

City Council:

Mayor George Coulam  
Pro-Tem Stephen Mensing  
Heather Moon-Whinnery  
Brett Bratcher  
Tim James  
Mike Eubank



Neal Wendele, City Manager  
Julie Lunsford, City Secretary  
P. Boedeker, City Attorney  
Ryan Rutledge, Chief of Police

## NOTICE OF PUBLIC MEETING OF THE TODD MISSION CITY COUNCIL

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### AGENDA

REGULAR CITY COUNCIL MEETING

May 9, 2024 2:00 P.M.

TODD MISSION CITY HALL  
21718 FM 1774, TODD MISSION, TX 77363

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### PUBLIC PARTICIPATION BY TELEPHONE

The City of Todd Mission City Council will conduct the regular meeting scheduled at **2:00 P.M. on Thursday, the 9th day of May, 2024 at City of Todd Mission, Texas** City Hall. The public is encouraged to offer public comments in person or telephonically as provided by the agenda and as permitted by the presiding officer during the meeting. A recording of the telephonic meeting will be made and will be available to the public upon written request.

The toll-free dial-in number to participate in the meeting telephonically is:  
**1-346-248-7799; Access Code 958-741-5166**

If City Councilmembers are going to appear by video conference a quorum must be present.

### NOTICE OF MEETING BY VIDEO CONFERENCE

The City of Todd Mission City Council will conduct the regular meeting scheduled at **2:00 P.M. on Thursday, the 9th day of May, 2024 at City of Todd Mission, Texas** City Hall, by videoconference in addition to allowing in person attendance.

A quorum of the City Council will be physically present at Todd Mission City Hall. The public may participate in the City Council meeting by using the following information:

**To attend the meeting virtually**, please click the following link <https://zoom.us/j/9587415166>, Meeting ID: 958 741 5166. If you prefer to calling, please dial +1 346 248 7799 US (Houston) and enter Meeting

ID

Meeting ID: 958 741 5166.

If you have any questions during the public comments section of the meeting, please email them to [ntwendele@toddmisiontx.gov](mailto:ntwendele@toddmisiontx.gov) or text 936-218-6900. Please ensure to provide your full name and home address.

**Any person interested in speaking** on any item on the agenda or during public comments must submit his/her request via email to the City Secretary at [jlunsford@toddmisiontx.gov](mailto:jlunsford@toddmisiontx.gov). The request must include the speaker's name, address, the phone number that will be for the call (in order to identify you) and the agenda item number, if applicable, and **must** be received prior to the posted time of the meeting.

1. CALL MEETING TO ORDER
  - a. PLEDGE
2. ROLL CALL AND CERTIFICATION OF QUORUM
3. OPEN PUBLIC COMMENTS, REQUESTS OR PETITIONS
4. CLOSE PUBLIC COMMENTS, REQUESTS OR PETITIONS
5. PUBLIC ANNOUCEMENTS AND PRESENTATION-
6. CONSENT AGENDA - This portion of the agenda consists of items considered routine and can be enacted by one motion unless separate discussion is requested by a member of City Council or a citizen.
  - a. CONSIDERATION – APPROVAL OF MINUTES Consideration and possible action to approve the regular meeting minutes April 11, 2024 and Workshop meeting Minutes from April 25, 2024.
7. POLICEREPORT – Chief update on Police Services
8. ADMINISTRATION – City Manager-Neal Wendele
  - a. Financial Update, including Investments, CDBG Projects / Grants
9. FOR DISSCUSION AND POSSIBLE ACTION- Election of Mayor Pro Tem

10. FOR DISCUSSION AND POSSIBLE ACTION- “Second Public Hearing on the Strategic Partnership Agreement between the City of Todd Mission and Magnolia Woods Municipal Utility District No. 1 providing for terms of the agreement; the limited-purpose annexation of a tract or parcel being a 21.83 acre (950,725 square foot) tract of land situated in the R.O. Lusk Survey, Abstract No. 312 of Montgomery County, Texas and being a portion of called 4,281.87 acre tract of land as described in instruments to BAM Houston Real Estate Investment, L.P. recorded under Montgomery County Clerk’s File Number (M.C.C.F. No.) 2017094215, M.C.C.F. No. 2017103450, M.C.C.F. No. 2017108674, Waller County Clerk’s File No. 1707858, W.C.C.F. No. 1708590, W.C.C.F. No. 1708900, Grimes County Clerk’s File No. 2017-290087, G.C.C.F. no. 2017-290623, and G.C.C.F. No. 2017-29091, and a portion of a called 53.97 acre tract described as Tract I in instruments to MGW Development Company recorded under M.C.C.F. No. 2021052356, W.C.C.F. No. 2104269, and G.C.C.F. No. 2021-315622; and the imposition of sales and use tax on the same.”
  
