

NOTICE OF PUBLIC HEARING AND REGULAR MEETING

August 28, 2018

MONTGOMERY CITY COUNCIL

STATE OF TEXAS

AGENDA

COUNTY OF MONTGOMERY

CITY OF MONTGOMERY

NOTICE IS HEREBY GIVEN that a Public Hearing and Regular Meeting of the Montgomery City Council will be held on Tuesday, August 28, 2018 at 6:00 p.m. at the City of Montgomery City Hall, 101 Old Plantersville Road, Montgomery, Texas for the purpose of considering the following:

CALL TO ORDER

INVOCATION

PLEDGE OF ALLEGIANCE TO FLAGS

1. Consideration and possible action regarding receiving the Final Report from the Planning and Zoning Commission, related to their second Public Hearing held on February 27, 2018 regarding a request to rezone a portion of the property located at the southeast corner of Buffalo Springs Drive and SH 105, a portion of the Montgomery Shoppes Tract, from R-1 (Single-Family), R-2 (Multi-Family), and I (Institutional) to B (Commercial) and I (Institutional).

PUBLIC HEARING:

Convene into Public Hearing for the purpose of giving all interested persons the right to appear and be heard regarding the following:

2. **Public Hearing** – regarding a request to rezone a portion of the property located at the southeast corner of Buffalo Springs Drive and SH 105, a portion of the Montgomery Shoppes Tract, from R-1 (Single-Family), R-2 (Multi-Family), and I (Institutional) to B (Commercial) and I (Institutional)

Adjourn Public Hearing.

Convene into Regular Meeting.

VISITOR/CITIZENS FORUM:

Any citizen with business not scheduled on the agenda may speak to the City Council. Prior to speaking, each speaker must be recognized by the Mayor. Council may not discuss or take any action on an item, but may place the issue on a future agenda. The number of speakers along with the time allowed per speaker may be limited.

CONSENT AGENDA:

3. Matters related to the approval of minutes of the Special Meeting held on August 21, 2018.
4. Consideration and possible action regarding adoption of an Escrow Agreement by and between the City of Montgomery and Haza Foods regarding the Wendy's Development.

CONSIDERATION AND POSSIBLE ACTION:

5. Consideration and possible action on Department Reports.
 - A. Administrator's Report
 - B. Public Works Report

- C. Police Department Report
 - D. Court Department Report
 - E. Utility/Development Report
 - F. Water Report
 - G. Engineer's Report
 - H. Financial Report
 - I. Sales Tax Report – Ryan Fortner
6. Report Regarding Community Resilience Collaborative by Walter Peacock, Texas A&M University.
 7. Consideration and possible action regarding The Shoppes at Montgomery, Section 2 Final Plat.
 8. Consideration and possible action regarding scheduling a Public Hearing for rezoning of the property located at 1005 Old Plantersville Road, Montgomery from R-1 Single-family to ID-Industrial to be held on September 25, 2018 at 6 p.m. as requested by Theresa Fisher.
 9. Discussion regarding Montgomery Ridge (Signorelli) Development.
 10. Buffalo Springs Bridge Report by the City Engineer.

EXECUTIVE SESSION:

The City Council reserves the right to discuss any of the items listed specifically under this heading or for any items listed above in executive closed session as permitted by law including if they meet the qualifications in Sections 551.071(consultation with attorney), 551.072 (deliberation regarding real property), 551.073 (deliberation regarding gifts), 551.074 (personnel matters), 551.076 (deliberation regarding security devices), and 551.087 (deliberation regarding economic development negotiations) of Chapter 551 of the Government Code of the State of Texas. *(There are no items at this time.)*

COUNCIL INQUIRY:

Pursuant to Texas Government Code Sect. 551.042 the Mayor and Council Members may inquire about a subject not specifically listed on this Agenda. Responses are limited to recitation of existing policy or a statement of specific factual information given in response to the inquiry. Any deliberation or decision shall be limited to a proposal to place on the agenda of a future meeting.

ADJOURNMENT



Susan Hensley

 Susan Hensley, City Secretary

I certify that the attached notice of meeting was posted on the bulletin board at City of Montgomery City Hall, 101 Old Plantersville Road, Montgomery, Texas, on the 24th day of August, 2018 at 5:30 o'clock p.m. I further certify that the following news media was notified of this meeting as stated above: The Courier

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 accommodations.

Montgomery City Council
AGENDA REPORT

Meeting Date: August 28, 2018	Budgeted Amount:
Prepared By: Jack Yates City Administrator	Exhibits: City Engineers memo and maps
Date Prepared: August 23, 2018	

Subject

This is to consider and possibly accept. The report of the Planning Commission on the rezoning of The Shoppe property at the southeast corner of Buffalo Springs Drive and SH 105 from a mixture of R-1, R-2 and I-Institutional shown on the attached map exhibits

Description

this is the property that the city and the developer completed and agreed upon in the 380 agreement. And that agreement, the use of land was described and that matches the rezoning application.

Recommendation

Motion to approved the Report as presented.

Approved By

City Administrator	Jack Yates	Date: August 23, 2018
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1676 Sawdust Road, Suite 400
The Woodlands, Texas 77380-3795
Tel: 281.383.4039
Fax: 281.383.3459
www.jonescarter.com

June 21, 2018

The Honorable Mayor and City Council
City of Montgomery
101 Old Plantersville Road
Montgomery, Texas 77316

Re: Proposed Shoppes at Montgomery Rezoning
Southeast Corner of Sh-105 & Buffalo Springs Drive
The City of Montgomery

Dear Mayor and Council:

As you are aware, at the December 15, 2017 meeting of the City Council, you approved an economic development agreement ("380 Agreement") with Montgomery SH-105 Associates, LLC (the "Developer") in regards to the Shoppes at Montgomery development.

Per the 380 Agreement, all land owned by the Developer for the Shoppes at Montgomery must be zoned commercial. Currently, the property is partially zoned commercial, partially zoned single-family residential, and partially zoned multi-family residential. The 380 Agreement also included a land swap between the City of Montgomery and the Developer, which you approved at the June 12th meeting of the City Council.

The proposed rezoning, as shown on the attachments included in your packets, includes the existing property belonging to the Developer as well as the property that will be deeded to the Developer through the previously mentioned land swap. In keeping with the terms of the 380 Agreement, we recommend rezoning the property that is currently owned and will be owned by Montgomery SH-105 Associates, LLC to Commercial, as shown in the enclosed exhibits.

As always, should you have any questions or need additional information, please do not hesitate to contact us.

Sincerely,

A handwritten signature in blue ink that reads 'Chris Roznovsky'.

Chris Roznovsky, PE
Engineer for the City

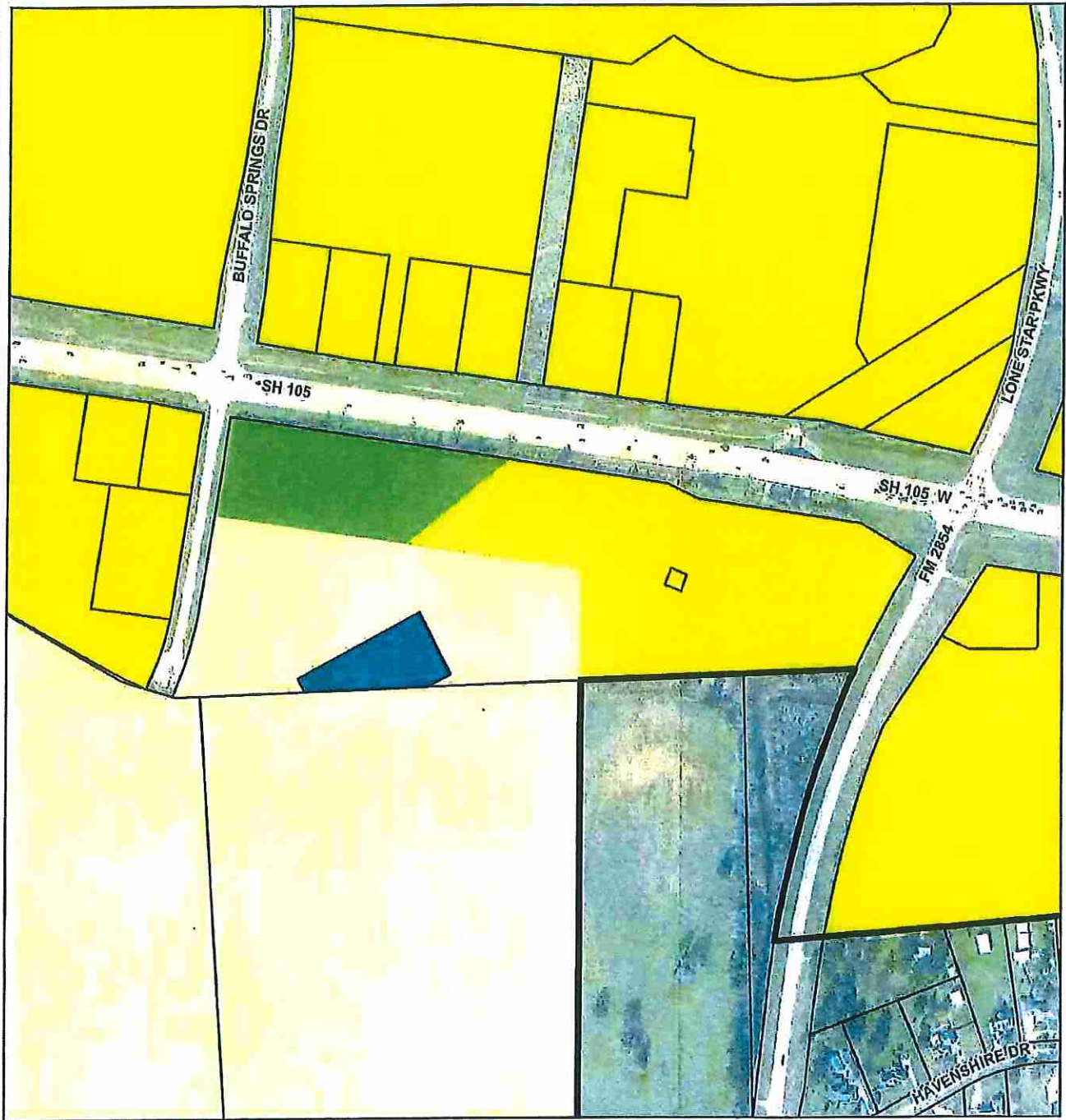
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Enc: Shoppes at Montgomery Original Zoning
Shoppes at Montgomery Proposed Zoning
Shoppes at Montgomery Rezoning Notification Map

Cc (via email): Mr. Jack Yates – City of Montgomery, City Administrator
Ms. Susan Hensley – City of Montgomery, City Secretary
Mr. Larry Foerster – Darden, Fowler & Creighton, LLP, City Attorney

**EXISTING ZONING CLASSIFICATION
(SHOPPES AT MONTGOMERY)**



1 Inch equals 400 feet

Disclaimer: This product is offered for informational purposes and may not have been prepared for or be suitable for legal, engineering, or surveying purposes. It does not represent an on-the-ground survey and represents only the approximate relative location of property, governmental and/or political boundaries or related facilities to said boundary. No express warranties are made by Jones & Carter, Inc. concerning the accuracy, completeness, reliability, or usability of the information included within this exhibit.



JONES & CARTER

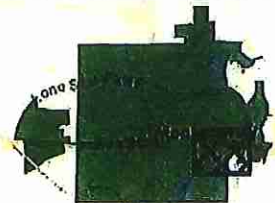
Texas Board of Professional Engineers Registration No. F-439



**CITY OF MONTGOMERY
MONTGOMERY COUNTY, TEXAS**

LEGEND

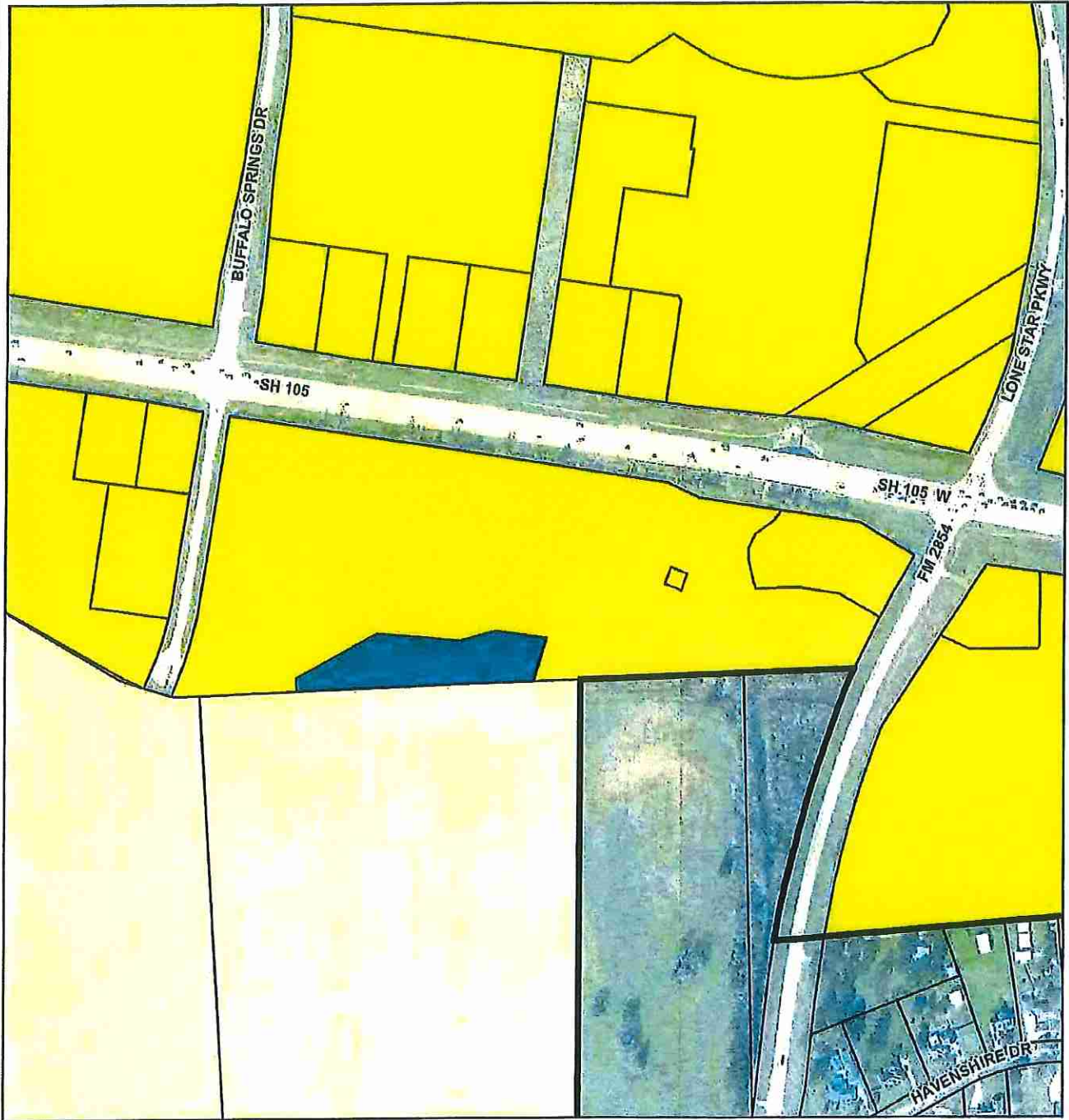
- City Limits
- MCAD Parcels
- COMMERCIAL (B)
- INSTITUTIONAL (I)
- MULTI-FAMILY (R-2)
- SINGLE-FAMILY RESIDENTIAL (R-1)



VICINITY MAP

Scale: 1 Inch equals 2 miles

FUTURE ZONING CLASSIFICATION (SHOPPES AT MONTGOMERY)



1 Inch equals 400 feet

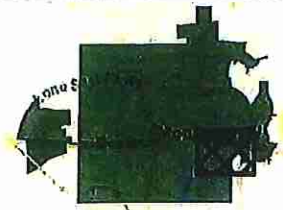
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CITY OF MONTGOMERY MONTGOMERY COUNTY, TEXAS

LEGEND

- | | |
|---|--|
| <ul style="list-style-type: none"> City Limits MCAD Parcels | <ul style="list-style-type: none"> COMMERCIAL (B) INSTITUTIONAL (I) MULTI-FAMILY (R-2) SINGLE-FAMILY RESIDENTIAL (R-1) |
|---|--|



VICINITY MAP
Scale: 1 Inch equals 2 Miles



**SHOPPES AT MONTGOMERY REZONING
(SOUTHEAST CORNER OF SH 105 & BUFFALO SPRINGS DRIVE)**







1 inch equals 300 feet

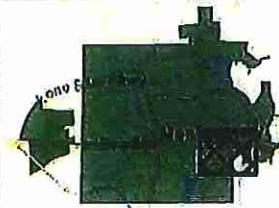
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**CITY OF MONTGOMERY
MONTGOMERY COUNTY, TEXAS**

LEGEND

-  200 Ft. Notification Boundary
-  Property being Rezoned
-  City Limits
-  MCAD Parcels



VICINITY MAP
Scale: 1 inch equals 2 miles



Montgomery City Council
AGENDA REPORT

Meeting Date: August 28, 2018	Budgeted Amount:
Prepared By: Jack Yates City Administrator	Exhibits: City Engineer memo
Date Prepared: August 23, 2018	

Subject

This is the City Council's public hearing regarding the zoning requested. The property is in the southeast corner of Buffalo Springs Drive and state highway 105 is from a mixture of R-1, R-2 and I-Institutional to B – commercial and I – institutional as shown in the attached map exhibits.

Description

Attached City Engineers memo.
This is the property that the city and the developer completed a agreed-upon 380 agreement on. In that agreement, the use of the land was described that matches the rezoning application.

Recommendation

Listen to the comments and consider as you think appropriate.

Approved By

City Administrator	Jack Yates	Date: August 23, 2018
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June 21, 2018

The Honorable Mayor and City Council
City of Montgomery
101 Old Plantersville Road
Montgomery, Texas 77316

Re: Proposed Shoppes at Montgomery Rezoning
Southeast Corner of Sh-105 & Buffalo Springs Drive
The City of Montgomery

Dear Mayor and Council:

As you are aware, at the December 15, 2017 meeting of the City Council, you approved an economic development agreement ("380 Agreement") with Montgomery SH-105 Associates, LLC (the "Developer") in regards to the Shoppes at Montgomery development.

Per the 380 Agreement, all land owned by the Developer for the Shoppes at Montgomery must be zoned commercial. Currently, the property is partially zoned commercial, partially zoned single-family residential, and partially zoned multi-family residential. The 380 Agreement also included a land swap between the City of Montgomery and the Developer, which you approved at the June 12th meeting of the City Council.

The proposed rezoning, as shown on the attachments included in your packets, includes the existing property belonging to the Developer as well as the property that will be deeded to the Developer through the previously mentioned land swap. In keeping with the terms of the 380 Agreement, we recommend rezoning the property that is currently owned and will be owned by Montgomery SH-105 Associates, LLC to Commercial, as shown in the enclosed exhibits.

As always, should you have any questions or need additional information, please do not hesitate to contact us.

Sincerely,

Chris Roznovsky, PE
Engineer for the City

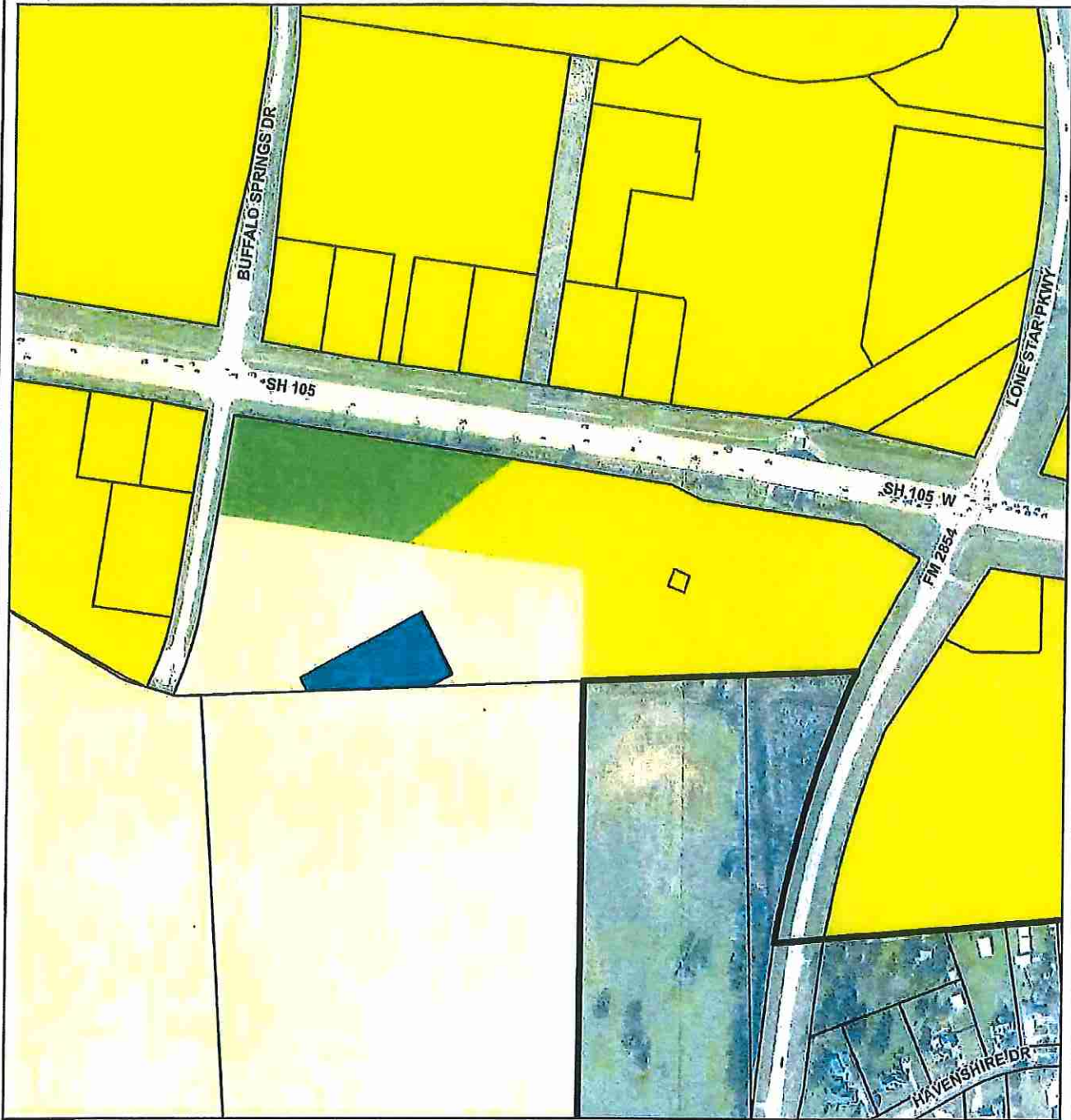
CVR/kmv

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Enc: Shoppes at Montgomery Original Zoning
Shoppes at Montgomery Proposed Zoning
Shoppes at Montgomery Rezoning Notification Map

Cc (via email): Mr. Jack Yates – City of Montgomery, City Administrator
Ms. Susan Hensley – City of Montgomery, City Secretary
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EXISTING ZONING CLASSIFICATION (SHOPPES AT MONTGOMERY)



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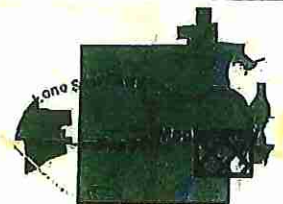
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CITY OF MONTGOMERY MONTGOMERY COUNTY, TEXAS

LEGEND

- | | |
|---|--|
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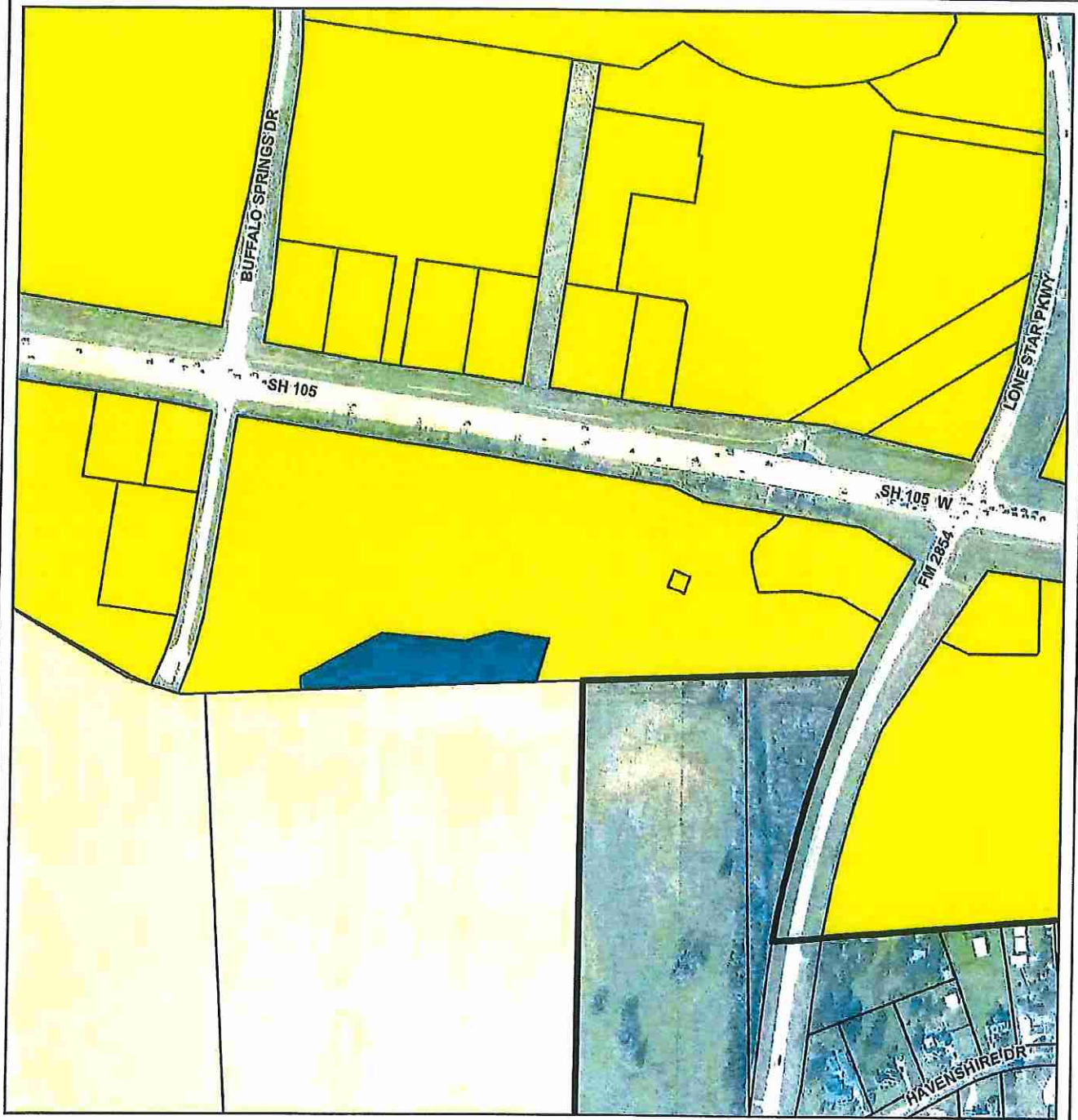
VICINITY MAP
Scale: 1 Inch equals 2 miles



JONES & CARTER

Texas Board of Professional Engineers Registration No. F-439

FUTURE ZONING CLASSIFICATION (SHOPPES AT MONTGOMERY)



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CITY OF MONTGOMERY MONTGOMERY COUNTY, TEXAS

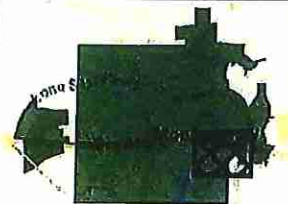
LEGEND

- City Limits
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JONES & CARTER

Texas Board of Professional Engineers Registration No. F-439



VICINITY MAP

Scale: 1 Inch equals 2 miles

**SHOPPES AT MONTGOMERY REZONING
(SOUTHEAST CORNER OF SH 105 & BUFFALO SPRINGS DRIVE)**



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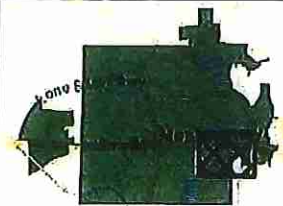
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**CITY OF MONTGOMERY
MONTGOMERY COUNTY, TEXAS**

LEGEND

- 200 Ft. Notification Boundary
- Property being Rezoned
- City Limits
- MCAD Parcels



VICINITY MAP
Scale: 1 Inch equals 2 miles



JONES CARTER

Texas Board of Professional Engineers Registration No. F-432

MINUTES OF SPECIAL MEETING

August 21, 2018

MONTGOMERY CITY COUNCIL

CALL TO ORDER

Mayor Sara Countryman declared a quorum was present, and called the meeting to order at 6:02 p.m.

Present: Sara Countryman Mayor
Jon Bickford City Council Place # 1
John Champagne, Jr. City Council Place # 2
Rebecca Huss City Council Place # 4
Dave McCorquodale City Council Place # 5

Absent: T.J. Wilkerson City Council Place # 3

Also Present: Jack Yates City Administrator
Larry Foerster City Attorney
Susan Hensley City Secretary
Chris Roznovsky City Engineer

INVOCATION

John Champagne gave the invocation.

PLEDGE OF ALLEGIANCE TO FLAGS

VISITOR/CITIZENS FORUM:

Any citizen with business not scheduled on the agenda may speak to the City Council. Prior to speaking, each speaker must be recognized by the Mayor. Council may not discuss or take any action on an item, but may place the issue on a future agenda. The number of speakers along with the time allowed per speaker may be limited.

There were no comments made by the public.

CONSENT AGENDA:

1. Matters related to the approval of minutes for the Public Hearings and Regular Meeting held on July 24, 2018.
2. Consideration and possible action to authorize street closures for the Wine and Music Festival beginning on Friday, September 14, 2018 at 5 p.m. and running through the entire Festival on Saturday, September 15, 2018 for East College, McCown, Maiden, Caroline, and John A. Butler Streets, as requested by the Montgomery Area Chamber of Commerce.
3. Consideration and possible action regarding street closure of East College Street, the north half of McCown Street between Caroline Street and College Street beginning at 8:00 a.m. Saturday, October 6 until 5:00 p.m. the same date, as requested by Kati Krouse, Bears, Etc.
4. Consideration and possible action regarding adoption of an Escrow Agreement by and between the City of Montgomery and Christian C. and Mary Cheatham regarding Emma's Way Development.
5. Consideration and possible action regarding adoption of an Escrow Agreement by and between the City of Montgomery and NH Heritage LP regarding Heritage Seniors Tract Development.
6. Consideration and possible action regarding Certificate of Acceptance for public water, sanitary sewer, drainage and paving improvements to serve Villas of Mia Lago, Section 2.
7. Consider and possible action regarding voting on the Montgomery County Emergency Communications District Board Member Election.

Rebecca Huss advised that she had three questions, two regarding the minutes and one about the Wine Festival. Rebecca Huss said the questions about the minutes are follow up questions. The first question is regarding the TORC Committee issues that were raised regarding the transfer of information between the City, Engineers and the TORC Committee had all been settled. Mr. Yates said yes, but it stated that it was not completely settled because they have not worked out the last of the numbers, but the Engineer is working on those and they have reached a tentative agreement based upon the final set of figures. Rebecca Huss asked if that would be a report that would come to City Council. Mr. Yates said yes it would be part of the TWDD and part of the Impact Fee discussion. Rebecca Huss said her second question was regarding an update on the timing of staffing of the Assistant to the City Administrator position. Mr. Yates said that they have advertised and interviewed two people, and the first person that was interviewed backed out of the application and the second person is still being reviewed with references. Mr. Yates said he is trying his best to get a good person, because he knows how much City Council wants a good person. John Champagne asked how long the notice for the position has been open. Mr. Yates said it has been roughly 3-4 weeks. Mr. Yates said they had received about 16 applications and they are going to be advertising in some more locations. Rebecca Huss said the market signal would be that they are

not getting satisfactory applicants, it would either be the job itself or the salary is not interesting to the candidates and asked if Mr. Yates felt that was worth discussion or revisiting. Mr. Yates said that he felt that City Council had given him enough latitude on both of those items to where if they got a good person he could negotiate. Rebecca Huss said that it would be embarrassing if they got to Item 7 and they did not have someone in that position.

Rebecca Huss said her third question was regarding the Wine Festival, starting the street closure map is a square and in the past that has caused problems for specific businesses, particularly the Montgomery Steakhouse. Rebecca Huss said she thought that the Antiques Festival has worked that out in a satisfactory way for everyone, which apparently does not seem to be replicated by the Wine Festival. Rebecca Huss said they were able to keep Caroline Street open at Prairie, in fact it is closed after the entrance to that parking lot and also at the exit of the parking lot of the Montgomery Steakhouse. Mr. Yates said he believed that issue had been talked about by The Chamber and the Montgomery Steakhouse. Rebecca Huss said that is not what the map represents, and said she would hate to approve something and then have them come back and say City Council approved the closure and since the City owns the streets, that is what would happen. Mr. Yates said he thought it had been worked out with the Montgomery Steakhouse, but said he would make sure in the morning. Rebecca Huss asked if “worked out” meant that the Montgomery Steakhouse agrees that their access to the parking lot is cut off. Mr. Yates said “yes.” Rebecca Huss said she would be shocked. Mr. Yates said this is the same information that was used last year. Rebecca Huss asked how they resolve this matter, because if they approve this square and it is not the case, then the street will be closed. Mr. Yates said what they could do is advise him to make sure that it is alright with the Montgomery Steakhouse, and if it is not, then the south half of McCown cannot be closed. Jon Bickford asked whether there has been any direct feedback from the Montgomery Steakhouse to the City, or any letters written. Mr. Yates said he understood there were letters written to every downtown business owner. Jon Bickford asked whether someone from Montgomery Steakhouse has said anything to the City like “please don’t do this again” or complained. Mr. Yates said they have not done either. John Champagne asked if Rebecca Huss had heard anything. Rebecca Huss said no, but that has been a consistent problem where it sounds like everything is fine and then the feedback is that it was not fine. Jon Bickford said wouldn’t it make sense for the Montgomery Steakhouse to come and tell somebody at the City. Rebecca Huss said the Montgomery Steakhouse usually does not know until the road has been closed and they are told that is what the City has decided. John Champagne asked that the City contact the Montgomery Steakhouse. Jon Bickford said he also feels there is a Wine Festival every year, and has been one for every year that he can remember with the streets being closed the same way every

year since he has been here and asked if the Montgomery Steakhouse has ever complained or written a letter to the City to complain, because his point is they should write a note to complain. Rebecca Huss said that they do, which is why the Antique Festival does it differently. Mr. Yates said that during this first two years he heard from the Montgomery Steakhouse, but after that he did not hear from them last year or this year. Mr. Yates said he was told that the MACC has written a letter and obtained approval from everyone in the downtown area. Jon Bickford said that the City could ask the Montgomery Steakhouse, but he also felt if they were frustrated they would send a note.

Rebecca Huss moved to approve the Consent Agenda Items 1, 3, 4, 5, 6 and 7 completely as presented, and Item 2, as presented pending direct confirmation from the owners of Montgomery Steakhouse that they are okay with the barricades being at Prairie, otherwise move the barricades west to accommodate their parking lot entrance and exit. Mr. Yates said he understood. Jon Bickford seconded the motion,

Discussion: John Champagne asked about Consent Agenda Item 7, asking if that was related to the 9-1-1 Board Election. Mr. Yates said that was correct. John Champagne asked what this vote means. Mr. Yates said it was the City's ballot to vote for Jack Yates to be on the Montgomery County 9-1-1 Board. John Champagne said he is assuming this Council is satisfied with Mr. Yates' time management and his ability to do this with no interruption to his day-to-day duties. Jon Bickford said that is under the assumption that Mr. Yates gets his Assistant, which is what the original agreement was. John Champagne said "okay, then he is done." Rebecca Huss said Mr. Yates is a man of his word and he said he would hire somebody before he took his position.

The motion carried unanimously. (4-0)

CONSIDERATION AND POSSIBLE ACTION:

8. Consideration and possible action regarding a Utility and Economic Feasibility Study for the Louisa Street Development.

Mr. Roznovsky presented the information to City Council regarding the Louisa Lane Development. Mr. Roznovsky said at the end of the existing Louisa Street they are looking to develop the 14 acre large lot single family resulting in 18 ½ acre lots. Mr. Roznovsky said the property is currently zoned R1 Residential and will remain R1, with no annexation required. Mr. Roznovsky said there

is a potential for a land swap, which is still on the table and they are working with the developer on potential options out by the Hills of Town Creek and expanding that plant site in exchange for part of Water Plant 2 site and some other alternatives. Mr. Roznovsky advised the water production capacity as of today, shows the updated numbers by the TORC that have been agreed upon, with all the current platted developments the City is projected to have 687,000 gallons a day in flow, which is 115% of existing capacity. Mr. Roznovsky said when they include the Water Plant 3 Improvements Project that is ongoing it will increase the City's capacity 735,000 gallons a day so they will have sufficient capacity to cover what is here today, but does not include new development that is not platted, approved and ready to go today.

Rebecca Huss said theoretically they are talking about 18 homes on large lots and they will need a detention pond. Rebecca Huss said they have a lot of different commercial properties with no detention required, and she was curious why. Mr. Roznovsky said it was all based on location. Mr. Roznovsky said most of the commercial locations were either next to the creek and they were either doing improvements to the creek or their impact was minimal. Mr. Roznovsky said this development has the drainage going to the pond and then cross country south and heads back to Town Creek. Mr. Roznovsky said that waterline will be proposed through Water Plant 2 and will allow for an additional waterline loop.

Mr. Roznovsky said on the sanitary sewer side the City has more capacity committed than is available currently, but based on the build out projections, the City will not hit that capacity until beyond 2022. Mr. Roznovsky said as of today, the City does have capacity to serve this development. Mr. Roznovsky said the way they will get sewer service is through a sanitary sewer line across the tract onto Pond Street, which will then head back down to Lift Station 3. Mr. Roznovsky said there will be a line that will need to be relocated because of its depth and it runs right behind the existing house.

Mr. Roznovsky said they have talked about the drainage side, stating what was originally proposed was a public street extension of Louisa Lane, now the current proposed development is for a private gated subdivision, with a gate at the end of existing Louisa Lane and then build a private street with a gated neighborhood that would not be maintained by the City. Mr. Roznovsky said the reason is they are trying to sell \$400,000 to \$600,000 homes and they believe that by providing a gated neighborhood that will help support the increased home value on the half acre lots. Mr. Roznovsky said the developer will also be requesting a variance for open ditch streets instead of curb and gutter, which would be consistent with the homes adjacent to these homes. Mr. Roznovsky said

the Code of Ordinances also provides a rule that allows an open ditch when lots are greater than 100 foot width, which most of the lots in this development are, but not all of them, as provided on the preliminary land plan. Mr. Roznovsky said that after the land swaps there might not be the need for a variance but they wanted to go ahead and request the variance for the open ditches. Jon Bickford asked if it made sense to make this a gated community to make the values worth more and then put ditches in so they are like the other homes in the area that are not the same value. Rebecca Huss said that was a marketing thing that was not really our responsibility. Jon Bickford said if they ask for a variance, that is our responsibility. Mr. Roznovsky said, in his opinion, this development is more along the line with half acre lots, it is large estate type lot homes they are going for.

Mr. Roznovsky said the other part of this is the streets, and per the City's Thoroughfare Plan they have a collector street that runs east, west and north of the school on the Mabry property. Mr. Roznovsky said that original thought with the development was the right of ways would be extended all the way to the property boundary so it could be extended out in the future and connect to the collector street to allow the residents to have access to FM 149 or on SH 105. Mr. Roznovsky said that if this would remain a public street, that instead of just putting a cul-de-sac at the end of the street, still put the cul-de-sac but then extend the right-of-way all the way to the boundary, so if in the future a road is connected the right-of-way would be there and the cul-de-sac can be removed. Jon Bickford said the proposal now is this would not be a public street. Mr. Roznovsky said when this report was written the street was public, since then it has been changed to private streets. Mr. Roznovsky said that was City Council's decision on whether to allow private streets. Mr. Roznovsky said the developer is also proposing asphalt streets instead of concrete, and then the road side ditches instead of curb and gutter. Mr. Roznovsky said the question is whether the City sees it as advantageous to have this through street to get to the collector street. Mr. Roznovsky said if the collector street goes all the way through from Old Plantersville Road to FM 149, the desire to cut through that street might be diminished because you are still not going to a light to get to FM 149 to Flagship and bypass the light completely, but that does not mean people would not use that as a cut though. Mr. Yates said while it sounds good it is not part of the 2016 Thoroughfare Plan to cut through Louisa Lane. Mr. Roznovsky said it is not, but there is a Code that says the City can require an extension of streets or stub out streets for future connections. Mr. Roznovsky said they are not requiring that they dedicate and develop the street all the way to the collector because a) it is not their property and b) it is not on the Thoroughfare Plan. Mr. Roznovsky said it will look the same as a public street with a right-of-way.

John Champagne asked where the gate would be located. Mr. Roznovsky said the gate would be right at the end of the existing Louisa Lane. Mr. Roznovsky said if they allow the private street the cut through option would be out of the picture. John Champagne asked if having the private street would require a variance. Mr. Roznovsky said it is allowed to do private streets and the ordinance requires that it is constructed to public standards, which is why they are asking for a variance for the asphalt because the standard is concrete. Rebecca Huss asked what the existing Louisa Street was regarding curb and gutter, width, etc. Mr. Roznovsky said it is probably 16-18 feet wide asphalt roadway with roadside ditches, so there is no existing curb and gutter.

Dave McCorquodale said two data points to consider when thinking about private streets are examples that are here in town, which was from a different era. Dave McCorquodale said the Stewart's place on College came to the City years ago wanting the City to pave the streets, and they were all taken aback that the street were private. Dave McCorquodale said how that works is through a process so the homeowner's know that they are on the hook for asphalt, drainage, etc. Dave McCorquodale said he did not want the process to turn into something where they come back to the City years from now. Jon Bickford said the action that they are doing is just to accept the report. Mr. Roznovsky said that was correct, but said he would advise that they be considering whether they are going to allow the private street option. Mr. Roznovsky said the other private streets in Lake Creek Village and Buffalo Springs, and so is Waterstone private streets. Jon Bickford said they have heard that Lake Creek Village is having problems. Rebecca Huss said Lake Creek Village is a private street with no gate, which is the most confusing of all with no restricted access. John Champagne said once again this is all in the deeds and if people would read the deeds they would understand. Mr. Yates said they could have a page notifying the property owner of the information. John Champagne said whatever the law requires is what should be done and he did not want to get involved in anything that does not concern us personally. Jon Bickford said if the homeowner's want to accept responsibility for private streets and a gated community they should do it. Mr. Jonathan White, Engineer for the project, stated it has already been discussed that the HOA fees are going to be larger because there is going to be an expectation they will have to fund any improvements, so it is already understood what is involved. Dave McCorquodale said he did not have an issue with asphalt versus concrete, he really did not because the durability of asphalt is perfectly suitable and they see it on Old Plantersville Road, with regard to the open ditches, he is a fan of open ditches anytime and feels that they are going counter to the trends when they are piping and concreting and not opening the drainage ways up. Jon Bickford said he had a question about the impact that the lots have on Louisa Lane. Mr. Roznovsky said it will be more homes but it is single family homes and the street is not a cut through. Jon Bickford said that those

people will be going to work every day and then coming home, and said that takes Louisa Lane from a small road that does not require that much maintenance to maybe one that requires a lot of maintenance, and how does the City get reimbursed for that and is there some way to assess the impact to them. Mr. Roznovsky said 18 homes is not a lot of trip travel and is not a drastic increase as it would be with a much larger development. Mr. Roznovsky said that information was not included in the Study. Mr. Roznovsky said they did determine that improving Louisa Lane all the way to SH 105 was not going to be a requirement for the project. Jon Bickford said they might choose to do that if they want the entrance to the housing development to look nicer. Jon Bickford said he trusted Mr. Roznovsky's expertise and if he thinks it is going to be okay. Jon Bickford said the last thing was he wanted to confirm that there would be no access to Worsham Street from the development. Mr. Roznovsky said that was correct, it goes all the way to Worsham Street, but there is a lot there. Rebecca Huss said in terms of traffic on Louisa Lane, if it is public and the City requires them to stub out and provide a thoroughfare to an eventual Mabry development, then traffic on Louisa will be significantly higher, she can't imagine how the people that live on Louisa will feel about that. Mr. Roznovsky said when they get to that point of making Louisa a connection through, the requirements to upgrade Louisa will be up to the developer of the new section. Rebecca Huss said they have to choose one thing or another and this is a small private street with a gated community or the street becomes a thoroughfare, which is really a large either or. Mr. Roznovsky said the City does not have to allow the connection through even if the road was public. Mr. Roznovsky said there are pros and cons either way you choose. Rebecca Huss said she felt like they were opening up a can of worms with this decision, and the engineering is driving everything as opposed to in some ways where they determine how things should look and work, and how they live.

Mr. Roznovsky review the development costs, stating that the estimated cost for the sewer line and water line construction is \$147,000, which would be constructed and designed as part of the development as a whole by the developer. Mr. Roznovsky said the estimated home price would be \$400,000 - \$600,000 and of that amount the estimated tax value, based on the current tax rate is about \$35,000 year for a total of \$9 million valuation, with impact fees totally \$65,000 for the 18 homes.

Mr. Roznovsky said that this development is the second one that has come into play with the Mobility Study that the City adopted, and it gives the City the option of saying how this development interacts with the future mobility. Rebecca Huss said these studies provide factual information that City Council can base their decisions.

John Champagne moved to approve the Utility and Economic Feasibility Study for the Louisa Street Development as presented. Dave McCorquodale seconded the motion, the motion carried unanimously. (4-0)

9. Consideration and possible action regarding presentation of the Annual Update to the Service and Assessment Plan for City of Montgomery PID No. 1 by Mallory J. Craig, Attorney for Coats and Rose Law Firm.

Mallory J. Craig, Attorney for Coats and Rose who provides the representation for this PID, made the presentation to City Council. Ms. Craig advised that per the Local Government Code the Service and Assessment Plan shall be considered annually to make sure that the Assessment Fee levied is appropriate for the property, the tax roll that it covers and to regain the City's administrative costs. Ms. Craig said that right now no new properties have been added for the Assessment Plan so it will remain the same as last year. Ms. Craig advised this is 6.1 acres that have been triggered and she is asking that City Council adopt the Assessment Plan that levies the same Assessment as last year, which is \$35,778, with \$400 going to cover City administration fees.

Mr. Yates said that virtually most of the assessment is to Mr. Ogorchock. Ms. Craig said of the \$35,778, this is a pass through of \$35,375 to go to reimburse Mr. Ogorchock for the development of the business park and providing the tax value that he brought to the City. Ms. Craig said after last year's assessment they have prepared a disbursement tracking so that the City is able to track what is left to be disbursed to pay off what the City approved per the Development Agreement and the Services and Assessment Plan. Rebecca Huss said that Mr. Yates point was that Mr. Ogorchock himself is the primary tax payer and he is reimbursing himself. Ms. Craig said yes and no, some of the units are rented and some are owned, but at this time the majority is a pass through to Mr. Ogorchock.

Rebecca Huss moved to accept the presentation of the Annual Update to the Service and Assessment Plan for City of Montgomery PID No. 1 by Mallory J. Craig, Attorney for Coats and Rose Law Firm. Dave Mc McCorquodale seconded the motion, the motion carried unanimously. (4-0)

10. Consideration and possible action regarding adoption of the following Ordinance:
AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF MONTGOMERY ACCEPTING AND APPROVING AN ANNUAL UPDATE TO THE SERVICE AND ASSESSMENT PLAN

AND ASSESSMENT ROLL FOR CITY OF MONTGOMERY PUBLIC IMPROVEMENT DISTRICT NO. 1; PROVIDING FOR PAYMENT OF THE ANNUAL INSTALLMENT OF THE ASSESSMENTS IN ACCORDANCE WITH CHAPTER 372, TEXAS LOCAL GOVERNMENT CODE, AS AMENDED; AND PROVIDING FOR SEVERABILITY, AND PROVIDING AN EFFECTIVE DATE.

Rebecca Huss moved to adopt the Ordinance as read. Dave McCorquodale seconded the motion, the motion carried unanimously. (4-0)

11. Consideration and possible action regarding adoption of an Encroachment and Maintenance Agreement with ProCore Developments 105, L.L.C. for sign placement and a light pole.

Mr. Roznovsky advised this was a standard agreement and they have reviewed the plans, and what the agreement states is that if the City has to make any repairs and the light pole or sign is damaged it is the responsibility of the owner to replace or repair.

John Champagne moved to approve the Encroachment and Maintenance Agreement with ProCore Developments 105, L.L.C. for sign placement and a light pole as presented. Rebecca Huss seconded the motion, the motion carried unanimously. (4-0)

12. Consideration and possible action regarding adopting of an Encroachment and Maintenance Agreement with Spirit of Texas Bank, SSB for a Gateway Monument, dumpster and storage area and light poles.

Mr. Roznovsky said this was the same information as the last item, with the main difference with this one is the City does not have utilities within the easement. Mr. Roznovsky said this will include the gateway sign that Spirit of Texas is installing that will encroach within the City's easement, and per the 380 Agreement with the City the Spirit of Texas Bank will maintain the site. Mr. Roznovsky said their dumpster storage is also included in this document and it will be located on Lone Star Parkway toward the back of the property and with a brick wall surrounding the dumpster. Rebecca Huss said that since this is the Spirit of Texas, everything that they do is larger and more expensive than everything everyone else does, so there is no chance that the City is going to be digging up and damaging our monument or anything else. Mr. Roznovsky said this will be the same as the previous item, anything that is damaged from work by the City within the easement is the responsibility of them to repair. Mr. Roznovsky said the only spot that there are public utilities is

the very front corner of the property, which the plans have not yet been completed so that will be taken into consideration to adjust them as far away as they can, but along each side there are no utilities located. Mr. Yates asked about the sign plans. Mr. Roznovsky said that they have not yet approved the plans for the light pole and said that their plan approval is contingent upon the encroachment agreement and approval of the sign placement plans.

Jon Bickford moved to adopt an Encroachment and Maintenance Agreement with Spirit of Texas Bank, SSB for a Gateway Monument, dumpster and storage area and light poles. Rebecca Huss seconded the motion.

Discussion: Mr. Foerster stated as a point of information, he has been in contact with the Spirit of Texas Bank owner, Dean Bass and his attorney, Michael L. Durham. Mr. Foerster said he suggested to them since Montgomery was the home of John M. Wade who was one of the men who fought the Battle of San Jacinto shooting the twin sisters cannon and the Spirit of Texas Bank has had a plan of putting a nice statue in front of their bank, and said that it would be nice to have the twin sisters cannon statue in front of the bank to commemorate the fact that one of Montgomery's own fought the Battle of San Jacinto. Mr. Foerster said he did not know if Spirit of Texas Bank would follow through with that, but they felt it was worth looking at. Jon Bickford said that was a good suggestion by Mr. Foerster. John Champagne said Mr. Foerster was the City's resident historian.

The motion carried unanimously. (4-0)

13. Consideration and possible action regarding nomination to the Montgomery Central Appraisal District Board.

Mr. Yates said that there was one opening on the Board. Jon Bickford asked if the City has had somebody on this Board in the past. Mr. Yates said last year City Council nominated Greg Parker who was running for County Commissioner. Jon Bickford said he did not know who we would get to nominate.

Jon Bickford moved to not nominate anyone at this time to the Montgomery Central Appraisal District Board. John Champagne seconded the motion.

Discussion: Rebecca Huss asked why they wanted to not nominate someone and not wait until September. Jon Bickford asked who has asked or presented that they want to be nominated. Rebecca Huss said that she thought Dave McCorquodale has a thought. Mr. Foerster said City Council has until September 11, 2018 to make a nomination, so there is still one other meeting if they wanted to. Rebecca Huss said she did not want this to go away forever, so this is tabled for another meeting. Jon Bickford said that they could make a motion next time so he was clarifying his original motion.

The motion carried unanimously. (4-0)

14. Consideration and possible action regarding adoption of the following Ordinance:

AN ORDINANCE ANNEXING INTO THE CITY OF MONTGOMERY, TEXAS, THE HEREINAFTER DESCRIBED TERRITORY OF 1.799 ACRES OF LAND, MORE OR LESS, IN THE PUBLIC ROAD RIGHT-OF WAY OF STATE HIGHWAY 105 EAST WHICH RUNS ADJACENT AND PARALLEL TO THE BOUNDARIES OF THE CITY, AND LOCATED IN THE JOHN CORNER SURVEY, ABSTRACT 8, MONTGOMERY COUNTY, TEXAS; AND EXTENDING THE BOUNDARY LIMITS OF SAID CITY SO AS TO INCLUDE SAID HEREINAFTER DESCRIBED PROPERTY WITHIN SAID CITY LIMITS; PROVIDING A SEVERABILITY CLAUSE AND A TEXAS OPEN MEETINGS ACT CLAUSE; AND PROVIDING THE EFFECTIVE DATE UPON PASSAGE OF THE ORDINANCE.

Mr. Yates advised that the required two public hearings were held regarding the annexation of the property and there were no public comments made regarding the subject. Mr. Yates said the property that is being annexed is the highway itself.

Jon Bickford moved to adopt the aforementioned ordinance. Dave McCorquodale seconded the motion, the motion carried unanimously. (4-0)

15. Consideration and possible action regarding adoption of the following Ordinance:

AN ORDINANCE BY THE CITY OF MONTGOMERY, TEXAS ("CITY") DENYING THE RATE INCREASE REQUEST OF ENTERGY TEXAS, INC. FILED ON MAY 15, 2018; FINDING THAT THE MEETING COMPLIES WITH THE OPEN MEETINGS ACT; MAKING OTHER FINDINGS AND PROVISIONS RELATED TO THE SUBJECT; AND DECLARING AN EFFECTIVE DATE.

