are abutting single-family and how they are abutting each other. It gives them their perimeters for the plat.

Merriam Walker, a Board Member on the Planning and Zoning Commission said when this was brought before them they had an open meeting, a public hearing with citizens that lived in that general area. There was a couple who had expressed that some of that land belonged to them. The Commission said they need to talk with the owners that have it now. They did ask that this be changed due to the overwhelming approval of the citizens who did not want it industrial, they wanted it commercial and residential. There was one couple that brought up that in that area they are talking about they owned that property. Ms. Walker said before this passes she wanted to bring this to someone's attention to make sure that has been clarified. She does not know if that will happen once Council changes the zone and the plat is brought to you, but she wanted to make it very apparent. She said it will be in their minutes for them to approve next month but she wanted the City Council to know as well. Mayor Countryman said they were here at Council's last meeting so that was outstanding. Mayor Countryman thanked Ms. Walker for that.

Mayor Countryman asked if we know where those boundaries are and is this rezoning their boundaries too. Mr. McCorquodale said there were two points and thinks they need to clarify which property discrepancy you are talking about. Ms. Walker said she did not know. Mr. McCorquodale asked if it was this project boundary. Ms. Walker said yes. Mr. McCorquodale asked if it was the Portleys'. Ms. Walker said yes. Mr. McCorquodale said they told him after the meeting that Ms. Carol helped them with the paperwork back long ago. He said the new owners they own the property. They did a title search on the property and they own the property outright. There is no reason to doubt that the real estate work has been done both on the owner which was Larry Jacobs on his side or the new owners. There is no reason to think they do not own the property. Mayor Countryman said there was no doubt, there was certainly a question though and we want to make sure that it was done properly so they do not have to come back and do that. She said she does remember that and had not received an update and does not know if everyone else had because that was brought up during the Planning and Zoning meeting and also the last meeting. Mr. McCorquodale said at the Planning and Zoning meeting they were told it is a private issue they would talk about and that is what two of them said. The owner's representative had asked and said he would love to get their information so they could work this out. Essentially what the City was left with was a verbal allegation that the property owner has the deed and they were not intending on doing any research beyond that. It is not the role of the City. Councilmember Carol Langley said to her knowledge they never got it recorded and so they never paid any taxes on it. She said the title search should have brought it up if it was belonging to them.

Councilmember Carol Langley asked if after tonight's meeting are they setting the public hearing for the rezoning or that has to come back and when do the letters go out to all the property owners. Mr. McCorquodale said they tabled that action and it was a different zoning request than what they were looking at last night. Councilmember Carol Langley asked if the letters already went out to all the property owners within the 200-feet. Councilmember Casey Olson said yes they did the public hearing at the

last meeting. Mr. McCorquodale said he does not have the public hearing report in front of him but they mailed out 60 letters. He does not recall the date they published the notice but they met all the requirements for it. Councilmember Stan Donaldson said they had the public hearing at the last meeting. Councilmember Carol Langley said she just wanted to verify for sure.

Mr. Petrov, City Attorney arrived at the meeting at 6:14 p.m.

Councilmember Casey Olson moved to approve the ordinance to rezone the property as requested. Councilmember Stan Donaldson seconded the motion. **Motion Passed (4-0).**

5. Consideration and possible action on a petition by Roger Scott for certain private property to be released from the City's Extraterritorial Jurisdiction (ETJ).

Mr. Petrov said this is a petition filed pursuant to State law which was amended last legislative session to allow land owners to petition to remove themselves from the ETJ. They recommend that you take no action on this in which case it becomes effective under the law.

Councilmember Stan Donaldson moved to take no action on agenda item #5. Councilmember Cheryl Fox seconded the motion. **Motion Passed (4-0).**

6. Consideration and possible action on a petition by Homeplace Lands LLC for certain private property to be released from the City's Extraterritorial Jurisdiction (ETJ).

Councilmember Stan Donaldson moved to take no action on agenda item #6. Councilmember Casey Olson seconded the motion. **Motion Passed (4-0).**

7. Consideration and possible action authorizing the Police Department to sell unused equipment to Cut and Shoot PD for \$1,500.00.

