



City of Montgomery
Montgomery Economic Development Corporation
Regular Meeting Agenda

July 15, 2025 at 6:00 PM
Montgomery City Hall – Council Chambers
101 Old Plantersville Rd. Montgomery, TX 77316

NOTICE IS HEREBY GIVEN that a Regular Meeting of the Montgomery Economic Development Corporation will be held on **Tuesday, July 15, 2025 at 6:00 PM** at the City of Montgomery City Hall, 101 Old Plantersville Road, Montgomery, Texas.

Members of the public may view the meeting live on the City's website under Agenda/Minutes and then select **Live Stream Page (located at the top of the page)**. The Meeting Agenda Pack will be posted online at www.montgomerytexas.gov. The meeting will be recorded and uploaded to the City's website.

OPENING AGENDA

1. Call meeting to order.
2. Pledges of Allegiance.

PUBLIC FORUM

The Montgomery Economic Development Corporation will receive comments from the public on any matters within the jurisdiction of the MEDC. Speakers will be limited to three (3) minutes each. Persons wishing to participate (speak) during the Public Forum portion of the meeting must sign-in to participate prior to the meeting being called to order. Please note that the MEDC's discussion, if any, on subjects for which public notice has not been given, are limited to statements of specific factual responses and recitation of existing policy.

PUBLIC HEARING

The Montgomery Economic Development Corporation will receive comments from the public on the below listed item(s) only. Speakers will be limited to three (3) minutes each. Persons wishing to participate (speak) during the Public Hearing portion of the meeting must sign-in to participate prior to the meeting being called to order.

3. Convene into a Public Hearing for the production of a short form video documentary, corporate profile and commercial segment to be used for the promotion of tourism and economic development in the City.
4. Convene into a Public Hearing for the purchase of 0.2458 acres of land located at Montgomery Townsite 03, Blk 16.

REGULAR AGENDA

All items on the Regular Agenda are for discussion and/or action.

- [5.](#) Consideration and possible action on a Resolution of the Montgomery Economic Development Corporation approving a project and expenditure for production of video promotional material with Pioneer Production Services, LLC.
- [6.](#) Consideration and possible action on a Resolution of the Montgomery Economic Development Corporation approving a project and expenditure for the purchase of 0.2458 acres of land located at Montgomery Townsite 03, BLK 16 in Montgomery County, Texas.
- [7.](#) Consideration and possible action on the Regular Meeting Minutes June 17, 2025.

8. Consideration and possible action on a request for a non-budgeted purchase of six tablets for MEDC Commission members.
9. Consideration and possible action to approve the MEDC FY2026 Annual Budget.
10. Update – Wayfinding Project

BOARD INQUIRY

Pursuant to Texas Government Code Section 551.042, Montgomery Economic Development Corporation members may inquire about a subject not specifically listed on this Agenda. Responses are limited to the recitation of existing policy or a statement of specific factual information given in response to the inquiry. Any deliberation or decision shall be limited to a proposal to place on the agenda of a future meeting.

CLOSING AGENDA

11. Items to consider for placement on future agendas.
12. Adjourn.

The Montgomery Economic Development Corporation reserves the right to adjourn into executive session at any time during the course of this meeting to discuss any of the matters listed below, as authorized by the Texas Government Code Sections 551.071 (Consultation with Attorney), 551.072 (Deliberations about Real Property), 551.073 (Deliberation Regarding Prospective Gifts), 551.074 (Personnel Matters), 551.076 (Deliberations regarding Security Devices), and 551.087 (Deliberation regarding Economic Development Negotiations).

I, Ruby Beaven, City Secretary, the Undersigned Authority, do hereby certify that this notice of meeting was posted on the website and bulletin board at City Hall of the City of Montgomery, Texas, a place convenient and readily accessible to the general public at all times. This notice was posted at said locations on the following date and time: **July 11, 2025 by 3:00 p.m.** and remained so posted continuously for at least 72 hours preceding the scheduled time of said meeting.

/s/ Ruby Beaven

City Secretary

This public notice was removed from the official posting board at the Montgomery City Hall on the following:

Date: _____ Time: _____

By: _____
City Secretary's Office
City of Montgomery, Texas

This facility is wheelchair accessible and accessible parking spaces are available. Please contact the City Secretary's office at 936-597-6434 for further information or for special accommodations.

Montgomery Economic Development Corporation
AGENDA REPORT

Meeting Date: July 15, 2025	Budgeted Amount: N/A
Department: Administration	Prepared By: Ruby Beaven

Subject

Consideration and possible action on a Resolution of the Montgomery Economic Development Corporation approving a project and expenditure for production of video promotional material with Pioneer Production Services, LLC.

