



Town of Pine Island
36722 Brumlow Rd
Hempstead TX 77445-9166
Pine.island.tx@gmail.com

Town of Pine Island Regular Council Meeting Agenda

Monday, July 7, 2025 – 7:00 P.M.

Notice is hereby given that the Town Council of the Town of Pine Island, Texas, will meet for a Regular Called Meeting on Monday, July 7, 2025, at 7:00 pm. The Meeting will be held at the Town of Pine Island City Hall located at 36722 Brumlow Rd. Said meeting will be for the purpose of transacting regular business of the Town of Pine Island, Texas.

The Town Council may retire to Executive Session any time during this meeting, under Texas Government Code, Subchapter D. Any formal action, if any, will be taken in open session.

This agenda has been reviewed and approved by the Town's legal counsel, and the presence of any subject in any Executive Session portion of the agenda constitutes a written interpretation of Texas Government Code Chapter 551 by legal counsel for the governmental body and constitutes an opinion by the attorney that the items discussed therein may be legally discussed in the closed portion of the meeting considering available opinions of a court of record and opinions of the Texas Attorney General known to the attorney. This provision has been added to this agenda with the intent to meet all elements necessary to satisfy Texas Government Code Chapter 551.144(c) and the meeting is conducted by all participants in reliance on this opinion.

1. Call Meeting to order at 7:00 pm.
2. **ITEMS OF COMMUNITY INTEREST.** Pursuant to Texas Government Code Sec. 551.0415, a member of the Town Council or Town staff may make an announcement about items of community interest during a meeting of the governing body without having given notice of the subject of the announcement, including: expressions of thanks, congratulations, or condolence; or information regarding holiday schedules; a reminder about an upcoming event organized or sponsored by the governing body; information regarding a social, ceremonial, or community event organized or sponsored by an entity other than the governing body that was attended or is scheduled to be attended by a member of the governing body or an official or employee of the political subdivision.
3. **PUBLIC COMMENT.** The Town Council welcomes public comments at this point on any issue. If the issue is listed on the agenda, the speaker may choose to comment during the Public Comment period or when the specific agenda item is taken up by the Council later in the meeting. The Council cannot respond to or discuss matters raised during public comment. The Council may only provide factual information, refer the item to a staff member, or request the item be added to a future meeting agenda. Speakers shall limit their comments to three (3) minutes each.
4. **Discussion and consider action to approve Minutes and Financial Statements from June meeting.**
5. **CITY SECRETARY'S REPORT**
6. **CITY MANAGER'S REPORT**
7. **NEW BUSINESS:** Council will individually consider and possibly take action on any or all of the following items:



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- a) Discuss and consider possible action on property located at 22123 FM 359 to expand the RV Park to 50 RV spaces, tabled at June Meeting. Representative: Habib Othman with Bullseye Engineering.
- b) Discuss and consider action to approve a professional services agreement with Cody Harmon and Harmon Aerobic Systems to provide septic tank and OSSF inspections for the City.
- c) Discuss and consider action to authorize McDougal & Associates, LLC. to develop Phase I - Subdivision Regulations; Phase II - Comprehensive Plan and Phase III Zoning Ordinance under the City master services agreement. \$40,900.00.
- d) Discuss and consider action on adopting Internal Control Policy Resolution tabled in June.
- e) Discuss and consider action to hire Zactax to perform a sales tax audit and authorize any services agreement.
- f) Discuss and consider action on quote(s) to paint the inside of City Hall. \$5,500.00. Israel Soldana
- g) Discuss and consider action on quote(s) to paint the outside of City Hall.- \$4,700.00. Israel Soldana

9. EXECUTIVE SESSION: Council will recess it's open meeting and convene in executive session pursuant to the following sections of the Texas Gov't Code Sec. 551 to deliberate the following:

- a) Consultation with Attorney pursuant to Section 551.071 and Section 1.05, Texas Disciplinary Rules of Professional Conduct on the following matters: Legal advice concerning the City's Manufactured Home Ordinance(s).

10. RECONVENE INTO OPEN SESSION FOR POSSIBLE ACTION RESULTING FROM ITEMS DISCUSSED IN EXECUTIVE SESSION.

- a) Discuss and consider action to amend Manufactured Home Ordinance(s).

11. Discussion on items to be placed on future agenda for discussion and possible action.

12. Adjournment.

POSTING CERTIFICATION

I certify that the above agenda was posted at City Hall on the **4th of July, 2025 by 6:00PM**

Sheri Ordner, Town Secretary