

AMENDED NOTICE OF REGULAR MEETING

March 27, 2018

MONTGOMERY CITY COUNCIL

STATE OF TEXAS

AGENDA

COUNTY OF MONTGOMERY

CITY OF MONTGOMERY

NOTICE IS HEREBY GIVEN that a Regular Meeting of the Montgomery City Council will be held on Tuesday, March 27, 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

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:

1. Matters related to the approval of minutes for the Regular Meeting held on March 13, 2018.
2. Consideration and possible action regarding completion of a one-year warranty period and release of maintenance bond for Hills of Town Creek Section 2.

CONSIDERATION AND POSSIBLE ACTION:

3. Consideration and possible action to receive the Annual Audit for the year ending September 30, 2017 as prepared by Belt Harris Pechacek, LLLP.
4. 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
5. Consideration and possible action regarding an Encroachment and Maintenance Agreement by and between the City of Montgomery and Montgomery SH 105 Associates, LLC regarding a storm sewer line easement located at FM 2854 and SH 105.

6. Consideration and possible action regarding an Encroachment and Maintenance Agreement by and between the City of Montgomery and BW Montgomery Investment, LLC regarding the encroachment of a proposed private storm sewer within a public utility easement located at SH 105 and Gardner Drive.
7. Consideration and possible action regarding Samdana Investments, LP request for variance from 35 feet to 25 feet along SH 105 and from 15 feet to 10 feet along John A. Butler Street all within the property bounded by John A. Butler Street to the north, SH 105 to the south, and Prairie Street to the east.
8. Consideration and possible action regarding approval of the proposed Montgomery EDC funded sidewalk project on Clepper Street.
9. Consideration and possible action regarding Madsen and Richards, LLC variance request regarding the rear building line from the required 15 feet to 5 feet and the vegetative setback from the required 15 feet to 5.8 feet at 610 Liberty Street.
10. Consideration and possible action regarding adoption of the following Ordinance:
AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF MONTGOMERY, TEXAS, AMENDING ARTICLE III, "IMPACT FEES" OF CHAPTER 90 "UTILITIES" OF THE CITY CODE OF ORDINANCES BY DECREASING THE IMPACT FEES FOR WATER AND WASTEWATER IMPROVEMENTS THAT ARE ATTRIBUTABLE TO NEW DEVELOPMENT IN THE CITY'S WATER AND WASTEWATER IMPACT FEE SERVICE AREA WITHIN THE CORPORATE BOUNDARIES OF THE CITY; AMENDING CITY ORDINANCE NO. 2016-21, DATED DECEMBER 13, 2016; PROVIDING A TEXAS OPEN MEETINGS ACT CLAUSE; PROVIDING A SEVERABILITY CLAUSE; AND PROVIDING FOR AN EFFECTIVE DATE AFTER PUBLICATION.
11. Buffalo Springs Bridge Report by City Engineer.
12. Reckless Driving Report.

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.

13. Convene 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).

14. Convene into Open Session.

POSSIBLE ACTION FROM EXECUTIVE SESSION:

15. Consideration and possible action, if necessary, on matters deliberated on during Closed Executive Session with the City Attorney.

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

A handwritten signature in blue ink, which appears to read "Susan Hensley". The signature is written in a cursive style and is positioned above a horizontal line.

Susan Hensley, City Secretary

I certify that the attached **AMENDED** notice of meeting was posted on the bulletin board at City of Montgomery City Hall, 101 Old Plantersville Road, Montgomery, Texas, on the 23rd day of March, 2018 at 4:45 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.

MINUTES OF REGULAR MEETING

March 13, 2018

MONTGOMERY CITY COUNCIL

CALL TO ORDER

Mayor Kirk Jones declared a quorum was present, and called the meeting to order at 6:03 p.m.

Present: Kirk Jones Mayor
 Jon Bickford City Council Place # 1
 John Champagne, Jr. City Council Place # 2
 T.J. Wilkerson City Council Place # 3
 Dave McCorquodale City Council Place # 5

Absent: Rebecca Huss City Council Place # 4

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

INVOCATION

T.J. Wilkerson 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 during this item.

CONSENT AGENDA:

1. Matters related to the approval of minutes for the Public Hearing and Regular Meeting held on February 27, 2018.
2. Consideration and possible action regarding completion of one year warranty period and release of maintenance bond for Lake Creek Village Section 2.
3. Consideration and possible action regarding completion of one year warranty period and release of Letter of Credit for Terra Vista Section 1.
4. Consideration and possible action regarding completion of one year warranty period and release of maintenance bond for Waterstone Section 2.

Mr. Yates asked that Item 3 on the Consent Agenda be pulled for discussion. Mr. Roznovsky advised that Item 3 was ready for discussion today, but asked that the item be approved conditionally, because there are a few items that were discovered earlier today that will need to be addressed. Mr. Roznovsky advised that the developer has sent a crew out to address; all but one of the items, which is a small leak that they need to locate, so they are recommending conditional approval of Item 3, pending them getting that item addressed. Mayor Jones said that they will address Item 3 separately, since it might involve conditional approval.