John Champagne moved to adopt the ordinance as presented. Dave McCorquodale seconded the motion, the motion carried unanimously. (4-0)

16. Consideration and possible action regarding calling a Public Hearing regarding the City of Montgomery 2018-2019 Proposed Operating Budget to be held on August 28, 2018 at 6 p.m. at City Hall.

Mr. Yates advised the public hearing needed to be scheduled for September 11, 2018 rather than the August 28, 2018 date.

Rebecca Huss moved to set the Public Hearing for the City of Montgomery 2018-2019 Proposed Operating Budget to be held Tuesday, September 11, 2018 at 6 p.m. at City Hall. Dave McCorquodale seconded the motion, the motion carried unanimously. (4-0)

17. Consideration and possible action to Accept the 2018 Effective and Rollback Tax Rates.

Mr. Yates advised this was the formal acceptance of the 2018 Effective and Rollback Tax Rates as presented by the Country Treasurer. Mr. Yates explained the Effective Tax Rate is what the tax rate would be to collect the same amount of taxes as in 2017-2018. Mr. Yates said with the increase of approximately \$54,000,000 of taxable value, the Effective Tax Rate would be \$,3660.

Mr. Yates stated that the Rollover Tax Rate is the available tax rate that the City could collect legally based on the percentage of increase allowed each year in the law and that rate is \$.4860. Rebecca Huss asked to confirm that was what the State Legislature allows the City to charge. Mr. Yates said that was correct. Jon Bickford said they have the right as a City Council to enact \$.4860/per \$100 valuation. Mr. Yates said that was correct.

Mr. Yates advised City Council has discussed during the budget meetings so far is to have a \$.4055 tax rate, which is in the middle of those two rates. Mr. Yates said since that is more than the Effective Tax Rate it is required that City Council conduct two public hearings, which is listed as another item on the Agenda. Rebecca Huss said the reason they would have to have more taxes in terms of dollar value is because of the City's growth we need to provide more services. Mr. Yates said that was correct.

Jon Bickford asked whether the proposed tax rate of \$.4055 based on a \$3.5 million dollar budget. Mr. Yates said it was based on the budget that we been looking at so far. Jon Bickford said that

rate could conceivably go down before it is over. Mr. Yates said the rate could go down. Jon Bickford said if there are thoughts that there is more money in the budget than there needs to be, as has been presented so far, and those dollars come out, then this rate could go down. Mr. Yates said that was correct and noted one of the next items on the Agenda is to designate a proposed tax rate, but it is not a decision on the rate, it is for the advertisement to be published in the paper. Mr. Yates said this item is just acknowledging receipt of the figures that you are receiving from the County Treasurer.

Jon Bickford said last year the City had a tax rate of \$.4155 and this year the City is proposing \$.4055 and dropping the tax rate one cent. Mr. Yates said that was correct. Rebecca Huss said either way, for this item on the Agenda they need to specifically acknowledge what is being received from the County Treasurer.

Rebecca Huss moved to acknowledge and accept the Effective Tax Rate and Roll Back Rate calculations as presented in the City of Montgomery Worksheet from the County Treasurer. Jon Bickford seconded the motion, the motion carried unanimously. (4-0)

18. Consider and Discuss the Tax Rates Needed to Fund the 2018/2019 Budget for Maintenance and Operations and Debt Service.

Mr. Yates advised this is to establish the Proposed Tax Rate in order for the two public hearings to have a basis for discussion. Mr. Yates said the total property taxes at the \$.4055 tax rate would bring in a total of \$1,024, 755. Mr. Yates advised the proposed split of the tax rate is \$.2113 for maintenance and operations in the general fund and \$.1942 for debt service. Mr. Yates said this is a reduction of the total tax rate of \$.4155 to \$.4055. Mr. Yates said that increased amount from last year to this year in the maintenance and operations fund is \$131,514 and the increase in the debt service fund is \$74,707. Mr. Yates said City Council during budget discussions felt this would allow growth in each of these funds enough to allow for the related expense of services due to the growth of the City. Mr. Yates advised that from the maintenance and operations property taxes received and the increase in sales tax collection meets the general fund budget. Mr. Yates said the debt service increase allows the opportunity to set aside funds enough to borrow for long term needs should that need arise.

Jon Bickford said that question now is really determining what the final budget is going to be. Mr. Yates said he suspect that they would be able to go down to \$.3955 if they want to. Mr. Yates said

the final tax rate will not be adopted until September 11, 2018. Jon Bickford said they will have the latitude to change the tax rate. Mr. Yates said that was correct. Jon Bickford said he was very happy and need no further discussion. Rebecca Huss asked if they would have further meetings to discuss the actual figures. Mr. Yates said they would have an extended budget meeting either at the August 28, 2018 or September 4, 2018 Meeting, and said he thought that it would probably be on the September 4, 2018 Meeting Agenda. Mr. Yates said he hoped to have the Proposed Budget updated by the end of next week. Rebecca Huss said in the past City Council has been nervous about taking a giant step on cutting the taxes because the future has been so difficult to predict and the City is growing so quickly, asking what makes Mr. Yates feel that they could take two cents off of the tax rate. John Champagne said he thinks the increased ad valorem tax and increased sales activity, and more of what the City did not have in the past and don't need as large of a tax. Jon Bickford said he would offer that there is money in the proposed budget that may not be there tomorrow in non-trivial amount, which that by itself could also cause a change.

Mr. Yates said there is a line item for the half cent that was voted by people to reduce the property tax, and that figure this year is going to be around \$740,000 and next year it could easily be \$830,000. Mr. Yates said if that figure is meant to come off of the property tax, then that could be the basis. Mr. Yates said he would say the growth of the half cent should be the basis for how you effect your property tax. Rebecca Huss said they have always talked about it in terms of that is what the half cent is for, but she has never actually seen it in the budget. Jon Bickford said he would like to see the math to be able to understand fully how it would work. Rebecca Huss asked Mr. Yates to bring a handout at the meeting on the budget so they can have that information on paper. Mr. Yates said City Council could use that information now if they wanted to. Mr. Yates said he would go back several years to find out the percentage would be, which he thought would be about \$50,000 per year. Mr. Yates said he was not sure about this year yet. John Champagne said the more efficient a private enterprise gets the more money they make, but with a City we force ourselves to become more efficient by watching the tax rate. John Champagne said it is real easy to raise taxes, there is nothing hard you just keep doing what you are doing, but this takes effort. Rebecca Huss said when they reduce the tax rate to her that is a permanent commitment. Jon Bickford said it is a commitment for the time that you can make it permanent, and said he thinks the most thoughtful thing that City Council can do is not collect money we do not need. Jon Bickford said if something comes in the future and they need more money, then they will have to ask for more money. Rebecca Huss said she thought that they all agree there is no thinking that they are going to raise taxes for new carpet at City Hall, but if they need a new water well that is a completely different story. Rebecca Huss said in the past when some of City Council came on

board there was no accounting for pensions. Jon Bickford said they fixed that right after they got on board. Rebecca Huss said when she got on City Council they did not have anything accounting for depreciation, so between all of us accounted for the real cost of this government and hopefully at this point there are no more false accounting or surprises. Rebecca Huss asked Mr. Yates if he thought there were any holes where the City is spending money or accruing liabilities that they have not budgeted for or not aware of. Mr. Yates said he would say they are not cutting back on the insurance or at risk for any big loss.

19. Consider and Vote on a Proposed Tax Rate for 2018.

Mr. Yates said this is not to adopt the Tax Rate but to establish a Proposed Tax Rate. Mr. Yates suggested the Proposed Tax Rate of \$.4055.

Jon Bickford moved to proposed in the 2018-2019 budget a property tax rate of \$.4055. Rebecca Huss seconded the motion, the motion carried unanimously. (4-0)

20. If the Tax Rate needed to fund the budget exceeds the lower of the 2018 Effective or Rollback Tax Rate Presented, Consider and approve two (2) Public Hearing dates.

John Champagne moved to set August 31, 2018 and September 4, 2018 at 6:00 p.m. at City Hall, 101 Old Plantersville Road, Montgomery, Texas for the two public hearings regarding exceeding the Effective Tax Rate for the 2018-2019 Budget. Dave McCorquodale seconded the motion, the motion carried unanimously. (4-0)

21. Buffalo Springs Bridge Report by the City Engineer.

Mr. Roznovsky advised all the rip rap is in place, the wall is complete, storm sewer on the south side of the bridge is complete and now they working on the storm sewer on the north side of the bridge. Mr. Roznovsky said today they have filled in on the side and reshaped on the south side of the bridge, and on the north side of the bridge they have one more section of the storm sewer box to be built up to be able to put in the piping.

Mr. Roznovsky reviewed the schedule and advised the last schedule that had been presented to City Council had a completion date of August 30, 2018, but the schedule they received today has a completion date of September 18, 2018, so they have lost another 20 days on the schedule. Mr.

Roznovsky said of those 20 days, they can only account for the number of days that it rained, which was seven to eight days. Mr. Roznovsky said that is about two weeks of slow production by the contractor, with labor issues and he is down half of his crew at the moment. Mr. Roznovsky said apparently from what they heard today is half of the contractor's crew that were working on the bridge quit because they found an oil and gas job and they walked off the job. Mr. Roznovsky said there are liquidated damages provide in the contract, but as far as rain, there are not enough to account for the 20 days.

Mr. Roznovsky said over the next few days they will see the storm sewer being completed on the north side. Mr. Roznovsky said they met with Mr. Shannon Salsbury with State Farm about speeding up that corner of the work so he can complete his site grading and continue to get his building going. Mr. Roznovsky said the bridge work is not affecting him with his shell building construction, but it looks like in another week to week and a half everything will be out of his way so he can complete his work. Mr. Roznovsky said the actual slope paving should start at the end of next week, so they are doing all the buildup of the soil right now. Mr. Roznovsky said the good news is everything down in the channel is now complete so they are not having to work below lake level.

Rebecca Huss thanked Mr. Roznovsky for answering the questions regarding the engineering part of the bridge project so clearly and said she would be curious how that works out. Mr. Roznovsky said we are all wanting the same thing, it is just what the City can and can't do, especially since we are dealing with FEMA. Mr. Roznovsky said that they can't do drainage work where it floods, where they are trying to improve drainage.

EXECUTIVE SESSION:

The City Council reserves the right to discuss any of the items listed specifically under this heading or for any items listed above in executive closed session as permitted by law including if they meet the qualifications in Sections 551.071(consultation with attorney), 551.072 (deliberation regarding real property), 551.073 (deliberation regarding gifts), 551.074 (personnel matters), 551.076 (deliberation regarding security devices), and 551.087 (deliberation regarding economic development negotiations) of Chapter 551 of the Government Code of the State of Texas.

22. Adjourn into Closed Executive Session as authorized by the Texas Open Meetings Act, Chapter 551 of the Government Code, in accordance with the authority contained in the following:
 - a. 551.071 (confidential consultation with the City Attorney); and

- b. 551.072 (deliberation regarding real property) related to the purchase of property for a road right-of-way.

Mayor Countryman adjourned into Closed Executive Session at 7:22 p.m.

- 23. Reconvene into Open Session.

Mayor Countryman reconvened into Open Session at 7:51 p.m.

POSSIBLE ACTION FROM EXECUTIVE SESSION:

- 24. Consideration and possible action, if necessary, on a Resolution approving the purchase of real property for a road right-of-way as discussed in Closed Executive Session.

Jon Bickford moved to adopt, by resolution, approving the purchase of 2,160 square feet of property at 21049 Eva Street in Montgomery for a right-turn lane on State FM 149 and authorizing the execution by the City Administrator or City Mayor of all documents for the City's purchase of property. Rebecca Huss seconded the motion, the motion carried unanimously. (4-0)

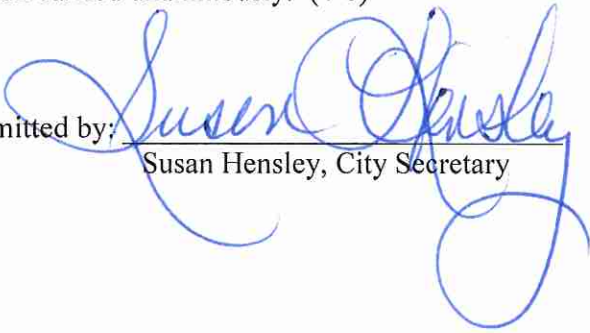
COUNCIL INQUIRY:

Pursuant to Texas Government Code Sect. 551.042 the Mayor and Council Members may inquire about a subject not specifically listed on this Agenda. Responses are limited to recitation of existing policy or a statement of specific factual information given in response to the inquiry. Any deliberation or decision shall be limited to a proposal to place on the agenda of a future meeting.

There were no comments.

ADJOURNMENT

Jon Bickford moved to adjourn the meeting at 7:55 p.m. Rebecca Huss seconded the motion, the motion carried unanimously. (4-0)

Submitted by: 
Susan Hensley, City Secretary

Date Approved: _____

Mayor Sara Countryman

Montgomery City Council
AGENDA REPORT

Meeting Date: August 28, 2018	Budgeted Amount:
Prepared By: Jack Yates City Administrator	Exhibits: Escrow agreement
Date Prepared: August 23, 2018	

Subject

This is the escrow agreement with Haza Foods for development of the Wendy's restaurant.

Description

This is to approve the standard escrow agreement the developer has submitted payment in the amount of the escrow requested.

Recommendation

Motion to approve the escrow agreement between the city and Haza Foods as part of the consent item agenda

Approved By

City Administrator	Jack Yates	Date: August 23, 2018
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ESCROW AGREEMENT

BY AND BETWEEN

THE CITY OF MONTGOMERY, TEXAS,

AND

Haza Foods
Dev. No. 1808

THE STATE OF TEXAS Ⓢ

COUNTY OF MONTGOMERY Ⓢ

This Escrow Agreement, is made and entered into as of the 6th day August, 2018 by and between the CITY OF MONTGOMERY, TEXAS, a body politic, and a municipal corporation created and operating under the general laws of the State of Texas (hereinafter called the "City"), and Haza Foods, a Texas Corporation, (hereinafter called the "Developer").

RECITALS

WHEREAS, the Developer desires to acquire and develop all or part of a 1.0209 acre tract of land being out of and a part of Reserve "C" of final plat Montgomery First, a commercial subdivision in Montgomery County, Texas, sometimes referred to as the Wendy's Tract, and being more particularly described in Exhibit "A" attached hereto and incorporated herein by reference for all purposes.

WHEREAS, the City policy requires the Developer to establish an Escrow Fund with the City to reimburse the City for engineering costs, legal fees, consulting fees and administrative expenses incurred for plan reviews, developer coordination and inspection services to be provided for during the construction phase; and,

WHEREAS, City has determined that the estimated cost of providing such services will be approximately \$5,000.

AGREEMENT

ARTICLE I

SERVICES REQUIRED

Section 1.01 The development of the Wendy's Tract will require the City to utilize its own personnel, its professionals and consultants; and the Escrow Fund will be used to reimburse the City its costs associated with these services.

Section 1.02 In the event other contract services are required related to the development from third parties, payment for such services will be made by the City and reimbursed by the Developer or paid directly by the Developer as the parties may agree.

ARTICLE II

FINANCING AND SERVICES

Section 2.01 All estimated costs and professional fees needed by City shall be financed by Developer. Developer agrees to advance funds to City for the purpose of funding such costs as herein set out:

City Engineer	\$ 4,000
City Attorney	\$ 1,000
<hr/>	
TOTAL	\$5,000

Section 2.02 Developer agrees to submit payment of the Escrow Fund to City no later than ten (10) days after the execution of this Escrow Agreement.

Section 2.03 The total amount shown above is intended to be a "Not to Exceed" amount unless extenuating, unexpected fees are needed. If extenuating circumstances arise, the Developer

will be informed, in writing by the City, of the additional deposit amount and explanation of extenuating circumstance. The Developer agrees to tender additional sums within 10 days of receipt of request to cover such costs and expenses. If additional funds are not deposited within 10 days all work by or on behalf of the City will stop until funds are deposited. Any funds which may remain after the completion of the development described in this Escrow Agreement will be refunded to Developer.

ARTICLE III,

MISCELLANEOUS

Section 3.01 City reserves the right to enter into additional contracts with other persons, corporations, or political subdivisions of the State of Texas; provided, however, that City covenants and agrees that it will not so contract with others to an extent as to impair City's ability to perform fully and punctually its obligations under this Escrow Agreement.

Section 3.02 If either party is rendered unable, wholly or in part, by *force majeure* to carry out any of its obligations under this Escrow Agreement, then the obligations of such party, to the extent affected by such *force majeure* and to the extent that due diligence is being used to resume performance at the earliest practicable time, shall be suspended during the continuance of any inability so caused to the extent provided but for no longer period. As soon as reasonably possible after the occurrence of the *force majeure* relied upon, the party whose contractual obligations are affected thereby shall give notice and full particulars of such *force majeure* relied upon to the other party. Such cause, as far as possible, shall be remedied with all reasonable diligence. The term "*force majeure*," as used herein, shall include without limitation of the generality thereof, acts of God, strikes, lockouts, or other industrial disturbances, acts of the public

enemy, orders of any kind of the government of the United States or the State of Texas or any civil or military authority, insurrections, riots, epidemics, landslides, lightning, earthquakes, fires, hurricanes, storms, floods, washouts, droughts, arrests, restraint of government and people, civil disturbances, explosions, breakage, or accidents to machinery, which are not within the control of the party claiming such inability, which such party could not have avoided by the exercise of due diligence and care.

Section 3.03 This Escrow Agreement is subject to all rules, regulations and laws which may be applicable by the United States, the State of Texas or any regulatory agency having jurisdiction.

Section 3.04 No waiver or waivers of any breach or default (or any breaches or defaults) by either party hereto of any term, covenant, condition, or liability hereunder, or of performance by the other party of any duty or obligation hereunder, shall be deemed or construed to be a waiver of subsequent breaches or defaults of any kind, under any circumstance.

Section 3.05 Any notice, communication, request, reply or advice (hereafter referred to as "notice") herein provided or permitted to be given, made, or accepted by either party to the other (except bills) must be in writing and may be given or be served by depositing the same in the United States mail postpaid and registered or certified and addressed to the party to be notified, with return receipt requested, or by delivering the same to an officer of such party. Notice deposited in the mail in the manner herein above described shall be conclusively deemed to be effective, unless otherwise stated in this Escrow Agreement, from and after the expiration of seven (7) days after it is so deposited. Notice given in any other manner shall be effective only when received by the party to be notified. For the purpose of notice, the addresses of the parties shall,

until changed as hereinafter provided, by as follows:

If to City, to: City Administrator
 City of Montgomery
 101 Old Plantersville Rd.
 Montgomery, Texas 77316

If to Developer, to: Haza Foods
 4415 Highway 6
 Sugarland, Texas 77478

The parties shall have the right from time to time and at any time to change their respective addresses, and each shall have the right to specify as its address any other address by at least fifteen (15) days written notice to the other party.

Section 3.06 This Escrow Agreement shall be subject to change or modification only in writing and with the mutual consent of the governing body of City and the management of Developer.

Section 3.07 This Escrow Agreement shall bind and benefit City and its legal successors and Developer and its legal successors but shall not otherwise be assignable, in whole or in part, by either party except as specifically provided herein between the parties or by supplemental agreement.

Section 3.08 This Escrow Agreement shall be for the sole and exclusive benefit of City and Developer and is not for the benefit of any third party. Nothing herein shall be construed to confer standing to sue upon any party who did not otherwise have such standing.

Section 3.09 The provisions of this Escrow Agreement are severable, and if any provision or part of this Escrow Agreement or the application thereof to any person or circumstances shall ever be held by any court of competent jurisdiction to be invalid or

STATE OF TEXAS {

COUNTY OF MONTGOMERY {

BEFORE ME, the undersigned authority, on this day personally appeared Sara Countryman, Mayor of the City of Montgomery, Texas, a corporation, known to me to be the person whose name is subscribed to the foregoing instrument, and acknowledged to me that he executed the same for the purposes and consideration therein expressed, in the capacity therein stated and as the act and deed of said corporation.

GIVEN UNDER MY HAND AND SEAL OF OFFICE on this the _____ day of _____, 2018

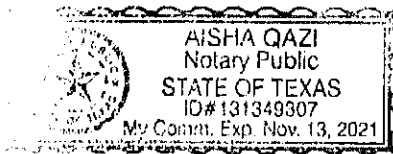
Notary Public, State of Texas

THE STATE OF TEXAS {

COUNTY OF Fortbend {

BEFORE ME, the undersigned, a Notary Public in and for the State of Texas, on this day personally appeared M. Ali Dheeni, Manager of HABA Foods LLC, a Texas Limited Liability company known to me to be the person whose name is subscribed to the foregoing instrument and acknowledged to me that he executed the same for the purpose and consideration therein expressed and in the capacity therein stated and as the act and deed of said organization.

GIVEN UNDER MY HAND AND SEAL OF OFFICE on this the 6th day of August 2018.



Aisha Qazi
Notary Public, State of Texas

Prohibition on Boycotting Israel Verification

This Verification is hereby incorporated into the terms of the contract by and between City of Montgomery and HAZA Foods entered into this the 8th day of August, 2018

1. HAZA Foods, in conjunction with the execution of the above referenced contract and in accordance with Chapter 2270 of the Texas Government Code, effective September 1, 2017, does hereby agree, confirm, and verify that it:

- A. Does not Boycott Israel; and
- B. Will not Boycott Israel during the term of the contract.

"Boycott Israel" has the meaning given to it in Chapter 808 of Subtitle A, Title 8 of the Texas Government Code. As of the effective date of the statute, the term means "refusing to deal with, terminating business activities with, or otherwise taking any action that is intended to penalize, inflict economic harm on, or limit commercial relations specifically with Israel, or with a person or entity doing business in Israel or in an Israeli-controlled territory, but does not include an action made for ordinary business purposes."

2. Contractor hereby acknowledges and agrees that this verification is a material term of the contract and Owner is expressly relying on this verification in agreeing to enter into the contract with Contractor.
3. **TO THE MAXIMUM EXTENT PERMITTED BY LAW, CONTRACTOR AGREES TO INDEMNIFY, DEFEND AND HOLD HARMLESS OWNER FROM ALL CLAIMS, CAUSES OF ACTION, LEGAL PROCEEDINGS, DAMAGES, COSTS, FEES AND EXPENSES ARISING OUT OF OR RELATED TO AN ACTUAL OR ALLEGED MISREPRESENTATION BY CONTRACTOR PROVIDED HEREUNDER.**

[Signatures on Following Page]

LEGEND * ITEMS THAT MAY APPEAR IN DRAWING BELOW

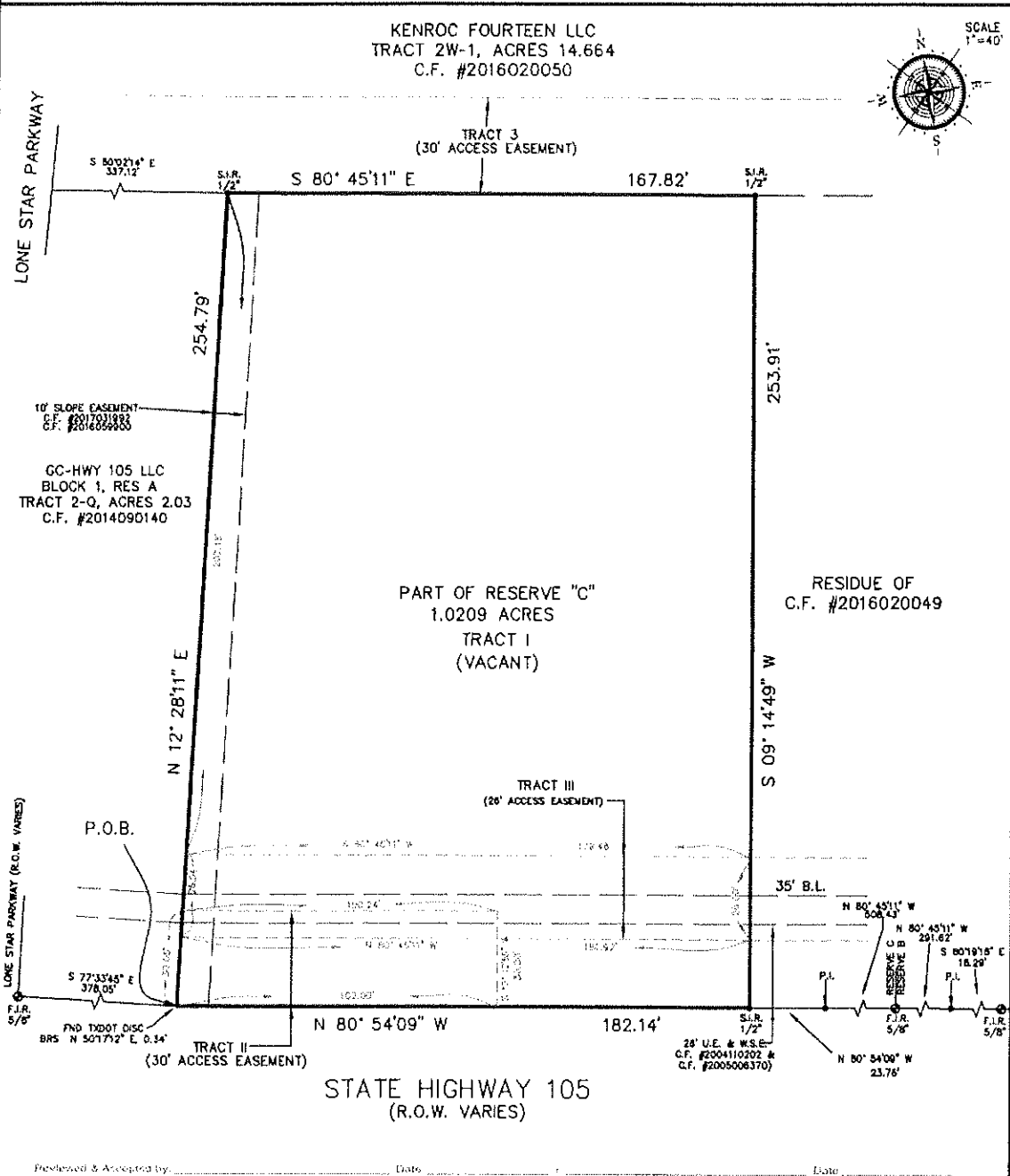
M.U.E. = MUNICIPAL UTILITY EASEMENT
 U.E. = UTILITY EASEMENT
 A.E. = AERIAL EASEMENT
 D.E. = DRAINAGE EASEMENT
 S.E.E. = SANITARY SEWER EASEMENT
 S.W.E. = STORM SEWER EASEMENT
 W.L.E. = WATER LINE EASEMENT

F.I.R. = FOUND IRON ROD
 F.P. = FOUND IRON PIPE
 S.I.R. = SET IRON ROD
 N.P. = WOODEN POST
 M.P. = METAL POST
 C.F.# = CLERK'S FILE NUMBER
 P.O.B. = POINT OF BEGINNING
 P.C.C. = POINT OF COMPOUND CURVATURE
 P.C. = POINT OF CURVATURE
 P.T. = POINT OF TANGENCY
 P.C.C. = POINT OF COMPOUND CURVATURE
 P.C. = POINT OF CURVATURE
 P.P. = POWER POLE
 B.L. = BUILDING LINE
 P.L. = FOUND
 B.S. = BEARS

P.A.E. = PERMANENT ACCESS EASEMENT
 P.U.E. = PUBLIC UTILITY EASEMENT
 W.S.E. = WATER & SEWER EASEMENT
 E.E. = ELECTRIC EASEMENT
 P.T. = POINT OF TANGENCY
 P.C.C. = POINT OF COMPOUND CURVATURE
 P.C. = POINT OF CURVATURE
 P.P. = POWER POLE
 B.L. = BUILDING LINE
 U.T.S. = UNABLE TO SET

⊙ CONTROL MONUMENT
 ———— PROPERTY LINE
 - - - - - EASEMENT LINE
 - - - - - BUILDING SETBACK LINE
 - - - - - BUILDING WALL

— WOODEN FENCE
 — CHAIN LINK FENCE
 ⊙ METAL FENCE
 — WIRE FENCE
 — WYLL FENCE



Prepared & Accepted by: _____ Date: _____

NOTES:
 - BEARING BASIS PLAT
 - SUBJECT TO ANY AND ALL RECORDED AND UNRECORDED EASEMENTS
 - SURVEYOR HAS NOT INDEPENDENTLY ABSTRACTED PROPERTY
 - UNDERGROUND UTILITY INSTALLATIONS, UNDERGROUND IMPROVEMENTS, FOUNDATIONS AND/OR OTHER UNDERGROUND STRUCTURES WERE NOT LOCATED BY THIS SURVEY
 - THIS SURVEY IS CERTIFIED FOR THIS TRANSACTION ONLY, IT IS NOT TRANSFERABLE TO ADDITIONAL INSTITUTIONS OR SUBSEQUENT OWNERS
 - SUBJECT TO RESTRICTIVE COVENANTS AS PER TITLE COMMITMENT
 - SUBJECT TO ZONING AND BUILDING ORDINANCES ENFORCED BY LOCAL MUNICIPALITIES
 - EASEMENT FOR ELECTRICAL TRANSMISSION LINES, GRANTED TO WIO-SOUTH ELECTRIC COOPERATIVE ASSOCIATION, C.F. #9212040

LEGAL DESCRIPTION
 TRACT I: A 1.0209 ACRE PARCEL BEING OUT OF AND A PART OF RESERVE "C" OF FINAL PLAT MONTGOMERY FIRST, A COMMERCIAL SUBDIVISION IN MONTGOMERY COUNTY, TEXAS, ACCORDING TO THE MAP OR PLAT THEREIN RECORDED IN CABINET "C" SHEETS 4433 AND 4434 OF THE MAP RECORDS OF MONTGOMERY COUNTY, TEXAS, SAID 1.0209 ACRE TRACT BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS ATTACHED.
 TRACT II: TERMS AND PROVISIONS OF THAT CERTAIN SHARED ACCESS AND SLOPE EASEMENT AGREEMENT, ESTABLISHING "ACCESS EASEMENT 1" AND "ACCESS EASEMENT 2" BETWEEN GC-HWY 105, LLC, AND KENROC SIX LLC, DATED MAY 30, 2015, FILED FOR RECORD UNDER CLERK'S FILE NO. 2014069900 OF THE OFFICIAL PUBLIC RECORDS OF MONTGOMERY COUNTY, TEXAS.
 TRACT III: TERMS AND PROVISIONS OF THAT CERTAIN SHARED ACCESS AND UTILITY EASEMENT AGREEMENT, ESTABLISHING NON-EXCLUSIVE ACCESS EASEMENT(S) FOR ingress and egress of vehicular and pedestrian traffic TO AND FROM LONESTAR PARKWAY AND HIGHWAY 105 (DEFINED UNDER ARTICLE 3.1 THEREOF), "RELLOCATION OF ACCESS EASEMENT AND CURB CUTS" (DEFINED UNDER ARTICLE 3.2 THEREOF), BY AND BETWEEN KENROC FOURTEEN LLC AND KENROC SIX LLC, DATED AUGUST 23, 2017, FILED FOR RECORD UNDER CLERK'S FILE NO. 2017078004 OF THE OFFICIAL PUBLIC RECORDS OF MONTGOMERY COUNTY, TEXAS.

HAZA FOODS, LLC ADDRESS STATE HIGHWAY 105

JOB # 1709141
 DATE 9-13-17
 GF# 1017004018



I DO HEREBY CERTIFY THAT THIS SURVEY WAS THIS DAY MADE ON THE GROUND OF THE PROPERTY LEGALLY DESCRIBED HEREON (OR ON ATTACHED SHEET), AND THERE ARE NO ENCROACHMENTS EXCEPT AS SHOWN, AND WAS DONE BY ME OR UNDER MY SUPERVISION, AND CONFORMS TO OR EXCEEDS THE CURRENT STANDARDS AS ADOPTED BY THE TEXAS BOARD OF PROFESSIONAL LAND SURVEYING.

PRO-SURV
 P.O. BOX 1366, FRIENDSWOOD, TX 77549
 PHONE: 281-996-1113 FAX: 281-996-0012
 EMAIL: order@prosurv.net
 T.O.P.L.S. FIRM #10118300
 ONLY SURVEY MAPS WITH THE SURVEYOR'S ORIGINAL SIGNATURE ARE BECOME TRUE AND CORRECT COPIES OF THE SURVEYOR'S ORIGINAL WORK AND GRAPH
 © 2017 PRO-SURV - ALL RIGHTS RESERVED

CERTIFICATE OF INTERESTED PARTIES

FORM 1295

1 of 1

Complete Nos. 1 - 4 and 6 if there are interested parties.
Complete Nos. 1, 2, 3, 5, and 6 if there are no interested parties.

OFFICE USE ONLY CERTIFICATION OF FILING

Certificate Number:
2018-389915

Date Filed:
08/08/2018

Date Acknowledged:

1 Name of business entity filing form, and the city, state and country of the business entity's place of business.

Haza Foods LLC
SUGAR LAND, TX United States

2 Name of governmental entity or state agency that is a party to the contract for which the form is being filed.

CITY OF MONTGOMERY

3 Provide the identification number used by the governmental entity or state agency to track or identify the contract, and provide a description of the services, goods, or other property to be provided under the contract.

1808
Construction

4	Name of Interested Party	City, State, Country (place of business)	Nature of Interest (check applicable)	
			Controlling	Intermediary

5 Check only if there is NO Interested Party.

6 UNSWORN DECLARATION

My name is Mohammed Ali Dhanani, and my date of birth is 11/8/1968.
My address is 4415 Highway 6, Sugar Land, TX, 77478, USA.
(street) (city) (state) (zip code) (country)

I declare under penalty of perjury that the foregoing is true and correct.

Executed in Fort Bend County, State of Texas, on the 8 day of August, 2018.
(month) (year)

M Ali Dli
Signature of authorized agent of contracting business entity
(Declarant)



Anchor Construction & Management

08/02/2018

PAY TO THE ORDER OF

CITY OF MONTGOMERY

\$ **5,000.00

Five thousand and 00/100

DOLLARS

PROTECTED AGAINST FRAUD

CITY OF MONTGOMERY
101 OLD PLANTERSVILLE RD
MONTGOMERY, TEXAS 77316



MEMO

19990 EVA ST MONTGOMERY TX

[Handwritten signature]

Anchor Construction 08/02/2018

CITY OF MONTGOMERY

2623

Date	Type	Reference	Original Amount	Balance Due	Payment
08/02/2018	Bill	W86	5,000.00	5,000.00	5,000.00
			Check Amount		5,000.00

Checking

19990 EVA ST MONTGOMERY TX

5,000.00

CITY OF MONTGOMERY
936-597-6434

REQ#: 00028738 8/23/2018 3:19 PM
OPER: AR TERM: 003
REF#: 2623

TRAN: 16.0000 MISC INCOME
ESCROW 19990 EVA
DEV #1808
UNANTICIPATED INCO 5,000.00CR

TENDERED: 5,000.00 CHECK
APPLIED: 5,000.00-

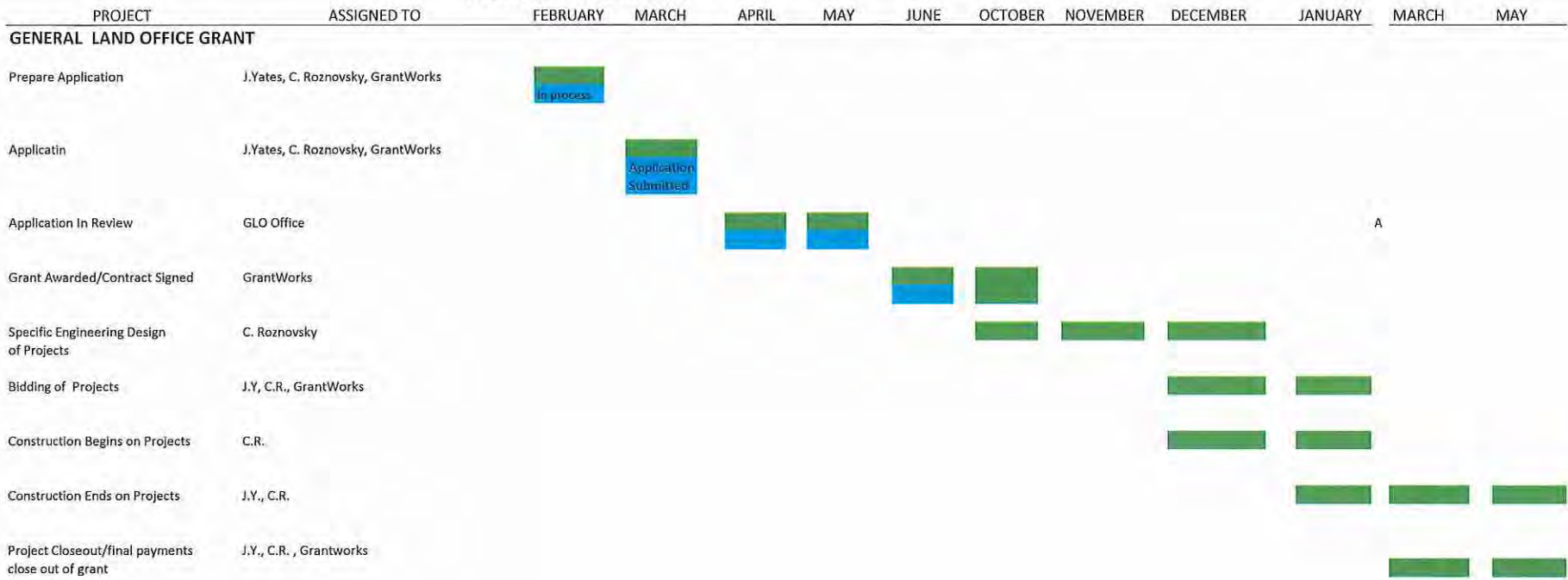
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CITY ADMINISTRATOR REPORT – AUGUST, 2018

- Met with Planning Commission at two meetings.
 - Met with Board of Adjustment for one meeting – to set up an August 31st hearing on a parking variance at Blazer Senior Housing development.
 - Met with MEDC at one meeting.
 - Attended one Chamber event- Bd. Of Directors meeting.
 - Attended required Public Funds investment school in Austin
 - Attended SnoBalls in Cedar Brake Park event with Mayor Countryman
-
- Met with city engineers, city attorney and GrantWorks representatives several times regarding; plats, system management, upcoming projects, bridge improvements, developments throughout the city, FEMA, State Dept. of Emergency Management (DEM), CDBG grants, TORC Committee, and billing for Escrow Accounts. Coordinated a developers meeting in late September for review of development processes in the city.
-
- Met with several developers during the month regarding: Kenrock property west of Pizza Shack, Madsen Building on south Liberty, Shoppes of Montgomery, Business Park PID Attorney, and other development possibilities meetings.
-
- Made several decisions during month as Zoning Administrator, including signs, coordinating variance requests, code enforcement(including a permission to take down a dilapidated structure and one old sign in downtown area) and Historic District activities.
-
- Assisted several citizens with City, other governmental entities, issues.
-
- Worked with City Council individually, the Mayor and City Staff on a variety of administrative, personnel and coordination efforts. Including budget review w/department heads and preparation of upcoming budget and budget amendments to current budget. Prepared new budget draft.

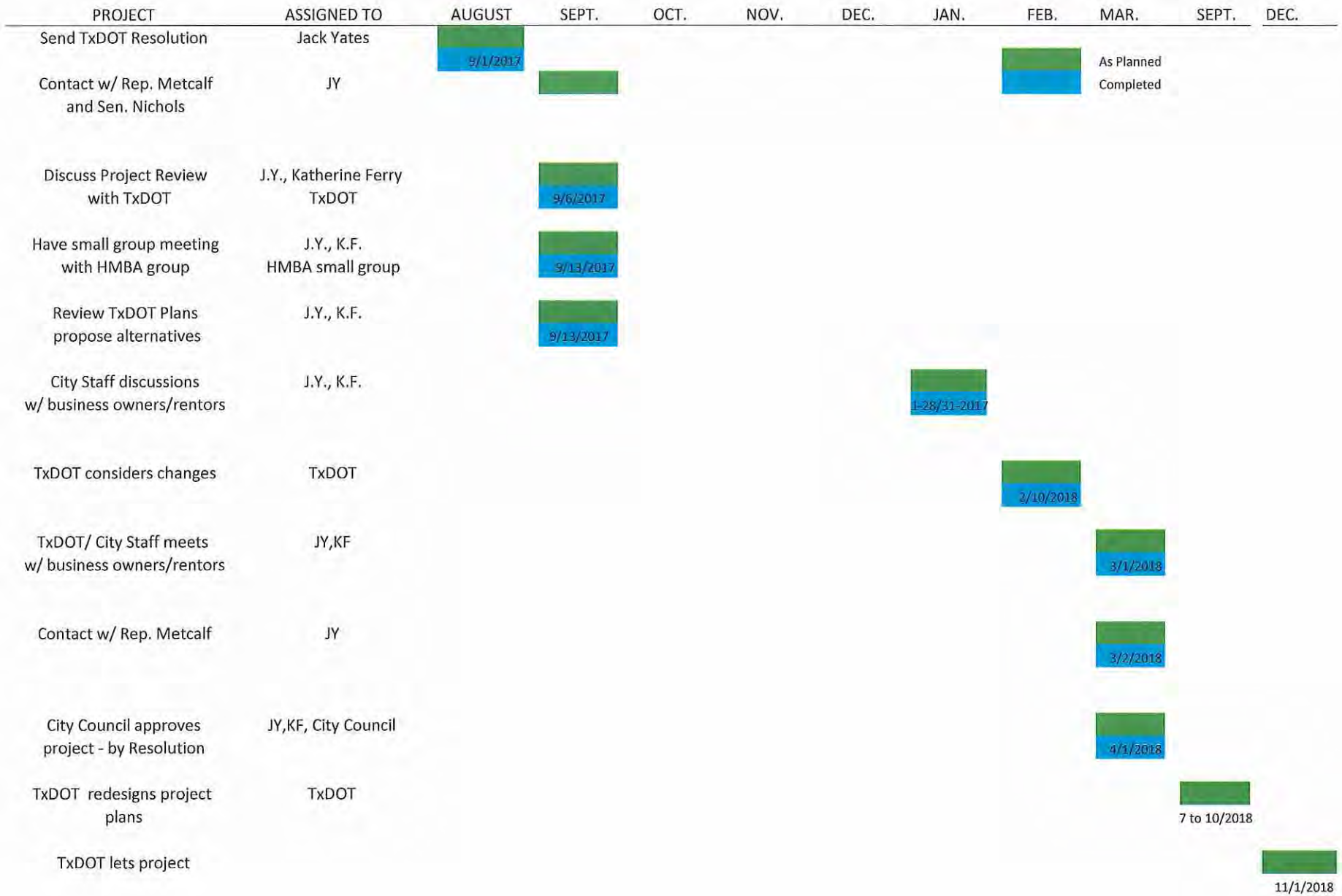
PROJECT SCHEDULES

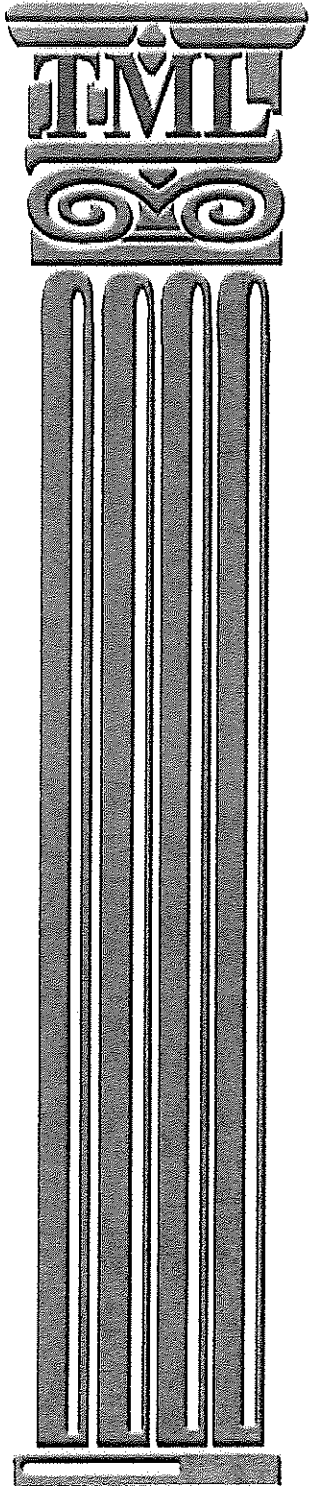
2019





TxDOT 149 PROJECT





CONTINUING EDUCATION
FROM THE TEXAS MUNICIPAL LEAGUE

CERTIFICATE *of* COURSE COMPLETION

Jack Yates

Successfully completed the

Public Funds Investment Act Training

Texas Municipal Center, Austin

Completion of this course satisfies the eight hours of investment training
in full compliance with the Texas Government Code Chapter 2256.008
of the Public Funds Investment Act.

July 26-27, 2018

(This certificate expires on July 27, 2020)

July 2018 Monthly Report City of Montgomery – Public Works Department

General

- Setup and cleanup for Freedom Festival
- Continued watering grass and trees at several locations
- Installed golf cart regulatory signs on Berkley Dr.
- Removed dead tree from 105 and Sheppard St.
- Replaced damaged speed limit sign and post on Plez Morgan Dr.
- Repaired sewer sinkhole on MLK Dr.
- Striped parking lot, installed parking curbs, and installed mulch and plants in new parking lot at Jacobs Properties.
- Completed 2nd round of 2" Neptune meter changeouts
- Replaced damaged stop sign and post on Lone Star Parkway and Grandview Dr.
- Completed projector screen project in Council Chambers
- Assisted customer on Brock's Ln with irrigation system review and programmed controller
- Repaired leaking water service line at Welcome Flags
- Reported street light outings to Entergy
- Replaced blow off riser on FM 1097 at Terra Vista
- Pressure washed cooling tower at Well #4
- Assembled and installed desk riser at utility front desk
- Trimmed low hanging limbs throughout City
- Installed AC vent in PD Administrative Assistant's office
- Repaired leaking water service line on Sheppard St.
- Attended final walkthrough at McCoy's
- Excavated ditches on Maiden St to improve drainage
- Weekly pre-trip inspections of vehicles
- Weekly conference calls with engineer and utility operator
- Weekly leak notification list from Beacon website
- Weekly pumping of Terra Vista manhole

- Daily removal of bandit signs as necessary
- Daily utility locates as necessary
- Monthly air filter and light bulb check of all facilities
- Monthly AED inspections
- Monthly cutoffs
- Monthly safety meetings with safety officer and department
- Continue performing safety inspection reports
- Monthly idle meter checklist for consumption
- Monthly weed killer list
- Monthly grease trap inspections
- 2 water leaks
- 1 sewer stop up
- 18 water taps
- 15 sewer taps

Parks and Recreation

- Located property pins at Homecoming Park for future bollard project
- Repaired several sections of broken sidewalk at Cedar Brake Park
- Repaired lights inside Crane Cabin at Fernland Park
- Replaced broken toilet and flange at Community Center
- Repaired leaking water line to drinking fountain at Community Center
- Installed bicycle rack at Cedar Brake Park
- Replaced dead tree removed at Homecoming Park
- M/W/F cleaning of all park facilities
- Weekly check of Memory Park irrigation system with repairs as needed
- Weekly cleaning of Community Center building
- Monthly check of all park facility lights
- Monthly check of all irrigation systems with repairs as needed

The docents at Fernland reported a total 477 visitors and provided 43 tours for the month

Report prepared by:
 Mike Muckleroy
 Director of Public Works
 August 22, 2018



Montgomery Birthplace of the Texas Flag



CITY OF MONTGOMERY
POLICE DEPARTMENT

101 OLD PLANTERSVILLE RD
MONTGOMERY, TX 77316
(O): (936) 597-6866

CHIEF
JAMES F. NAPOLITANO

1
6
0
0

POLICE DEPARTMENT REPORT

July 2018

Arrests / Charges Total Shifts A, B & Chief

Misdemeanor: **23**
Felony: **17**

Traffic Enforcement Total Shifts A, B, & Chief

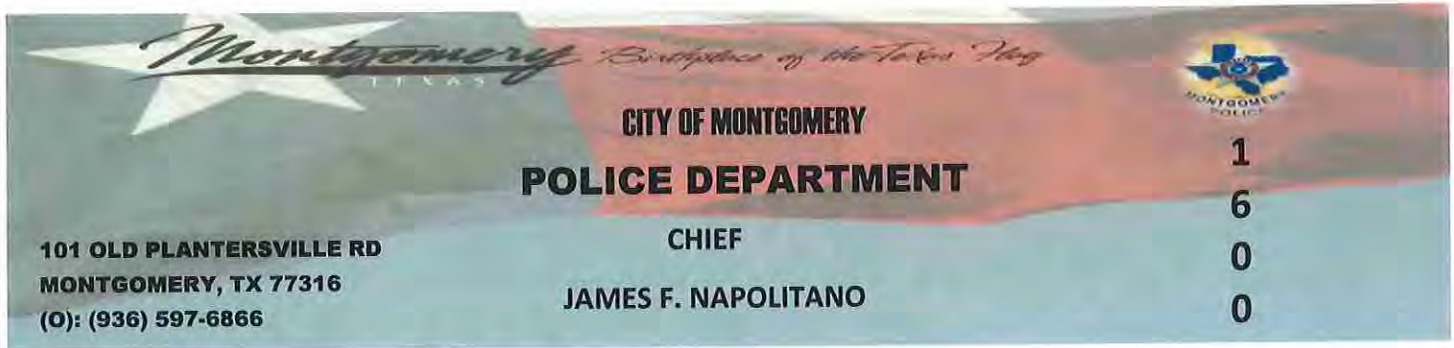
Citations: **233**
Warnings: **202**

Chief James F. Napolitano

Chief James Napolitano

08/23/2018

Date



POLICE DEPARTMENT REPORT

July 2018

SHIFT A

During the month of July 2018, The Montgomery Police Department "A" Shift Patrol Officers (Lt. Belmares, Officer Thompson, Officer Hernandez, T. Bauer and Officer Carswell) generated 29 reports and responded to 327 self initiated/calls for service. The reports are as follows:

Assault causing Bodily Injury

07/30 - Officer Bauer - 14600 Liberty St.

Burglary of Motor Vehicle (BMV)

07/12 - Officer Hernandez - 21700 Eva St.

Criminal Mischief

07/30 - Officer Bauer - 100 Waterstone Dr.

Driving while Intoxicated (DWI)

- 07/01 - Officer Bauer - 21000 Eva St.
- 07/08 - Officer Bauer - 20300 Eva St.
- 07/06 - Officer Thompson - 21100 Eva St.
- 07/17 - Officer Thompson - 20000 Eva St.

Found Property

07/12 - Officer Bauer - 21600 Eva St.

Information Report

07/22 - Officer Carswell - 600 Worsham St.

Motor Vehicle Accident Investigation (MVA)

- 07/03 - Officer Carswell - 20100 Eva St.
- 07/02 - Officer Carswell - 21600 Eva St.
- 07/07 - Officer Bauer - Buffalo Springs Dr@LSP
- 07/16 - Officer Hernandez - 22400 Eva St.
- 07/21 - Officer Bauer - 100 Ann Springs

Narcotics

07/12 - Officer Thompson - 15100 Liberty St.

No DL/Towed Vehicle

07/03- Officer Bauer - 20800 Eva St.

Possession of Controlled Substance (PCS)

07/08 - Officer Thompson - 15200 Liberty St.

07/21 - Officer Thompson - Hwy 105@April Sound

Possession of Drug Paraphernalia

07/25 - Officer Hernandez - 21500 Eva St.

Public Intoxication (PI)

07/17 - Officer Thompson - 20000 Eva St.

Sexual Assault

07/06 - Officer Hernandez - 101 Old Plantersville Rd.

Supplement Reports

07/12 - Officer Bauer

07/22 - Officer Thompson

07/31 - Officer Bauer

Tampering w/Government Document

07/17 - Officer Hernandez - 21200 Eva St.

Terroristic Threat

07/06 - Officer Thompson - 100 Waterstone Dr.

Warrant Arrest

07/07 - Officer Thompson - 19100 Hwy 105 W

07/09 - Officer Thompson - Hwy 105/River Rd.

07/11 - Officer Hernandez - 500 Caroline St.

Arrests / Charges:

Misdemeanor - 10

Felony - 10

Traffic Enforcement:

Lt. Belmares - 06 Citations / 7 Violations / 2 Warnings

Bauer - 15 Citations / 16 Violations / 42 Warnings

Carswell - 64 Citations / 70 Violations / 15 Warnings

Hernandez - 60 Citations / 69 Violations / 40 Warnings

Thompson - 30 Citations / 42 Violations / 09 Warnings

Totals: 175 Citations / 204 Violations / 108 Warnings

Training:

1. On July 18 -19 Officer Carswell attended Advance Law Enforcement Rapid Response Training also known as ALERRT. The training was hosted by Anderson ISD at the Shiro High School and instruction was provided by DPS/ALERRT certified instructors. The training is specific to teaching officers best practices when responding to active shooters.