Chief Solomon said the equipment they are wanting to sell to Cut and Shoot, the Getac laptops they stopped using in 2022 because of functionality, price, and repairs. He said when it came to repairs it cost about \$900 to send them back so they have not used them and have gone with Dell. He said Cut and Shoot would like to buy five of those laptops for \$1,500.

Councilmember Stan Donaldson moved to accept agenda item #7 as presented. Councilmember Casey Olson seconded the motion. **Motion Passed (4-0).**

8. First reading of A RESOLUTION OF THE CITY OF MONTGOMERY, TEXAS, APPROVING AN EXPENDITURE TO CONTRIBUTE TO THE CONSTRUCTION OF A WATER MAIN FOR MONTGOMERY INDEPENDENT SCHOOL DISTRICT'S CAREER AND TECHNICAL EDUCATION (CTE) CAMPUS DEVELOPMENT; PROVIDING FOR REPEAL; PROVIDING FOR SEVERABILITY; AND PROVIDING AN EFFECTIVE DATE

Mr. McCorquodale said City Council approved funding \$75,000 of the project cost associated with a watermain installation on MISD's CTE campus. He said the EDC considered that during their budget time they want to fund it. They have to advertise

their project for 60 days to allow for a protest during which time this resolution, the caption of it is read twice. Mr. Petrov said basically it is the process to allow EDC funding to occur. Mr. McCorquodale said this is just carrying out the Council action to run the waterline and EDC is paying for it. Mr. McCorquodale said no action is needed.

9. Consideration and possible action on calling a Public Hearing to be held on December 10, 2024 regarding adoption of building permit fees.

Mr. McCorquodale said there has been recent discussion about the readoption of permit fees. HB 1922 causes them to expire after 10 years. Tonight's action is only to call the hearing for December 10th to seek comments.

Councilmember Carol Langley moved to consider and take action on calling a Public Hearing to be held on December 10<sup>th</sup> at City Hall at 6:00 p.m. on the adoption of building permit fees. Councilmember Casey Olson seconded the motion. **Motion Passed (4-0).**

10. Consideration and possible action on awarding of the FM 1097 Sanitary Sewer Improvements construction project.

Ms. Vu said this project is along FM 1097 and they have been talking about it for a while. Ms. Vu said over the last six weeks or so they have been proceeding under emergency authorization to solicit bids for this project meaning they can reach out to contractors directly and ask for a bid on this project. They have reached out to a total of eight contractors. Initially they had reached out to four or five and received no response from those five. They discussed with staff and decided to go ahead and proceed with standard public bidding of this project, open it up to the general bidding forum and see who would submit a bid on it. While they were doing public bidding they also reached out to three additional contractors still operating under that emergency authorization just to see who would give them a price for the project. They did receive one price back from a solicited contractor. A couple days later they went ahead and opened bids from the public bidding. During the public bidding they received eight bids separate and apart from the eight contractors they had reached out to originally. Those bid results are enclosed in your packet on page 78. The low base bid was Bull G construction in the amount of \$103,254 and 30 calendar days. They put time in here as part of their bid as well so they bid 30 calendar days. Ms. Vu said this is between the one that they received as a solicitation and the public bidding Bull G provided the lowest base bid for that \$103,254 with 30 calendar days. Their estimate for this project and what they had included whenever they were discussing capital project budget was about \$175,000. Mayor Countryman asked does that mean they have room for \$74,000 worth of change orders. Ms. Vu said not necessarily. Mayor Countryman said \$101,000 to \$232,000 was the range and the \$175,000 would be almost in the middle. Councilmember Casey Olson said the only way they can do a change order is if what they originally tell them you want they change otherwise they are under contract by bid.

