



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

Town of Pine Island Regular Council Meeting Minutes

Monday, March 2, 2026 – 7:00 P.M.

The City Council of the Town of Pine Island, TX met in Regular Session on Monday, March 2, 2026 at 7:00PM at City Hall located at 36722 Brumlow Rd for the purpose of transacting regular business of the Town. Mayor Steve Nagy, Commissioner Elton Brownshadel and Commissioner Karen Payton were in attendance along with the City Secretary, Sheri Ordner, City Manager, Brian McDougal and Josh Weber-Brockman, city legal counsel (via a phone call). Two (2) attendees were present.

- 1. Call Meeting to order at 7:00 pm.** *Mayor Nagy asked for a motion to call the meeting to order at 7:00pm. Commissioner Brownshadel made a motion to call the meeting to order at 7:00pm. Commissioner Payton seconded the motion and the motion passed unanimously.*
- 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. *NONE*
- 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. *Theresa Kalinowsky mentioned that there are several big potholes on Betka Rd that are in need of repair, Mayor Nagy stated that he has already placed an order with Western Rock to have them repaired.*
- 4. Discussion and consider action to approve Minutes and Financial Statements from February meeting(s).** *Mayor Nagy asked for a motion to approve the Minutes and Financial Statements from February meeting(s). Commissioner Brownshadel made a motion to approve the Minutes and Financial Statements from the February meeting(s). Commissioner Payton seconded the motion and the motion passed unanimously.*
- 5. CITY SECRETARY'S REPORT** *City Secretary Sheri Ordner reported on Sales tax collected for the month of December, 4th quarter and end of year as \$7,817.63. She also reported on the new website is up and running with the same domain name, still waiting on the .gov to take effect.*
- 6. CITY MANAGER'S REPORT** *Brian McDougal, the City Manager, reported that he is working on about 4 outstanding unsafe structures. The letters are ready to go out to State and Federal Representatives for their support, just waiting on Mayor Nagy signature. He is also working on the 1st phase of the sales tax audit with ZacTax and will be starting the 2nd phase soon.*



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7. **NEW BUSINESS:** Council will individually consider and possibly take action on any or all of the following items:
- a) **Discuss 12 month timeline and the accomplishments of 2025.** *A 12 month list of all the accomplishments and items that still need to be done.*
 - b) **Discuss annexation of Property owned by Menke family that exists in City's ETJ.** *Council directed staff to invite the property owner's of the Menke properties that exist in the city's ETJ to file a annexation petition.*
 - c) **Discuss and consider action on approving quote from ZacTax for ad valorem analytics not to exceed \$2,500.** *Mayor Nagy requested a motion to approve a quote from ZacTax for ad valorem analytics not to exceed \$2,500. Commissioner Brownshadel made a motion to approve the quote from ZacTax for ad valorem analytics not to exceed \$2,500. Commissioner Payton seconded the motion and the motion passed unanimously.*
 - d) **Discuss and consider action on approving Resolution No. 2026-03-001, Investment Policy.** *City Manager requested that Council table this item. Commissioner Brownshadel made a motion to table Resolution No. 2026-03-01, Investment Policy. Commissioner Payton seconded the motion and the motion passed unanimously.*
 - e) **Discuss, consider and adopt a resolution to designate authorized signatories for the 2025 Texas CDBG program, grant agreement number CDV25-0056.** *Mayor Nagy requested a motion to adopt a resolution to designate authorized signatories for the 2025 Texas CDBG program, grant agreement number CDV25-0056. Commissioner Brownshadel made a motion to adopt a resolution to designate authorized signatories for the 2025 Texas CDBG program, grant agreement number CDV25-0056. Commissioner Payton seconded the motion and the motion passed unanimously.*
 - f) **Discuss, consider, and approve a resolution adopting required CDBG Civil Rights policies.** *Mayor Nagy requested a motion to approve a resolution adopting required CDBG Civil Rights policies. Commissioner Brownshadel made a motion to approve a resolution adopting required CDBG Civil Rights policies. Commissioner Payton seconded the motion and the motion passed unanimously.*
 - g) **Proclaim April as Fair Housing Month: This proclamation will help to fulfill Fair Housing activity obligations as required by the grant.** *Mayor Nagy requested a motion to proclaim April as Fair Housing Month, which will help to fulfill Fair Housing activity obligations as required by the grant. Commissioner Brownshadel made a motion to proclaim April as Fair Housing Month. Commissioner Payton seconded the motion and the motion passed unanimously.*
9. **Discussion on items to be placed on future agenda for discussion and possible action.**
*Commissioner Brownshadel requested feedback on who owns what part of the Right of Way on roads that border City limits.
Commissioner Payton requested that American Red Cross be contacted to come out and discuss all the programs and classes that they offer to citizens and cities.*
10. **Adjournment.** *Mayor Nagy requested a motion to adjourn the meeting at 7:36pm. Commissioner Brownshadel made a motion to adjourn the meeting at 7:36pm. Commissioner Payton seconded the motion and the motion*



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passed unanimously. The meeting was adjourned at 7:36pm. The next Council meeting is scheduled for April 6, 2026.

Sheri Ordner- Pine Island, TX Secretary

Elton Brownshadel-Pine Island, TX Commissioner #2

Steve Nagy- Pine Island, TX Mayor

Karen Payton-Pine Island, TX Commissioner #1