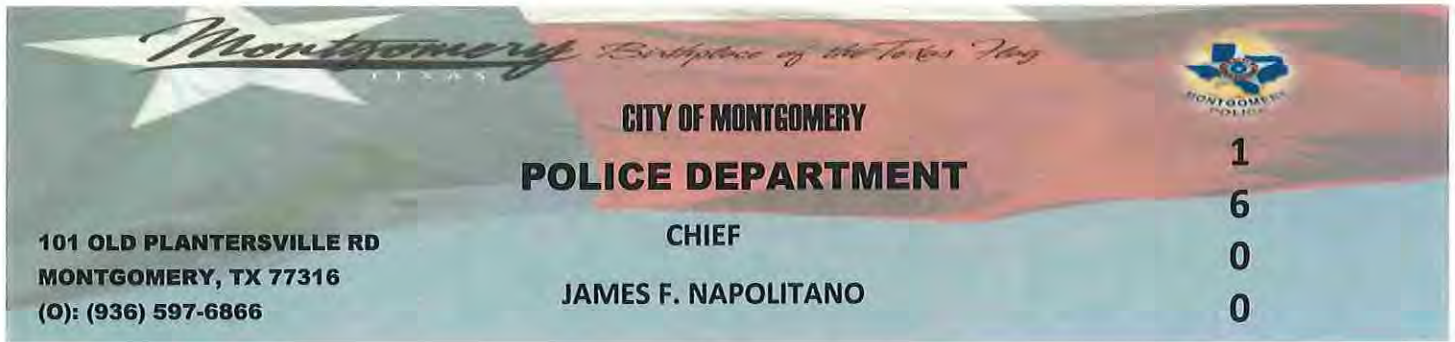
2. On July 25 Chief Napolitano and Lt. Belmares attended the Chief of Police quarterly meeting hosted by Brenham Police Department. A presentation by the Chief of Border Patrol and Customs who has been assigned to the southern region of Texas to El Paso gave in sight to their progress as they continue their duties to minimize the illegal border crossings into Texas. The information includes the following:

In previous years the agents were intercepting 700 illegals a day and with recent change in the administration the border patrol agents are intercepting 400 illegals a day. 70 to 75 of the 400 are children 9 to 13 years of age sent alone by their parents to cross the border. The border currently has 55 miles of "the wall" and POTUS has approved for 33 more miles of the wall. This still leaves 130 miles of open unprotected border up to El Paso. The popular destination areas after debriefing prior to deportation are Houston, New York, Iowa, and California. Along with the human trafficking and drug trafficking the border patrol agents have seized 200K lbs. of marijuana and 200K lbs. of cocaine. The amount seized is only about 10 percent of the marijuana and 6 percent of the cocaine coming through our Texas border.

3. On 07/31 Officer Carswell completed his Legal update #3185 on-line.

Other News:

On July 5, The City of Montgomery Police Department partnered with the Gulf Coast Regional Blood Center. The Kroger in Montgomery allowed the use of their parking lot for those who came to donate blood, resulting in many donations and multiple lives saved.



POLICE DEPARTMENT REPORT

July 2018

SHIFT B

During the month of July 2018, The Montgomery Police Department B Shift Patrol Officers (Lt. Rosario, Officer Aguirre, Officer Bracht, and Officer Riley) answered 169 calls for service that include Meet with Citizens, Stationary Radar, Suspicious Activity, Business Checks, Area Patrols, Building Checks, Welfare Concerns, Medical Calls, Administration Calls, Alarm Calls, and Vacation Watches/Security Checks. The shift also generated 34 reports from other calls for service and proactive policing. The reports are as follows:

Narcotics

7/30 Aguirre - 21587 Eva ST
 7/29 Riley - 22465 FM 1097
 7/28 Aguirre - 20840 Eva ST
 7/27 Riley - 20900 Eva ST
 7/24 Aguirre - 21012 Eva ST
 7/20 Aguirre - 15030 Liberty ST
 7/15 Riley - 15200 Liberty ST
 7/15 Aguirre - 400 Pond ST
 7/10 Aguirre - 21101 Eva ST
 7/9 Riley - 25899 HWY 105 W

No DL / FMFR / Towed Vehicle

7/23 Rosario - 21100 Eva ST
 7/15 Rosario - 22400 FM 1097
 7/14 Riley - 20600 Eva ST
 7/14 Rosario - 20590 Eva ST
 7/14 Rosario - 20400 Eva ST
 7/13 Riley - 21101 Eva ST
 7/4 Riley - 1000 Lone Star PKWY

Warrant Arrest

7/28 Riley - 1800 HWY 105 W
 7/23 Riley - 22900 Eva ST
 7/14 Bracht - 21101 Eva ST

DWI

7/15 Riley - 22400 FM 1097

MVA

7/24 Bracht - 21100 Eva ST

7/23 Bracht - 19700 Eva ST

7/9 Bracht - 700 Lone Star PKWY

7/5 Bracht - 1000 Lone Star PKWY

Other

7/25 Aguirre - 20168 Eva ST (Forgery)

7/24 Riley - 20873 Eva ST (BMV, Credit Card/Debit Card Abuse)

7/24 Bracht - 5500 Lone Star PKWY (Reckless Damage)

7/23 Riley - 20943 Eva ST (Criminal Trespass)

7/23 Bracht - 19700 Eva ST (DWLI w/prev conviction)

7/18 Bracht - 502 Louisa ST (Assist FD)

7/12 Riley - 21768 Eva ST (BMV)

7/11 Rosario - 15300 Liberty ST (DWLI w/prev conviction)

7/1 Bracht - 300 Plez Morgan (Criminal Mischief >=\$100 < \$750)

Arrests / Charges:

Misdemeanor Charges - 13

Felony Charges - 7

Traffic Enforcement

Citations Issued - 58

Warnings Issued - 94

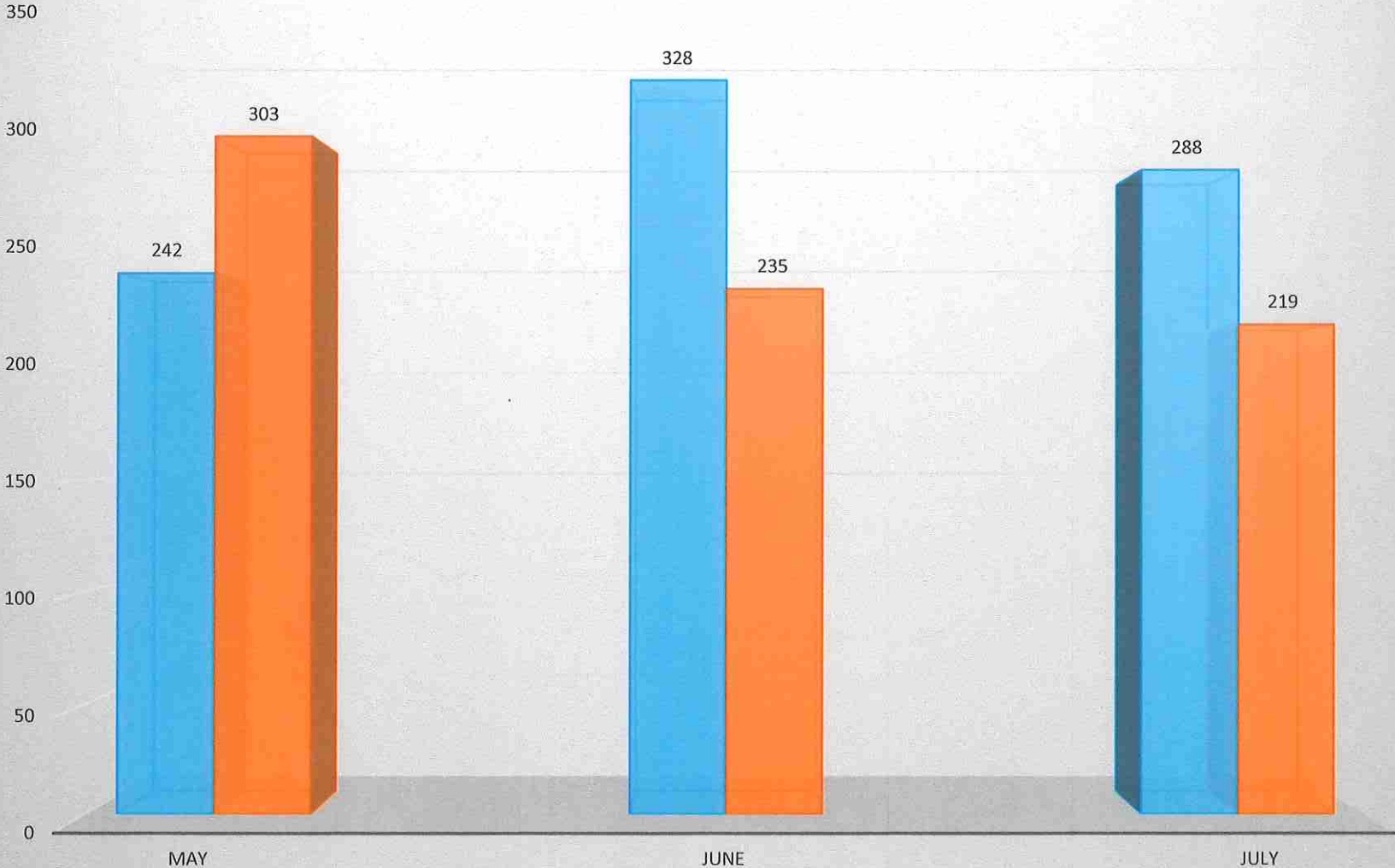
Rosario – 13 Citations / 13 Warnings

Aguirre – 11 Citations / 17 Warnings

Bracht – 21 Citations / 24 Warnings

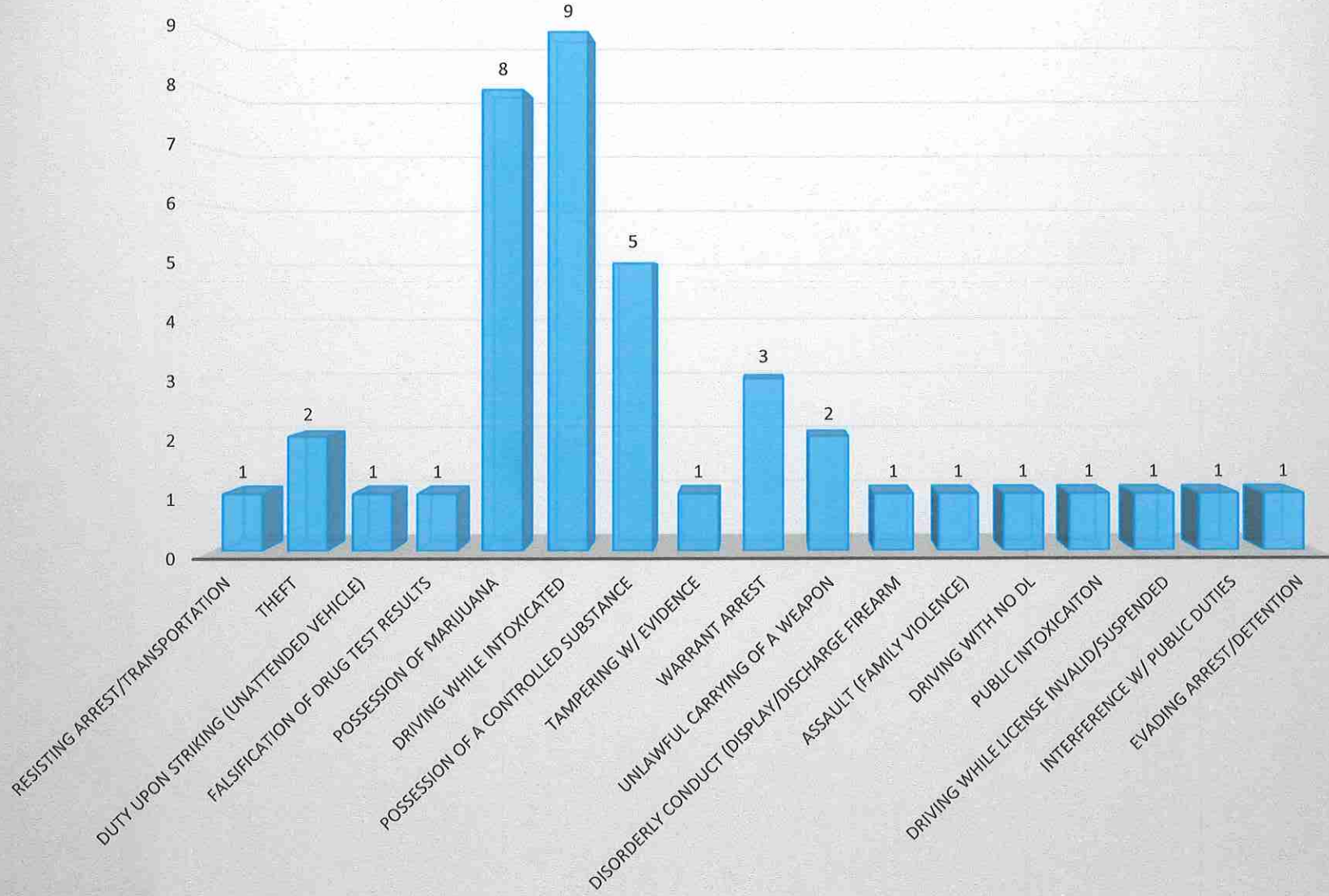
Riley – 13 Citations / 40 Warnings

Traffic Stop Dispositions

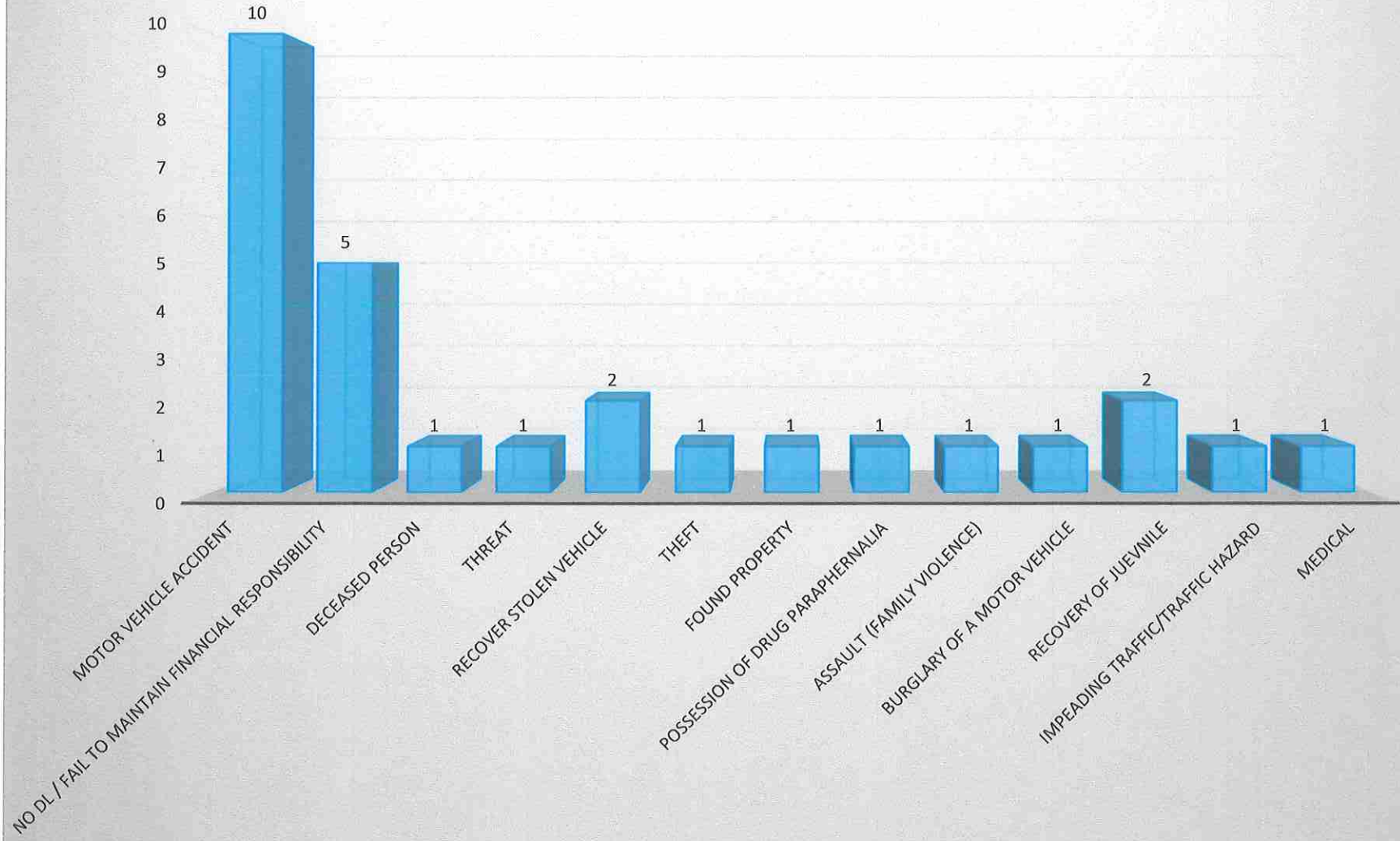


■ Citations ■ Warnings

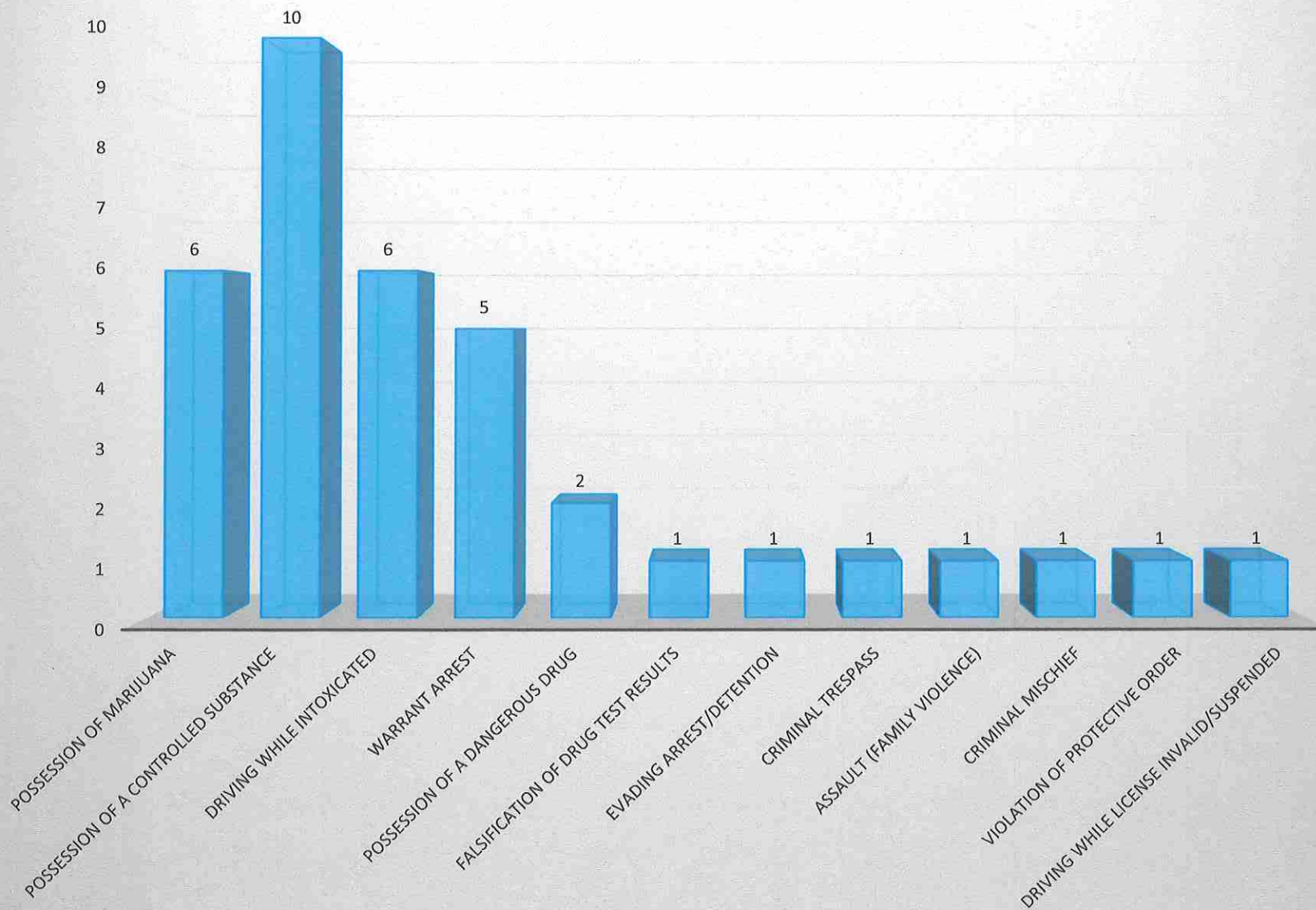
May Charges



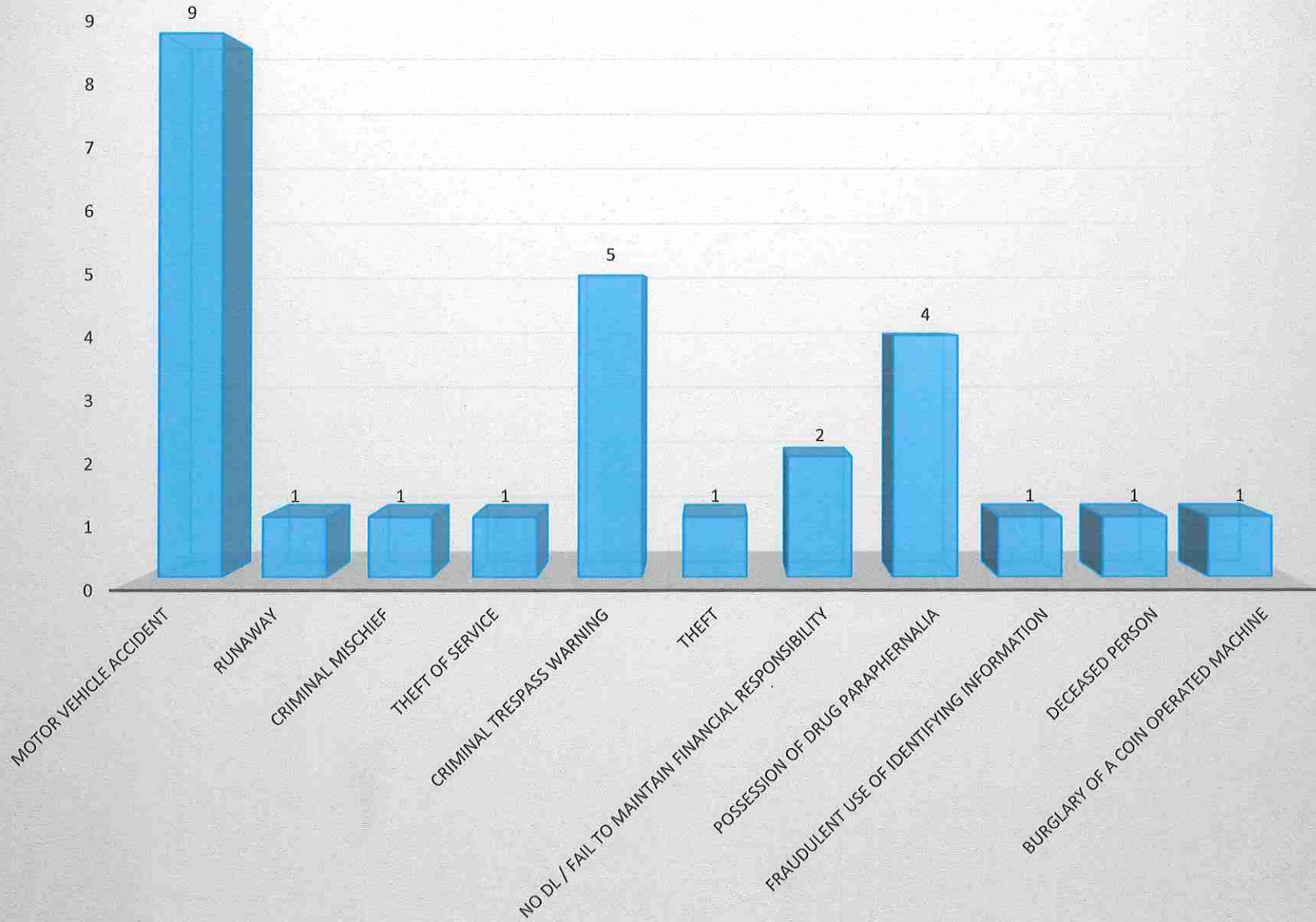
May Investigations



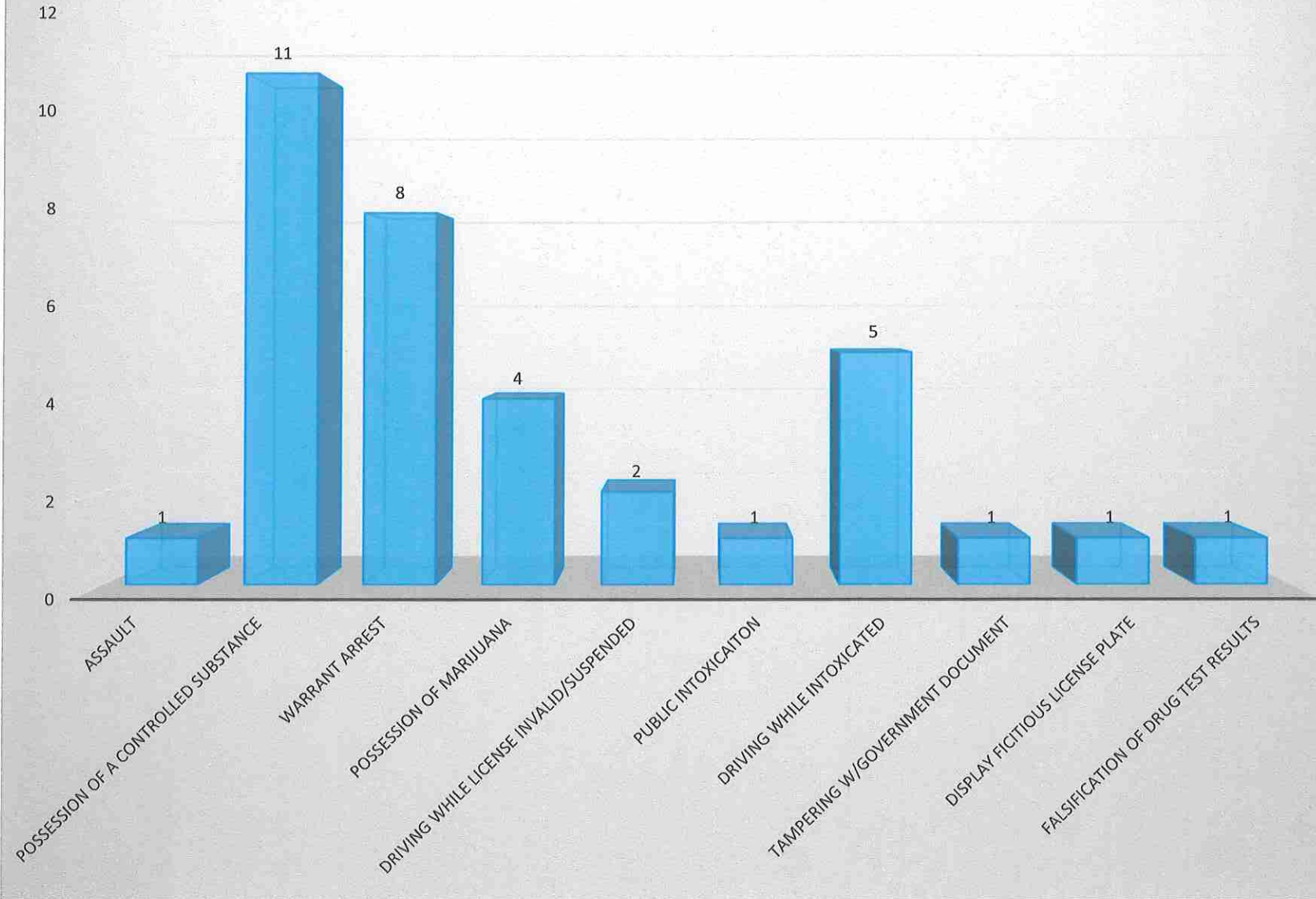
June Charges



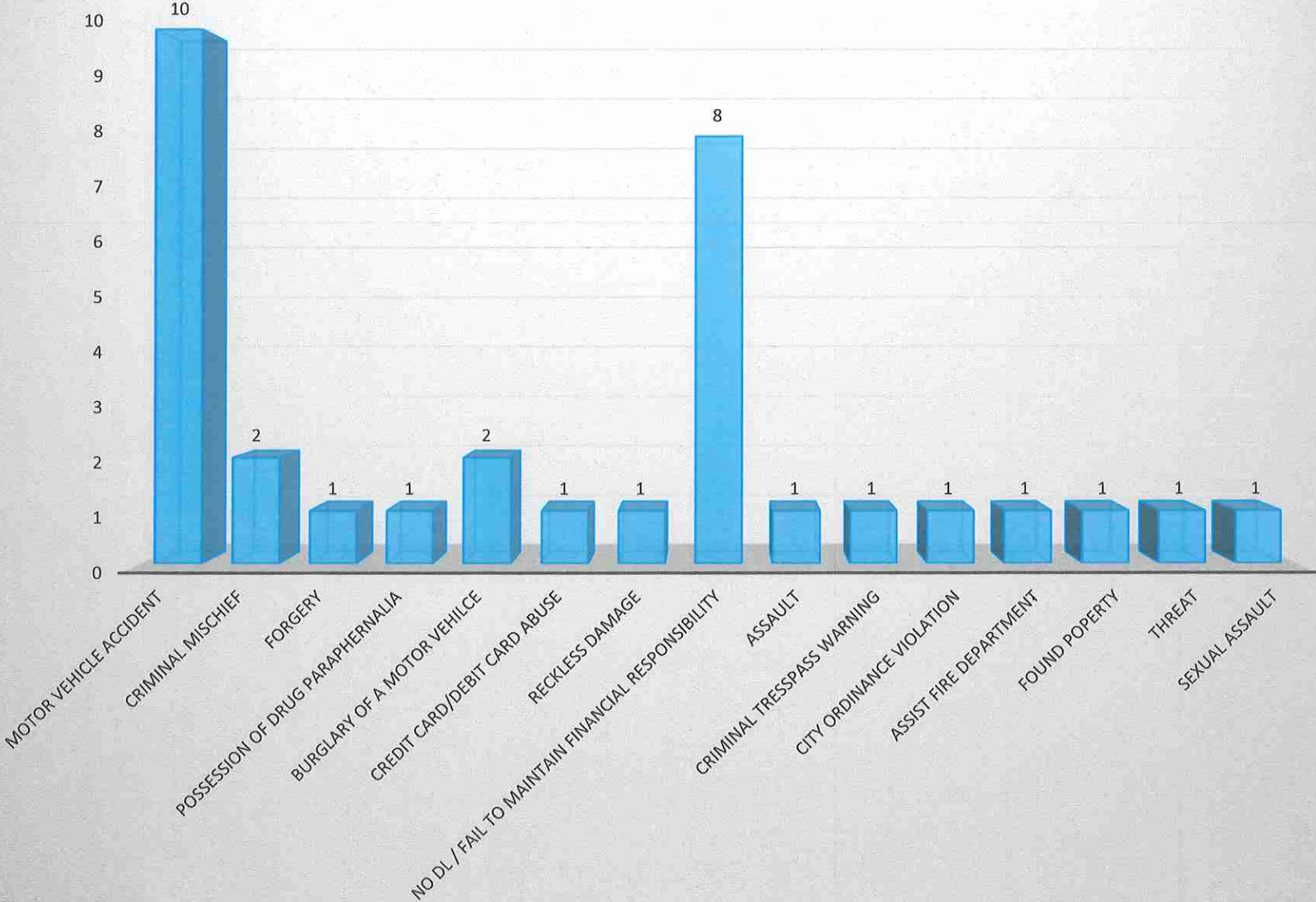
June Investigations



July Charges



July Investigations





CITY OF MONTGOMERY MUNICIPAL COURT REPORT

JULY 2018

KIMBERLY DUCKETT

COURT ADMINISTRATOR

Comparison Chart

Citations and Revenue January 2016 - Present

Citations Filed			
	2016	2017	2018
<i>Jan</i>	470	332	207
<i>Feb</i>	351	233	199
<i>Mar</i>	353	394	163
<i>April</i>	323	268	218
<i>May</i>	229	268	229
<i>June</i>	163	254	257
<i>July</i>	153	240	236
<i>Aug</i>	324	189	
<i>Sept</i>	212	143	
<i>Oct</i>	313	190	
<i>Nov</i>	226	251	
<i>Dec</i>	195	217	

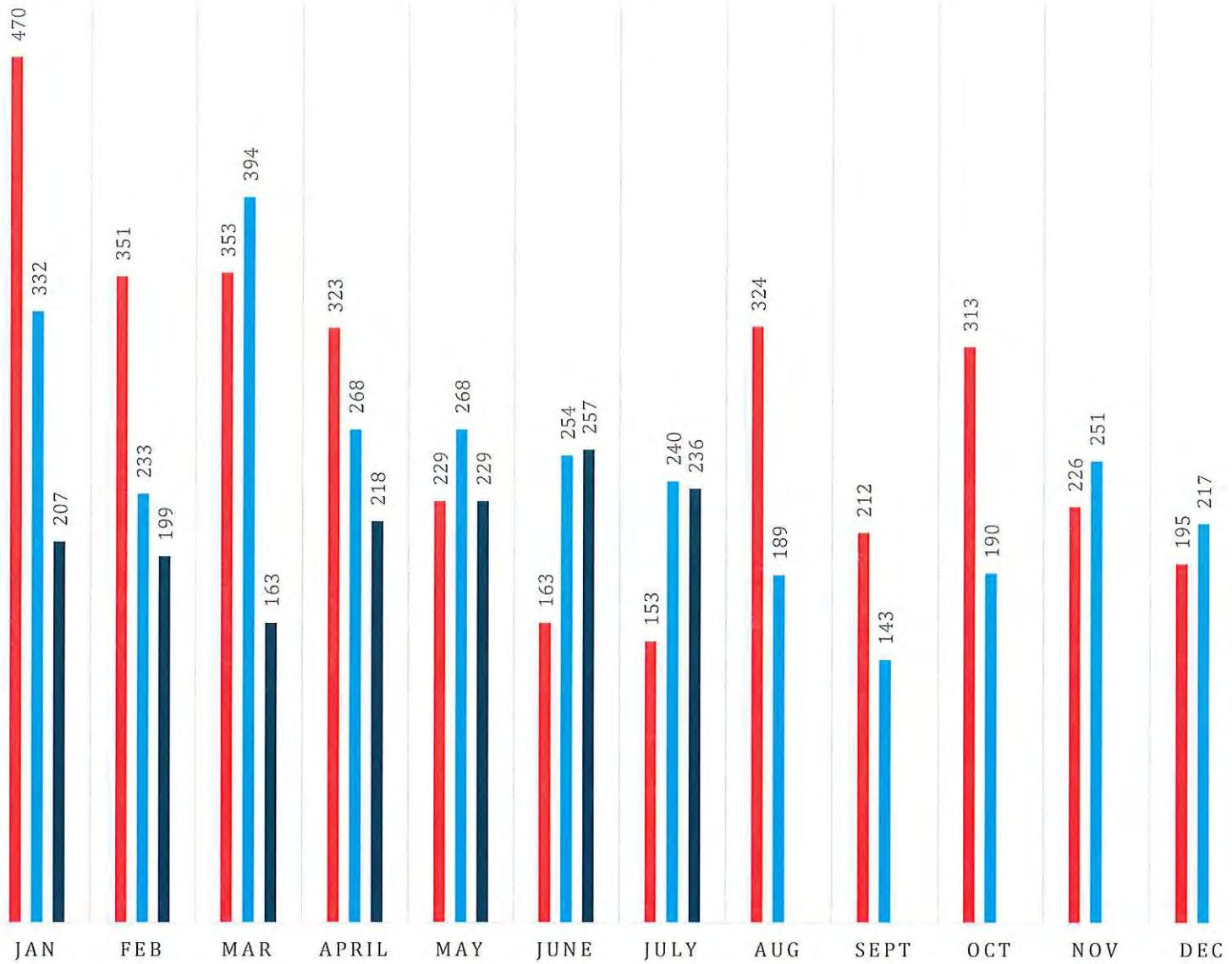
Totals 2164 2402 1509

Total Revenue Collected			
	2016	2017	2018
<i>Jan</i>	\$44,702.82	\$41,830.44	\$45,128.89
<i>Feb</i>	\$67,466.54	\$67,937.61	\$51,188.10
<i>Mar</i>	\$86,201.43	\$62,992.57	\$52,380.12
<i>April</i>	\$59,388.14	\$47,163.40	\$39,781.86
<i>May</i>	\$50,854.90	\$47,225.90	\$55,321.25
<i>June</i>	\$41,238.67	\$37,817.25	\$25,193.20
<i>July</i>	\$42,990.97	\$43,405.62	\$39,946.00
<i>Aug</i>	\$52,923.17	\$31,540.77	
<i>Sept</i>	\$44,256.40	\$24,281.60	
<i>Oct</i>	\$44,138.80	\$37,395.63	
<i>Nov</i>	\$55,221.23	\$35,410.95	
<i>Dec</i>	\$42,698.95	\$41,335.06	

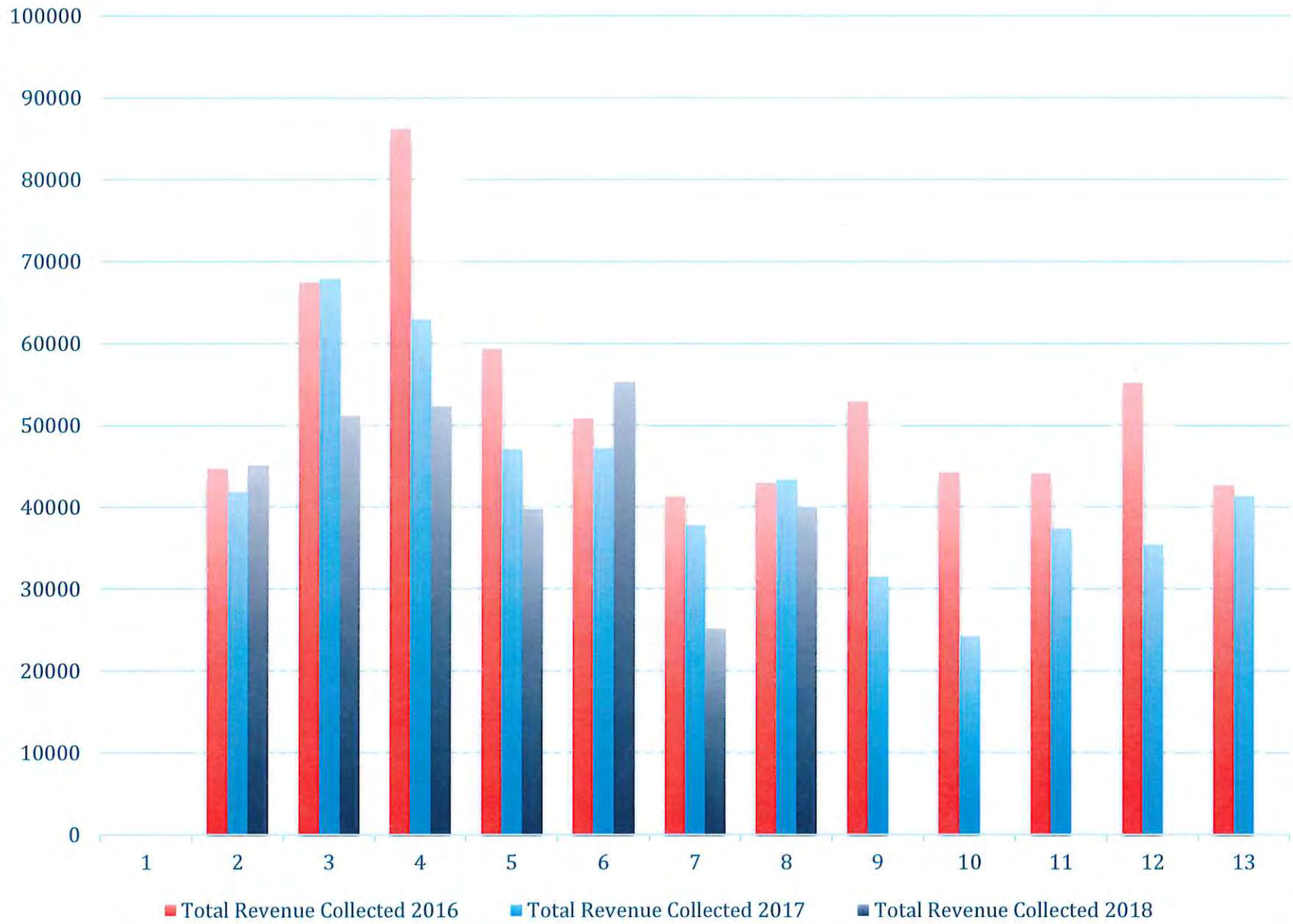
Totals \$632,082.02 \$518,336.80 \$308,939.42

CITATIONS FILED

■ Citations Filed 2016 ■ Citations Filed 2017 ■ Citations Filed 2018



Total Revenue Collected



UTILITY REPORTS – JULY 2018

TOTAL REVENUE

Utilities	\$154,861.66
Permits	\$34,367.90
Community Building	\$300.00

UTILITIES

New Water Accts.	18
Disconnected Water Accts.	10
Total Number of Active Accts.	675

PERMITS

Type	Permit Total	Revenue
Building - Residential	12	\$12,888.50
Building - Commercial	4	\$14,880.00

Cert. of Occupancy	0	\$0.00
Golf Cart	0	\$0.00
Irrigation	6	\$580.40
Electrical	13	\$2,577.00
Mechanical	8	\$1,180.00
Plumbing	11	\$2,162.00
Sign	2	\$100.00
Total:	56	\$34,367.90

COMMUNITY BUILDING

Type of Rental	Number of Bookings	Revenue
Profit	1	\$300.00
Non - Profit	10	\$0.00

CITY ACCOUNT CONSUMPTION

	MAY	JUNE	JULY
Community Building – Irrigation (01-8732-00)	9	8	6
Community Building (01-0130-00)	9	1	1
City Cemetery (01-1110-00)	0	0	0
City Welcome Sign Irrigation at HWY 105 & Prairie – Rose Garden (01-8733-00)	0	1	0
North Liberty Sewer Plant			
Cedar Break Park Irrigation (01-8736-00)	4	8	2
Cedar Break Park Restrooms (01-8735-00)	2	1	2
Ferland (01-8737-00)	9	18	5
Memory Park (01-5885-00)	127	180	189
Community Building Stage Irrigation – Rose Garden (01-6180-00)	0	5	0
City Hall & Irrigation (01-6190-00)	26	27	26
Homecoming Park Restrooms (01-8820-00)	2	2	0
Homecoming Park Drinking Ftn (01-8738-00)	0	0	0
Buffalo Springs Sewer Plant (01-8821-00)	0	2	1



City of Montgomery

Operations Report

July 2018

6/18/18-7/17/18

TAP

INTO

TECHNOLOGY

Dear City of Montgomery Council Members:

We are pleased to provide you with the monthly operations report. This report summarizes the major events that occurred during the operating month. Our mission, as always, is to assist the district in providing safe and reliable water to the residents.

The water plants, wastewater plant and drinking water quality is checked on a daily basis. Wastewater collection system lift stations are checked three times a week. Alarms are monitored, and our staff is on 24-hour call. Our construction crews are minutes away from the City.

Our operators collect and enter all facility data into Kardia. Our operators note any issues or problems that are observed during the day. Mission Control is instantly aware of the issue and immediately begins the resolution process. This approach benefits our clients because decisions can be made based on relevant data.

All the district's data can be accessed on-line. The data is username and password protected. The data is integrated with Kardia and updated daily. District alerts that are generated by Kardia can be sent to board designated recipients. GUS appreciates the trust and confidence that the board has in our team. We work diligently to provide our clients with accurate and useful information.

Michael Williams

Vice President of Operations
Gulf Utility Service

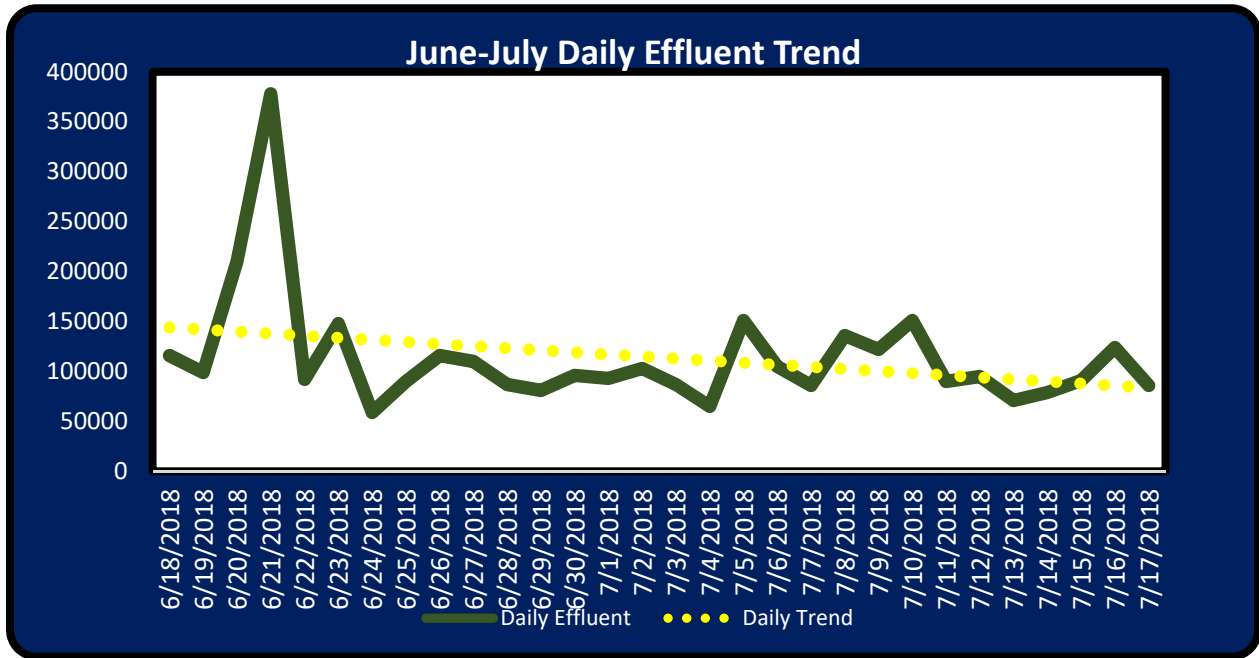
SUMMARY OF OPERATIONS

District Alerts

06/20/2018 – Lift Station 2, High level/VFD Failure

Operator investigated issue and reset equipment. Operator continued to monitor facility until levels dropped and lift station is back to normal.

Wastewater Plant Flow Detail



- Flow for the month of June – July was 3,417,000 gallons
- Daily peak flow June 21, 2018 was 378,000 gallons
 - 95% of permitted value
- Average Daily Flow 113,900 gallons
 - 28% of permitted value


Discharge Limitations

- Daily Average Flow 400,000 gallons (0.4 MGD)
- 2-Hour Peak Flow 833 gpm
- CBOD daily average 10 mg/l
- Total Suspended Solids (TSS) 15 mg/l
- Ammonium Nitrogen (NH3) 2 mg/l
- Chlorine Residual >1.0 mg/l < 4.0 mg/l
- The current permit expires 06/01/2022

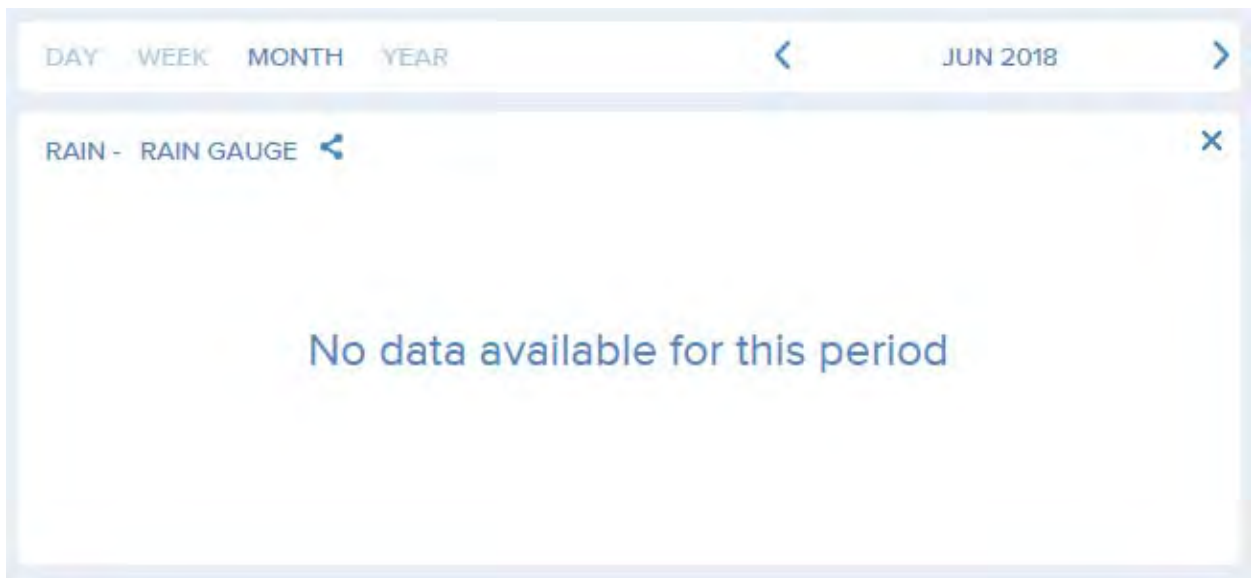
Effluent

TSS, DO, E.Coli, NH3N, PH sample results were all comfortable within the parameters set by the State of Texas.

