

Minutes

City of Simonton - Regular Meeting

February 24, 2026

This is a true and correct copy of the Minutes of The City of Simonton Regular City Council Meeting held on February 24, 2026, at 6:30 p.m.

1. Call to Order 6:32pm

Staff Present:

Cheyenne Graham, City Secretary

Philip Boedeker, City Attorney

Public Present:

Dan McJunkin, Barbara Minton, and Eamonn O'Neill

2. Invocation and Pledge

Invocation and Pledge by Mayor Boudreaux

3. Public Comments

In accordance with Texas Open Meetings Act and Texas Government Code 551.007, City Council may not discuss or take action on any item NOT listed on the Agenda. Each member of the public wishing to speak must sign prior to the meeting and is limited to 3 minutes.

Daniel McJunkin – Spoke on EDC Minutes and KSB minutes not being posted and being in violation of the Open Meetings Act.

Barbara Minton – spoke about the junk vehicles in Valley Lodge.

Eamonn O'Neill – spoke about the Simonton Pinch Point Project, would like for updates to be given to the public when they are available. Also spoke about the trail ride over the weekend that he enjoyed and would like the council to say no to any development.

4. Consent Agenda

- a. Monthly Payment Listing (December 2025)

-Removed for discussion at the request of Eric Duhon

Discussion that there are no credit card payments listed on the payment report, and he wonders if we are behind on some payments.

Motion made by Justin Boudreau to accept the December 2025 monthly payment listing.

Seconded by Kelli Carlson.

Ayes: 4 (Carlson, Perry, Boudreau, and King)

Noe: One (Duhon)

Motion passes.

b. Monthly Financial Statement (December 2025)

-Removed for discussion at the request of Eric Duhon.

Discussion that legal and maintenance seem high. He also still doesn't see CDAR interest. Also brought up questions about public mowing.

Motion made by Eric Duhon to table the monthly financial statement.

Motion dies for lack of a second.

Andrew Perry inquires about how lawn services are paid.

Motion made by Angela King to approve the Monthly Financial Statement.

Motion dies for lack of a second.

No action taken.

c. Meeting Minutes February 3, 2026 – Special Meeting

-Motion made by Kelli Carlson to approve Special Meeting Minutes from February 3, 2026.

Seconded by Eric Duhon.

Ayes: (Five): (Carlson, Perry, Boudreau, King, Duhon)

Noes: Zero.

Motion passed unanimously.

5. New Business

a. Presentation by Ryan Fortner of Revenue Management Services, January Sales Tax Report.

Ryan Fortner explained the report and how it was created. Answered various questions from Council Members about the specifics of the report.

b. Presentation by Bret Keast of Kending Keast Collaborative for Zoning Project.

Bret Keast explained the Professional Services Agreement that has been proposed, and explained various types of work that will be done as well as specific timelines and processes of how things will be outlined and progress, and answered various questions from council.

c. Discussion and possible action to approve entering into a professional services agreement with Kendig Keating for the purpose of establishing zoning in The City of Simonton.

Discussion about funding and different options about where the funding could be taken from with a budget amendment. Motion made by Eric Duhon to approve the zoning project as presented by Bret Keast and Authorize the Mayor to sign a contract as well as make budget amendments as needed in order to appropriate the correct money to cover the contract and bring them back to council for budget amendments.

Andrew Perry would like to make an amendment to the motion to state that the additional \$31,000 needed will be taken out of payroll (100-10-5200).

Angela King seconds the amendment.

Aye: Five. (Carlson, Perry, Boudreau, King, Duhon)

Noe: Zero

Andrew Perry seconds the original motion with the amendment.

Ayes: Five (Carlson, Perry, Boudreau, King, Duhon)

Motion passes unanimously.

d. Presentation and discussion by EDC A and EDC B Presidents, and outline of project scope.

Discussion by Justin Boudreau about the joint EDC meeting, discussion about the CPAC and how EDC needs to have a more defined plan, and timeline. Which is in an effort to know what both EDC boards need to be planning for the future.

6. Adjourn to Executive (Closed Session) *N/A*

Section 551.071 - Consultation with Legal Counsel

Section 551.074 of the Texas Government Code to deliberate the appointment, employment, evaluation, reassignment, duties, discipline, or dismissal of a public officer or employee: City Administrator. No action shall be taken during this closed session.

7. Reconvene to Open Session *N/A*

8. Consider and Take Action resulting from Executive Session *N/A*

9. Reports

a. Mayor -*n/a*

b. City Council – Eric Duhon update on the Audio Visual Project – is it almost ready for presentation – it should be on next months agenda. He stated that he is still waiting for information from one vendor. He will be doing side by side comparisons and rubrics. Also request an update about the audit. Mayor states that staff is currently sending information and it is ongoing. Request to have a fiscal year Budget vs. Actual Report, and a Quarterly report for the first quarter of Fiscal Year 2026.

c. City Attorney- *n/a*

d. City Staff- *n/a*

e. Keep Simonton Beautiful-*n/a*

f. EDC A & EDC B-*n/a*

10. Public Information Requests

a. 1/14/2026 – All purchasing information for the date range of 6/26/2025 – present

b. 1/29/2026 – Any information including maps, infrastructure, sewer, right of way, easements, or permitting for the bridge Fort Bend between Surrey and Lariat.

11. Unfinished Business

a. Langford Grant Review (I, j, k, n) *n/a*

b. Roadway Update *n/a*

Adjourned at 8:21pm



Laurie Boudreaux, Mayor



Cheyenne Graham, City Secretary