Councilmember Stan Donaldson asked what does the supplemental bid include because it goes up. Ms. Vu said they had put a supplemental bid in there as they wanted to include a couple of items that may be needed but potentially will not be needed. When you are bidding a project whatever is included in your base bid is essentially this is going to happen as part of the project. They included some supplemental items so that

they could go ahead and establish pricings for items that may be needed. Things you would include in supplemental would be well pointing or additional coordination because of the creek that they are working in. It outlines that price from the very beginning that way they are not three quarters of the way through and then hoping they get a decent price on it. Mayor Countryman asked if this will be their third or fourth project with them. Ms. Vu said third. She said the first was sanitary sewer rehab phase two, Old Plantersville waterline which is about to get started, and then this will be project number three. Councilmember Stan Donaldson asked if Ms. Vu is asking them for approval to give the bid out to Bull G. Ms. Vu said they are asking Council to award the project to Bull G Construction and authorize them to prepare the contracts. Councilmember Stan Donaldson asked at what price. Ms. Vu said \$103,254.

Councilmember Casey Olson moved to award construction of FM 1097 Sanitary Sewer Improvements project to Bull G Construction LLC for the amount of \$103,254 and a 30-day calendar days to achieve final completion. Councilmember Stan Donaldson seconded the motion. **Motion Passed (4-0).**

11. Consideration and possible action on the Certificate of Substantial Completion for the Buffalo Springs Drive & SH-105 Traffic Signal project.

Ms. Vu said this is not necessarily acceptance just substantial completion which establishes the one-year warranty period. They are proposing that period begin on September 24<sup>th</sup> which is when the signal was turned on and deemed to be functional which is how they determine substantial completion. One question that Councilmember Casey Olson had asked last time was what were the pricing of the contracts when they originally awarded it versus where they are ending up. They have not issued final pay estimates on either the signal or the roadway because they are still addressing final punch list items but for the road project the original contract amount was \$663,116.25 and they ended up with \$658,000 and change so about \$4,500 less than the original contract amount. For the signal the original amount was \$409,203.12. They are expecting to end up at \$400,358.17 so about \$9,000 less. Councilmember Casey Olson said they came in under budget just shy of \$60,000 so that is great. Ms. Vu said between construction and engineering on both of these projects. The agreement with Home Depot had a \$2 million limit and construction and engineering on both of these has kept them underneath that limit. She said their recommendation is to approve the certificate of substantial completion.

Councilmember Casey Olson moved to approve the Certificate of Substantial Completion and beginning the one-year warranty period with a commencement date of September 24, 2024. Councilmember Cheryl Fox seconded the motion. **Motion Passed (4-0).**

12. Consideration and possible action on the Certificate of Substantial Completion and Certificate of Acceptance for the Montgomery Bend Sanitary Sewer Lift Station project.

Ms. Vu said this is related to specifically the lift station generator for Montgomery Bend. If you recall previously the rest of this lift station has been deemed substantially complete and accepted by the City less the generator portion. They were waiting on a permanent natural gas connection for the generator before they were wanting to accept it. That connection has been made and they are ready to accept the generator itself at

the lift station. Mayor Countryman asked if they are using CenterPoint Energy or LDC. Ms. Vu said CenterPoint Energy. Ms. Vu said they attended a startup inspection yesterday for the generator itself to check how it runs. There were no issues at that time and so they have no objections to the City accepting the generator and beginning the one-year warranty period beginning yesterday October 21, 2024.

Councilmember Casey Olson moved to approve the Certificate of Substantial Completion and the Certificate of Acceptance and also begin the one-year warranty period with a commencement date of October 21, 2024. Councilmember Stan Donaldson seconded the motion. **Motion Passed (4-0).**

13. Consideration and possible action on the Certificate of Substantial Completion and Certificate of Acceptance for Montgomery Bend Section Two public infrastructure.

Ms. Vu said accepting the generator allows Section Two of Montgomery Bend to be accepted. They inspected this project while it was being constructed and also held a final inspection. They have addressed all of the punch list items. They were waiting on the generator to be accepted before they were willing to allow Section Two to be accepted and now at this time they recommend beginning the one-year warranty period on October 21, 2024 and accepting the infrastructure. This would allow building permits to start being applied for and homes to be constructed in Section Two.