Buffalo Springs WWTP Effluent Monitoring Report

Effluent Permitted Values	Parameter		Measured	Excursion
Average Monthly T.S.S.	15	mg/l	3.55	no
Average Monthly NH3	2	mg/l	0.29	no
Minimal CL2 Residual	1	mg/l	1.04	no
Max CL2 Residual	4	mg/l	3.75	no
Rainfall for the Month		7.00	inches	

There were no excursions for the month of July



Water Report

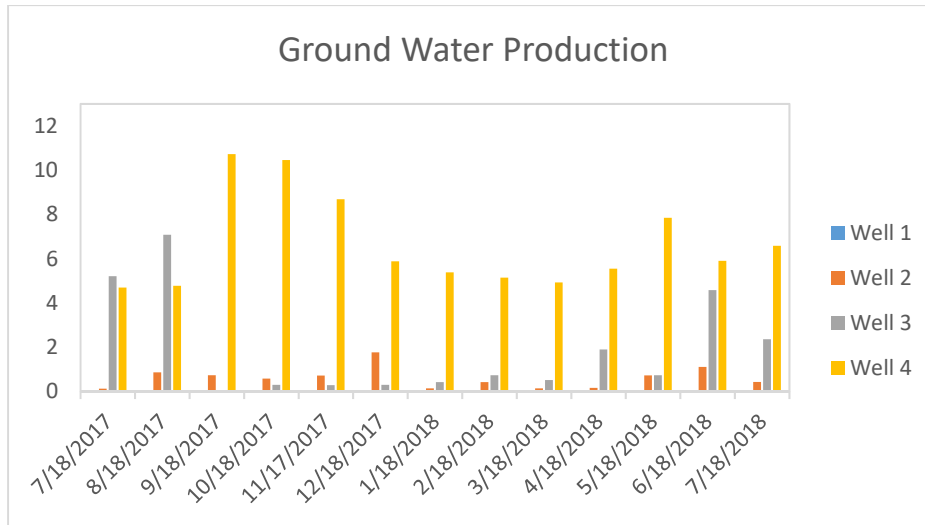
6/18/2017-7/17/2018

2018							
Well Name	Recorded Flow	% of Total	Rating G/Day	YTD Pumpage	YTD %	Permitted Value	Remaining Permit %
Well 2	0.425	4.54%	0.864	3.110	5.58%	47.551	69.81%
Well 3	2.361	25.20%	0.864	11.245	20.19%	47.551	69.81%
Well 4	6.584	70.27%	2.160	41.348	74.23%	75.100	44.94%
Total	9.37	100.00%	3.888	55.702	100%	122.651	
Flushing	0.186						
Subtotal	9.184						
Sold	9.043						
% Accounted	98%						

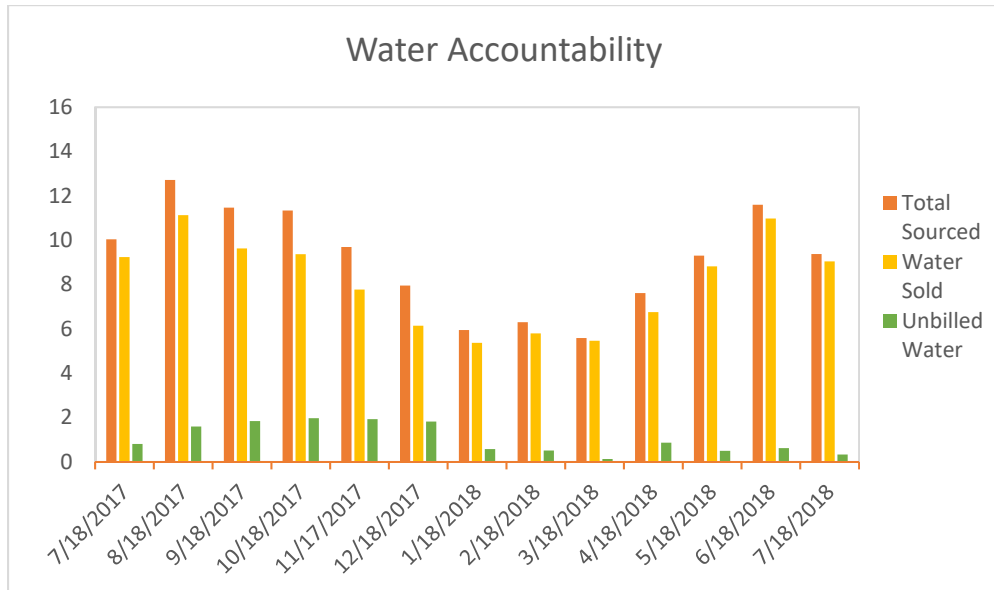
Accountability	
Total Water Sourced	9.370
Flushing	0.186
Subtotal	9.184
Sold	9.043
Accountability %	98%

WATER PRODUCTION

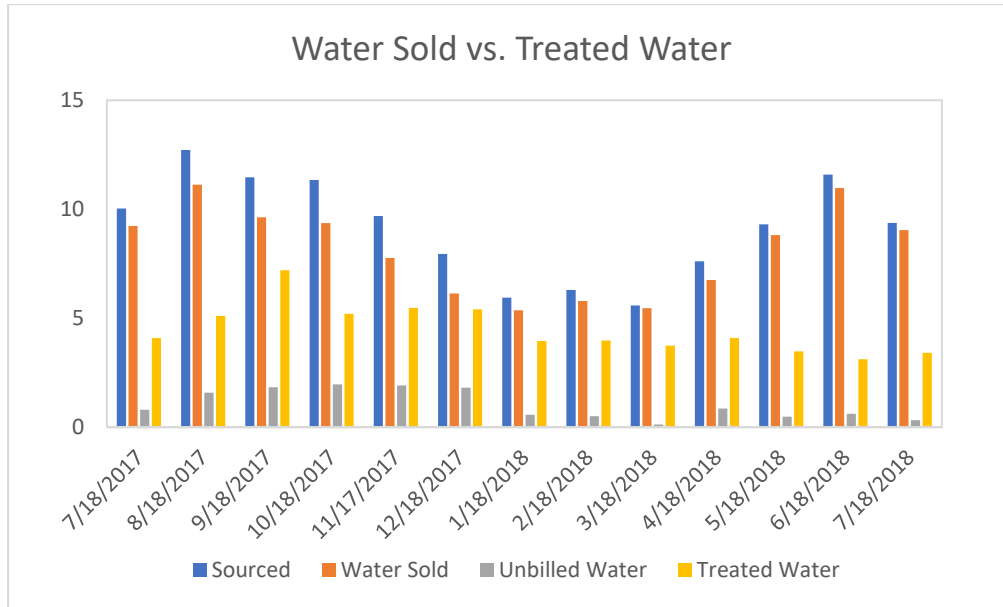
	CONNECTIONS
School	12
Commercial Inside	142
Commercial Outside	1
Residential Inside	573
Residential Outside	25
Church	13
City	15
Hydrant	6
Multifamily	11
n/a	2
Total	800



Date	Total	Well_1	Well_2	Well_3	Well_4
AVG	9.146	0.000	0.607	1.878	6.660
7/18/2017	10.036	0.000	0.124	5.213	4.699
8/18/2017	12.718	0.000	0.861	7.08	4.777
9/18/2017	11.463	0.000	0.729	0.001	10.733
10/18/2017	11.337	0.000	0.581	0.297	10.459
11/17/2017	9.688	0.000	0.718	0.283	8.687
12/18/2017	7.951	0.000	1.769	0.299	5.883
1/18/2018	5.943	0.000	0.139	0.423	5.381
2/18/2018	6.299	0.000	0.418	0.735	5.146
3/18/2018	5.584	0.000	0.138	0.515	4.931
4/18/2018	7.61	0.000	0.16	1.899	5.551
5/18/2018	9.304	0.000	0.725	0.73	7.849
6/18/2018	11.593	0.000	1.105	4.582	5.906
7/18/2018	9.37	0.000	0.425	2.361	6.584
Total	118.9	0.000	7.892	24.418	86.586



Date	Accountability	Unaccounted	Total Sourced	Water Sold	Flushing Leaks	Unbilled Water
7/18/2017	92%	0.762	10.036	9.235	0.039	0.801
8/18/2017	89%	1.388	12.718	11.127	0.203	1.591
9/18/2017	98%	0.266	11.463	9.628	1.569	1.835
10/18/2017	89%	1.279	11.337	9.368	0.69	1.969
11/17/2017	83%	1.615	9.688	7.767	0.306	1.921
12/18/2017	79%	1.7051	7.951	6.136	0.1099	1.815
1/18/2018	93%	0.389	5.943	5.369	0.185	0.574
2/18/2018	95%	0.323	6.299	5.791	0.185	0.508
3/18/2018	101%	-0.077	5.584	5.459	0.202	0.125
4/18/2018	91%	0.709	7.61	6.75	0.151	0.86
5/18/2018	96%	0.327	9.304	8.814	0.163	0.49
6/18/2018	96%	0.458	11.593	10.976	0.159	0.617
7/18/2018	98%	0.141	9.37	9.043	0.186	0.327



Date	Sourced	Water Sold	Unbilled Water	Treated Water	Return %	Rain
7/18/2017	10.036	9.235	0.801	4.092	44%	6.37
8/18/2017	12.718	11.127	1.591	5.107	46%	14.16
9/18/2017	11.463	9.628	1.835	7.199	75%	1.41
10/18/2017	11.337	9.368	1.969	5.204	56%	2.75
11/17/2017	9.688	7.767	1.921	5.473	70%	4.15
12/18/2017	7.951	6.136	1.815	5.412	88%	3.74
1/18/2018	5.943	5.369	0.574	3.956	74%	2.75
2/18/2018	6.299	5.791	0.508	3.979	69%	3.50
3/18/2018	5.584	5.459	0.125	3.744	69%	3.75
4/18/2018	7.61	6.75	0.86	4.096	61%	6.75
5/18/2018	9.304	8.814	0.49	3.481	39%	2.50
6/18/2018	11.593	10.976	0.617	3.121	28%	3.25
7/18/2018	9.37	9.043	0.327	3.417	38%	7.00

Contact Information

Operations

Michael Williams, *Vice President of Operations – (B) Water, (B) Wastewater*

Phone: (713) 494-1793 Email: michaelw@gulfutility.net

Jeanette Montes, *Operations Administrator- BS Environmental Science*

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Anthony Freeman, *Chief Operator – (B) Water, (B) Wastewater*

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Julie Addison, *Executive Vice President*

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Phone: (832) 497-1253 Email: lizet@gulfutility.net

Corina Swaim, *Customer Service Supervisor*

Phone: (832) 497-1253 Email: corina@gulfutility.net

Robert Cardinas, *Field Service Supervisor*

Phone: (281) 750-1938 Email: robertc@gulfutility.net

Joe Ortiz, *Maintenance Field Supervisor*

Phone: (281)781-5554 Email: joe@gulfutility.net

August 23, 2018

The Honorable Mayor and City Council
City of Montgomery
101 Old Plantersville Road
Montgomery, Texas 77316

Re: Engineering Report
Council Meeting: August 28, 2018
City of Montgomery

Dear Mayor and Council:

The following information summarizes our activities on your behalf since the July 24, 2018 Council Meeting:

Status of Previously Authorized Projects:

All projects discussed below are included in the enclosed master schedule and maps of active developments and capital projects.

a) Buffalo Springs Drive Bridge Repair (FEMA)

The contractor has completed the concrete bulkhead and installed all rip-rap in the bottom of the canal. The contractor has also substantially completed the storm sewer on the south side of the bridge and is continuing work on the north side. Enclosed is the most recent construction schedule showing a mid-September completion. We received and approved Pay Estimate No. 6 in the amount of \$51,768.11 to Glenn Fuqua, Inc. We are working with the contractor to prepare Change Order No. 2 to include additional days due to rain delays. We also continue to assist City Staff in providing the necessary documentation to FEMA to receive reimbursement.

b) FM 149 Sanitary Sewer Cleaning and Televising

We sent the enclosed letter to MagnaFlow on July 25th regarding the close out of the contract with the City. As stated in the letter, MagnaFlow cleaned and televised additional sanitary sewer lines that were not in the scope of the project. The City offered to accept these videos based on their value per liner foot in the contract to reduce the amount of damages owed to the City. MagnaFlow has agreed to the settlement and provided the additional videos. We are confirming the final quantities of the amount to be paid to the contractor and expect to issue a final pay estimate next week.

c) Water Distribution System Analysis and Master Plan-CP No. 1, Water Plant No. 2 GST Backfill

As a reminder, this project will be rebid with the Water Plant No. 3 Improvements project.

Status of Previously Authorized Projects (cont.):

- d) Water Distribution System Analysis and Master Plan - CP No. 2, 12-inch Waterline Across Town Creek Bridge**
The contractor has been further delayed by the contractor for the bridge. We anticipate the contractor will be able to begin work on September 4th, weather permitting. We are preparing Change Order No. 2 for additional days to the contract and plan to present it at your September 11th Council meeting.
- e) Water Distribution System Analysis and Master Plan – CP No. 3 – Downtown and SH-105 Waterline Replacement**
As a reminder, this project is included in the TWDB Drinking Water State Revolving Fund (“DWSRF”) loan. We expect to complete the design in early September 2018 and receive plan approval in late September 2018. We expect construction to begin in November 2018.
- f) Water Distribution System Analysis and Master Plan – CP No. 9 - Water Plant No. 3 Improvements**
As a reminder, this project is included in the TWDB DWSRF loan. We expect to complete the design and receive all plan approvals in Fall 2018.
- g) Sanitary Sewer System Analysis and Master Plan – CP No. 3b – Lift Station No. 1 Replacement**
As a reminder, this project is included in the TWDB Clean Water State Revolving Fund (“CWSRF”) loan. The design is substantially complete and undergoing internal review before being submitted for external review. We have provided a copy of the plans to the TORC and await receipt of their comments.
- h) Sanitary Sewer System Analysis and Master Plan – CP No. 10 – Lift Station No. 3 Force Main Re-Route**
As a reminder, this project is included in TWDB CWSRF loan. The design is substantially complete and under final internal review before undergoing City review. We expect construction to begin in November 2018.
- i) 18” Gravity Sanitary Sewer Extension**
We held a pre-construction meeting in our office on August 16th, and it is our understanding the contractor intends to begin construction next week.
- j) Baja Road Water and Drainage Improvements (CDBG)**
The project received environmental clearance from the Texas Department of Agriculture (TDA) on August 16th. We plan to complete the construction plans this week and advertise for bids next week.
- k) Baja Road Paving Repairs (FEMA)**
We are preparing a scope and schedule for the project, which will take place following the completion of the Baja Road Water and Drainage Improvements (CDBG) project.
- l) Atkins Creek Water, Sanitary, and Storm Sewer Repairs (FEMA)**
We have completed the field survey work and plan to receive the final survey this week. We held a kickoff meeting for both the structural engineer and the hydraulic engineer on August 15th, and it is our understanding geotechnical boring was completed last week.

Status of Previously Authorized Projects (cont.):**m) GLO Projects**

We submitted the required documentation to GrantWorks to complete the review package on March 15th. As a reminder, the projects submitted include the remaining estimated portion of the Buffalo Springs Drive Bridge; sanitary sewer, drainage, and paving improvements along Martin Luther King, Jr. and Baja Road including improvements to a tributary of Town Creek; the addition of a generator at Water Plant No. 3; and improvements to Lift Station No. 3. It is our understanding funding for these projects will not be available until September 2018 at the earliest.

Existing and Upcoming Developments:**a) Feasibility Studies**

There are no feasibility studies at this time.

b) Plan Reviews

- i. **BlueWave Express Car Wash** – We received revised plans on July 23rd and returned plan approval on July 25th.
- ii. **ProCore Developments** – We received revised plans on July 25th and provided plan approval on August 22nd.
- iii. **Peter Hill Public Infrastructure** – We received revised plans on July 3rd and await the deposit of funds from the developer before proceeding with our review.
- iv. **Lone Star Cowboy Church** – We did not receive revised plans this month.
- v. **Shoppes at Montgomery, Phase II** – We received plans on August 2nd and returned comments to the plans on August 8th. We received revised plans on August 17th and plan to return comments or plan approval this week.

c) Plat Reviews

- i. **Samdana Investments Minor Plat** – We did not receive a revised plat this month.
- ii. **Lone Star Parkway North, Sections 1 & 2 Vacating Plats** – We received revised plats this month and recommend approval.
- iii. **The Shoppes at Montgomery, Section 2 Final Plat** – We received the plat on July 27th and provided comments to the plat on August 8th. We received a revised plat on August 17th and recommend plat approval.

d) Ongoing Construction

- i. **Hills of Town Creek, Section 3** – Construction is proceeding on the public improvements to serve the development.
- ii. **Emma’s Way** – It is our understanding the contractor has substantially completed construction of the public waterline and sanitary sewer lines. We plan to hold a final inspection of the public infrastructure on August 27th.
- iii. **Montgomery First Phase I, II, & III** – We held a final inspection on August 13th, and it is our understanding the contractor is addressing the punch list items identified at the inspection.
- iv. **Shoppes at Montgomery, Phase I** – The Contractor is proceeding with construction of the public waterline and sanitary sewer line along FM 2854.

e) One-Year Warranty Inspections

- i. **Lift Station No. 14** – We are working with Public Works and Gulf Utilities to bring the lift station to the proper specifications with the funds deposited by the developer for the replacement pumps.
- ii. **Gardner Drive** – We are scheduled to conduct the one year warranty inspection for the Gardner Drive project on August 28, 2018.
- iii. **McCoy’s Public Water and Sanitary Sewer Extensions** – We conducted a one year warranty inspection for the public infrastructure installed by McCoy’s on July 25, 2018. We confirmed that all punch list items have been addressed, and we recommend acceptance of the infrastructure and release of all maintenance bonds.

Action Item – Consideration and possible action regarding completion of a one-year warranty period and release of maintenance bond for the McCoy’s Building Supply on-site public water, on-site public sanitary sewer, and off-site public sanitary sewer project.

Meetings and Ongoing Activities:

- a) **2018 Catahoula Well Permit Amendment** – We plan to submit the Permit Amendment Application to Lone Star Groundwater Conservation District this week to request additional permit capacity for the Catahoula Well permit to accommodate current demands and future growth within the City.
- b) **Lone Star Parkway Transportation Improvement Plan (TIP)** – We are working with the H-GAC to discuss planning for the possible acceptance Lone Star Parkway by TxDOT in the future.

Meetings and Ongoing Activities (cont.):

- g) Development Handbook and Approval Process** – We are working on updates to the development handbook and plan to provide the City Secretary and City Administrator revised copies this week.
- h) Weekly Operations Conference Call** – We continue hosting a weekly conference call with representatives from Gulf Utility Service, Inc. and City Staff. Items of note discussed during the previous month included receiving estimates for repairs to Lift Station No. 14, updates on various warranty inspections, general updates on all active design and construction projects, and general operations of the City's water and sanitary sewer facilities.
- i) Technical Operations Review Committee (TORC)** – We met with the Technical Operations Review Committee on July 31st to discuss updated water and wastewater usage projections. We provided the TORC with updated, final projections this week.

Please contact Katherine Vu or me if you have any questions.

Sincerely,



Chris Roznovsky, PE
Engineer for the City

CVR/kmv

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Enclosures:

Letter to MagnaFlow
Project Master Schedule
Active Developments Map
Active Capital Projects Map

Cc (via email):

The Planning and Zoning Commission – City of Montgomery
Mr. Jack Yates – City of Montgomery, City Administrator
Ms. Susan Hensley – City of Montgomery, City Secretary
Mr. Larry Foerster – Darden, Fowler & Creighton, LLP, City Attorney



July 25, 2018

Mr. Clay Hoffpauir
Magna Flow Environmental
14915 Highway 59 North
Humble, TX 77396

Re: Construction of 2017 FM 149 Sanitary Sewer Cleaning & Televising
City of Montgomery

Dear Mr. Hoffpauir:

As you are aware the City of Montgomery (the "City") and Magna Flow Environmental ("Magna Flow") entered into a contract for the completion of the above referenced project on August 4, 2017. The project period of performance began on August 8, 2017 and ended on August 28, 2017. As of the date of this letter there are numerous outstanding issues that have not been resolved due to a lack of communication by Magna Flow.

Per our letter dated January 23, 2018 and per countless emails, you were informed of your responsibility for damages caused to Lift Station No. 3 due to a failure to coordinate with the City to draw down the lift station and prevent debris from entering the lift station. This lack of communication caused damages to the lift station in the amount of \$9,094.00 as detailed in the attached documents.

It is our understanding that additional cleaning and televising was performed on sanitary sewer lines not in the scope of the project along Plez Morgan Drive and FM 149 south of SH-105, totaling approximately 3,900 linear feet. The City has not received these videos, nor have the videos been requested. The approximate value of the additional work completed is \$6,453.15 based on the unit bid price of \$1.65/LF.

We propose the following options to close out this project:

1. MagnaFlow will provide the additional sanitary sewer cleaning and televising videos to the City. The City will confirm the videos meet the standards included in the specifications and confirm the actual length of additional video. The value of these additional videos based on the contract unit prices will be subtracted from the amount of damages caused to Lift Station No. 3. The City of Montgomery will pay Magna Flow for the actual work completed in the original scope less the adjusted damages value as described above
2. The City of Montgomery will pay Magna Flow for the actual work performed in the original scope and subtract the \$9,094.00 in damages to Lift Station No. 3.

Please review the information above and determine how you would like to proceed, and notify us of your decision within **14 days** of the date of this letter.

Please contact James McCain or me if you have any questions.

Sincerely,



Chris Roznovsky, PE
Engineer for the City

CVR:jim

K:\W5841\W5841-0032-00 201 Sanitary Sewer Cleaning and Televisi\3 Construction Phase\Letters\LETTER Magnaflow 072518.docx

Enclosures: NTS Invoice No. 75735-2
Gulf Utility Services Work Order No. 99752

cc/enc.: Mr. Jack Yates – City of Montgomery, City Administrator
Ms. Susan Hensley – City of Montgomery, City Secretary
Mr. Larry Foerster – Darden, Fowler and Creighton, LLP, City Attorney
Mr. Mike Muckleroy – City of Montgomery, Director of Public Works
Mr. Charles Stroud – Magna Flow Environmental

Neil Technical Services, Corp.

11304 Windfern Rd.
Houston Texas 77064
281-477-7867

Invoice

DATE	INVOICE #
10/20/2017	75735-2

BILL TO
City of Montgomery P.O. Box 708 Montgomery, TX 77356 Attn: Jack Yates
SERVICE TO
Lift Station #3 Install New Lift Pump #2



State of Texas Electrical Contractor
TECL17123

QUANTITY	DESCRIPTION	PO#	TERMS	Net 30
QUANTITY	DESCRIPTION		RATE	AMOUNT
1	Bid Job		8,159.00	8,159.00
	* Install New Hydromatic, H4H1500M3-4, 230V/3, 10" Impeller Lift Pump			
1	12HP Hydromatic 4", 230V 3 Phase Pump Rental - Month		810.00	810.00
	Labor and Material.			
<p style="text-align: center;">City of Montgomery</p> <p>FUNDCLASS <input type="checkbox"/> General <input type="checkbox"/> Police <input type="checkbox"/> P/W <input checked="" type="checkbox"/> Utility <input type="checkbox"/> Other <i>CPF</i></p> <p>BANK ACCT# _____</p> <p>BANK ACCT NAME _____</p> <p>EXPENSE CODE # <u>48002</u></p> <p>EXPENSE CODE NAME <u>Utility Project</u></p> <p>Approved By: <u>Milo M.</u></p> <p>RECEIVED BY: OCT 24 2017 AUTUMN REDMAN City of Montgomery</p>				

Thank you for your business.

Regulated by The Texas Department of Licensing and Regulation.
P.O. Box 12157, Austin, Texas 78711
1-800-803-9202, 512-463-6599; website: www.license.state.tx.us/complaints

Total \$8,969.00

Work Order #99752

Work Order

Work Order has been billed do NOT edit!!

Type, Assignment, Approval, Status

Void

Add Purchase Order

Tabbed View

Short Form

Field View

QB WO #

99752

Route Operator

Freeman, Anthony

Days Past Due Date

147

District Account

Account #

LS-COM-LS3

Route Name

Resident - Name

COM - Lift Station 3

Client/System Name

City Of Montgomery

Dept

Maintenance

Category

Response

Type

Maintenance - LS03

Date Issued

08-16-2017

Date to be completed

08-16-2017

Requested By

Traci Chapa

Assigned To New

Ortiz, Robert

Team Members

Priority

Normal

Status

Completed

Date Completed

08-15-2017

Completed By

Robert Ortiz

Note to Operator

Pull pump 2 and have NTS take to shop to diagnose

WO Type Notes

Instructions

Work Order Type - Quick Bill - Labor & Equipment

Field Notes

-- [AUG-21-17 4:20 PM Traci Chapa] -----

ump 2 was separated from the valute on the front side of the pump and had rags in it. The front bolt looked

to be stripped. One o ring looked cut, the other looked like it was just blown out. The wires on top of the pump were exposed, upon further investigation I found that the ground wire inside the panel was not connected. NTS will be coming out tomorrow to install a loner pump and pickup the original pump. I have unwired it and it is sitting on the ground next to the wet well. Everything else in the wet well was in good condition. See pics for more details.

Meter Number (In Field)

Field Meter Read



File Attachment

COM LS3 LP2 2 2017 08 15.JPG

File Attachment 2

COM LS3 LP2 3 2017 08 15.JPG



File Attachment 3

COM LS3 LP2 4 2017 08 15.JPG

After Repair

COM LS3 LP2 2017 08 15.JPG

Related Client Job

3033

Job Name

Pull pump 2 and have NTS take to shop to diagnose

Job Client - Job Status

Ready to Invoice

Job Details

Instructions/Procedures

Pull pump 2 and have NTS take to shop to diagnose

Depth of Main

Main Size

Materials Needed

GPS

▼ Invoicing

of Purchase orders **# of Purchase orders RTI**

0

0

Approved for Invoicing **Department Reviewed**

Backcharge

Billed to Resident

Hurricane Harvey

Total WO Charges

\$125.00

Work Order Type - Charge Method

Hourly

DISPLAY Total Work Order Charges

\$125

PO Costs Not Invoiced

\$0.00

Fixed Charge

Quick Bill Charge

Total Operations

\$0.00

Total Labor/Equip Charge

Total Inventory Charged

Total PO Amount

\$125.00

Date Invoiced

09-08-2017

GUS Invoice#

15681

GUS Invoice# - Date of Invoice

09-08-2017

Billing Notes

Capitalize

▼ Residential Resident

Review Location

Directions

Resident - Service Address Full

Resident - F4Note

Service Address

Lift Station 3

Account Number

LS-COM-LS3

Resident - Zip

Route No.

Meter Number (RVS) Last Read in RVS

▼ Related KARDIA Tables

- ▼ Water Loss Report
- ▼ Residential Tap
- ▼ WO Operations Charges
- ▼ WO Labor/Equip Charges

Add Work Labor Charge

Date of Service	Labor/Equip Rate - Description	Total Time Charged	Labor/Equip Rate - Rate	Total Labor/Equip Charge
08-15-2017	Maintenance Technician & 1 Ton Truck	1.00	\$80.00	\$80.00
08-15-2017	Maintenance Technician	1.00	\$45.00	\$45.00
TOT		2.00		\$125.00

Total Labor/Equip Charge

\$125.00

▼ Employee time entries

Date	Employee	MA Time Detail	Note	OT Approved
No employee time entries found				

▼ WO Parts Charges

Add WO Parts Charge

Parts Inv Item - Description	Quantity Used	SS Per Unit Cost	Parts Inv Item - Parts Charge Amount	Amount Charged
No WO Parts Charges found				

Total Inventory Charged

▼ Purchase orders

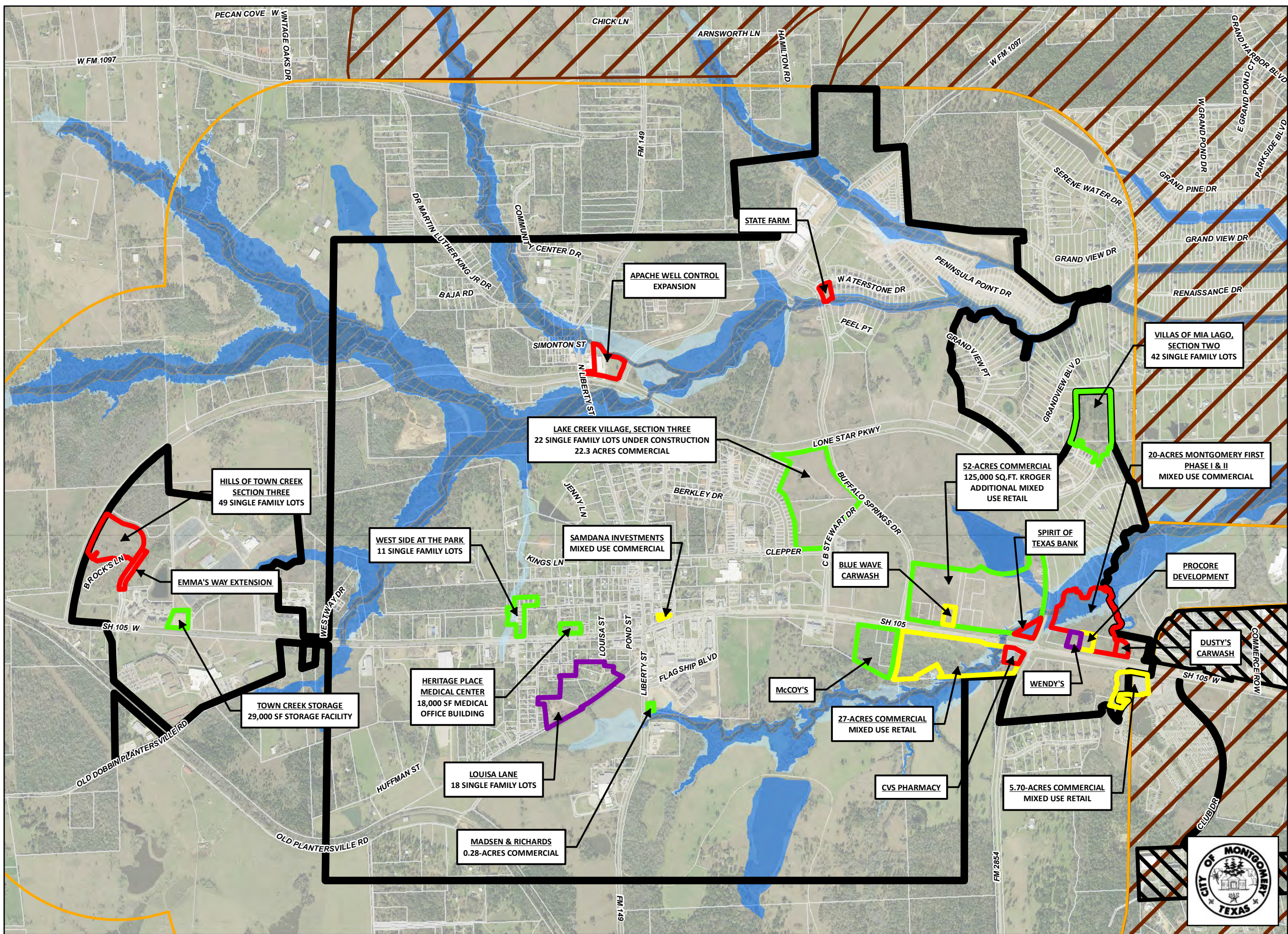
Add Purchase Order

Purchase orders

Purchase Order Date	PO #	Vendor Name	Purchased By	Item Notes	Estimated Amount	Actual Amount of Bill	Work Order Amount	Work Order Amount with Markup	Receipt/Packing Slip Copy	Bill Copy
No purchase orders found										

▼ Tap Information

▼ KARDIA



LEGEND

- Active Development (Phase)
 - Complete/Under Warranty (Green outline)
 - Under Construction (Red outline)
 - In Design (Yellow outline)
 - Planning/Feasibility (Purple outline)
- City Limits (Thick black outline)
- Stanley Lake MUD (Hatched pattern)
- City ETJ (Orange outline)
- City of Conroe ETJ (Brown outline)
- Floodway (Blue shaded area)
 - 100-year (Dark blue)
 - 500-year (Light blue)
- MCAD Parcels (Thin black outline)

ACTIVE DEVELOPMENTS (AUGUST 2018)

0 750 1,500
Feet

1 inch equals 1,500 feet

Disclaimer: This product is offered for informational purposes and may not have been prepared for or be suitable for legal, engineering, or surveying purposes. It does not represent an on-the-ground survey and represents only the approximate relative location of property, governmental and/or political boundaries or related facilities to said boundary. No express warranties are made by Jones|Carter, Inc. concerning the accuracy, completeness, reliability, or usability of the information included within this exhibit.



**CITY OF MONTGOMERY
ACCOUNT BALANCES
For Meeting of August 28, 2018**

	<u>CHECKING ACCT BALANCES</u>	<u>PRIOR MONTH END INVESTMENTS</u>	<u>TOTAL FUNDS AVAILABLE</u>
<u>GENERAL FUNDS</u>			
OPERATING FUND #1017375	\$ 43,300.55		\$ 43,300.55
HOME GRANT FUNDS /COPS UNIVERSAL #1032895	\$ 10.00		\$ 10.00
ESCROW FUND #1025873	\$ -		\$ -
PARK FUND #7014236	\$ -		\$ -
POLICE DRUG & MISC FUND #1025675	\$ 10,675.64		\$ 10,675.64
INVESTMENTS - GENERAL FUND		\$ 300,000.00	\$ 300,000.00
TEXPOOL - GENERAL FUND # 00003		\$ 210,705.71	\$ 210,705.71
TEXPOOL - RESERVE FUND # 00005		\$ -	\$ -
TOTAL GENERAL FUND	\$ 53,986.19	\$ 510,705.71	\$ 564,691.90
<u>CONSTRUCTION FUND</u>			
BUILDING FUND #1058528	\$ -		\$ -
CONSTRUCTION ACCOUNT #1058544	\$ 414,487.27 *		\$ 414,487.27
BOK Financial Series 2017A	\$ 1,013,541.34		\$ 1,013,541.34
BOK Financial Series 2017BA	\$ 1,603,303.67		\$ 1,603,303.67
TEXPOOL - CONST # 00009		\$ 580.71	\$ 580.71
INVESTMENTS - CONSTRUCTION		\$ -	\$ -
TOTAL CONSTRUCTION FUND	\$ 3,031,332.28	\$ 580.71	\$ 3,031,912.99
<u>DEBT SERVICE FUND</u>			
DEBT SERVICE FUND #7024730	\$ 191,594.93		\$ 191,594.93
TEXPOOL DEBT SERVICE # 00008	\$ -	\$ 24,714.04	\$ 24,714.04
TOTAL DEBT SERVICE FUND	\$ 191,594.93	\$ 24,714.04	\$ 216,308.97
<u>COURT SECURITY FUND</u> #1070580	\$ 5,794.64	\$ -	\$ 5,794.64
<u>COURT TECHNICAL FUND</u> #1058361	\$ 30,068.63	\$ -	\$ 30,068.63
<u>GRANT FUND</u>			
HOME GRANT ACCOUNT #1059104	\$ 5,737.63		\$ 5,737.63
GRANT ACCOUNT #1048479	\$ 7,174.81		\$ 7,174.81
TOTAL GRANT FUND	\$ 12,912.44	\$ -	\$ 12,912.44
<u>HOTEL OCCUPANCY TAX FUND</u> #1025253	\$ 11,021.05	\$ -	\$ 11,021.05
<u>MEDC</u>			
CHECKING ACCOUNT #1017938	\$ 238,144.11		\$ 238,144.11
TEXPOOL - MEDC # 00003		\$ 238,193.37	\$ 238,193.37
INVESTMENTS - MEDC		\$ 250,000.00	\$ 250,000.00
TOTAL MEDC	\$ 238,144.11	\$ 488,193.37	\$ 726,337.48
<u>POLICE ASSET FORFEITURES</u> #1047745	\$ 4,272.25		\$ 4,272.25
<u>UTILITY FUND</u>			
UTILITY FUND #1017383	\$ 755,715.69		\$ 755,715.69
CUSTOMER DEPOSITS FUND #1017417	\$ -		\$ -
WATER WORKS & SAN SEWER #7013840	\$ -		\$ -
TEXPOOL - UTILITY FUND # 00002		\$ 18,206.73	\$ 18,206.73
TOTAL UTILITY FUND	\$ 755,715.69	\$ 18,206.73	\$ 773,922.42
TOTAL ALL FUNDS	\$ 4,334,842.21	\$ 1,042,400.56	\$ 5,377,242.77

INVESTMENTS	
TEXPOOL - GENERAL FUND	\$ 210,705.71
INVESTMENTS - GENERAL FUND	\$ 300,000.00
TEXPOOL - CONST # 00009	\$ 580.71
TEXPOOL - DEBT SERVICE # 00008	\$ 24,714.04
TEXPOOL - MEDC	\$ 238,193.37
INVESTMENTS - MEDC	\$ 250,000.00
TEXPOOL - UTILITY	\$ 18,206.73
TOTAL ALL INVESTMENTS	\$ 1,042,400.56

*Note: Due to General Fund from Construction Fund (for Bridge Repair) \$334,343.21 of the \$400,000.00 approved by Council



MUNICIPAL ACCOUNTS
& CONSULTING, L.P.

City of Montgomery

Bookkeeper's Report

August 28, 2018

City of Montgomery
Account Balances

As of August 3, 2018

Financial Institution (Acct Number)	Issue Date	Maturity Date	Interest Rate	Account Balance	Notes
Fund: Operating					
Certificates of Deposit					
ALLEGIANCE BANK (XXXX3545)	02/06/2018	08/05/2018	0.85 %	100,000.00	
GREEN BANK (XXXX0365)	06/18/2018	12/17/2018	2.00 %	100,000.00	
TEXAS CAPITAL BANK (XXXX0242)	07/07/2018	01/03/2019	2.00 %	100,000.00	
Money Market Funds					
TEXPOOL (XXXX0003)	08/01/2005		1.88 %	210,705.71	
Checking Account(s)					
FIRST FINANCIAL BANK (XXXX7375)			0.00 %	43,300.55	Checking Account
FIRST FINANCIAL BANK (XXXX5675)			0.00 %	10,675.64	Police Drug & Misc Fund
FIRST FINANCIAL BANK (XXXX5873)			0.00 %	0.00	Escrow
FIRST FINANCIAL BANK (XXXX2895)			0.00 %	10.00	Home Grant / COPS Universal
FIRST FINANCIAL BANK (XXXX4236)			0.00 %	0.00	Park
Totals for Operating Fund:				\$564,691.90	
Fund: Capital Projects					
Money Market Funds					
TEXPOOL (XXXX0009)	12/27/2012		1.88 %	580.71	
Checking Account(s)					
BOK Financial (XXXX3014)			0.00 %	1,013,541.34	BOKF, NA Escrow - Series 2017A
BOK Financial (XXXX4012)			0.00 %	1,603,303.67	BOKF, NA Escrow - Series 2017B
FIRST FINANCIAL BANK (XXXX8528)			0.00 %	0.00	Building Fund
FIRST FINANCIAL BANK (XXXX8544)			0.00 %	414,487.27	Const Ckg-W&S Proj 1058544
Totals for Capital Projects Fund:				\$3,031,912.99	
Fund: Debt Service					
Money Market Funds					
TEXPOOL (XXXX0008)	12/27/2012		1.88 %	24,714.04	
Checking Account(s)					
FIRST FINANCIAL BANK (XXXX4730)			0.00 %	191,594.93	Checking Account
Totals for Debt Service Fund:				\$216,308.97	
Fund: CT Security					
Checking Account(s)					
FIRST FINANCIAL BANK (XXXX0580)			0.00 %	5,794.64	Cash In Bank
Totals for CT Security Fund:				\$5,794.64	
Fund: CT Tech					
Checking Account(s)					
FIRST FINANCIAL BANK (XXXX8361)			0.00 %	30,068.63	Cash In Bank
Totals for CT Tech Fund:				\$30,068.63	
Fund: Grant					
Checking Account(s)					
FIRST FINANCIAL BANK (XXXX8479)			0.00 %	7,174.81	Grant Account

City of Montgomery
Account Balances

As of August 3, 2018

Financial Institution (Acct Number)	Issue Date	Maturity Date	Interest Rate	Account Balance	Notes
Fund: Grant					
Checking Account(s)					
FIRST FINANCIAL BANK (XXXX9104)			0.00 %	5,737.63	Checking Account
Totals for Grant Fund:				\$12,912.44	
Fund: Hotel Occupancy Tax					
Checking Account(s)					
FIRST FINANCIAL BANK (XXXX5253)			0.00 %	11,021.05	Cash In Bank
Totals for Hotel Occupancy Tax Fund:				\$11,021.05	
Fund: MEDC					
Certificates of Deposit					
ICON BANK (XXXX5334)	01/27/2018	01/27/2019	1.25 %	150,000.00	
ALLEGIANCE BANK (XXXX2047)	06/06/2018	06/06/2019	2.00 %	100,000.00	
Money Market Funds					
TEXPOOL (XXXX0006)	08/01/2005		1.88 %	238,193.37	
Checking Account(s)					
FIRST FINANCIAL BANK (XXXX7938)			0.00 %	238,144.11	MEDC Checking
Totals for MEDC Fund:				\$726,337.48	
Fund: Policy Asset Forfeiture					
Checking Account(s)					
FIRST FINANCIAL BANK (XXXX7745)			0.00 %	4,272.25	Cash In Bank
Totals for Policy Asset Forfeiture Fund:				\$4,272.25	
Fund: Utility					
Money Market Funds					
TEXPOOL (XXXX0002)	08/01/2005		1.88 %	18,206.73	
Checking Account(s)					
FIRST FINANCIAL BANK (XXXX7383)			0.00 %	755,715.69	Water & Sewer Fund
FIRST FINANCIAL BANK (XXXX7417)			0.00 %	0.00	Customer Deposit Acct
FIRST FINANCIAL BANK (XXXX3840)			0.00 %	0.00	Water Works
Totals for Utility Fund:				\$773,922.42	
Grand total for City of Montgomery:				\$5,377,242.77	

City of Montgomery - General
Cash Flow Report - Checking Account
As of August 3, 2018

Num	Name	Memo	Amount	Balance
BALANCE AS OF 06/22/2018				\$317,586.06
Receipts				
	Tax Revenue CL 6/30/18		1,235.09	
	Tax P&I 6/30/18		260.04	
	Tax Rev EOM 6/30/18		303.67	
	Court Revenue CL 6/30/18		29,780.50	
	Court Rev OS 6/30/18		8,098.10	
	Misc Revenue CL 6/30/18		35,365.02	
	Misc Revenue OS 6/30/18		2,569.50	
	Interest		9.14	
	Sales Tax Revenue 7/13/18		153,156.83	
	Bev Tax Rev 7/20/18		3,232.98	
	Tax P & I		830.86	
	Tax Rev Clear 7/18		4,232.47	
	Tax Rev OS 7/18		70.59	
	Tax Rev EOM 7/18		858.30	
	CT Rev CL 7/18		35,032.70	
	CT Rev os 7/18		5,759.30	
	Misc Rev CL 7/18		30,425.16	
	Misc Rev os 7/18		5,606.80	
	Interest		6.32	
Total Receipts			316,833.37	
Disbursements				
28303	Daspit, Laurence F	Payroll 6/22/18	(53.10)	
28304	Office of the Attorney General	0012541428, 0012011313, 0013412154, 001180485	(2,710.05)	
28305	Jones & Carter, Inc	Escrow Acct Inv 265241,242,243,244,246,247,248,	(5,085.25)	
28306	Allied 100, LLC	Emergency Equipment - Inv 929181	(329.22)	
28307	Braun's	3 2X8 Desk Plates - Inv 197280	(36.00)	
28308	Brown Hearing Centers	Com Bldg Deposit Refund	(150.00)	
28309	Consolidated Communications	936-043-5910/0 6/11-7/10/18	(114.04)	
28310	Entergy	Part Utilities per spreadsheet - 5/18	(1,111.95)	
28311	Ewing Irrigation Products, Inc.	Memory Park - Inv 5519724	(49.47)	
28312	Gordon B. Dudley, Jr.		(900.00)	
28313	G'TIN	Fee per service agreement for 6/18 INV 20092	(3,379.50)	
28314	James F. Napolitano	Reimburse of expenses - Dues and Subscriptions -	(51.00)	
28315	James Neill	Com Bldg Deposit refund	(150.00)	
28316	Jim's Hardware	Acct #102 - Invoices - Part 5/18	(744.17)	
28317	Jones & Carter, Inc		(9,380.50)	
28318	Kimberly Duckett	Reimbursement of Expense - TMC Judges & Clerks	(357.62)	
28319	Michael Shirley	Court Prosecutor Fee 6/7/18	(450.00)	
28320	O'Reilly Auto Parts	Acct#70097 Inv Date 5/18	(268.04)	
28321	Pathmark Traffic Products of Texas, Inc.	Street - Inv 27756	(3,029.73)	
28322	Pecan Hill Florist	Inv 5768	(85.00)	
28323	Perdue, Brandon, Fielder, Collins, & Mott	Collections-Fines and Fees - 2/1-5/31/18	(14,236.48)	
28324	Price Air Conditioning	Com Center Repairs: Service Call Inv 2715	(1,219.75)	
28325	Tyler Technologies, Inc	Monthly fee - Web Site and On Line Billing Compo	(41.00)	
28326	American Law Enforcement Radar & Training	Emergency Equipment Inv 013783	(400.00)	
28327	American Tire Distributors	Tires Inv. S109411769	(654.20)	
28328	Ann Wilkerson	Com Bldg Dep Ref for Event 6/23/18	(150.00)	
28329	Brother Mobil Solutions, Inc.	Equipment Repairs Inv 590117292	(139.00)	
28330	Houston Chronicle	Inv 222716075,076,077	(702.00)	

City of Montgomery - General
Cash Flow Report - Checking Account
As of August 3, 2018

Num	Name	Memo	Amount	Balance
Disbursements				
28331	Jones & Carter, Inc	Inv 265239, 265240	(2,762.50)	
28332	Rick Hanna, CBO	Inv 17654, 55	(4,362.50)	
28333	Sales Revenue, Inc.	Sales Tax Tracking 6/18	(1,400.00)	
28334	TCCA-Gulf Coast Chapter	Membership Application for April Dupree - Inv 02	(40.00)	
28335	TML-Multistate Intergovernmental	Health, Life & AD&D Insurance Period 2018-06 -	(12,439.34)	
28336	Tracker Products LLC	Annual-Fluid-Hosted-IPY 5/11/18-19	(1,764.00)	
28337	UBEO of East Texas, Inc.	Acct No. 124715 Inv #59506398	(1,602.70)	
28338	Daspit, Laurence F	Payroll 7/6/18	(110.82)	
28339	Office of the Attorney General	0012541428, 0012011313, 0013412154, 001180485	(2,309.73)	
28340	Card Service Center	First Financial Credit Card Account XXXX 0869 -	(2,136.42)	
28341	Easley Enterprises of Texas, Inc.	City Hall General Cleaning 6/18	(375.00)	
28342	Entergy	Part Utilities per spreadsheet - 6/18	(591.13)	
28343	Home Depot Credit Services	Acct # ***-4458 Inv 5072883	(113.85)	
28344	Jones & Carter, Inc	Inv 267325,335,342,323,351,350,348,343	(4,783.75)	
28345	Kimberly Duckett	Reimbursement of Expense - Court Supplies	(60.00)	
28346	Municipal Accounts & Consulting, L.P.	Bookkeeping Inv 52531 - 6/18	(8,730.99)	
28347	Pathmark Traffic Products of Texas, Inc.	Street sign - Inv 28134	(262.00)	
28348	POS Paper.com	Heavy Thermal Paper - Inv 50040	(104.95)	
28349	Purchase Power	Acct-8000-9090-1015-0170 - Postage 06/18	(425.00)	
28350	Rick Hanna, CBO	Inv 17671, 17672	(3,867.50)	
28351	Robert Rosenquist	Municipal Court Judge - 6/18	(1,500.00)	
28352	Sam's Club	Acct #040241083268-7, INV 9198	(312.44)	
28353	Valero Marketing & Supply Company	Acct #6224 9487 - Fuel thru 6/16/18 (police)	(3,636.40)	
28354	Wicked EFX-DBA (Jennifer Tran)	VOID: Public Works Uniforms #0162	0.00	
28355	TMRS	0877, 00877	(13,315.71)	
28356	A & A Plants and Produce	VOID: Sales Slip 399109	0.00	
28357	April Dupree	Mileage/Meals for Seminar- Austin TX 7/16-7/20	(342.75)	
28358	City of Montgomery - Utility Fund	Water Usage @ Parks, City Hall, Com Center - 5/1	(2,178.94)	
28359	Consolidated Communications		(805.59)	
28360	Daniel Wheless	Refund for Montgomery Community Building Dep	(150.00)	
28361	Darden,Fowler & Creighton, L.L.P.	Legal Fees 4618	(2,833.34)	
28362	Entergy	Part Utilities per spreadsheet - 6/18	(954.91)	
28363	Ger Nay Pest Control	Pest control INV 12824	(75.00)	
28364	Houston Chronicle	INV 222716065 thur 222716070	(405.00)	
28365	Huffco Services, Inc.	Refund on Apache Escrow Account # 1027-00	(50.75)	
28366	Innovative Outdoors	Mowing - Inv# 1555 - 7/18	(6,667.00)	
28367	Iron Mountain	Document Shredding ACSF455 5/30-6/26/18	(111.98)	
28368	James Riley	Reimbursement for Shooters Station Arms Inc. 7/5	(12.99)	
28369	Jim's Hardware	Acct #102 - Invoices - 6/18	(510.51)	
28370	Jones & Carter, Inc		(2,221.00)	
28371	Laurel Paving		(10,345.00)	
28372	LDC	CM100017 Gas 101 Plantersville	(32.17)	
28373	McCoy's Building Supply Corporation	Acct - 0900-98046487-001 June 2018 Invoices	(233.08)	
28374	Montgomery County Elections Administrator	May 5, 2018 Election-Final Payment	(2,466.00)	
28375	Northwest Pest Patrol	Mosquito fogging 6/7-6/28/2018	(580.00)	
28376	O'Reilly Auto Parts	Acct#70097 Inv Date 6/18	(79.06)	
28377	Office Depot Business Credit	Supplies 5/31-6/27/18	(480.80)	
28378	Pathmark Traffic Products of Texas, Inc.	Street sign - Inv 28134A	(597.90)	
28379	Personalized Communications, Inc.	Answering Service 18253-062718	(59.78)	
28380	Solomon Electric, Inc.	Power Poles	(725.00)	
28381	Southern Tractor	Inv#64958	(480.74)	
28382	Summit Supply Corp of Colorado	Homecoming Park	(247.20)	

City of Montgomery - General
Cash Flow Report - Checking Account

As of August 3, 2018

Num	Name	Memo	Amount	Balance
Disbursements				
28383	Thomas Lundsten	Cedar Brake Park Garden Maintenance 6/18	(65.00)	
28384	TML-IRP	Contract# 6827 Insurance Premium 7/18	(4,505.53)	
28385	Tyler Technologies, Inc	Monthly fee - Web Site and On Line Billing Compo	(45.00)	
28386	UBEO of East Texas, Inc.	Acct No. 124715 Inv #656717	(1,590.45)	
28387	Verizon Wireless	521590387-00001	(27.68)	
28388	VersaTables	Versa Desktop Riser- Electric Powered	(351.00)	
28389	Vulcan Materials Company	Memory Park	(46.23)	
28390	Weisinger Materials, Inc	Wholesale Playground Material	(360.00)	
28391	Whitestone Printing	Business Cards- A. Redman Inv 2860	(55.00)	
28392	A & A Plants and Produce	Sales Slip 399109	(200.10)	
28393	Office of the Attorney General	0012541428, 0012011313, 0013412154, 001180485	(2,515.53)	
28394	Card Service Center	First Financial Credit Card Account XXXX 0869 -	(4,135.19)	
28395	Consolidated Communications	936-043-5910/0 7/11-8/10/18	(120.25)	
28396	Ditttert Rubber Stamp, Ltd.	Inv 252698	(55.90)	
28397	Entergy	Part Utilities per spreadsheet - #325003869471	(1,106.94)	
28398	Entergy1	Customer#71837 Install street light- 215 Berkley D	(1,362.38)	
28399	Jones & Carter, Inc	Inv 267341, 324, 346	(10,161.25)	
28400	O'Reilly Auto Parts	Acct# 700907 Inv 1838-429357	(21.98)	
28401	Pathmark Traffic Products of Texas, Inc.	Keepers Plate Triangle, Bolt, Nut, (3) Washers for	(62.50)	
28402	Rick Hanna, CBO	Inv 17686, 87	(4,231.00)	
28403	Stabilization Solution Systems	New Installation- Erosion Protection Drainage Dite	(575.60)	
28404	Stowes' Wrecker & Collision	Various Invoices	(1,160.14)	
28405	Texas Specialties/Lone Star Signs	Magnet, full color 24 x 14	(45.00)	
28406	UBEO of East Texas, Inc.	Acct No. 124715 Inv #59921497	(1,590.45)	
28407	Valero Marketing & Supply Company-2	1/2 Fuel exp- Acct 7137 8863 1/2 of 6/18	(653.13)	
28408	Verizon 2	Customer ID# PUBL005 - (4 Devices) Inv OSV00	(75.80)	
28409	Weisinger Materials, Inc	W-Black Dye Mulch Inv 069834	(120.00)	
28410	Belt Harris Pechacek LLLP	# 13749 Professional services- Single Audit Year en	(8,000.00)	
28411	Bradbury Brothers	Inv#33742271 City Hall Repair	(259.00)	
28412	Calibre Press	Inv# 61061 Police Training- Miguel Rosario	(329.00)	
28413	Crown Paper and Chemical	Supplies #115418	(224.35)	
28414	Ditttert Rubber Stamp, Ltd.	Inv 252716	(6.25)	
28415	GTIN	Fee per service agreement for 7/18 INV 20127	(3,379.50)	
28416	Miller Uniforms & Emblems, Inc.	115818	(102.74)	
28417	Montgomery County Forensic Services	Inv# 18-0274	(285.00)	
28418	Old Iron Works, LLC	Inv 2018-471	(113.80)	
28419	Pitney Bowes Global Financial Svcs, LLC	Acct#0018228782 Billing period 5/13-8/12/18	(428.46)	
28420	Stowes' Wrecker & Collision	Police Inv 3476	(27.00)	
28421	Summit Supply Corp of Colorado	Inv#81082	(682.95)	
28422	Swank Motion Pictures Inc.	Inv#BO1533716	(700.00)	
28423	Thomas Printing & Publishing	Business Cards	(471.69)	
28424	TML-Multistate Intergovernmental	Health, Life & AD&D Insurance Period 2018-08-	(11,867.27)	
28425	Tyler Technologies, Inc	Monthly fee - Web Site and On Line Billing Compo	(41.00)	
28426	Valero Marketing & Supply Company	Acct #6224 9487 - Fuel thru 7/16/18 (police)	(3,108.08)	
28427	Verizon Wireless	521590387-00001	(767.12)	
28428	Daspit, Laurence F	Payroll 8/3/18	(110.82)	
28429	Office of the Attorney General	VOID: 0012541428, 0012011313, 0013412154, 001	0.00	
28430	A & A Plants and Produce	Sales Slip 1707 (1) 3 gallon Vitex Tree for Homeco	(24.95)	
28431	Coburn's Conroe	Inv 501369045 Toilet tank, bowl ,seat, gasket, bolt,	(291.14)	
28432	Dealers Truck Equipment Co., LLC	UI06993 Job & Shop Supplies	(273.50)	
28433	Easley Enterprises of Texas, Inc.	City Hall General Cleaning 7/18 Inv#5456	(375.00)	
28434	Entergy	Part Utilities per spreadsheet - 6/21-7/24/18	(702.70)	

City of Montgomery - General
Cash Flow Report - Checking Account
As of August 3, 2018

Num	Name	Memo	Amount	Balance
Disbursements				
28435	Gary Scott	Judge fees 7/19/18	(750.00)	
28436	Grainger		(346.69)	
28437	Jack Yates	Reimbursement for Public Funds Investment Train	(148.24)	
28438	Michael Shirley	Court Prosecutor Fee 7/19/2018	(450.00)	
28439	Montgomery County News	2018 Graduation - Inv 12764 1/4 page display ad/c	(200.00)	
28440	Perdue, Brandon, Fielder, Collins, & Mott	Collections-Fines and Fees - 6/1-6/30/18	(553.93)	
28441	Personalized Communications, Inc.	Answering Service #18253-072518 25.00 Base Rate	(85.16)	
28442	Rick Hanna, CBO		(8,532.00)	
28443	Sam's Club	Acct #040241083268-7, INV 002592	(310.74)	
28444	Southwest Solutions Group	Letter Size File Shelving Inv 84954	(178.75)	
28445	State Comptroller	State Criminal Costs and Fees Qtr Ending 6/30/18	(38,703.34)	
28446	Texas Specialties/Lone Star Signs	INV # 118697 (2) Signs-Notice/Rezoning 36x24	(33.00)	
28447	Texas Top Cop Shop		(94.89)	
28448	Thomas Lundsten	Cedar Brake Park Garden Maintenance 7/18	(65.00)	
28449	Thomas Printing & Publishing	Business Cards for Napolitano #9489	(119.50)	
28450	Waste Management of Texas, Inc.	Acct ID - 7-23166-83000 - Inv 5564542-1792-9 Se	(563.35)	
28451	Jones & Carter, Inc	Iv 269165,163,162,183,178,184,185	(6,477.00)	
28452	Jones & Carter, Inc	Inv 269186,180,187,176,164,179	(19,177.25)	
28453	CJIS Solutions	Inv 2018-2273	(960.00)	
D/M	ETS Corporation		(929.78)	
DD	Aguirre, Abel	Payroll 6/22/18	(1,933.88)	
DD	Bauer, Timothy M	Payroll 6/22/18	(1,349.23)	
DD	Belmares, Jose N.	Payroll 6/22/18	(2,006.16)	
DD	Bickford, Dana N	Payroll 6/22/18	(310.29)	
DD	Bracht, James C.	Payroll 6/22/18	(2,170.05)	
DD	Carswell, Christopher M	Payroll 6/22/18	(1,480.51)	
DD	Duckett, Kimberly T.	Payroll 6/22/18	(1,586.39)	
DD	Dupree, April J	Payroll 6/22/18	(1,272.77)	
DD	Hensley, Susan L	Payroll 6/22/18	(2,816.40)	
DD	Hernandez, George J.	Payroll 6/22/18	(1,201.08)	
DD	Kohl, Julie J	Payroll 6/22/18	(176.39)	
DD	Kowarsch, Robert D	Payroll 6/22/18	(138.53)	
DD	Menard, Tara M	Payroll 6/22/18	(1,136.18)	
DD	Muckleroy, Micha D.	Payroll 6/22/18	(2,008.98)	
DD	Napolitano, James F	Payroll 6/22/18	(2,626.94)	
DD	Redman, Leslie A.	Payroll 6/22/18	(1,268.35)	
DD	Riley, James A.	Payroll 6/22/18	(1,613.91)	
DD	Rosario III, Miguel A.	Payroll 6/22/18	(1,130.48)	
DD	Rosendo, Jose A	Payroll 6/22/18	(1,416.63)	
DD	Salas, Francisco A.	Payroll 6/22/18	(1,257.06)	
DD	Standifer, Eric L.	Payroll 6/22/18	(1,590.18)	
DD	Thomas, Ryan A	Payroll 6/22/18	(1,483.19)	
DD	Thompson, Kevin A.	Payroll 6/22/18	(881.71)	
DD	Williams, Tina M	Payroll 6/22/18	(1,304.80)	
DD	Yates, Jack R	Payroll 6/22/18	(3,614.04)	
DD	Aguirre, Abel	Payroll 7/6/18	(1,624.09)	
DD	Bauer, Timothy M	Payroll 7/6/18	(1,388.04)	
DD	Belmares, Jose N.	Payroll 7/6/18	(2,006.16)	
DD	Bickford, Dana N	Payroll 7/6/18	(205.02)	
DD	Bracht, James C.	Payroll 7/6/18	(1,887.68)	
DD	Carswell, Christopher M	Payroll 7/6/18	(1,353.42)	
DD	Duckett, Kimberly T.	Payroll 7/6/18	(1,586.39)	

