



City of Montgomery City Council Special Meeting Agenda

June 30, 2025 at 5:00 PM
Montgomery City Hall – Council Chambers
101 Old Plantersville Rd. Montgomery, TX 77316

NOTICE IS HEREBY GIVEN that a Special Meeting of the City Council will be held on **Monday, June 30, 2025 at 5:00 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. Invocation.
3. Pledges of Allegiance.

PUBLIC FORUM

The City Council will receive comments from the public on any matters within the jurisdiction of the City of Montgomery, Texas. 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 City Council's discussion, if any, or subjects for which public notice has not been given, are limited to statements of specific factual responses and recitation of existing policy.

SPECIAL AGENDA

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

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

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.

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.

CLOSING AGENDA

9. Adjourn.

The City Council for the City of Montgomery 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, 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: **June 27, 2025 by 4:00 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 accommodation.

Montgomery City Council
AGENDA REPORT

Meeting Date: June 30, 2025	Budgeted Amount: N/A
Department: Administration	Prepared By: Ruby Beaven

Subject

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.

Recommendation

Staff recommend the approve of the Resolution to complete the purchase of property.

Discussion

The City is currently under contract to purchase property from Ward Investments, L.L.C. The title company has requested for a Resolution authorizing the City Administrator to execute the documents on behalf of the City of Montgomery.

Approved By

Brent Walker	City Administrator	Date: 06/26/2025
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RESOLUTION NO. 2025-XX

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

THE STATE OF TEXAS	§
COUNTY OF MONTGOMERY	§
CITY OF MONTGOMERY	§

WHEREAS, the City Council of the City of Montgomery, Texas (the "City") has previously authorized the Acting City Administrator of the City of Montgomery to execute a real estate purchase agreement with Ward Investments, L.L.C., ("Seller") for the purchase of approximately 3.252 acres of land addressed as 14460 Liberty Street, Montgomery, Texas more particularly described on Exhibit "A", attached (the "Property") including all improvements thereon; and

WHEREAS, the City Council of the City now wishes to authorize the current City Administrator to effectuate the purchase of the Property from Seller and to execute any and all necessary documents to effectuate the purchase.

NOW, THEREFORE, BE IT RESOLVED, BY THE CITY COUNCIL OF THE CITY OF MONTGOMERY, TEXAS THAT:

Section 1. The City Administrator, Brent Walker, is authorized and approved to execute any and all necessary documents on behalf of the City to effectuate the purchase of the Property from Seller, as well as any necessary documents associated with same, including but not limited to:

1. Contract to purchase the Property.
2. Execute, deliver, and accept any legal instruments relating to the purchase of the Property and to any borrowing for the purchase, including but not limited to deeds, notes, deeds of trust, guaranties, and closing statements.
3. Accept notes, deeds of trust, and other legal instruments.
4. Approve closing statements authorizing payment of prorations and expenses.
5. Pay the City's net purchase price from funds provided by the City.
6. Do everything and sign everything necessary or appropriate to purchase the Property and accomplish the powers set out.

Section 2. This Resolution shall take effect immediately upon its passage and adoption.

PASSED, APPROVED AND ADOPTED this the 30th day of June, 2025.

CITY OF MONTGOMERY, TEXAS

Sara Countryman, Mayor

ATTEST:

Ruby Beaven, City Secretary

EXHIBIT "A"

Restricted Reserve "A" of Ward Investments, Section 1, a subdivision of 3.252 acres of land, more or less, in the Jorner Survey, A-8, Montgomery County, Texas, according to map or plat thereof recorded in Plat Cabinet Z, Sheet 606, of the Map Records of Montgomery County, Texas.

Montgomery City Council
AGENDA REPORT

Meeting Date: June 30, 2025	Budgeted Amount:
Department: Administration	Prepared By: Ruby Beaven

Subject

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.

Recommendation

Staff recommend approval of the Resolution to authorize the City Administrator to sell of City property.

Discussion

This request is for a Resolution to authorize the City Administrator, Brent Walker to execute and approve any and all necessary documents on behalf of the City to effectuate the sale of the Property to MISD.

Approved By

Brent Walker	City Administrator	Date: 06/26/2025
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RESOLUTION NO. _____

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

THE STATE OF TEXAS	§
COUNTY OF MONTGOMERY	§
CITY OF MONTGOMERY	§

WHEREAS, the City Council of the City of Montgomery, Texas (the "City") has previously authorized the Acting City Administrator of the City of Montgomery to execute a real estate sales agreement with Montgomery Independent School District ("MISD") for the sale of approximately 4.681 acres along Clepper Drive, Montgomery, Texas, A0008 John Corner, Tract 57F-1 (the "Property"); and

WHEREAS, MISD has agreed to and approved such real estate sales agreement; and

WHEREAS, the City Council of the City now wishes to authorize the current City Administrator to effectuate the sale of the Property to MISD and to approve and execute any and all documents necessary for same.

NOW, THEREFORE, BE IT RESOLVED, BY THE CITY COUNCIL OF THE CITY OF MONTGOMERY, TEXAS THAT:

Section 1. The City Administrator, Brent Walker is authorized to execute and approve any and all necessary documents on behalf of the City to effectuate the sale of the Property to MISD.

Section 2. This Resolution shall take effect immediately upon its passage and adoption.

PASSED, APPROVED AND ADOPTED this the 30th day of June, 2025.

CITY OF MONTGOMERY, TEXAS

Sara Countryman, Mayor

ATTEST:

Ruby Beaven, City Secretary

Montgomery City Council
AGENDA REPORT

Meeting Date: June 30, 2025	Budgeted Amount: N/A
Department: Administration	Prepared By: Ruby Beaven

Subject

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

Recommendation

Discussion only.

Discussion

The privately owned 63 acres located on Summit Park Drive is currently for sale. This property is currently zoned as commercial property. A potential interested buyer is inquiring if the City would consider rezoning the property to an institutional zoning designation.

Approved By

Brent Walker	City Administrator	Date: 06/26/2025
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