Councilmember Casey Olson moved to approve the Certificate of Substantial Completion and the Certificate of Acceptance and begin the one-year warranty period with a commencement date of October 21, 2024. Councilmember Carol Langley seconded the motion. **Motion Passed (4-0).**

**DEPARTMENTAL REPORTS**

14. Finance Report

Ms. Carl said all revenue for fiscal year 2024 has been recorded and reflected in this report however as you know expenses for fiscal year 2024 will continue to roll in over the next couple of weeks so the ending expenses for fiscal 2024 the period of September will continue to change until they get through audit. When you look at that report just know that revenues are all accounted for but expenses are not basically because anything that was done in September they are still getting those bills but they are September expenses.

Ms. Carl wanted to point out when they talked about where they would see the closing of the accounts. In the pooled cash report you will see (page 91 in the packet) in the middle section of that report under cash in bank the accounts that were closed under current balance all have a zero. Those balances were transferred over to the top account in that line, the pulled cash operating and this is where you will see that information.

Mayor Countryman said her and Councilmember Carol Langley attended TML and discussed the finance directors and fraud in one of the classes they attended. She said she knows Ms. Carl works from home and asked her if she is on a private network or how is she ensuring that no one is looking at our financials. Ms. Carl said when she works remote she has a computer the City provides her with a secure connection

through our IT company OCS that gives her access to her desktop computer. It is a work computer connected to her work computer. She does not use her home computer.

15. PD & CE September Report

Mayor Countryman asked Chief Solomon on his events coming up Light up the Park is not mentioned on December 7<sup>th</sup> and asked if they are not having police presence there. Chief Solomon said they will definitely have somebody there.

Ms. Tilley, Code Enforcement Officer asked if Council had any question regarding her report.

Councilmember Casey Olson interjected that since they came in under budget on their street they originally budgeted about 18 months to repay, they should have it done if Home Depot does what they originally told them in 16 months so that is good.

There were no questions for Ms. Tilley from Council.

16. Municipal Court Report

Ms. Duckett, Court Administrator said the citations for September were 145 and the revenue was \$32,090.14. She said she went ahead and added her fiscal year report which was \$391,222.53. Mayor Countryman said her new tactics clearly are working and you have received almost \$80,000 more in year over year so whatever you learned it is paying off.

17. Public Works Report

Mayor Countryman said she did a record request for the pavilion and they did not get a permit for it. Mr. Muckleroy said no. Mayor Countryman asked if they are going to get a permit. Mr. Muckleroy said yes it is in the works now.

Mayor Countryman asked who picks up trash on the side of the road. Mr. Muckleroy said the mowing crew picks it up unless it is on Lone Star Parkway. Mayor Countryman said on Prairie Street she has seen for three weeks now huge, twisted tea cans and some other stuff that is on part of the City's property. Mr. Muckleroy said the mowing company picks up the trash but they do it on their right-of-way mowing schedule and now that we are getting into winter and mowing is slowing down he will have to check when the last time they came by was. He said if they see something of course they will stop and pick it up but it is in the mowing contract to pick all of it up.

18. Utility Operations Report

Mr. Phillip Wright said there was 95 percent accountability on the water and they pumped 16 million gallons this last month. They did the well reports this last month and the wells are looking to be in good shape. The wastewater treatment plant looks good and is in compliance. He said the error on the Lone Star did not get corrected this last month because he was out of town but he did send a corrected copy to Mr. Muckleroy. There is 18 percent on the Jasper aquifer and 43 percent on the Catahoula. Mayor Countryman asked if the 38 and 92 is not correct. Mr. Lucas said the corrected numbers are 18.53 percent on the Jasper and 43.68 percent on the Catahoula. Councilmember Stan Donaldson asked if the 15 million is going to be changed. Mayor Countryman said no. The percentages of what we are using in each of the wells. If you look on page 133, total pumpage says we are 38.11 percent for the Jasper and 92.82



percent for the Catahoula so it is actually 18.53 instead of 38 and it is 43.68 instead of 92.