Recommendation

Staff recommend approval of the Resolution, as presented

Discussion

MEDC desires to undertake a project consisting of the production of a short form video documentary, corporate profile and commercial segment for the promotion of tourism and economic development. MEDC finds that the Project will promote tourism and new or expanded business enterprises in and near the City. MEDC desires to engage Pioneer Production Services, LLC for the Project. MEDC has held a public hearing concerning the Project in accordance with the requirements of Section 505.159 of the Texas Local Government Code; and

Approved By

City Secretary/Director of Administrative Services	Ruby Beaven	Date: July 10, 2025
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RESOLUTION NO. 2025 - XX**A RESOLUTION OF THE MONTGOMERY ECONOMIC DEVELOPMENT CORPORATION APPROVING A PROJECT AND EXPENDITURE FOR PRODUCTION OF VIDEO PROMOTIONAL MATERIAL WITH PIONEER PRODUCTION SERVICES, LLC.**

WHEREAS, the Montgomery Economic Development Corporation ("MEDC") is a Type B Economic Development Corporation, of the City of Montgomery, Texas (the "City"), organized and operated pursuant to Chapters 501 and 505, Texas Local Government Code; and

WHEREAS, the MEDC desires to undertake a project consisting of the production of a short form video documentary, corporate profile and commercial segment for the promotion of tourism and economic development (the "Project"); and

WHEREAS, the MEDC desires to engage Pioneer Production Services, LLC for the Project; and

WHEREAS, the MEDC has held a public hearing concerning the Project in accordance with the requirements of Section 505.159 of the Texas Local Government Code; and

WHEREAS, the MEDC finds that the Project will promote tourism and new or expanded business enterprises in and near the City.

NOW, THEREFORE, BE IT RESOLVED BY THE BOARD OF DIRECTORS OF THE MONTGOMERY ECONOMIC DEVELOPMENT CORPORATION:

1. THAT, the recitals set forth above are found to be true and correct.
2. THAT, the project and the Contract with Pioneer Production Services, LLC in the amount of \$29,300.00 are approved subject to receiving the authorization of the Montgomery City Council pursuant to Section 505.158 of the Texas Local Government Code.
3. THAT, this Resolution shall be effective immediately upon its passage.

PASSED, APPROVED, AND ADOPTED by the Board of Directors of the Montgomery Economic Development Corporation on this the 15th day of July, 2025.

MEDC

Jeff Angelo, President

ATTEST:

Ruby Beaven, City Secretary

DRAFT

Montgomery Economic Development Corporation
AGENDA REPORT

Meeting Date: July 15, 2025	Budgeted Amount: N/A
Department: Administration	Prepared By: Ruby Beaven

Subject

Consideration and possible action on a Resolution of the Montgomery Economic Development Corporation approving a project and expenditure for the purchase of 0.2458 acres of land located at Montgomery Townsite 03, BLK 16 in Montgomery County, Texas.

Recommendation

Staff recommend approval of the Resolution, as presented

Discussion

MEDC desires to undertake a project consisting of the purchase of 0.2458 acres of land located at Montgomery Townsite 03, BLK 16 in Montgomery County, Texas. MEDC finds that the Project and the purchase of the Property will promote new or expanded business enterprises in and near the City. MEDC has entered into a purchase agreement to acquire the Property which is the subject of the Project. MEDC has held a public hearing concerning the Project in accordance with the requirements of Section 505.159 of the Texas Local Government Code.

Approved By

City Secretary/Director of Administrative Services	Ruby Beaven	Date: July 10, 2025
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RESOLUTION NO. 2025 - XX**A RESOLUTION OF THE MONTGOMERY ECONOMIC DEVELOPMENT CORPORATION APPROVING A PROJECT AND EXPENDITURE FOR THE PURCHASE OF 0.2458 ACRES OF LAND LOCATED AT MONTGOMERY TOWNSITE 03, BLK 16 IN MONTGOMERY COUNTY, TEXAS.**

WHEREAS, the Montgomery Economic Development Corporation ("MEDC") is a Type B Economic Development Corporation, of the City of Montgomery, Texas (the "City"), organized and operated pursuant to Chapters 501 and 505, Texas Local Government Code; and

WHEREAS, the MEDC desires to undertake a project consisting of the purchase of 0.2458 acres of land (the "Project") located at Montgomery Townsite 03, BLK 16 in Montgomery County, Texas (the "Property"); and

WHEREAS, the MEDC has entered into a purchase agreement to acquire the Property which is the subject of the Project; and

WHEREAS, the MEDC has held a public hearing concerning the Project in accordance with the requirements of Section 505.159 of the Texas Local Government Code; and

WHEREAS, the MEDC finds that the Project and the purchase of the Property will promote new or expanded business enterprises in and near the City.