City of Montgomery - General
Cash Flow Report - Checking Account

As of August 3, 2018

Num	Name	Memo	Amount	Balance
Disbursements				
DD	Dupree, April J	Payroll 7/6/18	(1,180.18)	
DD	Hensley, Susan L	Payroll 7/6/18	(1,945.03)	
DD	Hernandez, George J.	Payroll 7/6/18	(1,201.08)	
DD	Kohl, Julie J	Payroll 7/6/18	(148.07)	
DD	Kowarsch, Robert D	Payroll 7/6/18	(159.31)	
DD	Menard, Tara M	Payroll 7/6/18	(1,136.19)	
DD	Muckleroy, Micha D.	Payroll 7/6/18	(2,008.96)	
DD	Napolitano, James F	Payroll 7/6/18	(2,626.94)	
DD	Redman, Leslie A.	Payroll 7/6/18	(1,268.35)	
DD	Riley, James A.	Payroll 7/6/18	(1,653.94)	
DD	Rosario III, Miguel A.	Payroll 7/6/18	(1,130.49)	
DD	Rosendo, Jose A	Payroll 7/6/18	(1,206.30)	
DD	Salas, Francisco A.	Payroll 7/6/18	(1,261.83)	
DD	Standifer, Eric L.	Payroll 7/6/18	(1,687.60)	
DD	Thomas, Ryan A	Payroll 7/6/18	(1,294.64)	
DD	Thompson, Kevin A.	Payroll 7/6/18	(825.35)	
DD	Williams, Tina M	Payroll 7/6/18	(1,304.81)	
DD	Yates, Jack R	Payroll 7/6/18	(3,614.04)	
DD	Aguirre, Abel	Payroll 7/20/18	(1,812.87)	
DD	Bauer, Timothy M	Payroll 7/20/18	(1,534.92)	
DD	Belmares, Jose N.	Payroll 7/20/18	(2,006.16)	
DD	Bickford, Dana N	Payroll 7/20/18	(199.48)	
DD	Bracht, James C.	Payroll 7/20/18	(2,116.41)	
DD	Carswell, Christopher M	Payroll 7/20/18	(1,566.07)	
DD	Duckett, Kimberly T.	Payroll 7/20/18	(1,586.39)	
DD	Dupree, April J	Payroll 7/20/18	(1,180.18)	
DD	Hensley, Susan L	Payroll 7/20/18	(1,945.03)	
DD	Hernandez, George J.	Payroll 7/20/18	(1,438.68)	
DD	Kohl, Julie J	Payroll 7/20/18	(189.25)	
DD	Menard, Tara M	Payroll 7/20/18	(1,152.91)	
DD	Muckleroy, Micha D.	Payroll 7/20/18	(2,008.98)	
DD	Napolitano, James F	Payroll 7/20/18	(2,626.94)	
DD	Redman, Leslie A.	Payroll 7/20/18	(1,268.35)	
DD	Riley, James A.	Payroll 7/20/18	(1,729.29)	
DD	Rosario III, Miguel A.	Payroll 7/20/18	(1,130.49)	
DD	Rosendo, Jose A	Payroll 7/20/18	(1,206.29)	
DD	Salas, Francisco A.	Payroll 7/20/18	(1,182.09)	
DD	Standifer, Eric L.	Payroll 7/20/18	(1,581.37)	
DD	Thomas, Ryan A	Payroll 7/20/18	(1,294.63)	
DD	Thompson, Kevin A.	Payroll 7/20/18	(859.18)	
DD	Williams, Tina M	Payroll 7/20/18	(1,304.81)	
DD	Yates, Jack R	Payroll 7/20/18	(3,614.04)	
DD	Kowarsch, Robert D	Payroll 7/20/18	(159.30)	
DD	Aguirre, Abel	Payroll 8/3/18	(1,789.68)	
DD	Bauer, Timothy M	Payroll 8/3/18	(1,363.73)	
DD	Belmares, Jose N.	Payroll 8/3/18	(2,006.16)	
DD	Bickford, Dana N	Payroll 8/3/18	(66.48)	
DD	Bracht, James C.	Payroll 8/3/18	(1,903.61)	
DD	Carswell, Christopher M	Payroll 8/3/18	(1,647.41)	
DD	Duckett, Kimberly T.	Payroll 8/3/18	(1,586.39)	
DD	Dupree, April J	Payroll 8/3/18	(1,180.18)	
DD	Hensley, Susan L	Payroll 8/3/18	(1,945.02)	

City of Montgomery - General
Cash Flow Report - Checking Account
As of August 3, 2018

Num	Name	Memo	Amount	Balance
Disbursements				
DD	Hernandez, George J.	Payroll 8/3/18	(1,201.08)	
DD	Kohl, Julie J	Payroll 8/3/18	(282.13)	
DD	Kowarsch, Robert D	Payroll 8/3/18	(147.76)	
DD	Menard, Tara M	Payroll 8/3/18	(1,136.18)	
DD	Muckleroy, Micha D.	Payroll 8/3/18	(2,008.97)	
DD	Napolitano, James F	Payroll 8/3/18	(2,626.93)	
DD	Redman, Leslie A.	Payroll 8/3/18	(1,268.35)	
DD	Riley, James A.	Payroll 8/3/18	(1,717.43)	
DD	Rosario III, Miguel A.	Payroll 8/3/18	(1,130.48)	
DD	Rosendo, Jose A	Payroll 8/3/18	(1,206.30)	
DD	Salas, Francisco A.	Payroll 8/3/18	(1,182.11)	
DD	Standifer, Eric L.	Payroll 8/3/18	(1,646.98)	
DD	Thomas, Ryan A	Payroll 8/3/18	(1,378.65)	
DD	Thompson, Kevin A.	Payroll 8/3/18	(774.20)	
DD	Williams, Tina M	Payroll 8/3/18	(1,264.77)	
DD	Yates, Jack R	Payroll 8/3/18	(3,614.05)	
DM	ETS Corporation	ETS Fees 7/18	(997.93)	
POL	EFIPS	Payroll Liabilities 6/22/18	(12,381.14)	
POL	EFIPS	Payroll Liabilities 7/6/18	(11,465.56)	
POL	EFIPS	Payroll Liabilities 7/20/18	(12,059.50)	
POL	Texas Workforce Commission	99-881774-9	(204.18)	
POL	EFIPS	Payroll Liabilities 8/3/18	(11,719.94)	
Tsf	City of Montgomery- Capital Projects	Trans to Const Fund - to cover Est for Buffalo Spr	(102,924.19)	
Total Disbursements			<u>(591,118.88)</u>	<u>(591,118.88)</u>
BALANCE AS OF 08/03/2018				<u><u>\$43,300.55</u></u>

City of Montgomery - General
Cash Flow Report - Police Drug & Misc Fund Account
 As of August 3, 2018

Num	Name	Memo	Amount	Balance
BALANCE AS OF 06/22/2018				\$10,675.64
Receipts				
	No Receipts Activity		0.00	
Total Receipts				0.00
Disbursements				
	No Disbursements Activity		0.00	
Total Disbursements				0.00
BALANCE AS OF 08/03/2018				\$10,675.64

City of Montgomery - General
Cash Flow Report - Home Grant / COPS Universal Account

As of August 3, 2018

Num	Name	Memo	Amount	Balance
BALANCE AS OF 06/22/2018				\$10.00
Receipts				
	No Receipts Activity		0.00	
Total Receipts			<u>0.00</u>	0.00
Disbursements				
	No Disbursements Activity		0.00	
Total Disbursements			<u>0.00</u>	<u>0.00</u>
BALANCE AS OF 08/03/2018				<u><u>\$10.00</u></u>

City of Montgomery - General Fund
Profit & Loss Budget Performance-All

Accrual Basis

July 2018

	Jul 18	Budget	\$ Over B...	Oct '17 - J...	YTD Bud...	\$ Over B...	Annual B...
Ordinary Income/Expense							
Income							
14000.1 · Taxes & Franchise Fees							
14103 · Beverage Tax	3,232.98	0.00	3,232.98	10,656.16	8,250.00	2,406.16	11,000.00
14111 · Franchise Tax	2,537.59	0.00	2,537.59	15,105.37	54,000.00	-38,894.63	72,000.00
14320 · Ad Valorem Taxes							
14320.1 · PID Tax Revenue	0.00			35,375.81	35,775.00	-399.19	35,775.00
14320 · Ad Valorem Taxes - Other	2,536.56	2,286.16	250.40	400,944.63	391,335.47	9,609.16	402,412.00
Total 14320 · Ad Valorem Taxes	2,536.56	2,286.16	250.40	436,320.44	427,110.47	9,209.97	438,187.00
14330 · Penalties & Interest on Adv Tax	408.54	408.33	0.21	3,141.34	2,483.34	658.00	3,100.00
14331 · Rendition Penalties	0.00	16.67	-16.67	0.00	166.66	-166.66	200.00
14600 · Sales Tax	114,867.62	143,466.97	-28,599.35	1,400,025.92	1,446,957.48	-46,931.56	1,810,800.00
Total 14000.1 · Taxes & Franchise Fees	123,583.29	146,178.13	-22,594.84	1,865,249.23	1,938,967.95	-73,718.72	2,335,287.00
14000.2 · Permits & Licenses							
14105 · Building Permits	26,978.90	26,940.20	38.70	182,575.15	160,410.20	22,164.95	205,000.00
14146 · Vendor/Beverage Permits	0.00	0.00	0.00	2,543.50	1,875.00	668.50	2,500.00
14611 · Sign Fee	50.00	150.00	-100.00	1,985.00	1,500.00	485.00	1,800.00
14612 · Misc Permit Fees(plats,& Zoning	0.00	166.67	-166.67	2,474.20	1,666.66	807.54	2,000.00
Total 14000.2 · Permits & Licenses	27,028.90	27,256.87	-227.97	189,577.85	165,451.86	24,125.99	211,300.00
14000.4 · Fees for Service							
14380 · Community Bldg Rental	365.00	458.33	-93.33	4,680.00	4,583.34	96.66	5,500.00
14381 · Kiosk Revenue	0.00	0.00	0.00	0.00	30.00	-30.00	30.00
14385 · Right of Way Use Fees	155.28	500.00	-344.72	6,875.92	5,000.00	1,875.92	6,000.00
Total 14000.4 · Fees for Service	520.28	958.33	-438.05	11,555.92	9,613.34	1,942.58	11,530.00
14000.5 · Court Fines & Forfeitures							
14101 · Collection Fees	396.67	2,416.66	-2,019.99	25,630.83	24,166.68	1,464.15	29,000.00
14102 · Asset Forfeitures	0.00	0.00	0.00	0.00	375.00	-375.00	500.00
14106 · Child Belt/Safety (Dedicated)	0.00	100.00	-100.00	71.33	600.00	-528.67	800.00
14108 · Court Fees	68.00			234.71			
14110 · Fines	38,109.37	38,333.33	-223.96	387,467.96	383,333.34	4,134.62	460,000.00
14118 · OMNI	275.27	166.67	108.60	2,086.62	1,666.66	419.96	2,000.00
14125 · Warrant Fees	0.00	0.00	0.00	0.00	50.00	-50.00	50.00
14126 · Judicial Efficiency (Dedicated)	169.93	145.83	24.10	1,162.54	1,458.34	-295.80	1,750.00
14130 · Accident Reports	0.00	6.00	-6.00	231.41	174.00	57.41	240.00
Total 14000.5 · Court Fines & Forfeitures	39,019.24	41,168.49	-2,149.25	416,885.40	411,824.02	5,061.38	494,340.00
14000.6 · Other Revenues							
15380 · Unanticipated Income	0.00	375.00	-375.00	5,131.69	3,750.00	1,381.69	4,500.00
15391 · Interest Income	6.32	11.59	-5.27	113.68	174.54	-60.86	200.00
15392 · Interest on Investments	444.83	450.00	-5.17	5,838.06	4,500.00	1,338.06	5,400.00
Total 14000.6 · Other Revenues	451.15	836.59	-385.44	11,083.43	8,424.54	2,658.89	10,100.00
15350 · Proceeds from sales	0.00	0.00	0.00	0.00	100.00	-100.00	100.00
15352 · Proceeds from FEMA Dissaster Re	0.00	0.00	0.00	-5,718.73	0.00	-5,718.73	0.00
15393 · Police Grant Revenue	0.00	0.00	0.00	0.00	471.00	-471.00	471.00
Total Income	190,602.86	216,398.41	-25,795.55	2,488,633.10	2,534,852.71	-46,219.61	3,063,128.00
Expense							
16000 · Personnel							
16353.1 · Health Ins.	9,904.70	8,832.54	1,072.16	88,873.00	88,324.92	548.08	105,990.00
16353.4 · Unemployment Ins.	80.47	110.43	-29.96	3,397.10	2,882.27	514.83	3,110.00
16353.5 · Workers Comp.	1,866.67	1,285.38	581.29	21,694.59	13,239.24	8,455.35	15,810.00
16353.6 · Dental & Vision Insurance	1,202.50	1,013.96	188.54	6,449.95	9,752.08	-3,302.13	11,780.00
16353.7 · Life & AD&D Insurance	125.59	80.84	44.75	391.81	808.32	-416.51	970.00
16353.8 · Crime-Ins	21.96	0.00	21.96	219.59	0.00	219.59	0.00
16560 · Payroll Taxes	6,574.91	7,495.82	-920.91	72,649.82	74,958.36	-2,308.54	89,950.00
16600 · Wages	79,898.13	98,279.17	-18,381.04	884,917.01	982,791.66	-97,874.65	1,179,350.00
16600.1 · Overtime	2,686.33	1,549.31	1,137.02	40,160.49	16,067.19	24,093.30	20,000.00

City of Montgomery - General Fund
Profit & Loss Budget Performance-All
July 2018

	Jul 18	Budget	\$ Over B...	Oct '17 - J...	YTD Bud...	\$ Over B...	Annual B...
16620 · Retirement Expense	4,991.79	4,216.66	775.13	54,521.76	42,166.68	12,355.08	50,600.00
Total 16000 · Personnel	107,353.05	122,864.11	-15,511.06	1,173,275.12	1,230,990.72	-57,715.60	1,477,560.00
16001 · Communications							
16338 · Advertising/Promotion							
16338.1 · Legal Notices and Pub	0.00	0.00	0.00	3,278.23	2,073.00	1,205.23	2,073.00
16338.2 · Recording Fees	0.00			1,500.00	0.00	1,500.00	0.00
16338 · Advertising/Promotion - Other	0.00	468.92	-468.92	2,520.49	4,022.48	-1,501.99	4,626.98
Total 16338 · Advertising/Promotion	0.00	468.92	-468.92	7,298.72	6,095.48	1,203.24	6,699.98
Total 16001 · Communications	0.00	468.92	-468.92	7,298.72	6,095.48	1,203.24	6,699.98
16002 · Contract Services							
16102 · General Consultant Fees							
16102.1 · Sales Tax Tracking	0.00			2,800.00	0.00	2,800.00	0.00
16102 · General Consultant Fees - Other	1,222.33	2,166.67	-944.34	18,051.02	27,666.66	-9,615.64	32,000.00
Total 16102 · General Consultant Fees	1,222.33	2,166.67	-944.34	20,851.02	27,666.66	-6,815.64	32,000.00
16220 · Omni Expense	0.00	225.00	-225.00	1,062.00	2,250.00	-1,188.00	2,700.00
16242 · Prosecutors Fees	450.00	750.00	-300.00	8,100.00	7,500.00	600.00	9,000.00
16280 · Mowing	6,667.00	6,716.67	-49.67	66,668.35	67,166.66	-498.31	80,600.00
16281 · Records Shredding	111.98			653.62			
16299 · Inspections/Permits	12,763.00	10,000.00	2,763.00	106,726.08	100,000.00	6,726.08	120,000.00
16310 · Judge's Fee	750.00	1,500.00	-750.00	14,297.00	15,000.00	-703.00	18,000.00
16320 · Legal							
16320.1 · House Abatement Legal	0.00	0.00	0.00	36.00	50.00	-14.00	50.00
16320 · Legal - Other	3,240.00	0.00	3,240.00	25,987.84	26,000.00	-12.16	26,000.00
Total 16320 · Legal	3,240.00	0.00	3,240.00	26,023.84	26,050.00	-26.16	26,050.00
16321 · Audit Fees	8,000.00	0.00	8,000.00	25,306.25	22,000.00	3,306.25	22,000.00
16322 · Engineering	14,791.75	6,833.33	7,958.42	141,046.33	106,333.34	34,712.99	120,000.00
16326 · Collection Agency Fees	0.00	2,500.00	-2,500.00	29,052.34	42,200.00	-13,147.66	45,000.00
16333 · Accounting Fees	9,166.13	7,000.00	2,166.13	84,497.02	81,000.00	3,497.02	95,000.00
16335 · Repairs & Maintenance							
16335.1 · Maintenance - Vehicles & Equip							
16334 · Gas/Oil	3,726.00	2,666.66	1,059.34	31,440.04	29,666.68	1,773.36	35,000.00
16343 · Tractor & Mower	7.99	83.33	-75.34	104.49	833.34	-728.85	1,000.00
16357 · Auto Repairs	333.56	1,791.66	-1,458.10	15,268.73	17,916.68	-2,647.95	21,500.00
16373 · Equipment repairs	663.54	708.33	-44.79	3,524.24	7,083.34	-3,559.10	8,500.00
16374 · Building Repairs-City Hall/Comm	905.19	1,541.66	-636.47	21,512.95	17,916.68	3,596.27	21,000.00
16375 · Street Repairs - Minor							
16375.1 · Streets-Preventive Maintenance	2,117.33	0.00	2,117.33	4,662.45	6,000.00	-1,337.55	6,000.00
16375 · Street Repairs - Minor - Other	960.60	0.00	960.60	4,881.13	7,000.00	-2,118.87	7,000.00
Total 16375 · Street Repairs - Minor	3,077.93	0.00	3,077.93	9,543.58	13,000.00	-3,456.42	13,000.00
16335.1 · Maintenance - Vehicles & Equip - O...	113.80	83.33	30.47	292.79	833.34	-540.55	1,000.00
Total 16335.1 · Maintenance - Vehicles & Equip	8,828.01	6,874.97	1,953.04	81,686.82	87,250.06	-5,563.24	101,000.00
16335 · Repairs & Maintenance - Other	1,786.99	0.00	1,786.99	14,740.39	11,250.00	3,490.39	12,000.00
Total 16335 · Repairs & Maintenance	10,615.00	6,874.97	3,740.03	96,427.21	98,500.06	-2,072.85	113,000.00
16337 · Street Signs	0.00	316.66	-316.66	5,720.74	3,166.68	2,554.06	3,800.00
16340 · Printing & Office supplies	1,225.13	600.01	625.12	8,020.24	5,699.98	2,320.26	6,900.00
16342 · Computers/Website	1,182.86	2,625.00	-1,442.14	27,832.71	27,250.00	582.71	32,500.00
16350 · Postage/Delivery	428.46	333.33	95.13	5,419.65	4,258.34	1,161.31	5,100.00
16351 · Telephone	1,329.05	1,529.17	-200.12	15,851.93	19,250.66	-3,398.73	22,309.00
16360 · Tax Assessor Fees	0.00	0.00	0.00	5,869.96	7,320.00	-1,450.04	7,320.00
16370 · Election	2,466.00	0.00	2,466.00	7,381.00	9,900.00	-2,519.00	9,900.00
17030 · Mobil Data Terminal	878.72	1,333.33	-454.61	19,362.43	13,333.34	6,029.09	16,000.00
17031 · Police Officer Scheduling Serv	0.00	133.33	-133.33	562.95	1,333.34	-770.39	1,600.00
17040 · Computer/Technology	1,351.74	958.33	393.41	17,203.43	20,035.83	-2,832.40	23,000.00
17510 · State Portion of Fines/Payouts	0.00	0.00	0.00	118,958.45	100,000.00	18,958.45	138,000.00

City of Montgomery - General Fund
Profit & Loss Budget Performance-All
July 2018

	Jul 18	Budget	\$ Over B...	Oct '17 - J...	YTD Bud...	\$ Over B...	Annual B...
Total 16002 · Contract Services	76,639.15	52,395.80	24,243.35	852,894.55	807,214.89	45,679.66	949,779.00
16003 · Supplies & Equipment							
16244 · Radio Fees	0.00	0.00	0.00	0.00	4,398.24	-4,398.24	4,398.24
16328 · Uniforms & Safety Equip	247.14	1,166.66	-919.52	9,568.27	12,166.68	-2,598.41	14,500.00
16328.1 · Protective Gear	0.00	250.00	-250.00	0.00	2,500.00	-2,500.00	3,000.00
16358 · Copier/Fax Machine Lease	1,590.45	1,689.12	-98.67	18,064.48	16,921.76	1,142.72	20,300.00
16460 · Operating Supplies (Office)							
16460.1 · Streets and Drainage	62.50	291.67	-229.17	2,729.62	2,916.66	-187.04	3,500.00
16460.2 · Cedar Brake Park	56.09	333.33	-277.24	2,098.23	3,333.34	-1,235.11	4,000.00
16460.3 · Homecoming Park	56.09	166.67	-110.58	997.35	1,666.66	-669.31	2,000.00
16460.4 · Fernland Park	56.08	208.33	-152.25	1,919.90	2,083.34	-163.44	2,500.00
16460.5 · Community Building	0.00	333.33	-333.33	1,296.09	3,333.34	-2,037.25	4,000.00
16460.6 · Tools, Etc	64.96	233.33	-168.37	2,097.85	2,333.34	-235.49	2,800.00
16460.7 · Memory Park	56.09	250.00	-193.91	1,952.84	2,500.00	-547.16	3,000.00
16460 · Operating Supplies (Office) - Other	1,217.09	1,756.48	-539.39	20,177.77	17,028.70	3,149.07	20,428.72
Total 16460 · Operating Supplies (Office)	1,568.90	3,573.14	-2,004.24	33,269.65	35,195.38	-1,925.73	42,228.72
16503 · Code Enforcement Expenses	0.00	83.33	-83.33	0.00	833.34	-833.34	1,000.00
17010 · Emergency Equipment	11.18	236.30	-225.12	2,563.33	1,608.90	954.43	2,000.00
17050 · Radios	0.00	0.00	0.00	0.00	4,100.00	-4,100.00	4,100.00
17100 · Capital Purchase Furniture	1,685.18	0.00	1,685.18	2,277.82	8,873.00	-6,595.18	11,400.00
16003 · Supplies & Equipment - Other	0.00	250.00	-250.00	641.54	2,500.00	-1,858.46	3,000.00
Total 16003 · Supplies & Equipment	5,102.85	7,248.55	-2,145.70	66,385.09	89,097.30	-22,712.21	105,926.96
16004 · Staff Development							
16241 · Training/Education	341.99	566.70	-224.71	804.98	5,666.60	-4,861.62	6,800.00
16339 · Dues & Subscriptions	260.00	166.67	93.33	4,202.35	3,166.66	1,035.69	3,500.00
16341 · Community Relations	80.10	100.00	-19.90	1,715.52	2,500.00	-784.48	2,700.00
16354 · Travel & Training (Travel)	1,762.71	2,007.05	-244.34	22,608.76	18,086.55	4,522.21	23,500.00
16004 · Staff Development - Other	25.00	0.00	25.00	125.00	0.00	125.00	0.00
Total 16004 · Staff Development	2,469.80	2,840.42	-370.62	29,456.61	29,419.81	36.80	36,500.00
16005 · Maintenance							
16228 · Park Maint-Memory Pk	92.51	708.33	-615.82	3,061.68	7,083.34	-4,021.66	8,500.00
16229 · Park Maint - Fernland	0.00	1,925.00	-1,925.00	22,802.54	19,250.00	3,552.54	23,100.00
16230 · Park Maint-Cedar Brake Park	143.84	500.00	-356.16	3,898.38	5,000.00	-1,101.62	6,000.00
16231 · Park Maint. - Homecoming Park	108.77	125.00	-16.23	859.99	1,750.00	-890.01	2,000.00
Total 16005 · Maintenance	345.12	3,258.33	-2,913.21	30,622.59	33,083.34	-2,460.75	39,600.00
16006 · Insurance							
16353.2 · Liability Ins.	1,940.29	1,175.00	765.29	19,402.90	11,750.00	7,652.90	14,100.00
16353.3 · Property Ins.	676.61	458.34	218.27	6,766.09	4,583.32	2,182.77	5,500.00
Total 16006 · Insurance	2,616.90	1,633.34	983.56	26,168.99	16,333.32	9,835.67	19,600.00
16007 · Utilities							
16352.0 · Electronic Sign-City	52.34	50.00	2.34	507.91	500.00	7.91	600.00
16352.1 · Street Lights	0.00	1,183.33	-1,183.33	10,121.92	11,833.34	-1,711.42	14,200.00
16352.2 · Downtown Utilities	85.95	28.33	57.62	385.91	283.34	102.57	340.00
16352.3 · Utilities-Cedar Brake Park	154.50	250.00	-95.50	1,891.18	2,500.00	-608.82	3,000.00
16352.4 · Utilities-Homecoming Park	119.35	108.33	11.02	1,360.44	1,083.34	277.10	1,300.00
16352.5 · Utilities-Fernland Park	459.16	408.33	50.83	3,911.04	4,083.34	-172.30	4,900.00
16352.6 · Utilities - City Hall	1,111.89	883.33	228.56	9,592.84	8,833.34	759.50	10,600.00
16352.7 · Utilities - Gas	0.00	68.33	-68.33	0.00	683.34	-683.34	820.00
16352.8 · Utilities - Comm Center Bldg	379.64	450.00	-70.36	4,953.25	4,500.00	453.25	5,400.00
16352.9 · Utilities-Memory Pk	1,488.83	1,166.66	322.17	7,374.69	11,666.68	-4,291.99	14,000.00
16007 · Utilities - Other	0.00	0.00	0.00	0.00	100.00	-100.00	100.00
Total 16007 · Utilities	3,851.66	4,596.64	-744.98	40,099.18	46,066.72	-5,967.54	55,260.00
16008 · Capital Outlay							
16233 · Cap Outlay- Com Building Proj	0.00	125.00	-125.00	3,243.98	1,250.00	1,993.98	1,500.00
17070 · Capital Outlay - Police Cars							
17070.1 · Emergency Lights, Decals	0.00	0.00	0.00	17,238.94	15,000.00	2,238.94	15,000.00

City of Montgomery - General Fund
Profit & Loss Budget Performance-All
July 2018

	Jul 18	Budget	\$ Over B...	Oct '17 - J...	YTD Bud...	\$ Over B...	Annual B...
17070.3 · Watch Guard	0.00	0.00	0.00	55,025.00	48,400.00	6,625.00	48,400.00
17070.4 · Tsf To CPF-Vehicle Replacement	0.00	0.00	0.00	0.00	15,000.00	-15,000.00	15,000.00
17070 · Capital Outlay - Police Cars - Other	0.00	0.00	0.00	28,142.10	31,750.00	-3,607.90	31,750.00
Total 17070 · Capital Outlay - Police Cars	0.00	0.00	0.00	100,406.04	110,150.00	-9,743.96	110,150.00
17071 · Cap Purchase - Computers/Equip							
17071.1 · Copsync	0.00	0.00	0.00	0.00	6,500.00	-6,500.00	6,500.00
17071.2 · Radar	0.00	0.00	0.00	299.45	4,000.00	-3,700.55	4,000.00
17071.4 · Laser Fish (Software Equip)	0.00	308.23	-308.23	3,445.87	3,083.54	362.33	3,700.00
17071.6 · Investigative and Testing Equip	54.66	400.00	-345.34	1,281.83	3,200.00	-1,918.17	4,000.00
17071.7 · Ballistic Vests & Shields	0.00	0.00	0.00	9,881.31	4,700.00	5,181.31	4,700.00
17071 · Cap Purchase - Computers/Equip - Other	82.00	3,083.33	-3,001.33	8,344.52	13,833.34	-5,488.82	17,000.00
Total 17071 · Cap Purchase - Computers/Equip	136.66	3,791.56	-3,654.90	23,252.98	35,316.88	-12,063.90	39,900.00
17071.5 · Patrol Weapons	55.98	0.00	55.98	55.98	5,200.00	-5,144.02	5,200.00
17072 · Capital Outlay-PWorks Items	273.50	5,000.00	-4,726.50	52,939.70	50,000.00	2,939.70	60,000.00
17080 · Capital Outlay-Improvements	0.00	0.00	0.00	0.00	15,000.00	-15,000.00	15,000.00
Total 16008 · Capital Outlay	466.14	8,916.56	-8,450.42	179,898.68	216,916.88	-37,018.20	231,750.00
16009 · Miscellaneous Expenses							
16590 · Misc. Expense							
16590.2 · Property 149/105	0.00	0.00	0.00	4,155.06	0.00	4,155.06	0.00
16590 · Misc. Expense - Other	997.93	333.33	664.60	7,912.76	4,780.34	3,132.42	5,447.00
Total 16590 · Misc. Expense	997.93	333.33	664.60	12,067.82	4,780.34	7,287.48	5,447.00
16009 · Miscellaneous Expenses - Other	0.00			121.34	0.00	121.34	0.00
Total 16009 · Miscellaneous Expenses	997.93	333.33	664.60	12,189.16	4,780.34	7,408.82	5,447.00
16010 · Contingency	0.00	10.00	-10.00	0.00	80.00	-80.00	100.00
16356 · Contract Labor- Streets	10,545.10	10,768.25	-223.15	17,657.10	107,682.50	-90,025.40	129,219.00
16500 · Leases - Parks and Recreation							
16504 · Adams Park	0.00	0.00	0.00	5,458.91	3,400.00	2,058.91	3,400.00
Total 16500 · Leases - Parks and Recreation	0.00	0.00	0.00	5,458.91	3,400.00	2,058.91	3,400.00
17000 · Capital Purchase	0.00	2,064.66	-2,064.66	0.00	20,646.68	-20,646.68	24,776.00
17500 · Tax Rebatement							
17500.1 · Sales Tax Rebate	0.00	20,000.00	-20,000.00	0.00	20,000.00	-20,000.00	20,000.00
17500.3 · PID Property Tax Reimbursement	0.00	0.00	0.00	35,375.81	0.00	35,375.81	0.00
Total 17500 · Tax Rebatement	0.00	20,000.00	-20,000.00	35,375.81	20,000.00	15,375.81	20,000.00
Total Expense	210,387.70	237,398.91	-27,011.21	2,476,780.51	2,631,807.98	-155,027.47	3,105,617.94
Net Ordinary Income	-19,784.84	-21,000.50	1,215.66	11,852.59	-96,955.27	108,807.86	-42,489.94
Other Income/Expense							
Other Income							
14000.3 · Transfers In							
14620.2 · Admin Transfer from MEDC	0.00	0.00	0.00	9,375.00	18,750.00	-9,375.00	37,500.00
14620.4 · Admin Trf from Court Security	0.00	0.00	0.00	1,700.00	1,700.00	0.00	3,400.00
Total 14000.3 · Transfers In	0.00	0.00	0.00	11,075.00	20,450.00	-9,375.00	40,900.00
Total Other Income	0.00	0.00	0.00	11,075.00	20,450.00	-9,375.00	40,900.00
Net Other Income	0.00	0.00	0.00	11,075.00	20,450.00	-9,375.00	40,900.00
Net Income	-19,784.84	-21,000.50	1,215.66	22,927.59	-76,505.27	99,432.86	-1,589.94

City of Montgomery - Capital Projects
Cash Flow Report - Const CkgW&S Proj 1058544 Account
As of August 3, 2018

Num	Name	Memo	Amount	Balance
BALANCE AS OF 06/22/2018				\$419,553.47
Receipts				
	CDBG Funds for Bridge Repair		22,684.25	
	Tsf from Gen to cover Pay Est #5 - Glen Fuqua		102,924.19	
	CDBG Funds for Baja Repair		9,975.00	
	Deposit		<u>25,731.05</u>	
Total Receipts				161,314.49
Disbursements				
1240	Jones & Carter, Inc.	Inv 265230,231,226	(3,687.00)	
1241	Jones & Carter, Inc.	Inv 267334, 331, 327	(6,881.75)	
1242	Glen Fuqua, Inc	Proj 5841-0025-00- Pay Est #5- Const of Buffalo S	(102,924.19)	
1243	Grant Works	Contract 7217320 Inv. No. 1 Service Period 6/14-7	(9,975.00)	
1244	Jones & Carter, Inc.	W5841-0034-00 18" Gravity SS Line Extension IN	(6,891.25)	
1245	Jones & Carter, Inc.	Partial Payment- W5841-0025-00 Buffalo Springs B	(28,399.00)	
1246	Jones & Carter, Inc.	Invoice 269171, 174	<u>(7,622.50)</u>	
Total Disbursements				<u>(166,380.69)</u>
BALANCE AS OF 08/03/2018				<u><u>\$414,487.27</u></u>

City of Montgomery - Capital Projects
Cash Flow Report - BOKF, NA Escrow Series 2017A Account

As of August 3, 2018

Num	Name	Memo	Amount	Balance
BALANCE AS OF 06/22/2018				\$1,012,473.80
Receipts				
	Int on Acct		1,067.54	
Total Receipts				1,067.54
Disbursements				
	No Disbursements Activity		0.00	
Total Disbursements				0.00
BALANCE AS OF 08/03/2018				<u><u>\$1,013,541.34</u></u>

City of Montgomery - Capital Projects
Cash Flow Report - BOKF, NA Escrow Series 2017B Account
 As of August 3, 2018

Num	Name	Memo	Amount	Balance
BALANCE AS OF 06/22/2018				\$1,601,614.95
Receipts				
	Interest		1,688.72	
Total Receipts			<u>1,688.72</u>	1,688.72
Disbursements				
	No Disbursements Activity		0.00	
Total Disbursements			<u>0.00</u>	<u>0.00</u>
BALANCE AS OF 08/03/2018				<u><u>\$1,603,303.67</u></u>

City of Montgomery - Capital Projects Acct
Profit & Loss Budget Performance
 July 2018

Accrual Basis

	Jul 18	Budget	% of Bu...	Oct '17 -...	YTD Bud...	% of ...	Annual B...
Ordinary Income/Expense							
Income							
43901 - Capital Proj Funding Sourc							
43901.1 - Transfer from MEDC-Hou St	0.00	0.00	0.0%	50,012.50	0.00	100.0%	0.00
43901.2 - Trns from General-Hou St.	0.00	0.00	0.0%	21,627.67	0.00	100.0%	0.00
43947 - Transfer from Utility Fund							
43947A - Tsf from Utility - Capital	0.00	0.00	0.0%	77,400.00	116,100.00	66.7%	154,800.00
43947B - Tsf from Utility - Maint	0.00	0.00	0.0%	18,241.62	68,550.00	26.6%	91,400.00
43947C - Tsf fr Utility - Cap Costs Proj	0.00	0.00	0.0%	155,286.00	200,000.00	77.6%	200,000.00
43947D - Revenue -Lift Sta 1 Replacement	0.00	0.00	0.0%	200,000.00	0.00	100.0%	0.00
Total 43947 - Transfer from Utility Fund	0.00	0.00	0.0%	450,927.62	384,650.00	117.2%	446,200.00
43948 - Transfer from Grant Fund	0.00	0.00	0.0%	0.00	0.00	0.0%	0.00
43949 - Transfers from General Fund							
43949.1 - Tsf fr Gen - Police Veh Replace	0.00	0.00	0.0%	0.00	15,000.00	0.0%	15,000.00
Total 43949 - Transfers from General Fund	0.00	0.00	0.0%	0.00	15,000.00	0.0%	15,000.00
43952 - Other Fund Reserves/Transfers							
43952.1 - 380 Agt-1st Hrtford-18" SS line	0.00	0.00	0.0%	57,500.00	0.00	100.0%	0.00
43952.2 - Util Ext Proj-Waterstone on LC	0.00	0.00	0.0%	36,218.91	0.00	100.0%	0.00
43952 - Other Fund Reserves/Transfers - Ot...	0.00	0.00	0.0%	17,240.30	0.00	100.0%	0.00
Total 43952 - Other Fund Reserves/Transfers	0.00	0.00	0.0%	110,959.21	0.00	100.0%	0.00
Total 43901 - Capital Proj Funding Sourc	0.00	0.00	0.0%	633,527.00	399,650.00	158.5%	461,200.00
43956 - Proceeds - TWDB 2017 A	0.00	0.00	0.0%	0.00	1,000,000.00	0.0%	1,000,000.00
43959 - FEMA Grant Revenue							
43956.1 - FEMA DR4272- Bridge	0.00	0.00	0.0%	70,716.29	1,200,000.00	5.9%	1,200,000.00
43956.2 - FEMA-DR4272-Plez Morgan St	0.00	0.00	0.0%	0.00	300,000.00	0.0%	300,000.00
43956.3 - Impact Fees (from Customers)	0.00	0.00	0.0%	0.00	75,000.00	0.0%	75,000.00
43956.4 - FEMA -DR4332-Hurricane Harvey	0.00	0.00	0.0%	0.00	0.00	0.0%	0.00
Total 43959 - FEMA Grant Revenue	0.00	0.00	0.0%	70,716.29	1,575,000.00	4.5%	1,575,000.00
43961 - Grant Funds-CDBG							
43961.1 - Bridge Repair - CDBG DR 7217037	48,415.30	0.00	100.0%	170,539.26	300,000.00	56.8%	300,000.00
43961.2 - Baja,W/S Drainag, MLK-CD7217230	9,975.00	0.00	100.0%	9,975.00	0.00	100.0%	0.00
Total 43961 - Grant Funds-CDBG	58,390.30	0.00	100.0%	180,514.26	300,000.00	60.2%	300,000.00
43964 - Proceeds-TWDB 2017 B	0.00	0.00	0.0%	0.00	1,606,000.00	0.0%	1,606,000.00
45391 - Interest Earned							
45391.1 - Interest Earned Ser 2017A	0.00	0.00	0.0%	6,400.15	0.00	100.0%	0.00
45391.2 - Interest Earned Ser 2017B	0.00	0.00	0.0%	8,704.69	0.00	100.0%	0.00
45391 - Interest Earned - Other	0.93	333.33	0.3%	1,458.45	3,333.34	43.8%	4,000.00
Total 45391 - Interest Earned	0.93	333.33	0.3%	16,563.29	3,333.34	496.9%	4,000.00
Total Income	58,391.23	333.33	17,517.5%	901,320.84	4,883,983.34	18.5%	4,946,200.00
Expense							
43889 - Grant Administrative Expenses							
43889.1 - Bridge-CDBG-DR #7217037	0.00	0.00	0.0%	28,000.00	0.00	100.0%	0.00
43889.2 - Baja Project CDBG #7217320	0.00	0.00	0.0%	9,975.00	0.00	100.0%	0.00
Total 43889 - Grant Administrative Expenses	0.00	0.00	0.0%	37,975.00	0.00	100.0%	0.00

**City of Montgomery - Capital Projects Acct
Profit & Loss Budget Performance
July 2018**

Accrual Basis

	Jul 18	Budget	% of Bu...	Oct '17 -...	YTD Bud...	% of ...	Annual B...
43890 · Engineering							
43890.1 · Eng-Catahoula Aquifer WW	0.00	0.00	0.0%	0.00	0.00	0.0%	0.00
43890.2 · Eng-WP #3 Improvements	0.00	9,583.33	0.0%	0.00	95,833.34	0.0%	115,000.00
43890.3 · Eng - Lift St #1 Expansion	0.00	7,500.00	0.0%	11,911.90	75,000.00	15.9%	90,000.00
43890.4 · Eng-Waterline replacement/HouSt	0.00	0.00	0.0%	2,956.15	0.00	100.0%	0.00
43890.5 · Eng-LS #3/Force Main Re-Route	0.00	1,583.33	0.0%	0.00	15,833.34	0.0%	19,000.00
43890.7 · Eng-Downtown/SH105 Imp	0.00	7,833.33	0.0%	0.00	78,333.34	0.0%	94,000.00
43890.8 · Eng-18" SS Line	7,282.50	0.00	100.0%	46,818.75	0.00	100.0%	0.00
43890.9 · Eng-Bridge Water Line	522.75			7,768.58			
43890.B · .B Eng-Buf Sp Brdg Emb Repair	0.00			28,399.00			
43890 · Engineering - Other	0.00	0.00	0.0%	0.00	0.00	0.0%	0.00
Total 43890 · Engineering	7,805.25	26,499.99	29.5%	97,854.38	265,000.02	36.9%	318,000.00
43995 · Const Cost-Contingencies							
43995.1 · Cont's -LS#3 Force Main ReRoute	0.00	3,000.00	0.0%	0.00	30,000.00	0.0%	36,000.00
43995.2 · Cont's-LS#1 Replacement/Expans	0.00	11,666.67	0.0%	0.00	116,666.66	0.0%	140,000.00
43995.3 · Cont's-WP#3 Improvements	0.00	12,833.33	0.0%	0.00	128,333.34	0.0%	154,000.00
43995.4 · Cont's-Downtown/SH105 Improve	0.00	10,500.00	0.0%	0.00	105,000.00	0.0%	126,000.00
43995 · Const Cost-Contingencies - Other	0.00	0.00	0.0%	0.00	0.00	0.0%	0.00
Total 43995 · Const Cost-Contingencies	0.00	38,000.00	0.0%	0.00	380,000.00	0.0%	456,000.00
44000 · Wastewater System							
44006 · LS #1-Replacement/Expansion	0.00	47,500.00	0.0%	0.00	475,000.00	0.0%	570,000.00
44007 · LS#3 Forcemain Reroute	0.00	12,083.33	0.0%	0.00	120,833.34	0.0%	145,000.00
44008 · 18" Gravity S.S. Line Const	0.00	0.00	0.0%	0.00	0.00	0.0%	0.00
Total 44000 · Wastewater System	0.00	59,583.33	0.0%	0.00	595,833.34	0.0%	715,000.00
45000 · Water System- Capital Proj							
43976.1 · Downtown/SH 105 Water Line Imp	0.00	41,833.33	0.0%	5,510.00	418,333.34	1.3%	502,000.00
43992.1 · Water Plant #3 - Improvements	0.00	36,666.67	0.0%	0.00	366,666.66	0.0%	440,000.00
43992.4 · WP#3 Improvements - Other Costs	0.00	14,583.33	0.0%	0.00	145,833.34	0.0%	175,000.00
46000.1 · Water - Meters	0.00			0.00	0.00	0.0%	0.00
Total 45000 · Water System- Capital Proj	0.00	93,083.33	0.0%	5,510.00	930,833.34	0.6%	1,117,000.00
46000 · Roadway System Improvements							
46001 · Plez Morgan Street (FEMA4272)	0.00	25,000.00	0.0%	0.00	250,000.00	0.0%	300,000.00
46002 · Buf SpBrg RepFEMA4272-CD7217307	0.00	125,000.00	0.0%	456,891.81	1,250,000.00	36.6%	1,500,000.00
46003 · Downtown/SH 105 Improvements	0.00	0.00	0.0%	0.00	0.00	0.0%	0.00
Total 46000 · Roadway System Improvements	0.00	150,000.00	0.0%	456,891.81	1,500,000.00	30.5%	1,800,000.00
47000 · Capital Costs Projects	0.00	16,666.67	0.0%	0.00	166,666.66	0.0%	200,000.00
47395 · Cost of Issuance Exp							
47395.1 · Cost of Issuance Series 2017A	0.00			0.00	0.00	0.0%	0.00
47395.3 · TWDB Loan Origination Fee 2017A	0.00			0.00	0.00	0.0%	0.00
Total 47395 · Cost of Issuance Exp	0.00			0.00	0.00	0.0%	0.00

**City of Montgomery - Capital Projects Acct
Profit & Loss Budget Performance
July 2018**

Accrual Basis

	<u>Jul 18</u>	<u>Budget</u>	<u>% of Bu...</u>	<u>Oct '17 -...</u>	<u>YTD Bud...</u>	<u>% of ...</u>	<u>Annual B...</u>
48000 · Cap Outlay-Fac, Equip, Etc							
48000.1 · Buffalo Sp Bridge Proj	0.00	0.00	0.0%	0.00	0.00	0.0%	0.00
48000.2 · Kroger Project	0.00	0.00	0.0%	0.00	0.00	0.0%	0.00
48000.3 · Houston Street Rehab	0.00	0.00	0.0%	96,503.94	0.00	100.0%	0.00
48001 · GRP Capital Projects	0.00	7,483.33	0.0%	37,252.48	74,833.34	49.8%	89,800.00
48002 · Utili ProjPrev Maint	0.00	0.00	0.0%	65,434.37	68,550.00	95.5%	91,400.00
48003 · Buf Spgs-Water Line-Util ExProj	0.00	5,416.67	0.0%	0.00	54,166.66	0.0%	65,000.00
48004 · Police Vehicle Replacement	0.00	1,250.00	0.0%	0.00	12,500.00	0.0%	15,000.00
48005 · Baja/MLK Wtr & Drg Imp-TXCDBG	0.00	0.00	0.0%	0.00	0.00	0.0%	0.00
48006 · Hurricane Harvey Exp (FEMA)	0.00	0.00	0.0%	0.00	0.00	0.0%	0.00
48007 · Impact Fee-WL Ext-Pkwy/Buf Sp	0.00	0.00	0.0%	0.00	75,000.00	0.0%	75,000.00
Total 48000 · Cap Outlay-Fac, Equip, Etc	0.00	14,150.00	0.0%	199,190.79	285,050.00	69.9%	336,200.00
Total Expense	7,805.25	397,983.32	2.0%	797,421.98	4,123,383.36	19.3%	4,942,200.00
Net Ordinary Income	50,585.98	-397,649.99	-12.7%	103,898.86	760,599.98	13.7%	4,000.00
Net Income	50,585.98	-397,649.99	-12.7%	103,898.86	760,599.98	13.7%	4,000.00

City of Montgomery - Debt Service
Cash Flow Report - Checking Account
 As of August 3, 2018

Num	Name	Memo	Amount	Balance
BALANCE AS OF 06/22/2018				\$191,578.92
Receipts				
	Interest		8.13	
	Interest		7.88	
Total Receipts			<u>16.01</u>	16.01
Disbursements				
	No Disbursements Activity		0.00	
Total Disbursements			<u>0.00</u>	0.00
BALANCE AS OF 08/03/2018				<u><u>\$191,594.93</u></u>

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Accrual Basis

City of Montgomery - Debt Service
Profit & Loss Budget Performance
July 2018

	<u>Jul 18</u>	<u>Budget</u>	<u>\$ Over ...</u>	<u>Oct '17 - ...</u>	<u>YTD Bud...</u>	<u>\$ Over Bu...</u>	<u>Annual B...</u>
Income							
34000 · Taxes & Franchise Fees							
34320 · Ad Valorem Taxes	14,878.21	0.00	14,878.21	415,448.05	416,002.00	-553.95	416,002.00
34330 · Penalty & Interest	1,732.08	100.00	1,632.08	3,259.39	1,000.00	2,259.39	1,200.00
Total 34000 · Taxes & Franchise Fees	<u>16,610.29</u>	<u>100.00</u>	<u>16,510.29</u>	<u>418,707.44</u>	<u>417,002.00</u>	<u>1,705.44</u>	<u>417,202.00</u>
34100 · Transfers							
34301.4 · Transfers in-MEDC Fund	0.00	0.00	0.00	80,000.00	160,000.00	-80,000.00	160,000.00
34301.5 · Transfers in - Utility Fund	0.00	0.00	0.00	76,520.00	114,780.00	-38,260.00	153,040.00
Total 34100 · Transfers	<u>0.00</u>	<u>0.00</u>	<u>0.00</u>	<u>156,520.00</u>	<u>274,780.00</u>	<u>-118,260.00</u>	<u>313,040.00</u>
35000 · Other Revenues							
35390 · Interest on Checking	0.00			21.47	0.00	21.47	0.00
35391 · Interest on Investments	47.46	25.00	22.46	337.02	250.00	87.02	300.00
Total 35000 · Other Revenues	<u>47.46</u>	<u>25.00</u>	<u>22.46</u>	<u>358.49</u>	<u>250.00</u>	<u>108.49</u>	<u>300.00</u>
Total Income	<u>16,657.75</u>	<u>125.00</u>	<u>16,532.75</u>	<u>575,585.93</u>	<u>692,032.00</u>	<u>-116,446.07</u>	<u>730,542.00</u>
Expense							
37000 · Debt Service							
37360 · Interest Payments On Note	0.00	0.00	0.00	22,285.75	117,532.93	-95,247.18	231,595.56
37363 · Paying Agent Fees	0.00	0.00	0.00	650.00	2,500.00	-1,850.00	2,500.00
37365 · Interest 2012 Series Premium	0.00	0.00	0.00	95,246.88	0.00	95,246.88	0.00
37395 · Principal Note Payments	0.00	0.00	0.00	435,000.00	435,000.00	0.00	435,000.00
Total 37000 · Debt Service	<u>0.00</u>	<u>0.00</u>	<u>0.00</u>	<u>553,182.63</u>	<u>555,032.93</u>	<u>-1,850.30</u>	<u>669,095.56</u>
Total Expense	<u>0.00</u>	<u>0.00</u>	<u>0.00</u>	<u>553,182.63</u>	<u>555,032.93</u>	<u>-1,850.30</u>	<u>669,095.56</u>
Net Income	<u>16,657.75</u>	<u>125.00</u>	<u>16,532.75</u>	<u>22,403.30</u>	<u>136,999.07</u>	<u>-114,595.77</u>	<u>61,446.44</u>

City of Montgomery - Ct Security Fund
Cash Flow Report - Checking Account

As of August 3, 2018

Num	Name	Memo	Amount	Balance
BALANCE AS OF 06/22/2018				\$5,869.64
Receipts				
	No Receipts Activity		0.00	
Total Receipts			<u>0.00</u>	0.00
Disbursements				
1027	Larry Evans	Bailiff Fees 6/7/18	(75.00)	
Total Disbursements			<u>(75.00)</u>	<u>(75.00)</u>
BALANCE AS OF 08/03/2018				<u><u>\$5,794.64</u></u>

**City of Montgomery - Ct Security Fund
Profit & Loss Budget Performance**

Accrual Basis

July 2018

	<u>Jul 18</u>	<u>Budget</u>	<u>\$ Over ...</u>	<u>Oct '17 ...</u>	<u>YTD B...</u>	<u>\$ Over ...</u>	<u>Annual ...</u>
Ordinary Income/Expense							
Income							
84110 · Court Fines & Forfeitures							
84110.1 · Court Security Fees	2,399.47	500.00	1,899.47	5,376.30	5,000.00	376.30	6,000.00
Total 84110 · Court Fines & Forfeitures	2,399.47	500.00	1,899.47	5,376.30	5,000.00	376.30	6,000.00
84120 · Other Revenues							
84120.1 · Interest Income	0.00	0.42	-0.42	0.00	4.16	-4.16	5.00
Total 84120 · Other Revenues	0.00	0.42	-0.42	0.00	4.16	-4.16	5.00
Total Income	2,399.47	500.42	1,899.05	5,376.30	5,004.16	372.14	6,005.00
Expense							
86005 · Miscellaneous Expenses	0.00	41.67	-41.67	312.50	416.66	-104.16	500.00
Total Expense	0.00	41.67	-41.67	312.50	416.66	-104.16	500.00
Net Ordinary Income	2,399.47	458.75	1,940.72	5,063.80	4,587.50	476.30	5,505.00
Other Income/Expense							
Other Expense							
86560 · Interfund Tranfers							
86551 · Baliff Transfer to General Fund	0.00	0.00	0.00	1,700.00	2,700.00	-1,000.00	3,600.00
Total 86560 · Interfund Tranfers	0.00	0.00	0.00	1,700.00	2,700.00	-1,000.00	3,600.00
Total Other Expense	0.00	0.00	0.00	1,700.00	2,700.00	-1,000.00	3,600.00
Net Other Income	0.00	0.00	0.00	-1,700.00	-2,700.00	1,000.00	-3,600.00
Net Income	<u>2,399.47</u>	<u>458.75</u>	<u>1,940.72</u>	<u>3,363.80</u>	<u>1,887.50</u>	<u>1,476.30</u>	<u>1,905.00</u>

City of Montgomery - Ct Tech Fund
Cash Flow Report - Checking Account
 As of August 3, 2018

Num	Name	Memo	Amount	Balance
BALANCE AS OF 06/22/2018				\$30,068.12
Receipts				
	Interest		0.26	
	Interest		0.25	
Total Receipts			<u>0.51</u>	0.51
Disbursements				
	No Disbursements Activity		0.00	
Total Disbursements			<u>0.00</u>	<u>0.00</u>
BALANCE AS OF 08/03/2018				<u><u>\$30,068.63</u></u>