19. City Engineer's Report

Ms. Vu said she is going to refer Council to the separate engineers report that was passed out. There were some issues with what ended up in the packet. The last page and the exhibit were blank with how they came through coming from their end and they did not catch it until today. They are providing everyone with a full and clean copy and none of the content has changed at all from what was in the packet.

Ms. Vu said they did receive the first pay estimate for water plant number two for the contractor. There are photos of the new access driveway that has been constructed. Before it was extremely overgrown and essentially not navigable. This is a great improvement and will now allow for the rest of construction to proceed. They are expecting the well driller to move on site within the next couple of weeks to begin plugging the old well and start drilling the new well. Councilmember Stan Donaldson asked how they are going to plug up the old well. Ms. Vu said there will be a full rig for both operations. It is smaller machinery for the plugging than it is for the actual drilling itself but it is still very large equipment.

Both of the sanitary sewer rehabilitation projects are kind of in the same spot. They are waiting on those final CCTV videos from the contractor so they can confirm just from the inside of the pipe if the work was done adequately and then they are ready to issue final payment and do a final walkthrough on both of those projects.

They are still working to address all punch list items for Old Plantersville force main extension with a special focus on site restoration. They are holding final payment until it has all been adequately and substantially addressed.

They have contracts with them tonight ready for execution on Old Plantersville waterline extension and are working to schedule a preconstruction meeting and issue notice to proceed either later this week or next week.

Ms. Vu said they received three statements of qualifications for item #10 water plant no. 4 from engineering firms two weeks ago. They are reviewing those packets received and are planning on discussing that with staff on Friday morning and will come to Council with their recommendation for who to proceed with.

Ms. Vu stated they did receive another pay estimate again for Buffalo Springs Drive Road reconstruction. As she mentioned earlier this is not the final pay estimate as they are still addressing their final punch list items. They are substantially complete so they are just getting on them about the final punch list items.

A pay estimate was received for the Buffalo Springs Drive & SH-105 traffic signal but not the final one at this point in time.

One thing Ms. Vu wanted to identify on the plan reviews is the Lone Star Ridge plans shown is the Taylor Morrison development. They advised them that their development will be called Lone Star Ridge.

They did receive the first draft of Montgomery Bend Section 3 and 4 final plat last week or the week before. Her and Zach reviewed those this morning and they will be getting that back out likely tomorrow.

Ms. Vu said Hills of Town Creek Section 5 is proceeding very nicely and they are continuing to inspect the work they are doing.

The next items are related to Montgomery Bend lift station and Montgomery Bend Section 2. Redbird Meadows is proceeding with their construction as well for water sanitary drainage and paving of their initial three sections.

Ms. Vu stated in regard to access management along SH-105 from Grimes County line to Shepperd Street they are continuing to coordinate with TxDOT weekly on this determining exactly which projects can be gone in with other development projects that are being done such as sanitary relocation for the lift station 5 project and putting together those final numbers for the utility relocations that will need to be done and get those ready to bring to you when the work needs to be constructed. They are trying to work with TxDOT on getting a final time line on when does it absolutely have to be done to try and get funding squared away and look at other options if there is potential for other funding mechanisms for these relocations as well.

Councilmember Casey Olson moved to accept the September 2024 departmental reports as presented. Councilmember Cheryl Fox seconded the motion. **Motion Passed (4-0).**

### COUNCIL INQUIRY

Councilmember Casey Olson asked when the special events coordinator will be starting. Mr. McCorquodale stated Thursday. Councilmember Casey Olson asked if the city secretary starts the first week in November. Mr. McCorquodale said November 5<sup>th</sup>.