NOW, THEREFORE, BE IT RESOLVED BY THE BOARD OF DIRECTORS OF THE MONTGOMERY ECONOMIC DEVELOPMENT CORPORATION:

1. THAT, the recitals set forth above are found to be true and correct.
2. THAT, the Project and the Contract for the purchase of 0.2458 Acres of land located at Montgomery Townsite 03, BLK 16 in Montgomery County Texas in the amount of \$230,000.00 plus related costs of closing are approved subject to receiving the authorization of the Montgomery City Council pursuant to Section 505.158 of the Texas Local Government Code.
3. THAT, the City Administrator of the City of Montgomery, Mr. Brent Walker, is authorized to sign any and all documents necessary to effectuate the purchase of the Property by the MEDC.
4. THAT, this Resolution shall be effective immediately upon its passage.

PASSED, APPROVED, AND ADOPTED by the Board of Directors of the Montgomery Economic Development Corporation on this the 15th day of July, 2025.

MEDC

Jeff Angelo, President

ATTEST:

Ruby Beaven, City Secretary

Montgomery Economic Development Corporation
AGENDA REPORT

Meeting Date: July 15, 2025	Budgeted Amount: N/A
Department: Administration	Prepared By: Ruby Beaven

Subject

Consideration and possible action on the Regular Meeting Minutes June 17, 2025.

Recommendation

Staff recommend approval of the meeting minutes, as presented.

Discussion

Please see the accompanying minutes:

Regular Meeting Minutes of June 17, 2025

Approved By

City Secretary/Director of Administrative Services	Ruby Beaven	Date: July 09, 2025
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City of Montgomery
Montgomery Economic Development Corporation
Regular Meeting Minutes
June 17, 2025

OPENING AGENDA

1. Call meeting to order.

The Regular Meeting of Montgomery Economic Development Corporation was called to order by Jeff Angelo at 6:00 p.m. on June 17, 2025, at City Hall 101 Old Plantersville Rd. Montgomery, TX and live video streaming.

With the Board Members present a quorum was established.

Present: Jeff Angelo, President
 Arnette Easley, Vice President
 Ryan Londeen, Secretary
 Carol Langley, Treasurer
 Wade Nelson, Commission Member
 Casey Olson, Commission Member
 Dan Walker, Commission Member

Absent: None

2. Pledges of Allegiance.

President Angelo led the Pledge of Allegiance and Pledge of Allegiance to the Texas State Flag.

PUBLIC FORUM

Mr. T.J. Wilkerson, representing the Montgomery Memorial Cemetery Committee, is seeking assistance from the board to address plumbing issues at the cemetery, which is a historic site attracting visitors and educational groups, including Native American tribes and local scouts. They plan to connect to a water line that requires crossing under a road, with an estimated cost of \$6,500, and intend to improve the cemetery by adding facilities like a bathroom and beautifying the area, which has received donations such as a gazebo from a church. The committee aims to enhance the site's accessibility and historical significance, believing it will add value to the city, and will return with finalized costs for further assistance.

CONSENT AGENDA

3. Consideration and possible action on the Regular Meeting Minutes May 20, 2025.

Motion: Board Member Olson made a motion to approve the Regular Meeting Minutes May 20, 2025 as presented. Secretary Londeen seconded the motion. Motion carried with all present voting in favor.

REGULAR AGENDA

4. Update on ISCS event.

President Angelo presented the updates on positive developments within the community, including Monty's Well, successful ISCS conference attendance, emphasizing strong leasing activity, redevelopment interests, and a focus on experiential retail and technology integration, reflecting industry trends. Additionally, the recent Antiques Festival at Grace Point was highly successful, with engaging social events, excellent sales, and effective marketing, notably through branded cups and social media coverage. While Community Events Coordinator Stephanie Johnson was absent, her insights from ISCS point to ongoing growth and revitalization efforts in Montgomery, aligning with broader economic and community engagement goals.