City of Montgomery - Ct Tech Fund
Actual to Budget Performance
July 2018

Accrual Basis

	<u>Jul 18</u>	<u>Budget</u>	<u>\$ Over ...</u>	<u>Oct '17...</u>	<u>YTD B...</u>	<u>\$ Over ...</u>	<u>Annual ...</u>
Ordinary Income/Expense							
Income							
74100 · Court Fines and Forfeitures							
74110 · Court Technology Fees	<u>3,222.32</u>	<u>833.33</u>	<u>2,388.99</u>	<u>7,724.35</u>	<u>8,333.34</u>	<u>-608.99</u>	<u>10,000.00</u>
Total 74100 · Court Fines and Forfeitures	<u>3,222.32</u>	<u>833.33</u>	<u>2,388.99</u>	<u>7,724.35</u>	<u>8,333.34</u>	<u>-608.99</u>	<u>10,000.00</u>
74200 · Other Revenues							
74291 · Interest Income	<u>0.25</u>	<u>0.17</u>	<u>0.08</u>	<u>2.28</u>	<u>1.66</u>	<u>0.62</u>	<u>2.00</u>
Total 74200 · Other Revenues	<u>0.25</u>	<u>0.17</u>	<u>0.08</u>	<u>2.28</u>	<u>1.66</u>	<u>0.62</u>	<u>2.00</u>
Total Income	<u>3,222.57</u>	<u>833.50</u>	<u>2,389.07</u>	<u>7,726.63</u>	<u>8,335.00</u>	<u>-608.37</u>	<u>10,002.00</u>
Expense							
76200 · Contract Services							
76362 · Computer/Website Services	<u>0.00</u>	<u>0.00</u>	<u>0.00</u>	<u>290.98</u>	<u>3,750.00</u>	<u>-3,459.02</u>	<u>5,000.00</u>
Total 76200 · Contract Services	<u>0.00</u>	<u>0.00</u>	<u>0.00</u>	<u>290.98</u>	<u>3,750.00</u>	<u>-3,459.02</u>	<u>5,000.00</u>
76500 · Miscellaneous Expenses							
76560 · Miscellaneous Expense	<u>0.00</u>			<u>10.00</u>			
Total 76500 · Miscellaneous Expenses	<u>0.00</u>			<u>10.00</u>			
Total Expense	<u>0.00</u>	<u>0.00</u>	<u>0.00</u>	<u>300.98</u>	<u>3,750.00</u>	<u>-3,449.02</u>	<u>5,000.00</u>
Net Ordinary Income	<u>3,222.57</u>	<u>833.50</u>	<u>2,389.07</u>	<u>7,425.65</u>	<u>4,585.00</u>	<u>2,840.65</u>	<u>5,002.00</u>
Net Income	<u><u>3,222.57</u></u>	<u><u>833.50</u></u>	<u><u>2,389.07</u></u>	<u><u>7,425.65</u></u>	<u><u>4,585.00</u></u>	<u><u>2,840.65</u></u>	<u><u>5,002.00</u></u>

City of Montgomery - Grant
Cash Flow Report - Grant Account Account
As of August 3, 2018

Num	Name	Memo	Amount	Balance
BALANCE AS OF 06/22/2018				\$7,174.81
Receipts				
	No Receipts Activity		0.00	
Total Receipts			<u>0.00</u>	0.00
Disbursements				
	No Disbursements Activity		0.00	
Total Disbursements			<u>0.00</u>	<u>0.00</u>
BALANCE AS OF 08/03/2018				<u><u>\$7,174.81</u></u>

City of Montgomery - Grant
Cash Flow Report - Checking Account
 As of August 3, 2018

Num	Name	Memo	Amount	Balance
BALANCE AS OF 06/22/2018				\$5,737.63
Receipts				
	No Receipts Activity		0.00	
Total Receipts				0.00
Disbursements				
	No Disbursements Activity		0.00	
Total Disbursements				0.00
BALANCE AS OF 08/03/2018				<u>\$5,737.63</u>

City of Montgomery - Hotel Occupancy Tax Fund
Cash Flow Report - Checking Account

As of August 3, 2018

Num	Name	Memo	Amount	Balance
BALANCE AS OF 06/22/2018				\$10,558.87
Receipts				
	Interest		0.09	
	Deposit		462.00	
	Interest		0.09	
Total Receipts			<u>462.18</u>	462.18
Disbursements				
	No Disbursements Activity		0.00	
Total Disbursements			<u>0.00</u>	0.00
BALANCE AS OF 08/03/2018				<u><u>\$11,021.05</u></u>

**City of Montgomery - Hotel Occupancy Tax Fund
Profit & Loss Budget Performance**

Accrual Basis

July 2018

	<u>Jul 18</u>	<u>Bud...</u>	<u>\$ Ove...</u>	<u>Oct '1...</u>	<u>YTD ...</u>	<u>\$ Over ...</u>	<u>Annua...</u>
Income							
44300 · Taxes & Franchise Fees							
44330 · Hotel Occupancy Taxes	462.00	50.00	412.00	1,552.50	500.00	1,052.50	600.00
Total 44300 · Taxes & Franchise Fees	462.00	50.00	412.00	1,552.50	500.00	1,052.50	600.00
44400 · Other Revenues							
44360 · Interest Earned On Checking	0.00	0.42	-0.42	0.00	4.16	-4.16	5.00
44490 · Interest Income	0.09			0.47			
Total 44400 · Other Revenues	0.09	0.42	-0.33	0.47	4.16	-3.69	5.00
Total Income	462.09	50.42	411.67	1,552.97	504.16	1,048.81	605.00
Expense							
46600 · Miscellaneous Expenses	0.00	125.00	-125.00	0.00	1,250.00	-1,250.00	1,500.00
Total Expense	0.00	125.00	-125.00	0.00	1,250.00	-1,250.00	1,500.00
Net Income	<u>462.09</u>	<u>-74.58</u>	<u>536.67</u>	<u>1,552.97</u>	<u>-745.84</u>	<u>2,298.81</u>	<u>-895.00</u>

City of Montgomery - MEDC
Cash Flow Report - MEDC Checking Account
As of August 3, 2018

Num	Name	Memo	Amount	Balance
BALANCE AS OF 06/22/2018				\$285,182.90
Receipts				
	No Receipts Activity		0.00	
Total Receipts				0.00
Disbursements				
1899	Braun's	Inv 97280 - 2X8 Plate with name	(12.00)	
1900	Jones & Carter, Inc.	W5841-0001-18 2018 MEDC INV 265219	(160.50)	
1901	China Chapel	Reimbursement for Homecoming Celebration (Act	(2,000.00)	
1902	Home Focus	CB Stewart Hestory Video Inv #2310	(525.00)	
1903	Jones & Carter, Inc.	W5841-0001-18 2018 MEDC INV 267298	(182.50)	
1904	Montgomery Area Chamber of Commerce	Partnership Grant for Director Services & Office S	(2,566.67)	
1905	Rendy Kerr	Facade & Bldg Imp Grant - Portion Approved for	(2,000.00)	
1906	Laurel Paving	Jacobs Properties Parking Lot	(28,600.00)	
1907	Bob Skinner	Mccoys 3221.06/United Rental 84.36/Jims Hardwa	(3,695.27)	
1908	Rotary Club of Lake Conroe	Dynamic Global Media- Spirit of Montgomery Me	(3,000.00)	
1909	Waste Manatement of Texas, Inc. 2	Acct 19-82565-53004 Inv 1422001-1792-7 Blight r	(381.45)	
1910	Bob Skinner	Jims Hardware & Home Depot supplies for Montg	(1,304.73)	
1911	Jones & Carter, Inc.	Proj W5841-0001-18 2018 MEDC INV 00269158	(44.00)	
1912	Montgomery Area Chamber of Commerce	Partnership Grant for Director Services & Office S	(2,566.67)	
Total Disbursements				(47,038.79)
BALANCE AS OF 08/03/2018				\$238,144.11

City of Montgomery - MEDC
Actual to Budget Performance
 July 2018

	<u>Jul 18</u>	<u>Budget</u>	<u>\$ Over B...</u>	<u>Oct '17 - ...</u>	<u>YTD Bud...</u>	<u>\$ Over Bu...</u>	<u>Annual Bu...</u>
Income							
55000 · Taxes & Franchise Fees							
55400 · Sales Tax	38,289.20	37,905.13	384.07	466,675.32	427,318.47	39,356.85	530,000.00
Total 55000 · Taxes & Franchise Fees	38,289.20	37,905.13	384.07	466,675.32	427,318.47	39,356.85	530,000.00
55300 · Other Revenues							
55391 · Interest Income	381.67	98.07	283.60	3,151.01	635.97	2,515.04	950.00
Total 55300 · Other Revenues	381.67	98.07	283.60	3,151.01	635.97	2,515.04	950.00
Total Income	38,670.87	38,003.20	667.67	469,826.33	427,954.44	41,871.89	530,950.00
Expense							
56000 · Pub Infrastructure - Category I							
56000.6 · Downtown Dev Improvments	0.00	4,820.31	(4,820.31)	34,751.38	49,138.98	(14,387.60)	55,000.00
56000.8 · Utility Extensions	0.00	0.00	0.00	142,225.50	180,000.00	(37,774.50)	180,000.00
56000.9 · Flagship Dev Improvements	0.00	0.00	0.00	4,465.00	8,000.00	(3,535.00)	8,000.00
56430 · Tsf to Debt Service	0.00	0.00	0.00	80,000.00	160,000.00	(80,000.00)	160,000.00
Total 56000 · Pub Infrastructure - Category I	0.00	4,820.31	(4,820.31)	261,441.88	397,138.98	(135,697.10)	403,000.00
56001 · Business Dev & Ret -Category II							
56001.8 · Sales Tax Reimbursement	0.00	0.00	0.00	0.00	35,000.00	(35,000.00)	35,000.00
56423 · Economic Development Grant Prog	5,000.00	0.00	5,000.00	12,550.00	20,000.00	(7,450.00)	20,000.00
Total 56001 · Business Dev & Ret -Category II	5,000.00	0.00	5,000.00	12,550.00	55,000.00	(42,450.00)	55,000.00
56002 · Quality of Life - Category III							
56404 · Seasonal Decorations	0.00	0.00	0.00	1,261.45	6,000.00	(4,738.55)	6,000.00
56420.2 · Christmas Lighting(Civic Assn)	0.00	0.00	0.00	2,469.49	1,600.00	869.49	1,600.00
56423.1 · Walking Tours	0.00	0.00	0.00	4,718.00	4,000.00	718.00	4,000.00
56429 · Removal of Blight	381.45	2,142.86	(1,761.41)	5,413.49	12,857.14	(7,443.65)	15,000.00
56433 · Downtown Signs	0.00	0.00	0.00	0.00	1,000.00	(1,000.00)	1,000.00
56435 · Fermland Improvements	0.00	0.00	0.00	0.00	4,000.00	(4,000.00)	4,000.00
56439 · Downtown Enhancement Projects	0.00	0.00	0.00	0.00	20,000.00	(20,000.00)	20,000.00
Total 56002 · Quality of Life - Category III	381.45	2,142.86	(1,761.41)	13,862.43	49,457.14	(35,594.71)	51,600.00
56003 · Marketing & Tourism-Category IV							
56408.1 · Promotional Video	0.00	0.00	0.00	3,000.00	1,500.00	1,500.00	1,500.00
56409 · Antique Show & Fest	0.00	0.00	0.00	10,000.00	10,000.00	0.00	10,000.00
56413 · Brochures/Printed Literature	0.00	0.00	0.00	5,280.00	5,000.00	280.00	5,000.00
56414 · Wine & Music Fest	0.00	0.00	0.00	0.00	0.00	0.00	10,000.00
56415 · Texian/Heritage Festival	0.00	0.00	0.00	0.00	8,000.00	(8,000.00)	8,000.00
56418 · Christmas in Montgomery	0.00	0.00	0.00	5,000.00	5,000.00	0.00	5,000.00
56419 · Website	0.00	166.67	(166.67)	525.00	1,666.66	(1,141.66)	2,000.00
Total 56003 · Marketing & Tourism-Category IV	0.00	166.67	(166.67)	23,805.00	31,166.66	(7,361.66)	41,500.00
56004 · Administration - Category V							
56004.1 · Admin Transfers to Gen Fund	0.00	0.00	0.00	28,125.00	28,125.00	0.00	37,500.00
56004.2 · MACC Administration & Office	2,566.67	2,666.67	(100.00)	25,666.70	26,666.66	(999.96)	32,000.00
56004.3 · Miscellaneous Expenses	1,750.00	335.69	1,414.31	9,809.11	5,028.64	4,780.47	6,000.00
56004.5 · Internship Program	0.00	833.33	(833.33)	0.00	8,333.34	(8,333.34)	10,000.00
56327 · Consulting (Professional servi)	44.00	1,666.67	(1,622.67)	11,950.75	10,000.00	1,950.75	10,000.00
56354 · Travel & Training Expenses	0.00	560.00	(560.00)	840.00	2,800.00	(1,960.00)	2,800.00
Total 56004 · Administration - Category V	4,360.67	6,062.36	(1,701.69)	76,391.56	80,953.64	(4,562.08)	98,300.00
Total Expense	9,742.12	13,192.20	(3,450.08)	388,050.87	613,716.42	(225,665.55)	649,400.00
Net Income	28,928.75	24,811.00	4,117.75	81,775.46	(185,761.98)	267,537.44	(118,450.00)

City of Montgomery - Police Asset Forfeiture
Cash Flow Report - Checking Account

As of August 3, 2018

Num	Name	Memo	Amount	Balance
BALANCE AS OF 06/22/2018				\$4,272.25
Receipts				
	No Receipts Activity		0.00	
Total Receipts				0.00
Disbursements				
	No Disbursements Activity		0.00	
Total Disbursements				0.00
BALANCE AS OF 08/03/2018				\$4,272.25

City of Montgomery - Water & Sewer
Cash Flow Report - Water & Sewer Fund Account

As of August 3, 2018

Num	Name	Memo	Amount	Balance
BALANCE AS OF 06/22/2018				\$542,399.20
Receipts				
	Deposit		4,832.50	
	A/R Revenue Cleared		139,713.24	
	A/R Revenue O/S		20,596.94	
	A/R Revenue		3,422.50	
	ETS Fees OS		7.50	
	Interest		10.47	
	A/R Revenue CL 7/18		178,255.73	
	A/R Rev OS 7/18		5,077.45	
	ETS Fees CL 7/18		167.50	
	ETS Fees OS 7/18		8.75	
	Customer Meter Deposits 7/18		3,300.00	
	Interest		11.45	
Total Receipts				355,404.03
Disbursements				
13917	Consolidated Communications	936-597-4774/0 Recurring Charges 06/11-7/10/2	(37.92)	
13918	Entergy	Utilities per spreadsheet May 2018	(2,098.64)	
13919	Gulf Utility Service, Inc.	Operations - Inv 16346	(25,247.92)	
13920	Jim's Hardware	Acct #102 -Part of invoice for 5/18	(148.03)	
13921	Jones & Carter, Inc	Inv 265220,223,225,229,238	(16,452.75)	
13922	Waste Management (2)	Acct 7-23166-83000 - Inv 5557636-1792-8	(563.35)	
13923	Accurate Utility Supply, LLC	Meter Expense #143385	(2,207.71)	
13924	Coburn's Supply Co., Inc.	Supplies - #501188629	(107.24)	
13925	Consolidated Communications	936-597-4826/0 Recurring Charges 06/21/18-7/20	(37.92)	
13926	Entergy	Utilities per spreadsheet 6/18	(162.13)	
13927	Jones & Carter, Inc	Inv 267325,326,299	(3,923.25)	
13928	Municipal Accounts & Consulting, L.P.	Accounting Service Inv 52531	(400.00)	
13929	Neil Technical Services, Inc	Lift Station #5, Lift Pump #2 Repair - Inv 77970-2	(6,205.00)	
13930	State Comptroller	TIN 1-74-2063592-6 sales tax - Fees - 6/18	(793.98)	
13931	Badger Meter	Services for 6/18	(744.93)	
13932	Brenda Thompson	Deposit refund for 124 Waterstone Dr.	(29.96)	
13933	City of Montgomery - Utility Fund		(595.48)	
13934	Consolidated Communications		(109.90)	
13935	Darden, Fowler & Creighton, L.L.P.	Legal Fees 6/18	(1,060.00)	
13936	DataProse, Inc.	DP1802003- June 2018	(704.16)	
13937	DXI Industries Inc.	Chemicals - WP #3 6/14/18	(531.00)	
13938	Entergy	Utilities per spreadsheet June 2018	(9,496.76)	
13939	Houston Chronicle	Legal notice for Ord. 2018-12	(126.00)	
13940	LDC		(82.69)	
13941	Leah Michelle Doyel	Deposit Refund for 154 Harley Drive	(20.74)	
13942	McCoy's Building Supply	6/19/18 Invoice# 11312305	(38.67)	
13943	Neil Technical Services, Inc	Invoice 81032 LS#9 Investigate Pump Controls	(1,633.60)	
13944	Stylecraft Builders		(167.46)	
13945	Timothy Shackelford	Deposit Refund- 14 Powell Circle	(1.72)	
13946	TML - IRP	Insurance Premiums 7/18	(2,431.64)	
13947	Waste Management (2)	Acct 7-23166-83000 - Inv 5559481-1792-7	(8,712.70)	
13948	Coburn's Supply Co., Inc.	Supplies - #501336406	(62.99)	
13949	Consolidated Communications	936-597-4774/0 Recurring Charges 7/11/2018-8/	(37.88)	
13950	DXI Industries Inc.	Chemicals - DEQ05005361-18	(100.00)	
13951	Gulf Utility Service, Inc.	Operations - Inv 16431	(14,322.00)	

City of Montgomery - Water & Sewer
Cash Flow Report - Water & Sewer Fund Account
As of August 3, 2018

Num	Name	Memo	Amount	Balance
Disbursements				
13952	Jones & Carter, Inc	W5841-0900-18 2018 General Consultation INV 0	(6,835.75)	
13953	Sprint Waste Services, LP	Sludge Hauling Inv 259718	(1,248.00)	
13954	Techline Pipe, L.P.	Order No. 58584-00	(4.77)	
13955	Texas Excavation Safety System, Inc.	Monthly Message Fees - 18-03654,18-09133	(130.15)	
13956	Valero Marketing and Supply Company	1/2 Fuel exp- Public Works Dept - Acct 7137 886	(653.13)	
13957	Accurate Utility Supply, LLC	Meter Expense #143986	(4,480.38)	
13958	Neil Technical Services, Inc	VOID: Inv 80576, 81878 - WP #3 & Colling Towe	0.00	
13959	Coburn's Supply Co., Inc.	Inv #501377966 Supplies	(80.90)	
13960	Consolidated Communications	936-597-4826/0 Recurring Charges 07/21/18-8/20	(37.88)	
13961	DXI Industries Inc.	Chemicals - WP #3 7/13/18	(531.00)	
13962	Entergy	Utilities per spreadsheet July 2018	(5,379.19)	
13963	Jones & Carter, Inc		(21,410.50)	
13964	Neil Technical Services, Inc	Invoice 81878 Water Plant#3	(469.50)	
13965	Ryan Thomas	Training 8/14-8/16/18- Valve & Hydrant Mainten	(240.29)	
13966	Sam's Club	Acct#0402410832687 Inv#002592	(19.98)	
DM	ETS Corporation	ETS Fees 7/18	(1,086.62)	
DM	Return Deposit	Returned E Pay Item from 7/18	(71.38)	
DM		Due from Bank - Charge Back Fee	(12.00)	
Total Disbursements			(142,087.54)	(142,087.54)
BALANCE AS OF 08/03/2018				\$755,715.69

City of Montgomery - Water & Sewer Fund
Actual to Budget Performance - Utility Fund

July 2018

	Jul 18	Budget	\$ Over Bu...	Oct '17 - Jul...	YTD Budget	\$ Over Bud...	Annual Bud...
Ordinary Income/Expense							
Income							
24000 · Charges for Service							
24100 · Water Revenue	51,108.23	45,000.00	6,108.23	449,975.17	450,000.00	(24.83)	540,000.00
24118 · Surface Water Revenue	632.80	500.00	132.80	5,278.28	5,000.00	278.28	6,000.00
24119 · Application Fee	0.00	125.00	(125.00)	0.00	1,250.00	(1,250.00)	1,500.00
24120 · Disconnect Reconnect	0.00	458.33	(458.33)	4,650.00	4,583.34	66.66	5,500.00
24200 · Sewer Revenue	41,007.43	37,500.00	3,507.43	394,019.82	375,000.00	19,019.82	450,000.00
24310 · Tap Fees/Inspections	0.00	12,500.00	(12,500.00)	273,276.45	125,000.00	148,276.45	150,000.00
24319 · Grease Trap Inspections	1,050.00	833.33	216.67	10,100.00	8,333.34	1,766.66	10,000.00
24330 · Late Charges	0.00	1,250.00	(1,250.00)	15,533.95	12,500.00	3,033.95	15,000.00
24333 · Returned Ck Fee	0.00	0.00	0.00	475.00	200.00	275.00	200.00
25403 · Solid Waste Revenue	9,811.29	8,708.33	1,102.96	92,186.45	87,083.34	5,103.11	104,500.00
Total 24000 · Charges for Service	103,609.75	106,874.99	(3,265.24)	1,245,495.12	1,068,950.02	176,545.10	1,282,700.00
24101 · Taxes and Franchise Fees							
24110 · Sales Tax Rev for Solid Waste	800.89	666.67	134.22	7,526.51	6,666.66	859.85	8,000.00
Total 24101 · Taxes and Franchise Fees	800.89	666.67	134.22	7,526.51	6,666.66	859.85	8,000.00
24121 · Groundwater Reduction Revenue	14,916.00	10,500.00	4,416.00	124,373.70	105,000.00	19,373.70	126,000.00
25000 · Other Revenues							
25000.1 · Impact Fees							
25000.2 · Capital Cost Fees	0.00	0.00	0.00	0.00	200,000.00	(200,000.00)	200,000.00
25000.1 · Impact Fees - Other	0.00	0.00	0.00	0.00	75,000.00	(75,000.00)	75,000.00
Total 25000.1 · Impact Fees	0.00	0.00	0.00	0.00	275,000.00	(275,000.00)	275,000.00
25391 · Interest Income	40.63	9.17	31.46	224.56	91.66	132.90	110.00
25392 · Interest earned on Investments	0.00	9.17	(9.17)	95.27	91.66	3.61	110.00
25399 · Misc & ETS Revenue	176.25	30.00	146.25	1,468.87	300.00	1,168.87	360.00
Total 25000 · Other Revenues	216.88	48.34	168.54	1,788.70	275,483.32	(273,694.62)	275,580.00
25394 · Admin Fund Balance (Carry Over)	0.00	0.00	0.00	0.00	45,500.00	(45,500.00)	45,500.00
Total Income	119,543.52	118,090.00	1,453.52	1,379,184.03	1,501,600.00	(122,415.97)	1,737,780.00
Expense							
26001 · Personnel							
26353.1 · Health Ins.	1,042.60	1,616.67	(574.07)	10,330.40	16,166.66	(5,836.26)	19,400.00
26353.4 · Unemployment Ins	0.00	32.50	(32.50)	476.37	325.00	151.37	390.00
26353.5 · Workers Comp.	0.00	175.00	(175.00)	3,206.03	1,750.00	1,456.03	2,100.00
26353.6 · Dental Insurance	111.28	145.83	(34.55)	1,112.80	1,458.34	(345.54)	1,750.00
26353.7 · Life & AD&D Insurance	52.67	50.00	2.67	507.98	500.00	7.98	600.00
26353.8 · Crime Insurance	0.00			219.49			
26501 · Retirement Expense	990.79	558.33	432.46	6,895.76	5,583.34	1,312.42	6,700.00
26560 · Payroll Taxes	1,264.57	1,058.33	206.24	8,782.85	10,583.34	(1,800.49)	12,700.00
26600 · Wages	16,530.32	14,166.67	2,363.65	114,808.19	141,666.66	(26,858.47)	170,000.00
Total 26001 · Personnel	19,992.23	17,803.33	2,188.90	146,339.87	178,033.34	(31,693.47)	213,640.00
26200 · Contract Services							
26102 · General Consultant Fees	0.00	0.00	0.00	0.00	905.00	(905.00)	905.00
26320 · Legal Fees	1,060.00	1,421.08	(361.08)	17,120.00	14,210.84	2,909.16	17,053.00
26322 · Engineering	21,410.50	6,250.00	15,160.50	125,747.41	62,500.00	63,247.41	75,000.00
26323 · Operator	3,300.00	3,365.00	(65.00)	29,700.00	33,650.00	(3,950.00)	40,380.00
26324 · Billing and Collections	1,041.36	985.00	56.36	18,110.18	9,850.00	8,260.18	11,820.00
26328 · Testing	858.00	955.00	(97.00)	11,568.00	9,550.00	2,018.00	11,460.00
26331 · Sales Tax for Solid Waste	805.36	684.42	120.94	7,571.47	6,844.16	727.31	8,213.00
26333 · Accounting Fees	400.00	400.00	0.00	4,000.00	4,000.00	0.00	4,800.00
26336 · Sludge Hauling	0.00	1,458.33	(1,458.33)	16,224.00	14,583.34	1,640.66	17,500.00
26340 · Printing	0.00			80.28			
26350 · Postage	321.20	266.67	54.53	3,401.55	2,666.66	734.89	3,200.00
26351 · Telephone	283.46	375.00	(91.54)	3,767.05	3,750.00	17.05	4,500.00
26370 · Tap Fees & Inspections	1,100.00	833.33	266.67	22,865.00	8,333.34	14,531.66	10,000.00
26399 · Garbage Pickup	0.00	7,950.00	(7,950.00)	76,879.17	79,500.00	(2,620.83)	95,400.00
Total 26200 · Contract Services	30,579.88	24,943.83	5,636.05	337,034.11	250,343.34	86,690.77	300,231.00
26300 · Communications							
26338 · Advertising/Promotion	126.00	0.00	126.00	126.00	1,055.00	(929.00)	1,055.00
Total 26300 · Communications	126.00	0.00	126.00	126.00	1,055.00	(929.00)	1,055.00
26326 · Permits & Licenses	0.00	1,083.33	(1,083.33)	14,438.67	10,833.34	3,605.33	13,000.00
26371 · Dues & Subscriptions	0.00			0.00	2,000.00	(2,000.00)	2,000.00
26400.1 · Supplies & Equipment							
26342 · Chemicals	2,452.75	1,508.33	944.42	16,501.08	15,083.34	1,417.74	18,100.00
26358 · Copier/Fax Machine Lease	0.00	0.00	0.00	0.00	3,920.00	(3,920.00)	3,920.00
26460 · Operating Supplies	4,581.26	5,875.00	(1,293.74)	31,297.21	58,750.00	(27,452.79)	70,500.00
26485 · Uniforms	144.40	266.67	(122.27)	1,988.46	2,666.66	(678.20)	3,200.00
27040 · ComputerTechnology Equipment	0.00	316.67	(316.67)	1,722.93	3,166.66	(1,443.73)	3,800.00

	<u>Jul 18</u>	<u>Budget</u>	<u>\$ Over Bu...</u>	<u>Oct '17 - Jul..</u>	<u>YTD Budget</u>	<u>\$ Over Bud...</u>	<u>Annual Bud...</u>
26400.1 · Supplies & Equipment - Other	0.00	166.67	(166.67)	284.93	1,666.66	(1,381.73)	2,000.00
Total 26400.1 · Supplies & Equipment	7,178.41	8,133.34	(954.93)	51,794.61	85,253.32	(33,458.71)	101,520.00
26401 · Groundwater Reduction Expenses	0.00	0.00	0.00	0.00	100.00	(100.00)	100.00
26500 · Staff Development							
26354 · Travel & Training (Travel)	240.29	416.67	(176.38)	1,223.24	4,166.66	(2,943.42)	5,000.00
26355 · Employee Relations (Education)	0.00	0.00	0.00	0.00	200.00	(200.00)	200.00
Total 26500 · Staff Development	240.29	416.67	(176.38)	1,223.24	4,366.66	(3,143.42)	5,200.00
26600.2 · Maintenance							
26335 · Repairs & Maintenance	10,277.24	17,916.67	(7,639.43)	125,011.90	179,166.66	(54,154.76)	215,000.00
26335.1 · Vehicle Rep. & Maint.	5.98	83.33	(77.35)	134.90	833.34	(698.44)	1,000.00
26349 · Gas & Oil	546.97	366.67	180.30	4,712.87	3,666.66	1,046.21	4,400.00
Total 26600.2 · Maintenance	10,830.19	18,366.67	(7,536.48)	129,859.67	183,666.66	(53,806.99)	220,400.00
26700 · Insurance Expense							
26353.2 · Liability Ins.	0.00	166.67	(166.67)	2,008.81	1,666.66	342.15	2,000.00
26353.3 · Property Ins.	0.00	1,000.00	(1,000.00)	19,144.88	10,000.00	9,144.88	12,000.00
Total 26700 · Insurance Expense	0.00	1,166.67	(1,166.67)	21,153.69	11,666.66	9,487.03	14,000.00
26800 · Utilities Expense							
26352.1 · Utilities - Gas for Generators	53.79	58.33	(4.54)	639.99	583.34	56.65	700.00
26352.2 · Utilities-Water Plants	6,932.78	5,500.00	1,432.78	58,430.75	55,000.00	3,430.75	66,000.00
26352.3 · Utilities-WW Treatment Plants	2,355.83	3,211.67	(855.84)	24,293.13	32,466.66	(8,173.53)	38,890.00
26352.4 · Utilities - Lift Stations	784.32	1,016.67	(232.35)	12,720.25	10,306.66	2,413.59	12,340.00
Total 26800 · Utilities Expense	10,126.72	9,786.67	340.05	96,084.12	98,356.66	(2,272.54)	117,930.00
26900 · Capital Outlay							
26900.2 · Capital Outlay-Vehicles	0.00	2,891.67	(2,891.67)	34,700.00	28,916.66	5,783.34	34,700.00
Total 26900 · Capital Outlay	0.00	2,891.67	(2,891.67)	34,700.00	28,916.66	5,783.34	34,700.00
26901 · Util Projects/Prev Maint-Transf							
26901.1 · Util Proj/Prev Maint-Tsf to CPF	0.00	0.00	0.00	6,171.20	68,550.00	(62,378.80)	91,400.00
26901.2 · Capital Costs-Tsf to CPF	0.00	0.00	0.00	155,286.00	200,000.00	(44,714.00)	200,000.00
26901.3 · Impact Fees - Tsf to CPF	0.00	0.00	0.00	0.00	75,000.00	(75,000.00)	75,000.00
26901 · Util Projects/Prev Maint-Transf - Other	0.00			24,643.30	0.00	24,643.30	0.00
Total 26901 · Util Projects/Prev Maint-Transf	0.00	0.00	0.00	186,100.50	343,550.00	(157,449.50)	366,400.00
27000 · Miscellaneous Expenses							
26359 · Misc Expense	0.00	83.33	(83.33)	1,929.19	833.34	1,095.85	1,000.00
26361 · Bank Charges/ETS	1,086.62			6,070.57			
Total 27000 · Miscellaneous Expenses	1,086.62	83.33	1,003.29	7,999.76	833.34	7,166.42	1,000.00
Total Expense	80,160.34	84,675.51	(4,515.17)	1,026,854.24	1,198,974.98	(172,120.74)	1,391,176.00
Net Ordinary Income	39,383.18	33,414.49	5,968.69	352,329.79	302,625.02	49,704.77	346,604.00
Other Income/Expense							
Other Expense							
27001 · Other Expenses							
27001.2 · Transfer to Debt Service	0.00	0.00	0.00	76,520.00	114,780.00	(38,260.00)	153,040.00
27002 · Transfer to Construction Fund	0.00	0.00	0.00	77,400.00	116,100.00	(38,700.00)	154,800.00
Total 27001 · Other Expenses	0.00	0.00	0.00	153,920.00	230,880.00	(76,960.00)	307,840.00
Total Other Expense	0.00	0.00	0.00	153,920.00	230,880.00	(76,960.00)	307,840.00
Net Other Income	0.00	0.00	0.00	(153,920.00)	(230,880.00)	76,960.00	(307,840.00)
Net Income	39,383.18	33,414.49	5,968.69	198,409.79	71,745.02	126,664.77	38,764.00

City of Montgomery
District Debt Service Payments

08/01/2018 - 09/30/2019

Paying Agent	Series	Date Due	Date Paid	Principal	Interest	Total Due
Debt Service Payment Due 09/01/2018						
Amegy Bank of Texas	2012	09/01/2018		0.00	55,287.50	55,287.50
Amegy Bank of Texas	2012R	09/01/2018		0.00	37,109.38	37,109.38
First National Bank of Huntsville	2015R	09/01/2018		0.00	7,141.25	7,141.25
Bank of Texas	2017A	09/01/2018		0.00	4,767.25	4,767.25
Bank of Texas	2017B	09/01/2018		0.00	9,757.25	9,757.25
Total Due 09/01/2018				0.00	114,062.63	114,062.63
Debt Service Payment Due 03/01/2019						
Amegy Bank of Texas	2012	03/01/2019		125,000.00	55,287.50	180,287.50
Amegy Bank of Texas	2012R	03/01/2019		105,000.00	37,109.38	142,109.38
First National Bank of Huntsville	2015R	03/01/2019		85,000.00	7,141.25	92,141.25
Bank of Texas	2017A	03/01/2019		50,000.00	4,767.25	54,767.25
Bank of Texas	2017B	03/01/2019		80,000.00	9,757.25	89,757.25
Total Due 03/01/2019				445,000.00	114,062.63	559,062.63
Debt Service Payment Due 09/01/2019						
Amegy Bank of Texas	2012	09/01/2019		0.00	53,412.50	53,412.50
Amegy Bank of Texas	2012R	09/01/2019		0.00	35,993.75	35,993.75
First National Bank of Huntsville	2015R	09/01/2019		0.00	6,376.25	6,376.25
Bank of Texas	2017A	09/01/2019		0.00	4,767.25	4,767.25
Bank of Texas	2017B	09/01/2019		0.00	9,757.25	9,757.25
Total Due 09/01/2019				0.00	110,307.00	110,307.00
District Total				\$445,000.00	\$338,432.26	\$783,432.26

City of Montgomery
Summary of Pledged Securities

As of August 3, 2018

Financial Institution: ALLEGIANCE BANK		
Total CDs, MM:	\$200,000.00	Collateral Security Required: No
Less FDIC coverage:	\$250,000.00	Collateral Security Agreement On File: No
Total pledged securities:	\$0.00	Investment Policy Received: Yes
Ratio of pledged securities to investments:	N/A	
Financial Institution: FIRST FINANCIAL BANK (Depository Bank)		
Total CDs, MM, and Checking Accounts:	\$1,717,997.20	Collateral Security Required: Yes
Less FDIC coverage:	\$250,000.00	Collateral Security Agreement On File: Yes
Total pledged securities:	\$2,667,762.45	Investment Policy Received: Yes
Ratio of pledged securities to investments:	181.72 %	
Financial Institution: GREEN BANK		
Total CDs, MM:	\$100,000.00	Collateral Security Required: No
Less FDIC coverage:	\$250,000.00	Collateral Security Agreement On File: No
Total pledged securities:	\$0.00	Investment Policy Received: Yes
Ratio of pledged securities to investments:	N/A	
Financial Institution: ICON BANK		
Total CDs, MM:	\$150,000.00	Collateral Security Required: No
Less FDIC coverage:	\$250,000.00	Collateral Security Agreement On File: No
Total pledged securities:	\$0.00	Investment Policy Received: Yes
Ratio of pledged securities to investments:	N/A	
Financial Institution: TEXAS CAPITAL BANK		
Total CDs, MM:	\$100,000.00	Collateral Security Required: No
Less FDIC coverage:	\$250,000.00	Collateral Security Agreement On File: No
Total pledged securities:	\$0.00	Investment Policy Received: Yes
Ratio of pledged securities to investments:	N/A	
Financial Institution: TEXPOOL		
Total CDs, MM:	\$492,400.56	Collateral Security Required: No
Less FDIC coverage:	\$0.00	Collateral Security Agreement On File: Yes
Total pledged securities:	\$0.00	Investment Policy Received: Yes
Ratio of pledged securities to investments:	N/A	

Montgomery City Council
AGENDA REPORT

Meeting Date: August 28, 2018	Budgeted Amount:
Department: Administrative	
Prepared By: Jack Yates, City Administrator	Exhibits:
Date Prepared: August 24, 2018	

Subject

This will be the first report from Sales Tax Revenue, Inc. This is the company that City Council approved contracting with several months ago.

Recommendation

Discussion

I am satisfied with Mr. Fortner's report, which will be presented at the meeting. I am also satisfied with Mr. Fortner's actions regarding assuring proper sales tax collection for the City.

Approved By

City Secretary		Date:
City Administrator	Jack Yates	Date: August 23, 2018

Montgomery City Council
AGENDA REPORT

Meeting Date: August 28, 2018	Budgeted Amount:
Prepared By: Jack Yates City Administrator	Exhibits: Information sheets regarding the Community Resilience Collaborative
Date Prepared: August 23, 2018	

Subject

This is the Alternative Program that A and M offers cities not selected for their Texas Target Communities program that the City was turned down for several months ago.

Walter Peacock is a Planner of the Community Resilience Collaborative program with A & M support funded through A & M and the Texas Sea Grant (all explained in the attached information)

Description

Mr. Peacock has met with Mayor Countryman and me on two occasions. He is offering to help on the Master Streetscape Plan and a Community Goalsetting Program. His primary help would be in arranging and facilitating the meetings of the community to reach a consensus thought on the Streetscape Plan and on the Goalsetting Program. In neither case, is he the decider of a design or a goal, but more of a facilitator to help the group reach a decision. He will have some graduate students to aid in his efforts with the city.

This is a report item only -- no action required. Depending on his presentation in your reaction you could direct me whether or not to work with Mr. Peacock or not -- but I would rather you not making decision at this meeting—give the thought some time to mill around in your minds.

The Planning Commission has not heard Mr. Peacock's presentation as of now.

Below is Mr. Peacock's email to me regarding his presentation:

Mr. Yates, I was thinking that we could use the city council meeting to introduce the CRC program and the work that we will be doing with the city (maximum 10 minutes). It will not require any action from the council and i will not be giving a major report. I will have some handouts that i will provide to the council and i will bring some extras for citizens who are in attendance. Feel free to share the overview

Montgomery City Council
AGENDA REPORT

with the city council if you would like. If its alright, I would like to send you a few powerpoint slides (max 4 slides) that could be put up on the tv screens while i am speaking.

I know y'all are very busy, but I was wondering when you might be able share some of the information and data that we discussed at our last meeting. I have already reviewed the annexation service plan and the retail opportunity report. I am really interested in getting shape files for the zoning maps (the engineering should be able to provide you with a copy) and any capital improvement/housing/transportation plans that you might have. It is fine if you do not have these items, just let me know what you have.

I would like to set up a bi-weekly or monthly meetings for so to go over updates and to help us plan community meetings/workshops. What are good times in the weeks that you might be able to schedule recurring meetings?

Hope everything is going well and I will see you next week.
Walter Peacock

Ps. Please excuse any grammatical errors, i am traveling atm and using my phone to answer emails.

Recommendation

Make comments as you think appropriate.

Approved By

City Administrator

Jack Yates

Date: August 23, 2018

Community Resilience Collaborative

A Partnership of Texas Sea Grant and Texas Target Communities



Goals of the program:



1. Communities adopt high-quality plans to achieve locally defined visions of sustainable development.



2. Communities increase resilience to natural and technological hazards.

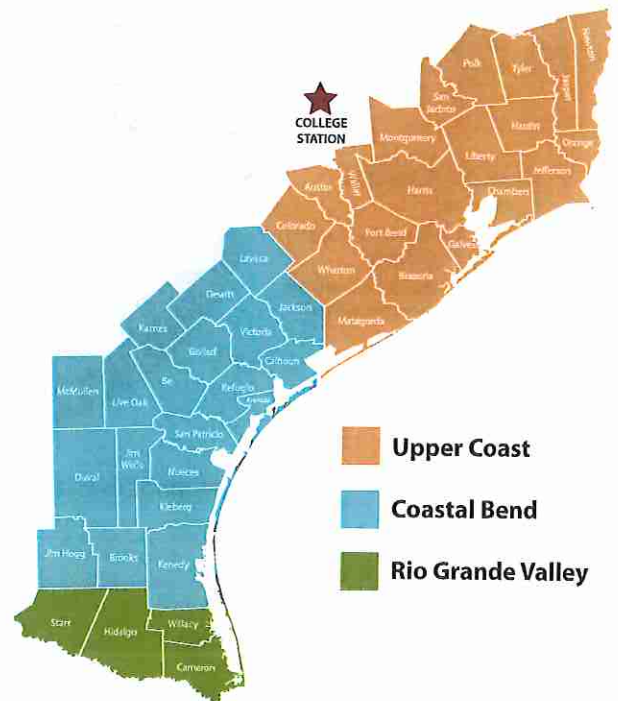


3. Habitat, ecosystems and the services they provide are monitored, enhanced and/or restored.



4. Local and scientific knowledge is leveraged in planning and other decision-making processes.

Figure 1: The CRC coordinates efforts from Texas A&M University in College Station with a team of planners in three regions: the Upper Coast, Coastal Bend and Rio Grande Valley.



CRC Team

Heather Wade

Co-Director, Senior Associate Director for Planning and Extension at Texas Sea Grant

Bill Balboa

Matagorda County Marine Agent, Texas Sea Grant/Texas A&M AgriLife Extension Service

Jaimie Masterson

Co-Director, Associate Director at Texas Target Communities

John O'Connell

Brazoria County Marine Agent, Texas Sea Grant/Texas A&M AgriLife Extension Service

Jeewasmi Thapa

Program Coordinator, Texas Target Communities

Julie Massey

Galveston County Marine Agent, Texas Sea Grant/Texas A&M AgriLife Extension Service

Walter McLendon

Peacock Planning Specialist, Upper Coast/Coastal Bend

Rhonda Cummins

Calhoun County Marine Agent, Texas Sea Grant/Texas A&M AgriLife Extension Service

Steven Washington

Planning Specialist, Upper Coast

Ashley Bennis

Planning Specialist, Coastal Bend/Rio Grande Valley

Tony Reisinger

Cameron County Marine Agent, Texas Sea Grant/Texas A&M AgriLife Extension Service

Kate De Gennaro

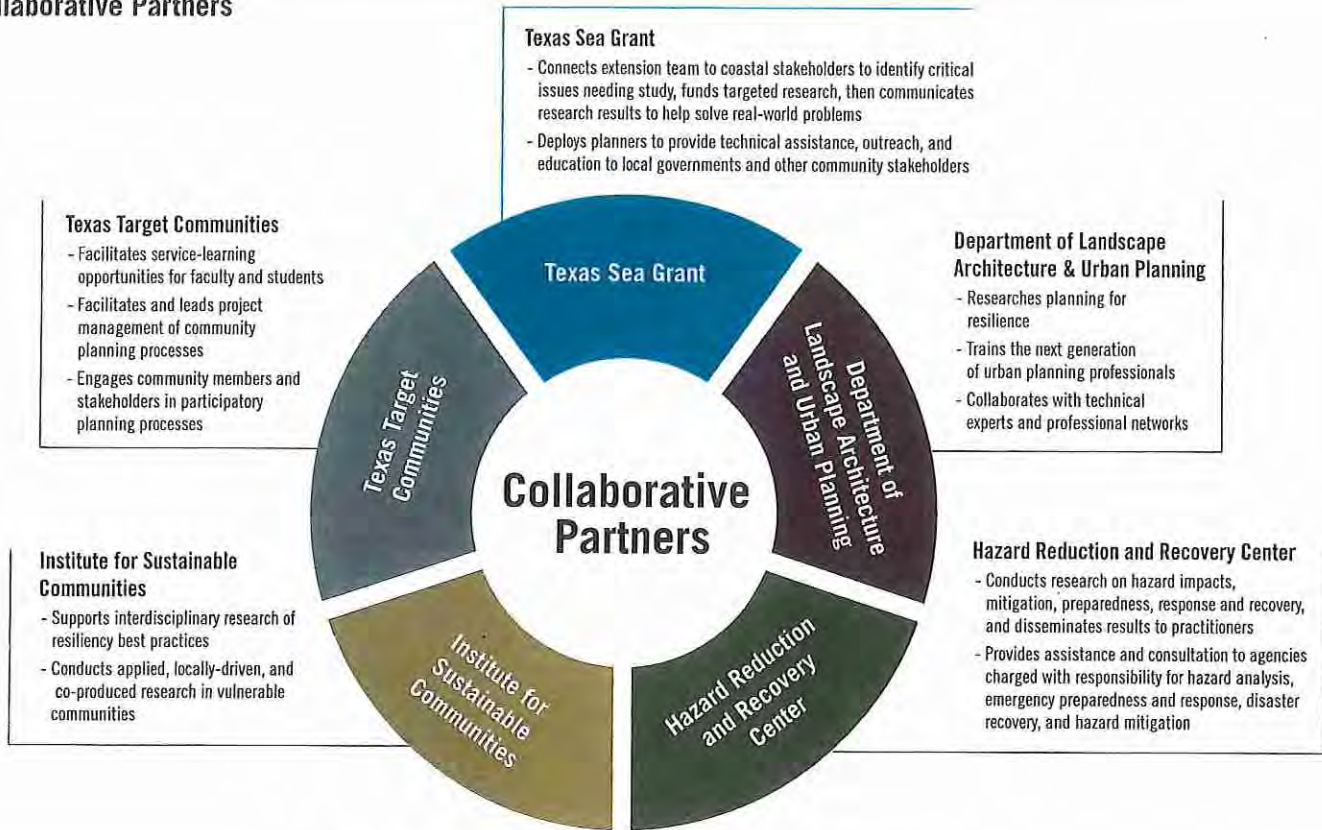
Research Associate

What does the CRC do for the Texas coast?

- Facilitates management of planning processes including comprehensive planning, hazard mitigation planning and environmental planning.
- Facilitates community and stakeholder engagement.
- Provides technical assistance and translates planning data and tools to support decision making.
- Educates community elected and appointed officials and staff on planning resources, tools and best practices.
- Conducts applied research on vulnerability, planning, risk perception, hazard mitigation, ecosystem services and economic impacts.
- Provides service/transformational learning opportunities for university students – the next generation of coastal stakeholders and leaders.

¹ A program of Public Partnership & Outreach of the Office of the Provost and the College of Architecture.

Collaborative Partners



Combining Resources And Strengths For Communities

Program Affiliations

The CRC is affiliated with the following centers, academic entities and federal programs:

Center for Housing and Urban Development
 Center for Texas Beaches and Shores
 Hazard Reduction and Recovery Center
 Institute for Science, Technology, and Public Policy
 Institute for Sustainable Communities
 Mission-Aransas National Estuarine Research Reserve
 NOAA Office for Coastal Management, Gulf of Mexico Region
 Public Policy Research Institute

Texas A&M University at Galveston
 Texas A&M University Bush School of Government and Public Service
 Texas A&M University College of Agriculture and Life Sciences
 Texas A&M University College of Architecture
 Texas A&M University College of Engineering
 Texas A&M University College of Geosciences
 Texas A&M University College of Liberal Arts
 Texas A&M University School of Law, Real Estate and Community Development
 Texas A&M University School of Public Health

Texas A&M Faculty Affiliates

can be found on the CRC website.

For More Information, Contact:

Heather Wade,
 hwade@tamu.edu,
 979-845-3855, or

Jaimie Masterson,
 jmasterson@arch.tamu.edu,
 979-458-1295

**TexasSeaGrant.org/
 programs/community-
 resilience-collaborative**



LANDSCAPE ARCHITECTURE & URBAN PLANNING
 TEXAS A&M UNIVERSITY



TEXAS A&M UNIVERSITY
 Institute for Sustainable Communities



HAZARD REDUCTION & RECOVERY CENTER
 TEXAS A&M UNIVERSITY

Possible assistance provided by CRC and Texas Sea Grant

State of the Community Report: Help with the data collection and writing of a State of the community report. The report will include data from a wide variety of sources to gain better understating of current conditions and prevailing trends and patterns. It will assess the current population characteristics, economic conditions, land use, infrastructure capacity, road conditions, housing conditions, parks and recreational facilities, community facilities, and environmental hazards.

It will be accompanied by projections of current and future needs in each area. ***This will include a Plan Integration for Resilience Scorecard.***

Community Vision and Goals: Help to design a process and assist in meeting facilitate of a Community-wide vision creation and identify Themes for housing, econ dev, community facilities & parks to engage the public in determining, a vision for the future as well as a set of goals and objectives based on the vision the community has set.

Future Development Strategies and Plan: Provide technical support in the creating and writing of the plan. The plan should include a future land use map, community facilities, parks and recreational facilities, transportation, specifically a thoroughfare plan and mobility plan, an economic development strategy, housing and infrastructure strategy based on the goals and objectives. The plan will prioritize environmental hazards and resilience

Implementation Plan: Provide technical support in the creating and writing of the plan. The implementation plan will specify recommended policy changes and recommendations and/or practices, along with an annotated timeline, with responsible parties involved. The plan will also identify potential opportunities to finance implementation of actions or projects, outlining potential grant opportunities.

Montgomery City Council
AGENDA REPORT

Meeting Date: August 28, 2018	Budgeted Amount:
Prepared By: Jack Yates City Administrator	Exhibits: City Engineer Memo/Plat
Date Prepared: August 23, 2018	

Subject

This is the Final Plat for The Shoppes area at the southeast corner of Fm2854 and SH 105

Description

This follows the use and detail as discussed in the 380 agreement.

Recommendation

Approved the plat as presented.

Approved By

City Administrator	Jack Yates	Date: August 23, 2018
--------------------	------------	-----------------------



1575 Sawdust Road, Suite 400
The Woodlands, Texas 77380
Tel: 281.363.4039
Fax: 281.363.3459
www.jonescarter.com

August 21, 2018

The Planning and Zoning Commission
City of Montgomery
101 Old Plantersville Rd.
Montgomery, Texas 77356

Re: Submission of Final Plat
The Shoppes at Montgomery, Section 2
City of Montgomery

Dear Commission:

We reviewed the Final Plat submission for the referenced development on behalf of the City of Montgomery. Our review was based on The City of Montgomery's Code of Ordinances, Chapter 78, Section 61 and any other applicable chapters. We offer no objection to the plat and recommend the Commission approve the plat as submitted.

If you have any questions or comments, please contact me.

Sincerely,

A handwritten signature in blue ink that reads 'Chris Roznovsky'.

Chris Roznovsky, PE
Engineer for the City

CVR/ab

K:\W5841\W5841-1018-00 The Shoppes at Montgomery\Project Management\Letters\Shoppes\FINAL PLAT APPROVAL Shoppes at Montgomery Section 2 08212018.doc

Enclosures: The Shoppes at Montgomery Sec. 2 Final Plat
Plat Fee Calculation Sheet, Title Letter, and Tax Certificate
cc: The Honorable Mayor and City Council – City of Montgomery
Mr. Jack Yates – City of Montgomery, City Administrator
Ms. Susan Hensley – City of Montgomery, City Secretary
Mr. Larry Foerster – Darden, Fowler & Creighton, LLP, City Attorney
Mr. Jay Dean Canine, RPLS – Landpoint

CITY OF MONTGOMERY
BENCHMARK MONT 7
ELEV.=291.77'

N89° 53' 00"W
4,022.08'

FND. 5/8" I.R. W/CAP

STATE HIGHWAY 105
(R.O.W. VARIES)

SHEET 2
SHEET 3

RESTRICTED
RESERVE "C"

S82° 06' 10"E 1290.30'

RESERVE "A"
6.2966 ACRES
(274,281 SQ. FT.)

S82° 07' 49"E 1312.26'

FINAL PLAT
MCCOY'S MONTGOMERY
CAB. Z. SHEET 4188
M.R. M.C.T.

RESTRICTED
RESERVE "D"

SOUTH BUFFALO SPRINGS DRIVE
(80' R.O.W., C.F. 2008-090956 O.P.R. M.C.T.)

N08° 16' 36"E
324.06'

25' BUILDING LINE

RESERVE "B"
11.5537 ACRES
(503,281 SQ. FT.)

FND. 1/2" I.R.