Mayor Countryman said as she mentioned earlier her and Councilmember Carol Langley went to TML and learned quite a bit. She encouraged councilmembers if they are able to go it was highly informative and a great place to collaborate with peers. She said what they learned is there are six generations in the workforce and it is crazy how the workforce is getting older and there is going to be a lot more jobs. The biggest bump in labor force growth in coming years will be from those in the age of 75 and older where overall employment is projected to nearly double by 2033. They learned a lot about finance for the cities and where there could be holes. They talked about work from home and could not find any city that has a work from home policy that everyone comes to their job at the city hall and they also learned how retention and culture are big. She said they are going to send them the slides if anyone is interested.

Mayor Countryman continued the trash cans downtown have become a really big eye sore and she has had taxpayers complaining. She asked if they can get something going to where they have a centralized trash place that is buffered where all the businesses can put their trash in just to clean up. Councilmember Cheryl Fox added and not at the community building. Mr. McCorquodale said he would refer to Mr. Petrov on any guidance he has. He mentioned a downtown group had proposed a central dumpster at least for the small shops that generally have less than a trash cart. Mr. Petrov said he has cities that have adopted screening requirements. Mr. McCorquodale asked if he

was able to give folks a while to comply and then move forward. Mr. Petrov said it is usually a phased in approach. Mr. McCorquodale asked about those who have been around a long time and are grandfathered in. Councilmember Casey Olson said laws change. Mayor Countryman said laws do change and they have to get current. She said she thinks restaurants should have a little bit of an exception. There are two restaurants on SH-105 that have their trash cans on SH-105 and it is not a good look. She said if there is a way they can have them at least take it off the main highway and screen it. Cozy Grape was supposed to screen theirs but they never moved it. She said it is just not appealing. Councilmember Cheryl Fox said in the parking lot across from the community building it just sits right out there. Mayor Countryman said it is an eye sore. She said she wants to see how they can start addressing this and actually take action on it and get it done because she thinks it would do a lot for the aesthetics. Mr. McCorquodale said he and Mr. Palmer will both work with the attorneys on coming up with something that will address these and the ones that are there that just need some help. Mayor Countryman said they own that property where the LED sign is that is all the way up and maybe they put a screen there as it is somewhat centrally located and just put a screen at the corner of Caroline and McCown on the southeast corner.

Councilmember Carol Langley said she wants to remind everyone about the historic marker dedication ceremony at Mr. Ryan Londeen's house on Saturday at 10:00 a.m. She said if she is not mistaken EDC helped him purchase the marker. It will be a nice gesture for the City to have that marker revealed as it has had a purple cloth over it and has had it for a couple of weeks. Mayor Countryman added also on Saturday their Halloween trick-or-treating will be downtown from 3-6pm.

Councilmember Carol Langley said she has been asked by a few people on College Street when did she think the bridge was going to be worked on and if she knew of a plan or date. She asked who would she talk to about this. Councilmember Casey Olson said they have it on their capital budget for 2025 but they have not passed the capital budget yet. Mr. McCorquodale said there is an item coming to Council at the next meeting with the idea of in meeting with the ARPA consultant they had mentioned a couple meetings ago from GrantWorks that project is a really nice discrete one along with another one and Council will have a lot of options of when that would go if they get funding and end up using the ARPA funding for it, it would seem to be sooner than later.

### **EXECUTIVE SESSION**

Adjourn into Closed Executive Session as authorized by the Texas Open Meetings Act, Chapter 551 of the Government Code, Section(s):

No items at time of publication.

### **ACTION FROM EXECUTIVE SESSION**

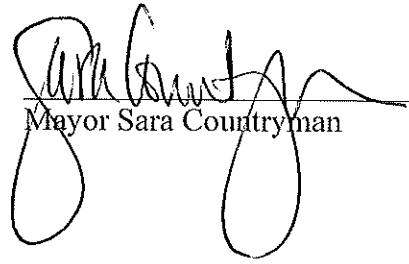
### **ADJOURNMENT**

Councilmember Stan Donaldson moved to adjourn the meeting. Councilmember Casey Olson seconded the motion. **Motion Passed (4-0).**

**The meeting was adjourned at 6:54 P.M.**

Date Approved: 11-12-2024

Submitted by: Diana Titus  
Diana Titus, Deputy City Secretary



Mayor Sara Countryman