5. Updates on community events May 2025.

President Angelo presented the updates on the community events, despite a rainy start, Monty's Well proved to be a vibrant and successful addition to Montgomery's calendar, the Antique Festival made a return after a few years and drawing enthusiastic participation, full parking lots, and a lively atmosphere. The Saturday event was particularly notable for its beauty and sophistication, reflecting strong community engagement at the Lone Star Street Dance which maintained its popularity despite some heat issues, continuing to attract large crowds and embodying the town's small-town charm. Overall, these events highlight the community's resilience and enthusiasm, with Stephanie Johnson's leadership being recognized as a key factor in their success.

6. Update on Downtown Streetscapes Project.

Zach Timms, Assistant Project Manager, WGA stated the downtown streetscapes project is progressing toward finalizing the layout and costs, with focus on repaving and drainage improvements, particularly around McCown Street and the property owner's parking lot. Discussions include securing easements for event-only access, potential repaving costs, and legal agreements to ensure long-term access even if the property is sold, emphasizing a cohesive parking layout that accommodates both city and business needs. Timelines are tentatively set for fall finalization and construction between December and early June, depending on additional information and property owner coordination. The project aims to enhance downtown infrastructure while balancing property access, and future updates will include detailed scope and legal arrangements, with ongoing consideration of wayfinding signs and other enhancements.

7. Consideration and possible action on setting the meeting time for the MEDC Budget Workshop scheduled for July 09, 2025.

The MEDC budget workshop is scheduled for Wednesday, July 9th, 6:00 PM, with consensus from the board to confirm this timing. Despite initial concerns about potential

conflicts with church activities, especially on a Wednesday night, it was clarified that many church programs, like youth activities, typically wind down during the summer, making the proposed time suitable for most. The board has agreed to proceed with the 6:00 PM slot on July 9th for the workshop.

Motion: Board Member Olson made a motion to set the MEDC budget workshop for July 9, 2025 at 6:00 p.m. Vice President Easley seconded the motion. Motion carried with all present voting in favor.

BOARD INQUIRY

Mr. Wilkerson shared detailed research he previously left out indicating that the cemetery predates Montgomery, dating back to 1831, and highlighted its historical significance, emphasizing efforts to preserve and add to the community's rich history. His dedication and contributions to the City are highly valued, reflecting a broader vision of beautification and historical preservation, including comments on community development and the importance of enhancing Montgomery's cultural assets. The discussion underscores a strong community focus on honoring the past while promoting progress.

EXECUTIVE SESSION

8. Closed Session

Montgomery Economic Development Corporation 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 for potential purchase of land.

At 6:25 p.m. President Angelo convened the Montgomery Economic Development Board 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 for potential purchase of land.

9. Open Session

Montgomery Economic Development Corporation 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 for potential purchase of land.

At 6:42 p.m. President Angelo reconvened the Montgomery Economic Development Board into an open session pursuant to provision 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.

Motion: Board Member Olson made a motion to authorize the city administrator to negotiate on behalf of MEDC on the issue of the purchase of real property within the City of Montgomery. Secretary Londeen seconded the motion. Motion carried with all present voting in favor.

CLOSING AGENDA

10. Items to consider for placement on future agendas.

The board discussed a proposed budget amendment to purchase six new laptops for members who currently have none, excluding Casey who opted out; the expense is estimated not to exceed \$7,000, with potential additional costs for setup and software, which they plan to clarify and include in the next meeting. Additionally, they sought an update on the wayfinding signs, noting that they are still waiting on TxDot information, and planned to follow up with Miss Tilley and the relevant parties to push the progress forward, acknowledging that the signage project has faced delays, but remains a priority.

The board celebrated the excellent work President Angelo did designing the mugs with logos, which looked great, and discussed the possibility of ordering more for the City to distribute or sell to downtown businesses, suggesting a small sample order to gauge interest. Miss Carol Langley has already ordered a few, and plans are underway to order around 50 more for local businesses, with the idea that they might sell them. While this is not an official agenda item, they confirmed that they have a budget for such promotional items, and it could be a good opportunity to engage stakeholders during upcoming meetings by offering gifts, fostering community support, and business involvement.

11. Adjourn.

Motion: Council Member Olson made a motion to adjourn the Regular Meeting of Montgomery Economic Development Corporation at 6:49 p.m. Secretary Londeen seconded the motion. Motion carried with all present voting in favor.

APPROVED:

Jeff Angelo, President

ATTEST:

Ruby Beaven, City Secretary

Montgomery Economic Development Corporation
AGENDA REPORT

Meeting Date: July 15, 2025	Budgeted Amount: N/A
Department: Administration	Prepared By: Ruby Beaven

Subject

Consideration and possible action on a request for a non-budgeted purchase of six tablets for MEDC Commission members.