150' SANITARY
CONTROL EASEMENT

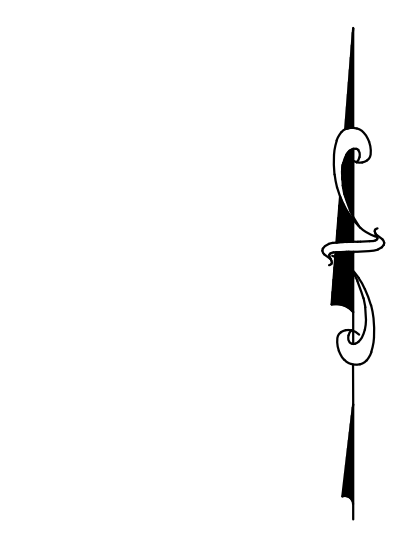
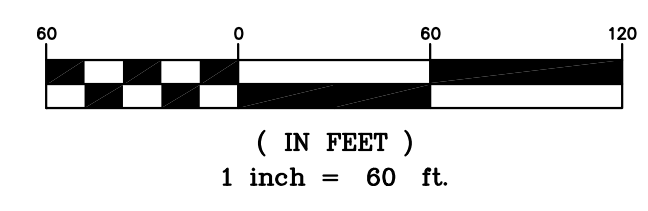
S.S.E.
(TO BE RECORDED
BY SEPARATE
INSTRUMENT)

RESTRICTED
RESERVE "A"

N86° 28' 38"W 237.31'

LEGEND / ABBREVIATIONS

- | | |
|---------------|--|
| C.F. | CLERK'S FILE NUMBER |
| FND. | FOUND |
| I.R. | IRON ROD |
| O.P.R. M.C.T. | OFFICIAL PUBLIC RECORDS |
| M.R. | MAP RECORDS |
| M.C.T. | MONTGOMERY COUNTY, TEXAS |
| R.O.W. | RIGHT OF WAY |
| D.R. | DEED RECORDS |
| B.L. | BUILDING LINE |
| U.E. | UTILITY EASEMENT |
| P.E. | PATHWAY EASEMENT |
| P.U.E. | PUBLIC UTILITY EASEMENT |
| CM | CONCRETE MONUMENT |
| G.S.U. | GULF STATE UTILITY |
| S.C.E. | SANITARY CONTROL EASEMENT |
| T.B.R. | TO BE RELEASED BY SEPARATE INSTRUMENT |
| B.F.E. | BASE FLOOD ELEVATION (100 YEAR) |
| A.E. | ACCESS EASEMENT |
| T.T.A.E. | TEMPORARY TURN-AROUND EASEMENT |
| "S" | SET 5/8 INCH IRON ROD WITH CAP
STAMPED "LANDPOINT 10194172" |
| ○ | PROPERTY MARKER |



FINAL PLAT
THE SHOPPES AT MONTGOMERY
SECTION 2
A SUBDIVISION OF
23.5630 ACRES (1,026,406 SQ. FT.)
IN THE
JOHN CORNER SURVEY, A-8
MONTGOMERY COUNTY, TEXAS
1 BLOCK 4 RESERVES
AUGUST 2018

SURVEYOR:
LANDPOINT
Formerly
TOWN AND COUNTRY SURVEYORS
2219 SAWDUST ROAD, STE. 2003
THE WOODLANDS, TX 77380
(281)465-8730
www.landpoint.net

OWNER:
Montgomery SH 105 Associates, LLC
149 Colonial Road
Manchester, CN 06045
City of Montgomery
101 Old Plantersville Road
Montgomery, TX 77356

TBPLS REG. NO. 10194172

SDR/JDC JOB No. 17-0494

SHEET 2 OF 5

359.52'
S87° 04' 58"W
60' G.S.U. R.O.W.
(NO RECORDING FOUND)

CALLLED 0.0084 ACRES
CITY OF MONTGOMERY
C.F. 2018059503
O.P.R. M.C.T.

CALLLED 32.400 ACRES
RANDALL RISHER ET AL
C.F. 8816474 O.P.R. M.C.T.

LINE TABLE								
NO.	BEARING	LENGTH	NO.	BEARING	LENGTH	NO.	BEARING	LENGTH
L1	S 64°43'55" E	100.35	L8	N 70°12'01" W	21.69	L15	S 89°26'02" W	55.00
L2	S 35°25'09" W	39.55	L9	N 50°41'30" W	35.03	L16	N 75°10'20" W	24.67
L3	S 53°27'12" W	61.49	L10	S 77°16'39" W	28.01	L17	S 62°08'22" W	29.05
L4	S 27°59'13" W	45.34	L11	N 48°49'15" E	41.65	L18	S 26°42'36" W	63.28
L5	S 00°14'23" E	32.40	L12	S 57°42'07" W	49.80	L19	S 16°55'55" W	137.77
L6	S 16°05'33" E	65.89	L13	N 88°19'31" W	69.51	L20	N 03°00'47" W	38.95
L7	S 19°22'45" E	40.97	L14	S 74°20'30" W	36.71	L21	N 73°40'16" W	8.95

CURVE TABLE					
NO.	LENGTH	RADIUS	DELTA	CHD. BRG.	CHORD
C1	165.02	2,934.79	3°13'18"	S 25°59'10" W	165.00
C2	283.23	1,040.00	15°36'13"	N 16°04'43" E	282.35

STATE OF TEXAS
COUNTY OF MONTGOMERY

That Montgomery SH 105 Associates, LLC herein acting individually or through the undersigned duly authorized agents, does hereby adopt this plat designating the herein described real property as the The Shoppes at Montgomery Subdivision Section 2, and does hereby make subdivision of said property according to the lines, streets, alleys, parks, and easements therein shown, and dedicate to public use forever all areas shown on this plat as streets, alleys, parks, and easements, except those specifically indicated as private; and does hereby waive any claims for damages occasioned by the establishing of grades as approved for the streets and alleys dedicated, or occasioned by the alteration of the surface of any portion of streets or alleys to conform to such grades and does hereby bind Owner, and Owner's successors and assigns to warrant and forever defend the title to the land so dedicated.

Owner hereby certifies that Owner has or will comply with all applicable regulations of the city, and that a rough proportionality exists between the dedications, improvements, and exactions required under such regulations and the projected impact of the subdivision.

IN TESTIMONY WHEREOF, the Montgomery SH 105 Associates, LLC has caused these presents to be signed by Jonathan Bellock, its Vice President, there unto authorized, attested by its _____ day of _____ 2018.

Montgomery SH 105 Associates, LLC

BY: _____
Jonathan Bellock, Vice President

Attest: _____

STATE OF TEXAS
COUNTY OF MONTGOMERY

BEFORE ME, the undersigned authority, on this day personally appeared Jonathan Bellock, its Vice President, and _____ of the The Shoppes at Montgomery Section 2, known to me to be the persons whose names are subscribed to the foregoing instrument, and acknowledged to me that they executed the same for the purposes and considerations therein expressed, and in the capacity therein and herein set out, and as the act and deed of said corporation.

GIVEN UNDER MY HAND AND SEAL OF OFFICE, this _____ day of _____, 2018.

Notary Public for Harris County, Texas

Printed name _____

My commission expires _____

SURVEYOR'S CERTIFICATION

That I Jay Dean Canine, do hereby certify that I prepared this plat from an actual and accurate survey of the land and that the corner monuments shown thereof were properly placed under my personal supervision, in accordance with the subdivision regulations of the City of Montgomery, Texas.

Jay Dean Canine
Registered Professional Land Surveyor
Texas Registration No. 4345

CITY OF MONTGOMERY

I THE UNDERSIGNED, Engineer for the City of Montgomery, hereby certify that this subdivision plat conforms to all requirements of the subdivision regulations of the City as to which his approval is required.

BY: _____
Chris Roznovsky, P.E.
City Engineer - City of Montgomery

This plat and subdivision has been submitted to and considered by the City Planning and Zoning Commission and the City Council of the City of Montgomery, Texas and is hereby approved by such Commission and Council.

Dated this _____ Day of _____, 2018

ATTEST:

By: _____ Sara Countryman Mayor
By: _____ Nelson Cox Chairman - Planning Zoning Commission

By: _____ Susan Hensley - City Secretary

COUNTY CLERK

I, Mark Turnbull, Clerk of the County Court of Montgomery County, Texas, do hereby certify that the within instrument with its certificate of authentication was filed for registration in my office on _____ day of _____, 2018, at _____ o'clock ____M., and duly recorded on _____ day of _____, 2018, at _____ o'clock ____M., in cabinet _____ sheet _____ of Records of _____ for said County.

WITNESS MY HAND AND SEAL OF OFFICE, at Conroe, Montgomery County, Texas the day and date last above written.

BY: _____
Mark Turnbull, Clerk, County Court,
Montgomery County, Texas

By: _____ Deputy

We, Whitney Bank, owners and holders or liens against the property described in the plat known as The Shoppes at Montgomery Subdivision Section 2, said liens being evidenced by instrument of record in County Clerk's File Number 2017074547 of the Real Property Records of Montgomery County, Texas, do hereby in all things subordinate to said plat said liens, and we hereby confirm that we are the present owners of said Liens and have not assigned the same nor any part thereof.

BY: _____
Whitney Bank

STATE OF MISSISSIPPI
COUNTY OF _____

BEFORE ME, the undersigned authority, on this day personally appeared _____ of the Whitney Bank, a Mississippi State Chartered bank, known to me to be the persons whose names are subscribed to the foregoing instrument, and acknowledged to me that they executed the same for the purposes and considerations therein expressed, and in the capacity therein and herein set out, and as the act and deed of said corporation.

GIVEN UNDER MY HAND AND SEAL OF OFFICE, this _____ day of _____, 2018.

Notary Public for _____ County, Mississippi

Printed name _____

My commission expires _____

FINAL PLAT
THE SHOPPES AT MONTGOMERY
SECTION 2
A SUBDIVISION OF
23.5630 ACRES (1,026,406 SQ. FT.)
IN THE
JOHN CORNER SURVEY, A-8
MONTGOMERY COUNTY, TEXAS
1 BLOCK 4 RESERVES
AUGUST 2018

SURVEYOR:

Formerly
TOWN AND COUNTRY SURVEYORS
2219 SAWDUST ROAD, STE. 2003
THE WOODLANDS, TX 77380
(281)465-8730
www.landpoint.net

OWNER:
Montgomery SH 105 Associates, LLC
149 Colonial Road
Manchester, CN 06045
City of Montgomery
101 Old Plantersville Road
Montgomery, TX 77356



Plat Filing Fee Calculation Sheet

Upon completion return calculation sheet with plat fee to Autumn Redman at Montgomery City Hall, 101 Old Plantersville Road, Montgomery, TX 77316

Please complete the information below corresponding to the type of plat you are submitting. Your calculation of the plat fee will be verified upon submittal to the City.

A. CONTACT INFORMATION

Plat Name: The Shoppes at Montgomery Section 2

Name of Development: The Shoppes at Montgomery

Development Number: _____

Name of Owner: Montgomery SH 105 Associates, LLC

Mailing Address: 149 Colonial Road

City/State/Zip: Manchester, CT 06045

Telephone Number: 860 - 646 - 6555 Fax Number: _____

Cell Phone: _____ Email: _____

Name of registered Professional Land Surveyor: _____

Firm Name & Registration No.: Landpoint 10194172

Mailing Address: 2219 Sawdust Road, Suite 2003

City/State/Zip: The Woodlands, TX 77380

Telephone Number: 281 - 465 - 8730 Fax Number: _____

Cell Phone: _____ Email: _____

B. DEVELOPMENT INFORMATION

Number of Acres: 23.5630 Number of Lots: _____

C. PRELIMINARY PLAT

- 1. \$200.00 Base Fee.....\$200.00
- 2. \$5.00/acre Additional Fee.....\$ 0
- 3. \$5.00/lot Additional Fee.....\$ 0

Total Plat Fee Due (Sum of 1 and greater of 2 or 3):.....\$ _____

D. FINAL, AMENDING, REPLAT, AND MINOR PLAT

- 1. \$200.00 Base Fee.....\$200.00
- 2. \$30.00/acre Additional Fee..... 0 \$706.89
- 3. \$8.00/lot Additional Fee.....\$ 0

Total Plat Fee Due (Sum of 1 and greater of 2 or 3):.....\$ 906.89

E. DEVELOPMENT PLAT

- 1. \$200.00 Base Fee.....\$200.00
- 2. \$5.00/acre Additional Fee.....\$ 0

Total Plat Fee Due (Sum of 1 and 2):.....\$

For City Use Only

Amount Received: _____

Date Received: _____

Check Number: _____

Received by: _____

Date _____



Integrity Title Company, LLC

CITY PLANNING LETTER

July 25, 2018
Effective Date: July 19, 2018

Job No. 1829574A
Ref: R31299

STATE OF TEXAS:
COUNTY OF MONTGOMERY:

THIS IS TO CERTIFY: That after a careful examination of the records in the offices of the Clerk of this County (excluding U. C. C. Records), as to the property described as follows:

Being 23.5630 acres (1,026,406 square feet) of land, all of the Remainder of a called 26.43 acres, conveyed to Montgomery SH 105 Associates, LLC, by deed recorded under County Clerk's File Number (C.F.) 2017074546 Official Public Records of Montgomery County, Texas (O.P.R. M.C.T.) and all of a called 0.057 acres, being a save and except tract of the Remainder of a called 26.43 acres, conveyed to the City of Montgomery, by deed recorded under C.F. 2007-021553 O.P.R. M.C.T., said 23.5630 acre tract lying in the John Corner Survey, Abstract 8 and being more particularly described by metes and bounds as follows:

BEGINNING at a found 5/8 inch iron rod with cap in the west right-of-way (R.O.W.) of FM 2854, Public R.O.W. line varies, marking the northeast corner of a called 32.400 acres, conveyed to Randall Risher, ET AL, by deed recorded under C.F. 8816474 O.P.R. M.C.T., also being the southeast corner of said Remainder and the herein described tract;

THENCE South 87°04'58" West, along the north line of said 32.400 acres, a distance of 932.78 feet to a set 5/8 inch iron rod with cap stamped "Landpoint 10194172", marking the southeast corner of a called 0.9128 acres, conveyed to said City of Montgomery, by deed recorded under C.F. 2018059503 O.P.R. M.C.T., also being an external corner of the herein described tract;

THENCE North 16°55'55" East, a distance of 137.77 feet a set 5/8 inch iron rod with cap stamped "Landpoint 10194172", marking the northeast corner of said 0.9128 acres, also being an internal corner of the herein described tract;

THENCE North 86°28'38" West, a distance of 146.38 feet a set 5/8 inch iron rod with cap stamped "Landpoint 10194172", marking an angle point of said 0.9128 acres and the herein described tract;

THENCE South 77°43'35" West, a distance of 118.34 feet a set 5/8 inch iron rod with cap

stamped "Landpoint 10194172", marking an angle point of said 0.9128 acres and the herein described tract;

THENCE North 86°28'38" West, a distance of 237.31 feet a set 5/8 inch iron rod with cap stamped "Landpoint 10194172", , marking an angle point of a called 1.52 acres, conveyed to said City of Montgomery, by deed recorded under C.F. 2008-0900957 O.P.R. M.C.T. and the herein described tract;

THENCE South 61°20'00" West, a distance of 263.41 feet to a found 1/2 inch iron rod, marking the common corner of said 1.52 acres and a called 0.0084 acres, conveyed to said City of Montgomery, by deed recorded under C.F. 2018059503 O.P.R. M.C.T., also being an angel point of the herein described tract;

THENCE South 03°00'47" East, a distance of 38.95 feet a set 5/8 inch iron rod with cap stamped "Landpoint 10194172", to a set 5/8 inch iron rod with cap stamped "Landpoint 10194172" in said north line of said 32.400 acres, marking the southwest corner of said 0.0084 acres, also being an external corner of the herein described tract;

THENCE South 87°04'58" West, along said north line, a distance of 359.52 feet to a found 5/8 inch iron rod with cap, marking an angle point of the herein described tract;

THENCE North 73°40'16" West, along said south line, a distance of 8.95 feet to a found 1/2 inch iron rod with cap, marking the southeast corner of South Buffalo Springs Drive, 80 foot R.O.W., also being the southwest corner of the herein described tract;

THENCE along a the east R.O.W. line of said South Buffalo Springs Drive and 283.23 feet along the arc of a curve to the LEFT, having a radius of 1040.00 feet, a delta angle of 15° 36' 13", and whose long chord bears North 16°04'43" East a distance of 282.35 feet to a found 1/2 inch iron rod, marking a point of tangency of the herein described tract;

THENCE North 08°16'36" East, along said east R.O.W., a distance of 533.47 feet to a set 5/8 inch iron rod with cap stamped "Landpoint 10194172" in the south R.O.W. line of State Highway 105, Public R.O.W. line varies, marking the northwest corner of the herein described tract;

THENCE South 82°06'10" East, along said south R.O.W., a distance of 1290.30 feet to a found concrete monument, marking an angle point of the herein described tract;

THENCE South 64°43'55" East, along said south R.O.W., a distance of 100.35 feet to set 5/8 inch iron rod with cap stamped "Landpoint 10194172", marking an angle point of the herein described tract;

THENCE South 82°07'39" East, a distance of 244.29 feet to a point for corner in the center line of an existing creek, marking the northwest corner of Reserve "A", The Shoppes at Montgomery Section 1, recorded under Cabinet Z, Sheet 5053through 5054 Map Records of Montgomery County, Texas (M.R. M.C.T.), also being an external corner of the herein described tract;

THENCE South 35°25'9" West, along said center line and the west line of Reserve "A", a distance of 39.55 feet to an angle point of the herein described tract;

THENCE South 53°27'12" West, along said center line and the west line of Reserve "A", a distance of 61.49 feet to an angle point of the herein described tract;

THENCE South 27°59'13" West, along said center line and the west line of Reserve "A", a distance of 45.34 feet to an angle point of the herein described tract;

THENCE South 00°14'23" East, along said center line and the west line of Reserve "A", a distance of 32.40 feet to an angle point of the herein described tract;

THENCE South 16°05'33" East, along said center line and the west line of Reserve "A", a distance of 65.89 feet to an angle point of the herein described tract;

THENCE South 19°22'45" East, along said center line and the west line of Reserve "A", a distance of 20.48 feet to a point for corner, marking the southwest corner of said Reserve "A", also being an internal corner of the herein described tract;

THENCE North 87°14'12" East, along the south line of said Reserve "A", a distance of 116.48 feet to an angle point of the herein described tract;

THENCE South 82°07'45" East, along the south line of said Reserve "A", a distance of 125.00 feet to an angle point of the herein described tract;

THENCE South 62°21'48" East, along the south line of said Reserve "A", a distance of 137.15 feet to a point for corner in said west R.O.W. line of said FM 2854, marking the southeast corner of said Reserve "A", also being an external corner of herein described tract;

THENCE along said west R.O.W. line and a curve to the LEFT, having a radius of 2934.79 a delta angle of 03° 13' 17.91", and whose long chord bears South 25°59'10" West a distance of 165.00 feet, an arc length of 165.02 feet to the **POINT OF BEGINNING** and containing a computed 23.5630 acres (1,026,406 square feet) of land.

We find the record title to be apparently in:

MONTGOMERY SH 105 ASSOCIATES, LLC and CITY OF MONTGOMERY

By virtue of that certain Special Warranty Deed dated August 16, 2017 from James Clifton Rampy, et al and recorded under Montgomery County Clerk's File Number 2017074546.

By virtue of that certain Special Warranty Deed dated June 12, 2018 from Montgomery SH 105 Associates, LLC and recorded under Montgomery County Clerk's File Number 2018059503.

By virtue of that certain Special Warranty Deed dated June 12, 2018 from City of Montgomery and recorded under Montgomery County Clerk's File Number 2018059504.

Subject to the following liens:

Deed of Trust, Assignment of Rents and Security Agreement made payable to Whitney Bank dated August 16, 2017 and recorded under Montgomery County Clerk's File Number 2017074547.

Subject to the following easements and encumbrances:

Gulf States Utilities Company Easement dated March 12, 1996 and recorded under Montgomery County Clerk's File Number 9637970.

Utility Easement dated October 13, 2006 and recorded under Montgomery County Clerk's File Number 2007021554.

Access Easement dated October 13, 2006 and recorded under Montgomery County Clerk's File Number 2007021555.

Entergy Gulf States, Inc. Easement dated October 24, 2007 and recorded under Montgomery County Clerk's File Number 2008039646.

Access Easement dated May 1, 2008 and recorded under Montgomery County Clerk's File Number 2008090959.

Buffer Zone Easement dated May 1, 2008 and recorded under Montgomery County Clerk's File Number 2008090958.

Temporary Turn-Around Easement dated October 14, 2008 and recorded under Montgomery County Clerk's File Number 2008102104.

Subject to the following restrictions:

Restrictions per Montgomery County Clerk's File Number 2018047191, 2018047192, 2018047193, 2018047190, 2018049285 and 2018049286.

We have made no examination as to special assessments or conflicts.

INTEGRITY TITLE COMPANY LLC



Chris Layne
Abstractor

LIMITATION OF LIABILITY: THE LIABILITY OF EITHER PARTY WITH RESPECT TO THIS INFORMATION OR ANY ACT IN CONNECTION HERewith WHETHER IN CONTRACT, TORT, OR OTHERWISE, SHALL NOT EXCEED THE PRICE OF THE SERVICES OR PRODUCTS SOLD HEREUNDER OR THE PRICE OF THAT PORTION OF SUCH SERVICES OR PRODUCTS ON WHICH LIABILITY IS ASSERTED. COURTHOUSE SPECIALISTS (SELLER) MAKES NO WARRANTY WHATSOEVER, EXPRESS, IMPLIED OR STATUTORY, AS TO THE QUALITY, FITNESS, SUITABILITY, CONFORMITY, OR MERCHANTABILITY OF THE SERVICES OR PRODUCTS SOLD. IF THE TRANSACTION IN QUESTION IS ARISING FROM OR RELATED TO AN AUCTION OR FORECLOSURE, INCLUDING WITHOUT LIMITATION A TAX AUCTION, HOA AUCTION OR SIMILAR AUCTION PROCEEDING, THE BUYER TAKES THE PROPERTY SUBJECT TO ALL LIENS, ENCUMBRANCES AND OTHER MATTERS OF RECORD WHETHER OR NOT REFLECTED ON THE CERTIFICATE.

TAX CERTIFICATE



TAMMY J. MCRAE
MONTGOMERY COUNTY TAX ASSESSOR-COLLECTOR
400 N. SAN JACINTO
CONROE, TX 77301-2823

Issued To:

MONTGOMERY SH 105 ASSOCIATES LLC
149 COLONIAL RD
MANCHESTER, CT 06042-2307

Legal Description

A0008 - CORNER JOHN, TRACT 2, ACRES
26.43

Parcel Address:

Legal Acres: 26.4300

Account Number: 00.0008.00.00204

Certificate No: 237814772

Certificate Fee: \$10.00

Print Date: 08/16/2018

Paid Date: 08/16/2018

Issue Date: 08/16/2018

Operator ID: EMAST

TAX CERTIFICATES ARE ISSUED WITH THE MOST CURRENT INFORMATION AVAILABLE. ALL ACCOUNTS ARE SUBJECT TO CHANGE PER SECTION 26.15 AND 11.43(i) OF THE TEXAS PROPERTY TAX CODE. THIS IS TO CERTIFY THAT ALL TAXES DUE ON THE ABOVE DESCRIBED PROPERTY HAVE BEEN EXAMINED, UP TO AND INCLUDING THE YEAR 2017. TAXES THRU 2017 ARE PAID IN FULL. TAXES HAVE NOT BEEN CREATED FOR YEAR(S): 2018.

Exemptions:

Certified Owner:

MONTGOMERY SH 105 ASSOCIATES LLC
149 COLONIAL RD
MANCHESTER, CT 06042-2307

Certified Tax Unit(s):

- 1 MONTGOMERY COUNTY
2 MONTGOMERY CO HOSPITAL DIST
203 MONTGOMERY ISD
303 CITY OF MONTGOMERY
802 MONTGOMERY CO ESD 2

Table with 2 columns: Description and Amount. Rows include 2017 Value (3,437,250), 2017 Levy (\$83,133.33), 2017 Levy Balance (\$0.00), Prior Year Levy Balance (\$0.00), Total Levy Due (\$0.00), P&I + Attorney Fee (\$0.00), and Total Amount Due (\$0.00).

PROPERTY OMITTED FROM THE APPRAISAL ROLL AS DESCRIBED UNDER TAX ROLL SECTION 25.21 IS NOT INCLUDED IN THE CERTIFICATE [TAX ROLL SECTION 31.08(B)]. DUE TO ITS ASSIGNED USAGE, THE ABOVE LEGAL PROPERTY MAY HAVE RECEIVED SPECIAL VALUATION, AND ADDITIONAL ROLLBACK TAXES MAY BECOME DUE BASED ON THE PROVISIONS OF THE SPECIAL VALUATION.

Reference (GF) No: N/A

Issued By:

TAMMY J. MCRAE
MONTGOMERY COUNTY TAX ASSESSOR-COLLECTOR
(936) 539-7897

Montgomery City Council
AGENDA REPORT

Meeting Date: August 28, 2018	Budgeted Amount:
Prepared By: Jack Yates City Administrator	Exhibits: Part 1 Basic information about request. Part 2. Regarding public notice needed To carry on after tabling of item.
Date Prepared: August 23, 2018	

Subject

This is to call the City Council's calling for a public hearing regarding the zoning requested from R-1 zoning to ID- industrial zone for 1005 Old Plantersville Road.

Description

Attached is two parts of information:
Part 1 is the basic information regarding the rezoning.
Part 2 involves the question about whether or not public notice would be required for since the subject was tabled at the June previous Planning Commission meeting, (maybe more information than you want/need to know) where the City Attorney advised that another notice to be sent to the property owners and a new advertisement for a second public hearing on this issue.

Recommendation

Call the public hearing for September 25th.

Approved By

City Administrator	Jack Yates	Date: August 23, 2018
--------------------	------------	-----------------------

PART

1

Montgomery City Council
AGENDA REPORT

Meeting Date: June 25, 2018	Budgeted Amount:
Prepared By: Jack Yates City Administrator	Exhibits: letter of request for zoning from R-1 to Industrial, information of past request to City to confirm zoning, Original zoning map dated 3-3-03 showing the property split, aerial map showing the property.
Date Prepared: June 22, 2018	

f

Subject

This is to hold a public hearing for the proposed zoning changes at 1005 Old Plantersville Road.

Description

This is a situation where the original zoning in the city split this piece of property up into one half industrial (x where a large building now sits) and one half R-1 Single-family residential. Mrs. Fisher is wanting to sell the property and the prospective buyer wants it all for Industrial use.

Mrs. Fisher has said to me that she believes that the letter from the city confirms that all the land was zoned industrial at the time. However, the letter speaks about "both uses" (meaning that could have been answered in response to the question about the residential use of the property and the industrial use of the property) plus -- city attorney Larry Forster said that after reading the letter that, even if the answer is considered as for all Industrial use of the property, okay an incorrect answer to a question by a city official does not bind the city to that incorrect answer.

More recent, 2017 zoning maps, I believe are in error and the representation of this area -- by not following the 2003 map -- this is what is called a "scriveners error" which in this case means that since there was no action since 2003 to change the zoning, just because it is not marked correctly on the 2017 maps that does not change the zoning--also the zoning law is that the routing document, rather than a legal description or any supporting documentation.

Montgomery City Council
AGENDA REPORT

All this is to say that the 2003 map is the ruling map and it shows one half of Mrs. Fisher's property as the West half Industrial and the half Single-family.

While no calls have been placed to City Hall regarding the subject, to area property owners came to the City Council calling their public hearing on this property - and spoke in opposition to the rezoning.

Recommendation

Listen to and consider the public comment.

Approved By

City Administrator

Jack Yates

Date: June 22, 2018

ROBERT L. FISHER

3123 Willowbend Rd.
Montgomery, TX 77356
936-582-4563

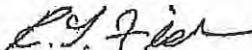
October 9, 2003

To whom it may concern,

My intent would be to use this property as a location to restore antique/classic automobiles for personal use and possible resale. I also plan to locate a small, residential construction and repair company on the premises.

Sincerely,

Robert L. Fisher





CITY OF MONTGOMERY

P. O. BOX 708 MONTGOMERY, TEXAS 77356

Telephone: (936) 597-6434 / 597-6866

FILE COPY

October 31, 2003

M.J. Kammerer
11820 Womack Cemetery Road
Montgomery, Texas 77316

Dear Mr. Kammerer,

I have reviewed the uses proposed, as described in your October 22, 2003 correspondence, for the property located at 1005 Old Plantersville Road. I concur with your determination that both uses seem in compliance with the Permitted Uses as listed in Sec. 98.6 of the City of Montgomery Zoning Ordinances (Ord No 1994-4, table in 77316-90).

Although neither use appears to present a problem, I invite your prospective buyer to be aware of the Use Regulations discussed in Section 98.153 and Purpose described in Section 98.12 of the Zoning Ordinance. I bring these two sections to your attention only because it appears to be a B-1 or commercial use in an area zoned light industrial. Because of the level of scrutiny by neighbors, it is conceivable that they might expect compliance with both aspects of the zoning requirements. If you or your interested buyer have concerns with any aspect of interpretation or compliance with the zoning requirements, assistance by our City Attorney and/or City engineer is readily available.

Please do not hesitate to contact me if you need assistance.

Sincerely,



Mary Sue Timmerman, Mayor

BUYER: _____

BUYER: _____

SELLER:  _____

DIVISION 6. DISTRICT L LIGHT INDUSTRIAL*

Sec. 98-211. Description.

District L light industrial is the same area as district L heavy industrial.
(Ord. No. 1994-4, § 10, 12-6-1994)

Sec. 98-212. Purpose.

District L light industrial is established to provide for a range of nonrail industrial uses which are conducted within completely enclosed buildings and where such use will not be objectionable because of excessive light, smoke, dust, noise, vibration or odor.
(Ord. No. 1994-4, § 10, 12-6-1994)

Sec. 98-213. Use regulations.

A building or premises in district L light industrial shall be used only for the purposes specified in table 1 in section 98-65.
(Ord. No. 1994-4, § 10.1, 12-6-1994)

Sec. 98-214. Height regulations.

No building in district L light industrial shall exceed 45 feet in height.
(Ord. No. 1994-4, § 10.2, 12-6-1994)

Sec. 98-215. Area regulations.

(a) *Size of yards.* Size of yard in district L light industrial shall be as follows:

- (1) *Front yard.* All property abutting major and minor streets is to be considered a front yard. A front yard of ten feet from the building line to the property line is required.
- (2) *Side yard.* The side yard shall be ten feet where the lot line abuts lot lines of other business (B) or industrial uses.
- (3) *Rear yard.* The side yard shall be ten feet where the lot line abuts other business (B) or industrial lot lines.

(b) *Size of lots.*

- (1) *Lot area.* The minimum lot area shall be 10,000 square feet.
 - (2) *Lot width.* The minimum lot width shall be 100 feet.
- (Ord. No. 1994-4, § 10.3, 12-6-1994)

*Cross reference—Businesses, ch. 22.

BUYER: _____

CD98:29

BUYER: _____

SELLER:  _____

Sec. 98-152. Purpose.

District B commercial is established to provide for a wide range of retail and wholesale uses within enclosed areas.
(Ord. No. 1994-4, § 8, 12-6-1994)

Sec. 98-153. Use regulations.

A building or premises in district B commercial shall be used only for the following purposes (see table I in section 98-65):

Retail stores and other local business uses supplying everyday shopping for the immediate neighborhood, subject to the following:

- (1) The use shall be conducted wholly within the enclosed building.
- (2) Required yards shall not be used for the storage of merchandise, vehicles or equipment.
- (3) Such use shall not be objectionable because of excessive light, smoke, dust, noise, vibration, or odor.
- (4) Storing of containers and waste material will not be permitted in front and side yards.
(Ord. No. 1994-4, § 8-1, 12-6-1994)

Sec. 98-154. Height regulations.

No building in district B commercial shall exceed 45 feet in height.
(Ord. No. 1994-4, § 8-2, 12-6-1994)

Sec. 98-155. Area regulations.

(a) *Size of yards.* Size of yards in district B commercial shall be as follows:

- (1) *Front yard.* There shall be a front yard having a minimum depth of 25 feet from the front property line if located on a minor street and 35 feet if located on a major thoroughfare. No parking, storage or similar use shall be allowed in front yards, except that automobile parking will be permitted in such yards if separated by at least 100 feet from any R district.
- (2) *Side yard.* A side yard of not less than 15 feet in width shall be provided on the side of a lot adjoining a minor street (not including easements). A side yard of not less than 25 feet in width shall be provided on the side of a lot adjoining an R district. Otherwise, no side yard is required. No parking, storage or similar use shall be allowed in any required side yard or in any required side street adjoining an R district, without proper enclosure.
- (3) *Rear yard.* A rear yard of 25 feet is required on all lots abutting an R-1 district.

BUYER: _____

CD98:26

BUYER: _____

SELLER:  _____

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VICINITY MAP
 2023 Technical Update

LEGEND

- Data Layers**
- City Limits
 - R.O.D. No. 1 (Lofay) - 2014
 - Down Development Agreement - 2006
 - Chaahant Development Agreement - 2011
 - M.D. No. 8 (General) - 2014
 - Miyofa District
 - City ETJ
 - MCOB Parcels
- Zone Classification**
- Unimovin
 - Commercial
 - Industrial
 - Institutional
 - Multi-Family
 - Multi-Use
 - Residential

LAST AMENDED 11 APRIL 2017
 VIA ORDINANCE NO. 2017-10
 2023 Technical Update



Zone Classification

- Unknown
- Commercial
- Industrial
- Institutional
- Multi-Family
- Multi-Use
- Residential

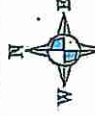
LAST AMENDED 10 OCTOBER 2017
VIA ORDINANCE NO. 2017-22

*Aerial Imagery from January 2016



JONES CARTER
Texas Board of Professional Engineers Registration No. F-489

ZONING LAYOUT
(DECEMBER 2017)



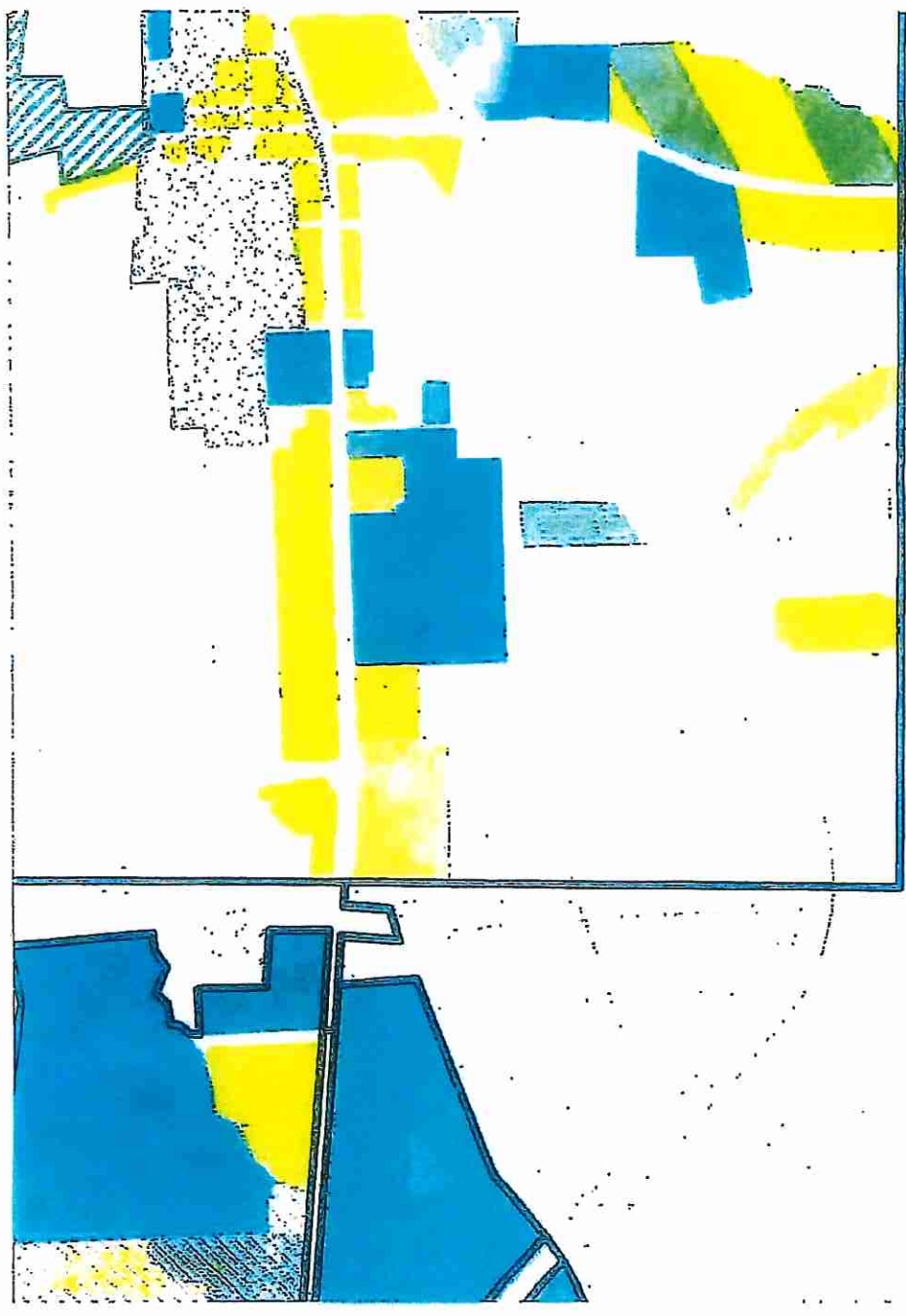
11/15/2017
 11/15/2017
 11/15/2017

VICINITY MAP
 submittal 1544-17-0001

LEGEND

Base Layers
 City Limits
 RPD, No. 1 (Lafayette) - 2014
 Deviant Development Agreement - 2006
 Chocoma Development Agreement - 2011
 RLD No. 1 (Agricultural) - 2014
 Ilwaco District
 City EDU
 NCRB Parcels
 Zone Classification
 Unimproved
 Commercial
 Industrial
 Institutional
 Multi-Family
 Multi-Use
 Residential

LAST AMENDED 14 APRIL 2017
 UZA ORDINANCE NO. 2017-10
 www.ilwaco.gov



PART
2

To: Larry Foerster, City Attorney
From: Jack Yates
Subject: Theresa Fisher revival of rezoning application -- public notice requirements?
Date: August 22, 2018

Attached you will find a letter brought to City Hall and given to me by Theresa Fisher yesterday afternoon, a copy of the letter sent to property owners notifying them of the Planning and Zoning Commission and City Council public hearing date set for Mrs. Fisher's request for rezoning, the legal advertisement as it appeared in the newspaper, an email from Susan Hensley to me giving the total cost of legal notice and the seven certified letters sent to surrounding property owners, a copy of the city Council public hearing minutes pages 2-3 of the June 26, 2018 City Council meeting (note in the paragraph on page 2 the brief discussion regarding future public notice), a copy of the Citizens/Forum pages 9-11 also at the June 26 meeting regarding the rezoning request, a copy of the June 25, 2018 Planning and Zoning Commission agenda showing the public hearing and the consideration of action regarding Mrs. Fisher zoning request, the approved minutes of the June 25, 2018 minutes of the Planning and Zoning Commission wherein on pages one through four is the public hearing discussion and pages eight through eleven is the action item discussion.

Also, for your information, since the June 26th Planning and Zoning Commission I have had two communications with Mrs. Fisher. First, She came to the City Hall at approximately 4:30 on July 20th to ask if she was on the agenda -- I replied that she was not because I had not received a request to be back on the agenda at all, and also nothing about if she wanted to change her request to commercial. She replied that she did not realize that she needed to request the item to be back on the agenda and that she was unsure about if she wanted to change her request commercial. Second, yesterday, when she delivered Mr. Weisinger's letter I mentioned to her that I would ask the City Attorney about the need for sending /publishing a new notice and she said she did not think it was necessary, that the item being listed on the public agenda seemed enough notice to her belief.

The letter from Mr. Weisinger, given to me yesterday, requests to be placed on the Monday, August 27, 2018. My question is -- because of the delay in time and the way that the discussion went, including a need for a new City Council setting of a public hearing date --- is there a legal or practical need for re-notification to the general public and the surrounding property owners of a reconsideration of this zoning requests. Also, if you do recommend a new notice, who pays for the cost.

If you have any questions or clarifications needed feel free to contact me.

LARSON & WEISINGER
ATTORNEYS AT LAW
2040 N. LOOP 336 W., SUITE 201
P.O. BOX 2666
CONROE, TEXAS 77305

Recd
2:05
8/21/2018 JY

O. BRUCE LARSON
larson@lwfirm.com
J. STEVEN WEISINGER
weisinger@lwfirm.com

CONROE (936) 539-2233
FAX (936) 539-4001

August 20, 2018

Mr. Jack Yates
City of Montgomery Administrator
P. O. Box 708
Montgomery, Texas 77356

sent via email and hand delivered

Re: Theresa Fisher's request to be placed on City of Montgomery Planning and Zoning Commission Agenda

Mr. Yates:

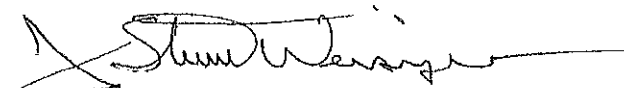
As you are aware, I represent Ms. Theresa Fisher relating to her request to have that half of her property located at 1005 Old Plantersville Road which is currently zoned Residential rezoned to Light Industrial.

Reading the Zoning ordinance in its totality, giving words their plain meaning, considering the overriding intent of the ordinance and looking at the historical and current as well as geographical circumstances, we believe that approving Ms. Fisher's request is the fair, equitable and just plain right thing to do.

At your convenience, please confirm the Ms. Fisher has been placed on the Monday, August 27, 2018 agenda.

I look forward to hearing from you.

Sincerely,



J. Steven Weisinger
JSW/tmn

June 12, 2018

Property ID# R252862

Dear Property Owner:

You are receiving this notice because you are a property owner within the 200 foot notice area of a 2.148 acre tract of land located at 1005 Old Plantersville Road, in the City of Montgomery that the owner Theresa Fisher is requesting to rezone their property from R1-Single Family to I-Industrial Use.

Re-zoning is a part of the City Zoning Ordinance that allows a property owner to request a change from the current zoning to a highest and best use zone for the property owner. At the public hearing there will be information provided by the applicant and city staff regarding the proposed change and there will be an opportunity for questions and comments.

The Montgomery Planning and Zoning Commission is required to conduct a public hearing regarding the rezoning application. The City Council is also required to receive the recommendation from the Planning and Zoning Commission prior to conducting their own public hearing. You are welcome to attend the public hearings. The public hearings are scheduled for:

- Planning and Zoning Commission Public Hearings - Monday, June 25, 2018 at 6:00 p.m. at City Hall, 101 Old Plantersville Rd., Montgomery, Texas 77316
- City Council Public Hearing - Tuesday, June 26, 2018 at 6:00 p.m. at City Hall, 101 Old Plantersville Rd., Montgomery, Texas 77316

You can also find a copy of this notice posted on the city's website www.MontgomeryTexas.gov.

Enclosed please find a map showing the 200 foot boundary, location of the property and a copy of the legal notice that was published. If you have any questions please feel free to contact the City Secretary's office at [936-597-6434](tel:936-597-6434).

Sincerely,

Susan Hensley
City Secretary

*Certified Mail No. 7017 1450 0000 7978 6208
RETURN RECEIPT REQUESTED*

**NOTICE OF ZONING PUBLIC HEARINGS
BY CITY OF MONTGOMERY, TEXAS**

1. The **City of Montgomery Planning and Zoning Commission** will conduct a Public Hearing at **6:00 p.m. on the 25th day of June, 2018** at the City of Montgomery City Hall, 101 Old Plantersville Road, in Montgomery, Texas in the City Council Chambers for the purpose of giving all interested persons the right to appear and be heard regarding the following:
 - a) A request to rezone a 2.148 acre tract of land located at 1005 Old Plantersville Road, Montgomery, from R1-Single Family to I-Industrial Use, as requested by Theresa Fisher.

2. The **City of Montgomery Planning and Zoning Commission** will conduct a second Public Hearing at **6:00 p.m. on the 25th day of June, 2018** at the City of Montgomery City Hall, 101 Old Plantersville Road, in Montgomery, Texas in the City Council Chambers for the purpose of giving all interested persons the right to appear and be heard regarding the following:
 - b) Preparation of a Final Report to be submitted to City Council on June 26, 2018 regarding the request to rezone a 2.148 acre tract of land located at 1005 Old Plantersville Road, Montgomery, from R1-Single Family to I-Industrial Use, as requested by Theresa Fisher.

3. The **City of Montgomery City Council**, upon receiving the Final Report from the Planning and Zoning Commission, will conduct a Public Hearing at **6:00 p.m. on the 26th day of June, 2018** at the City of Montgomery City Hall, 101 Old Plantersville Road, in Montgomery, Texas in the City Council Chambers for the purpose of giving all interested persons the right to appear and be heard regarding the following:
 - a) A request to rezone a 2.148 acre tract of land located at 1005 Old Plantersville Road, Montgomery, from R1-Single Family to I-Industrial Use, as requested by Theresa Fisher.

Please direct any questions to the City Administrator Jack Yates at (936) 597-6434, or at City Hall.

/s/ Susan Hensley, City Secretary
City of Montgomery, Texas

Dates of Publication:
Monday, June 4, 2018 and Monday, June 11, 2018



Yates, Jack <jyates@ci.montgomery.tx.us>

Re: letter to area property owners re: Fisher annexation, posted public notice

1 message

Hensley, Susan <shensley@ci.montgomery.tx.us>
To: "Yates, Jack" <jyates@ci.montgomery.tx.us>

Wed, Aug 22, 2018 at 8:51 AM

Jack,

The cost for the legal notice was \$270. There were 7-certified letters at \$6.47 each. The total cost, including the legal notice, would be \$315.29.

Susan

Sincerely,

Susan Hensley
City Secretary &
Director of Administrative Services
City of Montgomery, Texas
(936) 597-6434

On Wed, Aug 22, 2018 at 8:27 AM, Yates, Jack <jyates@ci.montgomery.tx.us> wrote:

About how much would it cost to re-advertise and re-send the letters?

Jack

On Tue, Aug 21, 2018 at 3:21 PM, Hensley, Susan <shensley@ci.montgomery.tx.us> wrote:

Jack,

Here is a copy of the legal notice that was published and mailed with the letter to the property owners.

Sincerely,

Susan Hensley
City Secretary &
Director of Administrative Services
City of Montgomery, Texas
(936) 597-6434

On Tue, Aug 21, 2018 at 2:35 PM, Yates, Jack <jyates@ci.montgomery.tx.us> wrote:

Susan, RE: 1005 Old Plantersville Road re-zoning Request from Mrs. Fisher -

Can I please get:

- 1) a copy of the letter that went to the surrounding property owners
- 2) a copy of the public notice
- 3) a copy of the advertisement that went into the newspaper notifying the public of the meeting.

Jack

Park had occurred on June 28, 2008. Mr. Milleson advised that they had a large banner at Memory Park that emphasizes the 10th Year Anniversary. Mr. Milleson stated that the video is for the use of Montgomery City Council, Montgomery EDC who covered half the cost of the video, and the Rotary Club of Lake Conroe.

Following the video, Mr. Milleson recognized a couple of the people that helped make this video, the Director was Gary Parker, husband of long term Rotarian Laurie Parker, Tony Westlake was the Executive Producer, Matt, Branch Manager of the Library was the voice narrating the video, Annette Evans produced, composed and sang the song that was in the video. Mr. Milleson said that he hoped that everyone would use the video to their advantage. Mr. Milleson advised that they have put the flags at Memory Park early to celebrate their 10 Year Anniversary.

PUBLIC HEARING(S):

Convene into Public Hearings for the purpose of giving all interested persons the right to appear and be heard regarding the following:

2. **Public Hearing – Receive Final Report from the Planning and Zoning Commission resulting from their Public Hearings held on June 25, 2018 regarding the request to rezone a 2.148 acre tract of land located at 1005 Old Plantersville Road, Montgomery, from R1-Single Family to I-Industrial Use, as requested by Theresa Fisher.**

Mr. Yates said that partially based upon the conversation with the Planning and Zoning Commission and the applicant asked that the matter be tabled by the Commission so there is no report to present and no action to be taken.

Rebecca Huss asked if this would be a permanent tabling of the matter or is there a time limit. Mr. Yates said that he thought that it would be back for discussion at the next Planning and Zoning Commission Meeting. Rebecca Huss said that it seems like a burden on the residents who came to speak and asked if they were going to wait until there is no opposition and how long are they able to table the matter. Mr. Yates said that he was not sure how long they can table the matter. Rebecca Huss asked if the owner is going to be required to pay for additional

notices to be sent out to notify them of the meeting will be held next month, because if people do not know about the meeting that provides them with an advantage. Mr. Yates said that everyone is present tonight and it would be an item on the public agenda. Rebecca Huss said that the point of the mail notification is to provide the people a distinct direction and information. Mr. Yates said the City Secretary advised they would need to send out public notices again if they have another hearing. Mr. Foerster said they are expecting the owner to come back requesting a different kind of zoning classification, from industrial to perhaps commercial and they will know in the next two or three weeks what their plan is and he did indicate to the owner that public notice would have to go out if they were going to request a change in classification and they would have to start the process over.

Mayor Countryman said that she would like to have on record that they received a letter from Rodney and Linda Wade regarding the subject.

Mayor Countryman adjourned the public hearing.

Adjourn Public Hearing,

3. **Public Hearing – Regarding a request to rezone a 2.148 acre tract of land located at 1005 Old Plantersville Road, Montgomery, from R1-Single Family to I-Industrial Use, as requested by Theresa Fisher.**

Adjourn Public Hearing,

No Action was taken

4. **Public Hearing – Receive Final Report from the Planning and Zoning Commission resulting from their Public Hearings held on June 25, 2018 regarding a request to rezone a 5-acre tract of land located at 2512 Lone Star Parkway (north/west of 2500 Lone Star Parkway), Montgomery, from I-Industrial Use to R2–Multi-Family Use, as requested by Larry Jacobs for the Star of Texas Seniors Development.**

Mr. Yates said the Planning and Zoning Commission met last night to consider the request from Larry Jacobs on behalf of Star of Texas Seniors Development to reclassify zoned acreage

that they were going to get the zoning and said that was part of the process to get the zoning in place then they will continue to do all the Feasibility Studies. Mr. Jacobs said that on the map that he had presented City Council could see the density of Independence Place was 7.5 units per acre regardless of whether it is R1 or R2 and said that Mr. Glockzin's project is going to be 6.4 units per acre. Mr. Jacobs said that they are keeping with the neighborhood and he thinks that is a good neighbor for the Community Center and Independence Place.

John Champagne stated Mr. Jacobs had mentioned a well. Mr. Jacobs said that it was for the lift station and said it is a sufficient size so all they would have to do is upsize the pump.

Mr. Emanuel Glockzin developer of the Star of Texas and he wanted to state his development would be a single story complex with individual unit and currently the City of Montgomery does not have anything for seniors, there are a lot of apartments but nothing designated for seniors and these will be designated 55+. Mr. Glockzin said they have 10% handicapped units and a community building with activities.

John Champagne asked Mr. Glockzin if there would be any possibility of changing the 55 and older designation in the event they had vacancies that needed to be filled. Mr. Glockzin said no because they had a market study done and they have a land use restriction that will be filed on the property from the Texas Department of Housing Community Affairs stating and binding him to keep that provision. John Champagne said that there have been developers in this area that promoted that type of development but then went away.

Adjourn Public Hearing

Mayor Countryman adjourned the Public Hearing at 6:41 p.m.

Convene into Regular Meeting

Mayor Countryman then convened into the Regular Meeting at 6:41 p.m.

VISITOR/CITIZENS FORUM:

Any citizen with business not scheduled on the agenda may speak to the City Council. Prior to speaking, each speaker must be recognized by the Mayor. Council may not discuss or take any action on an item, but may place the issue on a future agenda. The number of speakers along with the time allowed per speaker may be limited.

Mayor Countryman stated for the record that Rodney and Brenda Wade had submitted a letter regarding their comments.

Mr. Potter said he was present at the Planning and Zoning Commission Meeting last night about the rezoning of 1005 Old Plantersville Road, stating that he resides at 1000 Old Plantersville Road and said that currently he has a garbage dump in front of his place. Mr. Potter said he has put up with people dumping on the property all the time, with homeless people living there at times that he has reported to the Police and now they have a place that is wanting to rezone their property. Mr. Potter said he was completely against the rezoning and said he has people cutting across his pasture going over to the dump. Mr. Potter said he is constantly picking up trash off the road along with others that is coming from the garbage dump. Mr. Potter said there are buzzards there constantly and he is completely against Mrs. Fisher and apologized for what he had to say, but he is completely against the rezoning. Mr. Potter said this is a residential area with several nice homes and they try to keep their places up and they do not need any kind of business or industrial use at that location. Mr. Potter said he has tried to deal with Mr. Mabry about the dump many times and he would like for Mr. Foerster to check into this matter and asked how long Mr. Mabry is allowed to let that garbage sit in one dumpster. Mr. Potter said that from what he understood, Mr. Mabry was allowed to keep it in there 30 days by law and said that it is 8-10 months and there are people constantly over there dumping garbage not only in the dumpsters but on the ground. Mr. Potter said Mr. Mabry has been fined for the dumping. Mr. Potter said there are no signs up there stating "no dumping" or "no trespassing" so people keep going in there doing what they want to do. Mr. Potter said it won't be long before they get a child over there playing and they are going to get hurt because the property does not have a gate and there is nothing but trash. Mr. Potter asked who wanted to live next to a trash dump, he did not and he did not appreciate and he does not want this piece of property rezoned at all because this is residential. Mr. Potter stated that he keeps his property up and there are others that keep their property up and he did not want a bunch of trash around there. Mr. Potter said he was sick of it and he has his place up for sale because of the trash and the speeding up and down Old Plantersville Road. Mr. Potter said he would appreciate City Council thinking about his situation and the other residents there and do

something about this problem because he has tried to deal with Mr. Mabry when he was dumping trash on the ground and the trash ended up in his pasture. Mr. Potter advised he has seen homeless people living on the property and has called the Police Department. Mr. Potter said now there are two mobile homes on the property making it trashier. Mr. Potter said Mr. Yates told him that Mr. Mabry has so much time to get rid of those mobile homes and asked how many more days remain. Mr. Yates said Mr. Mabry told him that he would have them gone by next Monday. Mr. Potter said Mrs. Fisher's attorney brought up the question of who wants to live next to a railroad and said his home parallels the railroad tracks, but he did not want it done the way Mrs. Fisher wants it done. Mr. Potter said he was sure there were other residents that would say the same and said Mr. Washington was present to speak for the Wades since they were on vacation. Mr. Potter said that right now if you go down Old Plantersville Road and when you get to the dump you will see trash on the side of the road. Mr. Potter said Mr. Mabry does not keep his property up and he does not mow or spray, he does nothing. Mr. Potter said from what he understands the City is wanting to beautify Montgomery and said they are not beautifying anything it is getting trashier.

Mr. Kelly asked that City Council ask for clarification from the City Attorney Larry Foerster as to the appropriateness of the hearing tonight for Mr. Jacobs rezoning request since the Planning and Zoning Commission did not hold the two public hearings as was required.