11. FOR CONSIDERATION AND POSSIBLE ACTION- AN ORDINANCE OF THE CITY OF TODD MISSION, TEXAS, ENTERING INTO A STRATEGIC PARTNERSHIP AGREEMENT WITH MAGNOLIA WOODS MUNICIPAL UTILITY DISTRICT NO. 1; AND ANNEXING FOR THE LIMITED PURPOSES AGREED TO IN SAID STRATEGIC PARTNERSHIP AGREEMENT A CERTAIN TRACT OF LAND BEING OF OR ABOUT 21.83 ACRES.
  
12. FOR DISCUSSION AND POSSIBLE ACTION- “Second Public Hearing on the Strategic Partnership Agreement between the City of Todd Mission and Magnolia Woods Municipal Utility District No. 2 providing for terms of the agreement; the limited-purpose annexation of a tract or parcel being a 7.843 acres of land located in the J. Hamm Survey, Abstract 263, Montgomery County, Texas, more particularly being a portion of the remainder of that certain called 4,281.87 acre tract conveyed to BAM Houston Real Estate Investment, L.P. by an instrument of record in Document Number 2017094215, in the Official Public Records of said Montgomery County, Texas (O.C.O.P.R.) and a portion of that certain called 269.15 acre tract conveyed to MGW Development Company by an instrument of record in Document Number 20210523586, M.C.O.P.R.; and the imposition of sales and use tax on the same.”
  
13. FOR CONSIDERATION AND POSSIBLE ACTION- AN ORDINANCE OF THE CITY OF TODD MISSION, TEXAS, ENTERING INTO A STRATEGIC PARTNERSHIP AGREEMENT WITH MAGNOLIA WOODS MUNICIPAL UTILITY DISTRICT NO. 2; AND ANNEXING FOR THE LIMITED PURPOSES AGREED TO IN SAID STRATEGIC PARTNERSHIP AGREEMENT A CERTAIN TRACT OF LAND BEING OF OR ABOUT 7.843 ACRES.

14. FOR CONSIDERATION AND POSSIBLE ACTION- Road and culvert repairs from May flood events.
15. FOR CONSIDERATION AND POSSIBLE ACTION- Funding to re-stripe CR 302 at FM 1774.
16. FOR CONSIDERATION AND POSSIBLE ACTION- Purchase and installation of no street parking/ speed limit/ stop signage.
17. FOR CONSIDERATION AND POSSIBLE ACTION- AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF TODD MISSION, TEXAS ESTABLISHING A LOCAL PERMIT FEE FOR THE SALE OF ALCOHOL.
18. FOR CONSIDERATION AND POSSIBLE ACTION- Funding for Summertime City event.
19. FOR CONSIDERATION AND POSSIBLE ACTION-Electronics recycling event.
  
20. FOR CONSIDERATION AND POSSIBLE ACTION- A Resolution prohibiting outdoor burning if necessary (Burn Ban).
21. FOR CONSIDERATION AND POSSIBLE ACTION- Agenda items requests for the next Council Meeting.
22. ADJOURN-

The City Council of the City of Todd Mission, Texas, reserves the right to adjourn into Executive Session at any time during this meeting to discuss any of the matters listed above as authorized by Chapter 551, of the Texas Government Code:

§551.071(Consultation with Attorney), §551.072 (Deliberations about Real Property), §551.073 (Deliberations about Gifts and Donations), §551.074 (Personnel Matters; to deliberate the appointment, employment, evaluation, reassignment, duties, discipline, or dismissal of a public officer or employee or to hear a complaint or charge against an officer or employee.), §551.076 (Deliberations about Security Devices or Personnel), and §551.087 (Deliberation about Economic Development Negotiations).

CERTIFICATION OF AGENDA POSTING I, the undersigned authority, do hereby certify that this "Notice of Regular Meeting" was posted on the bulletin board of City Hall located at 21718 FM 1774, Todd Mission, Texas 77363 on Monday, May 6, 2024 by 2:00 pm and remained so posted continuously for at least seventy-two (72) hours proceeding the scheduled time of said meeting.

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Julie Lunsford, City Secretary