Recommendation

Staff recommend approval for staff to purchase six tablets with keyboards and protective cases.

Discussion

MEDC met on June 17, 2025 where a request was made for a budget amendment to be added to the July 15, 2025 agenda for six new devices with an estimated expense not to exceed \$7,000.

Staff looked into a couple options for the purchase of 6 Surface Pro units with keyboards and protective cases.

The IT company provided an estimate of about \$8,300 which equates to about \$1,385 each. Amazon provided an estimate of about \$5,300 which equates to about \$885 each.

MEDC is expected to have a surplus in the Consulting Professional Services line for this current budget. If this purchase is authorized, this will not need a budget amendment, just a reallocation of funds.

Approved By

City Secretary/Director of Administrative Services	Ruby Beaven	Date: July 09, 2025
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Montgomery Economic Development Corporation
AGENDA REPORT

Meeting Date: July 15, 2025	Budgeted Amount: N/A
Department: Administration	Prepared By: Maryann Carl

Subject

Consideration and possible action to approve the MEDC FY2026 Annual Budget.

Recommendation

Approved the proposed budget.

Discussion

The proposed budget is based on the discussion from last week's workshop. This proposed budget will be presented to City Council for consideration and approval.

Approved By

Brent Walker	City Administrator	Date: July 10, 2025
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City of Montgomery - MEDC
FY26 - DRAFT PROPOSED Budget

Item 9.

MEDC		FY23 Actuals	FY24 Actuals	FY25 Adopted	FY25 Actuals	FY26 Proposed	Change from FY25	Notes
-> MEDC - Revenue					As of April 30			
1	Sales Tax	1,228,543	1,425,203	865,000	884,239	805,000	-7%	
2	Events Revenue	6,752	7,176	7,000	4,774	7,000	0%	
3	Interest Income	86,320	107,109	80,000	64,464	80,000	0%	
	TOTAL	1,321,615	1,539,489	952,000	953,477	892,000	-6%	

**City of Montgomery - MEDC
FY26 - DRAFT Proposed Budget**

Item 9.

MEDC		FY23 Actuals	FY24 Actuals	FY25 Adopted	FY25 Actuals	FY26 PROPOSED	Change from FY25	Notes
-> MEDC - Dept 40					As of April 30			
1	Legal Fees	-	1,150	-	4,436	10,000	#DIV/0!	
2	Marketing & Advertising	1,380	693	3,400	1,226	20,000	488%	
3	Legal Notices & Publications	-	-	-		1,000	#DIV/0!	
4	Consulting/Professional Serv	-	96,400	254,164		157,208	-38%	
5	Computer Website Services	1,223	1,377	-		-	#DIV/0!	
6	Historical Signage	-	-	1,000		1,000	0%	
7	Printing & Office supplies	-	-	-		-	#DIV/0!	
8	Brochures / Printed Lit	980	998	1,500		-	-100%	
9	Travel & Training	3,985	3,272	6,000	30	6,000	0%	
10	Dues & Subscriptions	-	-	1,200		1,200	0%	
11	Misc Expenses	-	-	-		-	#DIV/0!	
12	Misc Expenses - Other	195	930	500	71	500	0%	
13	380 Sales Tax Rebate	153,708	163,785	180,000		120,000	-33%	
14	Econ Dev Grant Prog	-	6,300	20,000		20,000	0%	
15	Transfer Out - General Fund	55,000	275,000	187,354	93,677	206,916	10%	
16	Transfer to Capital Projects	200,000	200,000	200,000	100,000	-	-100%	
17	Quality of Life	13,216	48,563	76,000	38,913	52,000	-32%	
18	Downtown Dev. Imp.	39,956	25,958	-	-	296,000	#DIV/0!	
	TOTAL	469,643	824,425	931,118	238,354	891,824	-4%	

Montgomery Economic Development Corporation
AGENDA REPORT

Meeting Date: 07/15/2025	Budgeted Amount: NONE
Department: Planning and Zoning	Prepared By: Corinne Tilley

Subject

Update – Wayfinding Project

Discussion

Update – Wayfinding Project

- County review (status)
- TXDOT review (status)
- Fabrication and installation contractor – Facility Solutions Group
- Approval process (LGC505.158 - 505.160 State requirements)

Recommendation

Discussion only.

Approved By

City Secretary & Director of Administrative Services	Ruby Beaven	Date: 07/02/2025
City Administrator	Brent Walker	Date: 07/02/2025