CONSENT AGENDA:

6. Matters related to the approval of minutes of the Special Meeting held on June 7, 2018, Public Hearing and Regular Meeting held on June 12, 2018 and Workshop Meeting held on June 19, 2018.
7. Consideration and possible action regarding approval of the revised Escrow Agreement.
8. Consideration and possible action regarding authorizing Jones|Carter to perform a Utility and Economic Feasibility Study for the Louisa Lane Single Family Development.
9. Consideration and possible action regarding Change Order No. 1 for the Buffalo Springs Drive Waterline Bridge Crossing Contract.
10. Consideration and possible action regarding adoption of the following Resolution:
A RESOLUTION BY THE CITY COUNCIL FOR THE CITY OF MONTGOMERY, TEXAS, SETTING A DATE, TIME, AND PLACE FOR TWO PUBLIC HEARINGS ON THE PROPOSED ANNEXATION BY THE CITY OF MONTGOMERY, TEXAS OF 1,799 ACRES OF LAND, MORE OR LESS, IN THE PUBLIC ROAD RIGHT-OF WAY OF

MONTGOMERY PLANNING AND ZONING COMMISSION AGENDA
PUBLIC HEARINGS AND REGULAR MEETING OF
MONDAY, JUNE 25, 2018, 6:00 P.M.
CITY HALL COUNCIL CHAMBERS 101 OLD PLANTERSVILLE ROAD,
MONTGOMERY, TEXAS.

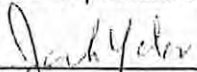
CALL TO ORDER

VISITOR/CITIZENS FORUM

Any citizen with business not scheduled on the agenda may speak to the Commission. Prior to speaking, each speaker must be recognized by the Chairman. Commission may not discuss or take any action on any item but may place the issue on a future agenda. The number of speakers along with the time allowed per speaker may be limited.

1. **Public Hearing** -- To receive citizen input regarding rezoning of the property located at 1005 Old Plantersville Rd., Montgomery, from R-1 single-family to I – Industrial as requested by Theresa Fisher
2. **Public Hearing** -- To receive citizen input regarding rezoning at 2512 Lone Star Pkwy., (north/west of 2500 Lone Star Parkway) Montgomery, from I- Industrial to R- 2 MultiFamily as requested by Larry Jacobs for the Star of Texas Seniors Development
3. Consideration/take action regarding May 29, 2018 minutes
4. Consideration/take action regarding rezoning at 1005 Old Plantersville Rd., Montgomery, from R-1 single-family to I – Industrial as requested by Theresa Fisher
5. Consideration/take action regarding rezoning at 2512 Lone Star Pkwy., (north/west of 2500 Lone Star Parkway) Montgomery, from I- Industrial to R- 2 MultiFamily as requested by Larry Jacobs for the Star of Texas Seniors Development
6. Consideration/take action regarding the Emma's Way 80' R.O.W. Dedication Final Plat.
7. Consideration/take action regarding scheduling a Public Hearing for rezoning of a portion of the property located at the southeast corner of Buffalo Springs Drive and SH 105, a portion of the Montgomery Shoppes Tract, from R1 (single-family), R2 (multi-family), and I (Institutional) to B (commercial) and I (Institutional), to be held on July 23, 2018 at 6:00 pm, as requested by Montgomery SH 105 Associates.

Adjournment



Jack Yates, City Administrator



Posted June 22, 2018 at 5:15 p.m. 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 accommodations.

MINUTES OF PUBLIC HEARING and REGULAR MEETING

June 25, 2018

MONTGOMERY PLANNING AND ZONING COMMISSION

CALL TO ORDER

Chairman Nelson Cox declared a quorum was present, and called the meeting to order at 6:00 p.m.

Present: Nelson Cox, Arnette Easley, Jeffrey Waddell, William Simpson and Carol Langley

Absent:

Also Present: Jack Yates, City Administrator
Susan Hensley, City Secretary
Chris Roznovsky, City Engineer

VISITOR/CITIZENS FORUM

Any citizen with business not scheduled on the agenda may speak to the Commission. Prior to speaking, each speaker must be recognized by the Chairman. Commission may not discuss or take any action on any item, but may place the issue on a future agenda. The number of speakers, along with the time allowed per speaker may be limited.

There were no comments during this portion of the meeting.

1. Public Hearing to receive citizen input regarding rezoning of the property located at 1005 Old Plantersville Rd., Montgomery, From R-1 single-family to I-Industrial as requested by Theresa Fisher.

Chairman Cox convened the Public Hearing at 6:03 p.m.

Mr. David Potter stated that he resides southeast of the property that is being discussed and he was completely against rezoning from residential because he feels if they give them an inch they will take a mile. Mr. Potter stated that they have enough problems as it is on Old Plantersville Road with the Travis Mabry dump. Mr. Potter said that they have containers full of garbage that stay full all the time and now he has two trailer houses over there that he has been complaining about. Mr. Potter said that he hoped that the Commission would look at that matter because it is a residential area. Mr. Potter apologized to Mrs. Fisher but said he had to look after his own interest. Mr. Potter said he was surprised that there were not more people here tonight, but he understood there was going to be another meeting tomorrow night on this matter with City Council. Mr. Potter said that this is a residential area with several nice homes. Mr. Potter said that Mr. and Mrs. Wade are out of town and he thought that Mr. Washington would bring a letter from the Wades.

Mr. Steve Weisinger, Attorney for Mrs. Theresa Fisher, said that addressing Mr. Potter's issue regarding trash, and said they can do whatever is necessary to assure who ever needs to be assured that won't be the situation. Mr. Weisinger said that the purpose that is intended for that property right now is storage with nothing out in the open.

Mr. Weisinger said that the agenda seems to indicate that the 2.148 acres that Mrs. Fisher owns is what is being considered for rezoning. Mr. Weisinger said that right now half of the tract is not zoned residential and it is not clear from the maps whether it is zoned light industrial or commercial, but if you look at the information in the agenda pack, you can see that half of her property is already zoned as shown in the blue "x's. Mr. Weisinger said that based on the historical use of property that has been commercial and based to some extent on a letter that the owners were given that was written by a previous Mayor, the Fisher's did believe that the tract was zoned nonresidential. Mr. Weisinger said, in his opinion, the City maps are really confusing and if you look at the map that is in the agenda pack you can see how checker boarded it is as to the zoning of the districts. Mr. Weisinger said that right now Mrs. Fisher has a commercial building on half of the tract and across the street there are homes built on property that would appear to say that it is zoned light industrial. Mr. Weisinger said that they have missing maps, missing ordinances and the

City's position as he understands it, is that the latest map from 2017 is in error and they need to revert back to the 2003 map. Mr. Weisinger said that that the zoning ordinance that the City has, with one of its purposes stated is to put property to its highest and best use. Mr. Weisinger said that the property in question, which is approximately half of the 2.148 acres that Mrs. Fisher owns, has a railroad located 50 feet from it and is configured long and skinny and certainly not usable for residential purposes. Mr. Weisinger said that what Mrs. Fisher is asking for is that the City not be too concerned about what has or has not happened in the past, because the records are not there to prove anything. Mr. Weisinger said that Mrs. Fisher is asking that her one tract, which has two zones be zoned the same as the rest of the tract. Mr. Weisinger said that the agenda appears to say that what is in question here is zoning of the 2.1 acres, which is not the issue, they are trying to rezone half of the property to match the zoning of the other half of the property.

Mr. Foerster stated that he understood that there was an individual that was interested in purchasing this property and use it for light industrial use, but he was not sure if he was aware of exactly what the proposed use of the purchaser would be, and asked if Mr. Weisinger knew of what that use would be. Mrs. Fisher said that he understood that they wanted to build storage buildings for RV's. Mrs. Fisher said that she emphatically advised them that the whole property was light commercial and that everything would have to be stored on the inside of the building and nothing could ever be on the outside because that was part of the requirements that were put on the property. Mr. Foerster asked if that was related to the property deed restrictions. Mr. Weisinger said that was what the zoning ordinance states. Mr. Foerster said this is an effort to try and assist the Commission and ultimately City Council in making what would be the best decision, not only for the property owner but for the next door neighbors. Mr. Foerster said that the kind of activity and appearance certainly has some bearing on how the City Council would act. Mr. Foerster said that at the last City Council Meeting there were some people, Mr. Potter being one of them that expressed a concern about having a light industrial business immediately across the street from what are described as large estates with nice homes on them, which is why he was asking the question about the usage. Mr. Weisinger said that he thought the more appropriate zoning designation would be commercial as opposed to light industrial.

Mr. Yates said that he did not think that light industrial required things to be stored inside but it does for commercial use. Mr. Weisinger said commercial would be more appropriate and easily contained and less offensive to the adjoining landowners.

Mr. Weisinger said if the issue is the surrounding landowners they might work with them and put something in place that is not offensive to them. Mr. Weisinger said that one of the missions of the zoning ordinance was trying to put property to its best use and that property can't be residential unless you want a railroad running through the backyard. Mr. Weisinger said that the map that was presented to them is so checker boarded that the property right across the street is zoned light industrial and it has residences built on it.

Mr. Potter said that he did not see how it could be completely contained on the inside of the building on the property. Mr. Potter asked what they are going to do when they finish these buildings, are they going to put them outside. Mr. Potter said that Mr. Weisinger said that no one wants a railroad running through their backyard but he has one that parallels his home and he puts up with it. Mr. Potter said that he was completely against the rezoning and hopes that this is considered and said that he would be here tomorrow night to say the same thing. Mr. Potter said he has a nice place and there are other people there with nice places that they try to keep clean and appropriate for residential use. Mr. Potter said that his understanding is that they are trying to beautify Montgomery and that is not beautifying Montgomery. Mr. Potter said that he picks up garbage every day along Old Plantersville Road and there is going to be more garbage out there. Mr. Potter said that he does not like it and he does not want it and he hopes that the Commission will keep that in consideration. Chairman Cox stated that they would consider that information.

Chairman Cox adjourned the Public Hearing at 6:20 p.m.

2. Public hearing – To receive input regarding rezoning at 2512 Lone Star Pkwy., (north/west of 2500 Lone Star Parkway) Montgomery, from I-Industrial to R-2 Multi-Family as requested by Larry Jacobs for the Star of Texas Seniors Development.

Mr. Kelly stated that he wanted to make a clarification stating that he was looking at the Zoning Map for the City of Montgomery and noted that Independence Place was zoned R1 residential not R2 Multi-family and the Community Center south of that location was zoned Industrial. Mr. Kelly stated that Independence Place is not an apartment complex it is a supported housing development with 16 units for persons with mental disabilities. Mr. Kelly said that property is not currently zoned multi-family.

Chairman Cox adjourned the Public Hearing at 6:31 p.m.

3. Consideration/take action regarding May 29, 2018 minutes.

William Simpson moved to approve the minutes of the May 29, 2018 meeting as presented. Jeffrey Waddell seconded the motion, the motion carried unanimously. (5-0)

4. Consideration/take action regarding rezoning at 1005 Old Plantersville Rd., Montgomery, from R-1 single-family to I-Industrial as requested by Theresa Fisher.

Mr. Yates said that it is checker boarded zoning as far as the original zoning of that area. Mr. Yates advised that the property was split and while that was not a normal thing to do, but he was convinced that they did it on purpose but he is not sure why. Mr. Yates said that in zoning you generally try not to split a property, but from what he understands in speaking with the people that did the original zoning, mostly Kirk Jones, was they would speak to the property owners and if they wanted a property zoned a certain way they would zone it that way. Mr. Yates said since the 2005 map the subsequent 2015 and 2017 maps show that area in grey, which there is not a grey zone so that is the reason that it is the half and half. William Simpson asked when they rezoned this area how did that get by them. Mr. Yates said that they have not done any rezoning lately and there is no rezoning for this parcel since the beginning of the zoning. Mr. Yates advised that he and the City Secretary went back and searched the ordinances for any rezoning and there were none found for that area or this particular piece of property. Chairman Cox asked Carol Langley if she remembered anything about that property. Carol Langley said that she thought at one time

that was two pieces of property but it may have always been one. Carol Langley said that she did not remember why it was split. Mr. Yates said that the letters that the Fishers wrote the Mayor, which are included in the meeting materials, state that it was all one piece of property.

Jeffrey Waddell said that it was a bit of a mess and he thought that they were all trying to get the big picture, but all indications are that originally it was industrial along the railroad tracks. Jeffrey Waddell said that from a legal standpoint Mr. Yates had mentioned that they would traditionally go by the routing document rather than other documents. Jeffrey Waddell said that from everything that has been said tonight it looks like both sides want to come to some kind of reasonable decision. Jeffrey Waddell said that what caught his ear was the commercial versus industrial. Mr. Yates said that commercial would require everything to be stored inside of the structure and how much traffic is produced is completely indifferent as far as residential type of traffic. Mr. Yates said that if it was zoned commercial a convenience store could go in there. Mr. Yates said that they had to remember that when they are zoning they are zoning for that classification not for the specific type of use. Mr. Yates said that while they could restore vehicles for many years and stay fine, but it could also be used as an auto repair shop, lawn service, barber shop, grocery store, convenience store, etc. Jeffrey Waddell said that their concern was if they got a boat repair dealer that could have large boats and what would be the reality of those boats being contained all the time. Mr. Yates said that would be part of the zoning enforcement. Mr. Yates stated that an industrial use can be quite an obtrusive use especially for a neighborhood. Jeffrey Waddell said that the City could enforce certain things depending on what is built.

Mr. Yates said that one aspect was that they could consider commercial use, and they could have the City Attorney analyze that information between tonight and tomorrow night to see whether or not the notice would be okay. Mr. Foerster said that as he looks at the agenda for the meeting tonight the only request that is being presented to the Commission is the request to rezone single family to industrial as requested by Mrs. Fisher. Mr. Foerster said that the Commission is not being requested to look at other zoning designations. Mr.

Foerster said that he did not think, in his view, the Commission could make a decision to go forward with the recommendation of commercial because they would need to go through the proper process to do that. Mr. Foerster said that to answer Mr. Yates question, he did not think that the Commission or City Council agenda would allow for commercial because it does not give proper public notice to individuals. Mr. Foerster said that there might be some that support commercial and there might be some that would be okay with industrial but opposed to commercial.

Chairman Cox asked if they needed to table this item until they have additional information and/or direction. Mr. Yates said that unless the Commission acts on this item he would not know how Mrs. Fisher would know which way to go, commercial or industrial. Chairman Cox said that he wanted to follow proper protocol if they have to have adequate public notice on the commercial question they still have to follow that procedure. Mr. Foerster said that was correct. Mr. Foerster said that if the Commission tables action on this item they will still be in the same situation the next time that they meet as long as in the interim Mrs. Fisher has not amended her request from industrial to commercial, and in that event they would still have to give public notice of the change of the request from industrial to commercial. Chairman Cox asked if they would have to have another public hearing. Mr. Foerster said that the same process would have to be followed because the public has the right to know what the request is and what the Commission and City Council will be doing, whether they leave it the same or change the use to industrial or if a new request change to commercial.

Mr. Foerster said they have a good real estate attorney present, Mr. Weisinger, and he asked Mr. Weisinger if there were deed restrictions related to the sale of that property as to how it would be used and how it would look and whether that might provide a little bit more comfort to the Commission and to the City Council that the use of it would not have any tacky vehicles or RV's or anything parked outside a garage type facility. Mr. Weisinger said that some issues have been brought up that might be appropriate for the Commission to certainly table this item tonight and let them circle the wagons because it is not anybody's intention to offend adjoining property owners. Mr. Weisinger said that he

thought that they could come back to the Commission with a possibly different application that might be accepted. Mr. Foerster asked Mr. Weisinger if he and Mrs. Fisher were contemplating commercial use and asked how they would feel about the Commission denying or not recommending this designation as industrial at this time with the possibility that they would reconsider it as commercial at another time. Mr. Weisinger said that he would prefer that it be tabled rather than denied. Mr. Yates said that the Commission could table the action and then City Council would not take any action tomorrow night. Mr. Foerster said that City Council can't take any action without a final report from the Commission, so if they table this item there will be no action for City Council to take tomorrow night.

Jeffrey Waddell asked if there is a difference between light industrial and heavy industrial. Mr. Yates said that industrial is the only listing in the zoning ordinance. Mr. Weisinger said that was not what the ordinance states, it distinguishes between commercial, light industrial and heavy industrial as stated in Section 98.61. Mr. Yates said that was the old Code of Ordinances that was attached to Mrs. Fisher's information is not the current Code. Mr. Foerster said that looking at Section 98-84, which is on the City's web site, there is currently under the zoning ordinance they have commercial and industrial use with no distinction between light and heavy. Chairman Cox asked if the information that was included in their packet was from the City's web site. Mr. Yates said no it came from Mr. Weisinger and Mrs. Fisher.

Carol Langley moved to table Agenda Item No. 4 regarding the rezoning at 1005 Old Plantersville Road, Montgomery, at this time. Jeffrey Waddell seconded the motion.

Discussion: Chairman Cox stated that this item is being tabled pending additional information and following proper protocol.

The motion carried unanimously. (5-0)

Inbox x.

Larry Foerster

Aug 22
(2 days
ago)

to me, Susan

OK, then I suggest putting it on the agenda for a second public hearing. That will require notices. Once the public hearing as been conducted, the Commission can take action—recommending up or down on the request.

Larry L. Foerster
Darden, Fowler & Creighton, LLP

From: Yates, Jack <jjates@ci.montgomery.tx.us>
Sent: Wednesday, August 22, 2018 11:14 AM
To: Larry Foerster <foerster@dfcllp.com>
Cc: Hensley, Susan <shensley@ci.montgomery.tx.us>
Subject: Re: Message from "RNP002673A87377"

No, they did not request a change in their request, in fact they reiterated the reasons for the initial zoning in yesterday's letter. No there was only one P and Z public hearing on this item, since it was before the decision about requiring two public hearings.
Jack

On Wed, Aug 22, 2018 at 11:09 AM, Larry Foerster <foerster@dfcllp.com> wrote:
Jack and Susan:

Did Mrs. Fisher or her attorney ever ask for a new rezoning classification or are we still dealing with this old request. If so, did P&Z have its two required public hearings under the old request?

Why don't we put the item on the agenda for discussion and possibly setting two public hearings on the request for zoning.

Larry L. Foerster
Darden, Fowler & Creighton, LLP

From: Hensley, Susan <shensley@ci.montgomery.tx.us>
Sent: Wednesday, August 22, 2018 10:56 AM
To: Yates, Jack <jyates@ci.montgomery.tx.us>
Cc: Larry Foerster <foerster@dfcllp.com>
Subject: Re: Message from "RNP002673A87377"

Jack,

Beginning at the end of page 10 and continuing on to page 11 Mr. Weisinger advised he thought that they could **come back to the Commission with a possible different application**. Also in the motion discussion it was mentioned that it was being tabled pending additional information and following the proper protocol.

Since this is dealing with rezoning I do not know how you would not be required to give public notice by publication and mail of the City Council and the Planning and Zoning Commission public hearings.

Susan

On Wed, Aug 22, 2018 at 10:33 AM, Yates, Jack <jyates@ci.montgomery.tx.us> wrote:
Attached please find a question in the information regarding public notice on the Fisher rezoning request on Old Plantersville Road.

Jack

Montgomery City Council
AGENDA REPORT

Meeting Date: August 28, 2018	Budgeted Amount:
Prepared By: Jack Yates City Administrator	Exhibits: City Engineer memo
Date Prepared: August 23, 2018	

Subject

This is a report item only.
The subject is the Montgomery Ridge development that has been often on discussed for approximate 3 to 4 years--- is the property located south of the existing KOA campground that is partially inside the ETJ Montgomery and partially within the Conroe ETJ. The subject is whether or not to serve them with water or sewer facilities

Description

Attached City Engineers memo.

Recommendation

Direction to continue discussions with the developer or to stop discussions.

Approved By

City Administrator	Jack Yates	Date: August 23, 2018
--------------------	------------	-----------------------



1575 Sawdust Road, Suite 400
The Woodlands, Texas 77380-3795
Tel: 281.363.4039
Fax: 281.363.3459
www.jonescarter.com

August 23, 2018

The Honorable Mayor and City Council
City of Montgomery
101 Old Plantersville Road
Montgomery, Texas 77316

Re: Montgomery Ridge Development
City of Montgomery

Dear Mayor and Council:

As you may be aware, in 2015 the Signorelli Company ("Developer") approached the City regarding providing service to a proposed 126-Acre, 488 home, single family development located south of the existing KOA campground. The development is located partially with the City of Montgomery ETJ and partially within the City of Conroe ETJ. Enclosed is an exhibit showing the tract location and a preliminary land plan for the tract. A Utility and Economic Feasibility study was completed in 2015 and the development did not move forward at that time. Enclosed is a copy of the 2015 feasibility study.

The development has recently picked back up and the City has been asked to again consider providing service to the development. The Developer is in the process of creating Municipal Utility District No. 150 ("MUD 150") to encompass the development. Based on discussions with the City Attorney, it is our understanding that MUD 150 does not wish to be annexed into the City and instead wishes to receive wholesale water and sanitary sewer service from the City. It is also our understanding the Developer intends to bring the entirety of the development into the City of Conroe ETJ as he is allowed via vote by MUD 150. If Montgomery does not provide service to the development it is likely that MUD 150 would construct their own water and sanitary sewer facilities.

After reviewing the previous feasibility study and examining the capacities of the City's existing water and sanitary sewer facilities, we have prepared the following list of advantages and disadvantages for the City of Montgomery to provide wholesale water and sanitary sewer service to MUD 150.

Advantages of providing wholesale service to MUD 150:

- The City of Montgomery will receive water and sanitary sewer revenue at an increased rate (1.25 times the normal amount per the City's Code of Ordinances)
- Slight potential to bring the development into the City of Montgomery ETJ
- Promote development along FM 2854 if the Development is required to extend public utilities along FM 2854 as originally proposed



Disadvantages of providing wholesale service to MUD 150:

- 488 single family homes will place significant strain (120,000-150,000 gpd) on the City's water and sanitary sewer systems and will expedite the need for future expansions
- The development will not be subject to impact fees, and therefore will not have a means of contributing to the expensive expansions that would be required unless a separate agreement is reached
- The development will not pay City property tax

If the City was to be open to the idea of providing wholesale water and sanitary sewer service to the development, we would recommend an update to the Utility and Economic Feasibility Study be performed as the options for providing service, the existing and projected demand on the system, the City's rules and regulations, etc. have changed since 2015.

As always, should you have any questions or need additional information, please do not hesitate to contact us.

Sincerely,

A handwritten signature in blue ink that reads 'Chris Roznovsky'.

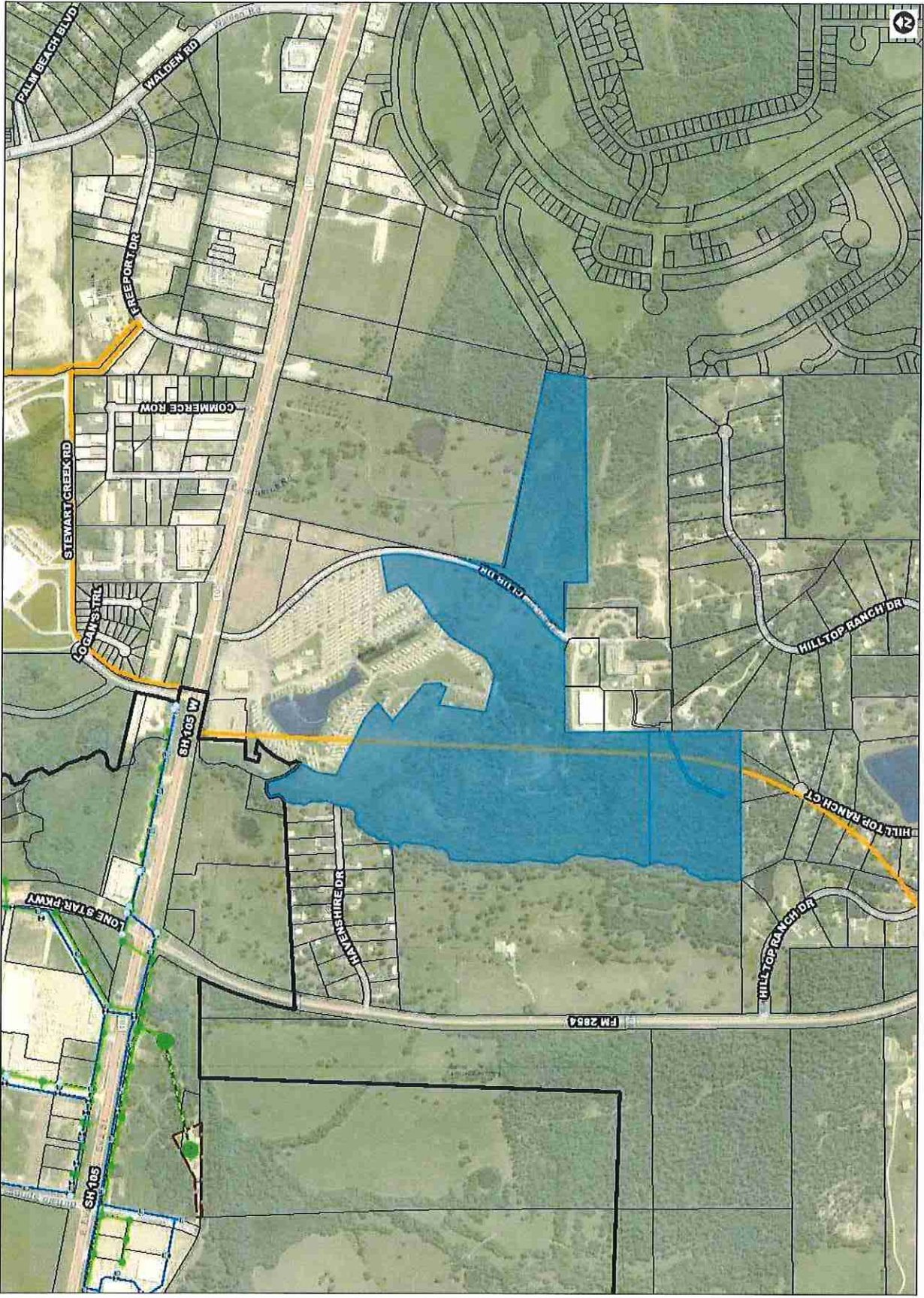
Chris Roznovsky, PE
Engineer for the City

CVR/kmv

K:\W5841\W5841-0900-00 General Consultation\Correspondence\Letters\2018\MEMO to Council RE Water Plant Land Swap.doc

Enc: Location of Proposed Property
 Proposed Land Plan
 2015 Montgomery Ridge Utility and Economic Feasibility Study

Cc (via email): Mr. Jack Yates – City of Montgomery, City Administrator
 Ms. Susan Hensley – City of Montgomery, City Secretary
 Mr. Larry Foerster – Darden, Fowler & Creighton, LLP, City Attorney



LEGEND

- Blowoff/Pug
- Flush Valve
- Man Valve
- Reducer
- Waterline
- WP Boundary
- Manhole
- Cleanout
- Lift Station
- WWTP
- Stewarline
- Asst. Supervisor
- City Maint
- Asst. Town Clerk
- Force Main
- US Boundary
- WTP Boundary
- City Limit
- City ETJ
- MCAD Property Info

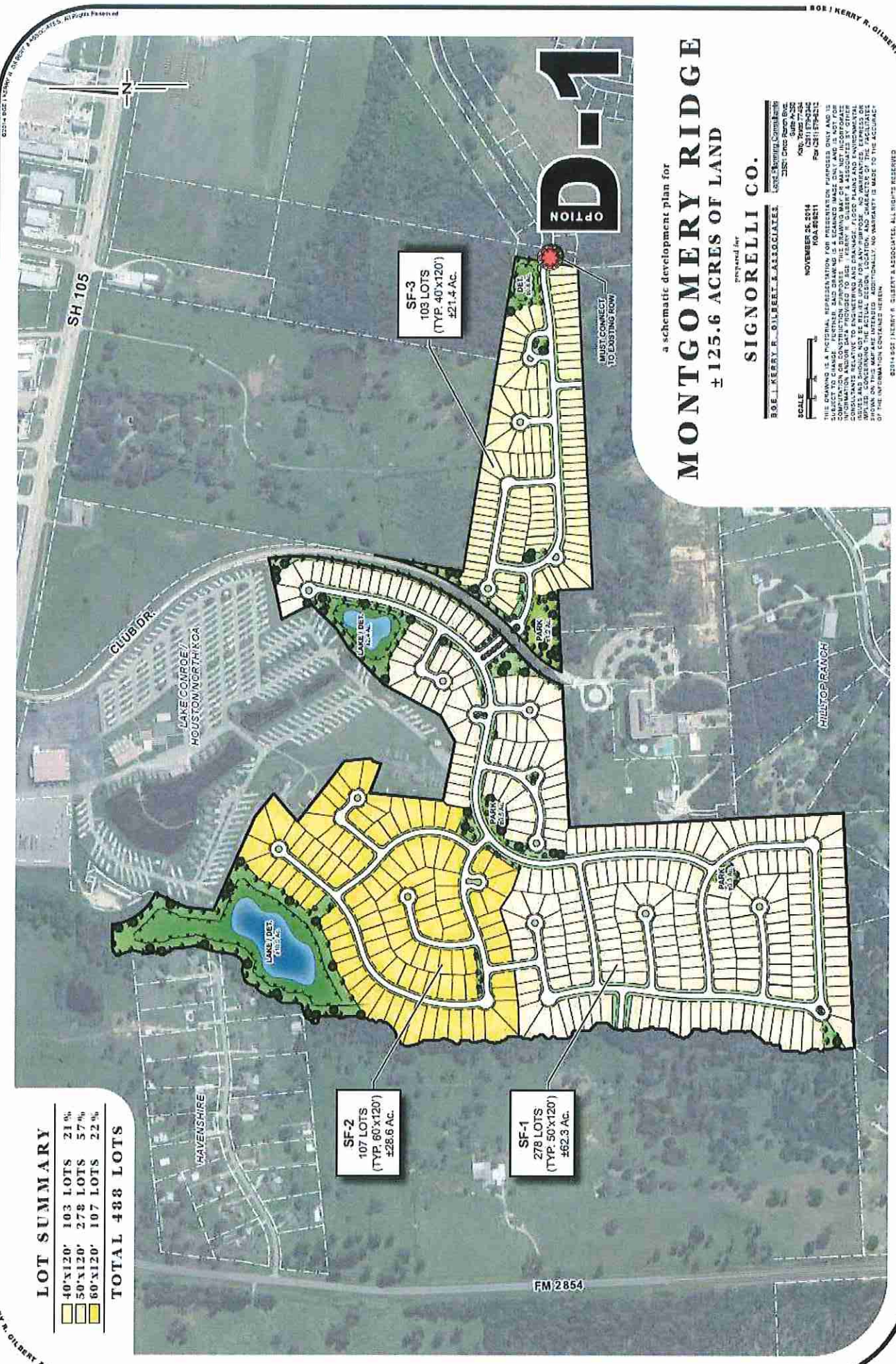
1 inch equals 833.3 Feet

JC JONES | CARTER
Montgomery Ridge

Disclaimer
 This product is offered for informational purposes and may not have been created for or be suitable for legal use. It is not intended to be used as a substitute for a professional engineer or architect. The information presented in this report is based on an on-ground survey and represents only the approximate location of property boundaries. No express warranties are made by the engineer or architect for the accuracy, completeness, or timeliness of the information included within this exhibit. This map was automatically generated using Geographic Information Systems.

LOT SUMMARY

40'x120'	103 LOTS	21 %
50'x120'	278 LOTS	57 %
60'x120'	107 LOTS	22 %
TOTAL 438 LOTS		



OPTION D-1

a schematic development plan for
MONTGOMERY RIDGE
 ± 125.6 ACRES OF LAND

prepared for
SIGNORELLI CO.

808 | KERRY R. GILBERT & ASSOCIATES
 2357 Crook Ranch Blvd
 Suite A-200
 Houston, TX 77058
 Phone: 281-499-4212
 Fax: 281-499-4212

NOVEMBER 26, 2014
 NOA 002211

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**ANALYSIS OF FEASIBILITY FOR
THE CITY OF MONTGOMERY
TO PROVIDE WATER AND SANITARY SEWER SERVICE
TO A PROPOSED 132-ACRE DEVELOPMENT**

MARCH 2015

 **JONES & CARTER, INC.**
ENGINEERS • PLANNERS • SURVEYORS

There is an existing, public, 12-inch (12") waterline which runs beneath SH 105 and terminates on the northeastern corner of SH 105 and Lone Star Parkway. In order to serve pending future development along the SH 105 frontage, the City is currently exploring financing options for extending this waterline east to the intersection of SH 105 and Stewart Creek Road. The Owner would bear a pro-rata share of the cost of this extension. Additionally, the Owner would bear the full cost of extending a 12-inch (12") segment of this line beneath SH 105 to the boundary of the City's ETJ. We recommend that the City mandate placement of a 12-inch (12") two-way master meter and vault at this location, and that the manner in which the extension continues beyond the City's ETJ to serve the Tract be at the discretion of the Owner. The entirety of the extension which falls within the City's ETJ will need to be placed within a public waterline easement, and the Owner will be responsible for all costs associated with easement acquisition and dedication. Should the proposed 12-inch (12") waterline extension on the north side of SH 105 not proceed, the Owner will be required to extend a 12-inch (12") waterline along the southern ROW of SH 105 to the City's ETJ line and place the 12-inch (12") master meter and vault at 100 percent expense.

There is an existing, public, 12-inch (12") waterline which runs beneath FM 2854 and terminates on the southeastern corner of SH 105 and FM 2854. In order to serve the Tract via a looped distribution system, the Owner would be responsible for extending a 12-inch (12") waterline south along the FM 2854 right-of-way ("ROW") to the proposed future point of egress for the Tract and then east to the Tract boundary. We recommend that the City mandate placement of a 12-inch (12") two-way master meter and vault at this location. Additionally, we recommend that the City mandate installation of this line to be complete by such a time as 75% of the Tract's residential build out within the City's ETJ is complete. The entirety of this extension will need to be placed within a public waterline easement, and the Owner will be responsible for all costs associated with easement acquisition and dedication. It is anticipated that the cost of this waterline extension may be shared between various developments.

The Owner is responsible for providing engineered plans and specifications for the MUD water distribution system to Jones & Carter, Inc. and Gulf Utility Service, Inc. ("Gulf"), the City's Operator for review and approval prior to commencing construction. Utility improvements interior to the Tract will also require City of Conroe/Montgomery County Engineering Department review and approval along with various permits prior to commencing construction.

Sanitary Sewer Collection and Treatment

The City's existing wastewater treatment plant has a permitted capacity of 400,000 gpd excluding the Town Creek WWTP. The ADF based on the City's current number of connections (505), is approximately 200,000 gpd. We estimate the Tract's ADF to be approximately 146,400 gpd (4,392,000 gallons per month). It should be noted that there are several new developments in design or under construction. Please see the attached updated Developer Acreages & Capacities exhibit (Appendix B) as it pertains to the City's projected sanitary sewer demand. Once complete, these developments will place the City at an estimated ADF in excess of the currently permitted 400,000 gpd volume. Additionally, there is one other pending feasibility request for service at this time, for a requested amount of 35,000 gpd. Provision of sanitary sewer service to the Tract along with these commitments places the City within the Texas Commission on Environmental Quality ("TCEQ") mandated window for commencing the design phase of a wastewater treatment plant expansion project.

There is an existing public manhole located on the southeast corner of the intersection of SH 105 and FM 2854, and an eight-inch (8") gravity sanitary sewer which flows west, beneath FM 2854. Due to the

depth of this line and its proximity to the Tract, a gravity fed sanitary sewer should be adequate to convey flow from the Tract into the existing public system. In order to serve the Tract the Owner will be required to extend a ten-inch (10") public gravity sanitary sewer line approximately 1,500-feet to the east along the SH 105 ROW and then continue approximately 800-feet south along the Stewart Creek Tributary to the boundary of the Tract. The entirety of this extension will need to be placed within a public sanitary sewer easement, and the Owner will be responsible for all costs associated with easement acquisition and dedication.

Provision of sanitary sewer service to the Tract will require that the existing eight-inch (8") sanitary sewer line which runs under FM 2854 to the west and conveys flow to the existing lift station be upsized to a ten-inch (10") line. While the Owner will bear the cost of upsizing this line, any future commercial development which occurs on the southeast corner of the SH 105 and Lone Star Parkway intersection would also be served by it. At that time the Owner may choose to pursue pro-rata reimbursement of the cost associated with upsizing and extending the existing line. Downstream of the SH 105 and Lone Star Parkway intersection is the Stewart Creek lift station that serves the Stewart Creek WWTP. The lift station capacity is approximately 200 gallons per minute ("gpm") and currently flows at 140 gpm. The Tract adds 102 gpm to the WWTP lift station. Other tracts that will utilize this lift station include the Pizza Shack tract (3.4 gpm), Milestone Tract (49.3 gpm), and others that are in the feasibility phase (26 gpm). The estimated cost associated with upgrading the lift station to accommodate the Tract's flow is \$70,000. The total cost to upgrade the lift station is approximately \$100,000 to accommodate tracts to be served in the near future.

The Owner is responsible for providing engineered plans and specifications for the MUD sanitary sewer conveyance system to Jones & Carter, Inc. and Gulf Utility Service, Inc. ("Gulf"), the City's Operator for review and approval prior to commencing construction. Utility improvements interior to the Tract will also require City of Conroe/Montgomery County Engineering Department review and approval along with various permits prior to commencing construction.

Drainage

Based on preliminary calculations, the Tract would require a minimum storage rate of 0.28 Acre-foot/Acre of detention for a total of approximately 37 Acre-feet of detention. This development would utilize a public storm sewer system, public detention, and outfall. Any public drainage improvements or detention shall be designed per the City's Code of Ordinances requiring compliance with the City's floodplain regulations and all applicable Montgomery County Drainage Criteria Manual standards. Failure to design and construct the drainage and detention facilities per Montgomery County criteria potentially jeopardizes eligibility for acceptance or reimbursement. The developer is responsible for forwarding plans and specifications for the Tract's internal public drainage system to Jones & Carter, Inc. for review and approval.

Development Costs

The Owner will need to extend existing public water and sanitary sewer to serve the Tract. The estimated cost to construct these off-site public facilities is as follows:

Off-Site Development Costs:

• Water Plant Capacity	\$976,000
• Wastewater Plant Capacity	1,830,000
• Wastewater Plant Lift Station Capacity	70,000
• Waterline Extension (Including Pro-rata share of SH 105 Extension)	112,000
• Master Meter/Vault	50,000
• Sanitary Sewer Upsize/Extension	<u>510,000</u>
Subtotal	<u>\$4,790,000</u>

The above listed total includes 20% contingencies and 15% engineering. The estimate is based on a preliminary land plan provided by the Owner. The actual costs will depend on the final land plan, final design, and actual construction costs. Portions of this cost pertaining to work within the City's ETJ could potentially be reimbursed to the Owner under a negotiated reimbursement rate, if the City so chooses.

Financial Feasibility

It is our understanding that the Owner intends to construct and market approximately 488 homes at price points ranging from \$200,000 - \$345,000 each. The Owner estimates the total assessed value (A.V.) the project will attain at full development to be \$133,965,000. Based on the estimated total A.V., the development would generate approximately \$340,000 per year in debt service revenue based on the City's \$0.2671/\$100 debt service tax rate and approximately \$189,000 per year in maintenance and operations revenue, based on the City's \$0.1484/\$100 O&M tax rate, assuming 95% collection.

Based on the preliminary land plan provided by the Owner, approximately 306 of the proposed 488 lots fall within the City's current ETJ. Were this portion of the development to be annexed into the City, the resulting AV addition would be approximately \$95,000,000 with resulting debt service revenue totaling approximately \$240,000 and maintenance and operating revenue totaling approximately \$134,000, assuming 95% collection.

This report is our engineering evaluation of the funds required to complete the anticipated future capital improvements for this development. This report is not intended to be used for issuance of municipal financial products or the issuance of municipal securities. The City's Financial Advisor(s) can address potential recommendations related to the issuance of municipal financial products or issuance of municipal securities.

Summary

- The Tract is located partially within the City's ETJ and the Owner is requesting the Tract receive city utility service. The Tract's estimated water and sanitary sewer plant capacity requirements are 195,200 gpd and 146,400 gpd, respectively.
- The Owner will need to purchase water plant capacity in the amount of \$976,000.
- The Owner will need to purchase wastewater treatment plant capacity in the amount of \$1,830,000.
- The Owner will need to pay a pro-rata share for a 12-inch waterline to be extended along SH 105.
- The Owner will need to pay for a 12-inch waterline to be extended beneath SH 105 to serve the Tract.
- The Owner will need to pay for a two-way master meter and vault to be placed at the boundary of the City ETJ.
- At such a time as residential build out of the Tract within the City's ETJ reaches 75% of completion, the Owner shall have completed a looped water distribution system by extending a 12-inch (12") waterline south along FM 2854 to the future point of egress. A two-way master meter and vault would be required at the Tract boundary.
- The Owner will need to pay to upsize approximately 700-feet of existing eight-inch sanitary sewer line.
- The Owner will need to pay for a ten-inch (10") sanitary sewer to be extended to serve the Tract.
- The Owner will need to pay for the upgrade of the Stewart Creek Lift Station in the amount of \$70,000 to accommodate the additional capacity.
- The Owner will need to construct public internal water, sanitary sewer and drainage systems to serve the Tract. These improvements will be paid for and maintained by the MUD.

This Tract did not previously pay ad valorem property taxes to the City nor did the Owner previously contribute funds for water or sewer plant capacity. It is incumbent on the City to charge a rate necessary to provide plant capacity to serve a development that previously did not contribute to the existing infrastructure based on the actual cost to construct the capacity.

Recommendations:

We offer the following recommendations based on the above information:

1. Require MUD to pay water rates for service outside of the City as delineated in current and future City Code of Ordinances including any pass through fees associated with the City's GRP and Lone Star Groundwater Conservation District permit fees.
2. Require MUD to pay sewer rates for service outside of the City as delineated in current and future City Code of Ordinances.
3. Require the Tract Owner to purchase water and wastewater treatment plant capacity at \$976,000 and \$1,830,000, respectively.
4. Require the Tract Owner to purchase Stewart Creek lift station capacity at an amount of \$70,000.
5. Owner of Tract fronts all cost of utility extensions within the City ETJ except for what may be pro-rated with the Texas Capital Fund.
6. Prepare a development agreement that allows a pro-rata share reimbursement as other developments connect to either the waterline extension or the gravity sanitary sewer line extension. The Owner does not receive reimbursement for an amount greater than his cost.
7. No reimbursement for any public internal utilities.

Thank you for the opportunity to perform the feasibility and offer our recommendations. Please contact Mr. Glynn Fleming or myself, should you have any questions.

Sincerely,



Ed Shackelford, P.E.

EHS\gef:lr2

P:\PROJECTS\W5841 - City of Montgomery\W5841-1007-00 Montgomery Ridge Signorelli Tract\Feasibility\Montgomery Ridge Feasibility Report.doc

Attachments

cc: Mr. Jack Yates – City of Montgomery, City Administrator
Ms. Ashley Slaughter – City of Montgomery, City Clerk
Mr. Larry Foerster – Darden, Fowler & Creighton, LLP
Mr. Shamar O'Bryant – Signorelli Company



3/7/15

Appendix A
Proposed 132-Acre Montgomery Ridge Development
Exhibit

Appendix B
Developer Acreages & Capacities

City of Montgomery, Texas
 Developer Acreages & Capacities (Updated 6 March 2015)

Developments (Existing & Proposed) (Inside & Outside City)	Development Info & Capacities (Design vs Actual)									Planning Period, ESFC								
	Acres	Lots or Units	Staff	SF	Est. ESFC	Design Water	Actual Water	Design Sewer	Actual Sewer	2015	2016	2017	2018	2019	2020	2021	2022	2023
						360/ESFC	420/ESFC	300/ESFC	200/ESFC									
Existing Development																		
Exist. Connections - Comm.					102.0	36,720	42,840	30,600	20,400	102								
Exist. Connections - Res.					352.0	126,720	147,840	105,600	70,400	352								
Exist. Connections - Irr.					56.0	20,160	23,520			56								
6 Lake Creek Village Sec 1	12.9	40			40.0	14,400	16,800	12,000	8,000	7	10	10	13					
Lake Creek Landing		15			15.0	5,400	6,300	4,500	3,000	8	7							
4 Waterstone Sec 1	49.2	53			53.0	19,080	22,260	15,900	10,600	10	10	10	10					
22 Hills of Town Creek Sec 1	34.8	152			72.4	26,058	28,953	21,715	14,476	72.4								
1 Summit Business Park Sec 1	80	12		90,000	18.0	6,480	7,560	5,400	3,600	9	9							
15 Heritage Plaza Sec 1	17	80			38.1	13,715	16,000	11,429	7,619	10	20							
Villas of Mia Lago	43.5	28			28.0	10,080	11,760	8,400	5,600	5	5	5	5					
Estates of Mia Lago Sec 1	22.1	17			17.0	6,120	7,140	5,100	3,400	3	3	3	4					
19 Cedar Brake Park		11			11.0	3,960	4,620	3,300	2,200	4	4	3						
17 Buffalo Springs Sec 1	15.4	25			25.0	9,000	10,500	7,500	5,000	5	3	3	4					
18 Buffalo Springs Sec 2	47.9	68			68.0	24,480	28,560	20,400	13,600	5	10	10	10					
16 Buffalo Run Sec 1 (comm)	19.6	7			7.0	2,520	2,940	2,100	1,400	2	2	2	1					
Buffalo Crossing	19.2	13			13.0	4,680	5,460	3,900	2,600									
Lone Star Cowboy Church Exp (13-sinks, 18-toilets)																		
Subtotals					915.5	329,572	383,053	257,844	171,896	650	83	46	47	-	-	-	-	-
Development - Design/Construction																		
8 Milestone/Kroger	50			350,000	235.0	84,600	92,000	71,000	47,000		120	75	40					
5 Waterstone Sec 2	39	85			80.0	28,800	33,600	24,000	16,000		20	20	20	20				
Waterstone Sec 3		36			36.0	12,960	15,120	10,800	7,200		12	12	12					
Waterstone Sec 4		19			19.0	6,840	7,980	5,700	3,800		7	6	6					
3 Waterstone Sec 5(Terra Vista)		62			62.0	22,320	26,040	18,600	12,400		22	20	20					
7 Lake Creek Village Sec 2		40			40.0	14,400	16,800	12,000	8,000		20	20						

City of Montgomery, Texas
 Developer Acreages & Capacities (Updated 6 March 2015)

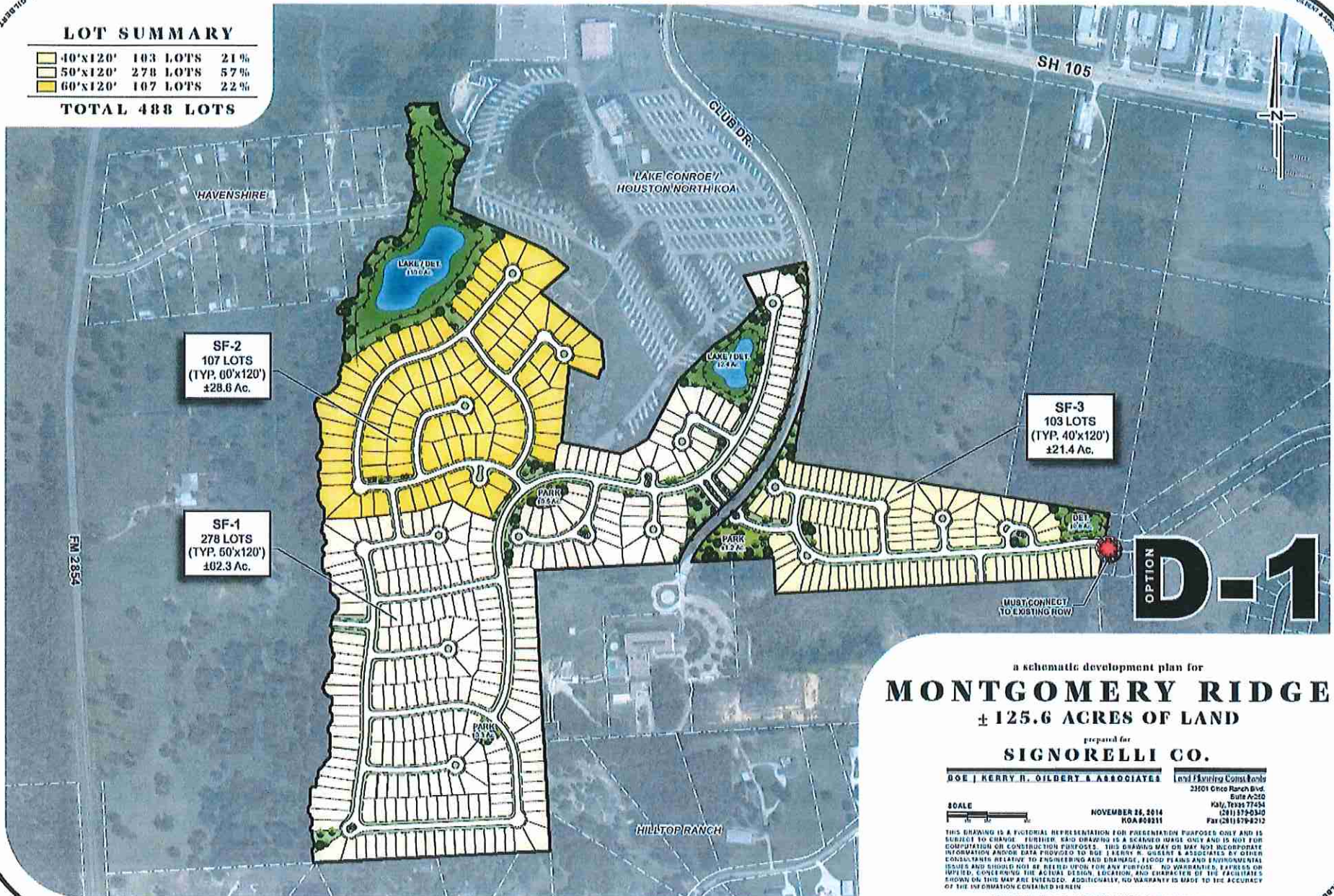
Developments (Existing & Proposed) (Inside & Outside City)	Development Info & Capacities (Design vs Actual)									Planning Period, ESFC									
	Acres	Lots or Units	Staff	SF	Est. ESFC	Design Water 360/ESFC	Actual Water 420/ESFC	Design Sewer 300/ESFC	Actual Sewer 200/ESFC	2015	2016	2017	2018	2019	2020	2021	2022	2023	
16 Apache Fab Shop				16,000	4.0	1,440	1,680	1,200	800		4								
Subtotal					476.0	171,360	193,220	143,300	95,200	-	205	153	98	20	-	-	-	-	
Development in Feasibility																			
10 Pizza Shack	3		60	5,000	16.5	5,940	6,930	4,950	3,300		16.5								
10 Rampy/Komar Tract	22			50,000	50.0	18,000	21,000	15,000	10,000			5	10	10	10	15			
11 Stewart Landing	33	105		10,000	125.0	45,000	52,500	37,500	25,000		15	20	20	20	20	10			
13 Montgomery Ridge	125	488			488.0	175,680	204,960	146,400	97,600		20	50	50	50	50	50	50	50	
Subtotal					679.5	244,620	285,390	203,850	135,900	-	52	75	80	80	80	75	50	50	
Future Development																			
10 Virgin Development	2				10.0	3,600	4,200	3,000	2,000				10						
14 McCoy's	6			15,000	4.2	1,517	1,770	1,265	843				4.2						
22 Hills of Town Creek Sec 2	34.8	152			72.4	26,058	28,953	21,715	14,476		36	36							
12 HEB Tract	31.9			65,000	58.5	21,060	24,570	17,550	11,700				27						
Town Center																			
21 Trustmark Properties	67.8	225			225.0	90,000	94,500	67,500	45,000		10	30	30	30	30	30	30	35	
Heritage Plaza Sec 2		140			66.7	24,000	28,001	20,000	13,334			30	37						
20 Cedar Brake Crossing	23	70			70.0	25,200	29,400	21,000	14,000		25	25	20						
23 Misc Undeveloped Land (city)	1000				4,000	1,440,000	1,680,000	1,200,000	800,000				50	100	100	100	200	200	
Misc Undeveloped Land (ETJ)	5200				20,800	7,488,000	8,736,000	6,240,000	4,160,000										
1 Summit Business Park Sec 2		8		60,000	12.0	4,800	5,040	3,600	2,400		6	6							
Subtotal					4518.8	1,636,236	1,896,434	1,355,630	903,753	-	77	218	187	130	130	230	230	235	
Totals:					6,590	2,381,788	2,758,097	1,960,623	1,306,749	650	417	492	412	230	210	305	280	285	
					Cumulative # ESFCs					650	1067	1559	1971	2201	2411	2716	2996	3281	
					Projected Volumes:					Water	273,161	448,171	654,975	828,015	924,615	1,012,815	1,140,915	1,258,515	1,378,215
										Sewer	195,115	320,122	467,839	591,439	660,439	723,439	814,939	898,939	984,439

Appendix C
Developer Supplied Conceptual Land Plan

LOT SUMMARY

40'x120'	103 LOTS	21%
50'x120'	278 LOTS	57%
60'x120'	107 LOTS	22%

TOTAL 488 LOTS



OPTION D-1

a schematic development plan for
MONTGOMERY RIDGE
 ± 125.6 ACRES OF LAND

prepared for
SIGNORELLI CO.

BOE | KERRY H. OILBERT & ASSOCIATES

Land Planning Consultants
 2101 Onco Ranch Blvd.
 Suite A250
 Katy, Texas 77454
 (281) 379-0310
 Fax (281) 379-8212

SCALE

NOVEMBER 28, 2014
 ROA#00211

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Montgomery City Council
AGENDA REPORT

Meeting Date: August 28, 2018	Budgeted Amount:
Prepared By: Jack Yates City Administrator	Exhibits:
Date Prepared: August 24, 2018	

Subject

Buffalo Springs bridge repair for from the City Engineer.

Description

This is the City Engineer's Report regarding the construction status of the Buffalo Springs Bridge repair

Recommendation

Comment as you think appropriate.

Approved By

City Administrator

Jack Yates

Date:

August 24, 2018