Dave McCorquodale advised that he had a question regarding Item 4, and said that the information in the letter from the developer, which was included in the Agenda pack, stated that there would be funds deposited by Monday. Mr. Yates advised that a cashier's check had been received by the City.

Dave McCorquodale moved to approve Consent Agenda Items 1, 2 and 4, as presented. Jon Bickford seconded the motion, the motion carried unanimously. (4-0)

Jon Bickford moved to accept Item 3 conditionally, pending the final repair. John Champagne seconded the motion, the motion carried unanimously. (4-0)

CONSIDERATION AND POSSIBLE ACTION:

5. Report regarding LDC Recovery Charges.

Mr. Foerster stated that he has had a number of very good conversations with the LDC representative, Mr. Mike Swaim, who is present tonight. Mr. Swaim asked to address City Council. Mr. Swaim advised that he had visited with Mr. Corley, President of LDC, and they have decided, in the interest of good relations with the City and its residents, that they are going to refund to the residents, in the form of a credit on their next bill, the amount of the relocation costs that were recovered from the City of Montgomery residential customers. Mr. Swaim said that he did not think that this would require any City Council action, since this would just be an action by LDC on the bills. Mr. Swaim also stated that he agreed with Mr. Foerster that the conversations have been very good.

Mr. Foerster said that he wanted to add that he knows there has been some confusion about the issue of the petition that came from the City Council's disapproval of the relocation charges, which were appealed to the Railroad Commission. Mr. Foerster said that it appears that the Railroad Commission concluded on their own that it did not have jurisdiction over the appeal because the City, as was mentioned in a previous meeting, did not make one of the necessary findings by the statute. Mr. Foerster said that in talking with Mr. Swaim, apparently they did not know it either, and it only came to their attention when the petition went to Austin. Mr. Foerster said that because of the confusion, Mr. Swaim contacted him a couple of weeks ago stating that they wanted to try and resolve this in a way that would satisfy the City Council and the people that are served by LDC. Mr. Swaim said that he agreed with Mr. Foerster's statement.

Mayor Jones said to Mr. Swaim and Mr. Corley, that the City really appreciated them working with the City on this and really appreciate the final outcome on behalf of the citizens. Mr. Swaim and Mr. Corley said that they were happy to do that. Mr. Swaim said that he had also discussed with Mr. Foerster the possibility of conducting a Workshop regarding natural gas service, LDC, and the Railroad Commission, to which the City Council members and residents of the City would be welcome to attend. Mr. Swaim said that if a Workshop would be something that might be of an interest to the City, he could arrange that with Mr. Yates and Mr. Foerster. Mr. Swaim said that they want communication with the City and do not want to have a lack of communication cloud their relationship. Mr. Swaim thanked the City of Montgomery. Mayor Jones thanked Mr. Swaim. Mayor Jones stated that there was no action required by the City.

6. Consideration and possible action regarding Samdana Investments, L.P. request for variance from 35 feet to 25 feet along SH 105 and from 15 feet to 10 feet along John A. Butler Street all within

the property bounded by John A. Butler Street to the north and SH 105 to the south and Prairie Street to the east.

Mr. Yates presented the information to City Council, advising that this item was first presented to City Council at the February 27, 2018 meeting, with a concern about the driveway being shared by the Samdana property and the property to the west. Mr. Yates said that what has happened since that meeting is the Samdana property owner has agreed to widen the driveway between his building and SH 105 to allow a 20-foot wide driveway that will allow two lanes of traffic. Mr. Yates said that Mr. Samdana also provided a copy of the access agreement with the property owner to the west. Mayor Jones asked if the property owner to the west agreed that would work for them. Mr. Yates said that was correct.

John Champagne asked if this item had gone before the Planning and Zoning Commission. Mr. Yates advised that it had, and said that the Commission approved the variance request, thinking that the driveway was wider and that the property to the west had direct access onto SH 105. Mr. Yates said that was his fault for not checking the property in advance of the meeting, but what he told the Commission was that there was a wider opening onto SH 105 so the western property would have direct access to SH 105, but they do not because there is only one curb cut onto SH 105, which goes to the Samdana property. Jon Bickford asked whether the Commission has seen this request. Mr. Yates said that the Commission did see the request, but they received different information. Jon Bickford asked why this is coming to City Council for approval if the Planning and Zoning Commission did not approve the right information. Jon Bickford said that he did not want to override any confusion on the part of the Commission, because they still do not know what they are getting, from what he has heard.

Dave McCorquodale asked the engineers about a concern he had about there not being a realistic way for traffic heading out of this driveway to go west on SH 105. Dave McCorquodale said that if they look at the site plan, regarding the setback lines in relation to where the driveway needs to go, and said that when you look at the turning radius, it looks like there is about a five foot radius on that turn to go west bound and the general rule of thumb is around a 30 foot radius. Mr. Roznovsky said that was a tight radius turn, and said that he wanted to make sure that everyone understands that they are not approving the site plan, because construction plans have not been submitted; this is approval of the variance for the setback lines. Mr. Roznovsky said that the other option is that they still can go through the neighboring property to get to McCown and use McCown to go west on SH 105. Mayor Jones asked if the turning radius could be addressed when

the site plan is submitted. Mr. Roznovsky said that they can work with them to see what options are available to improve that turn and make it a smoother transition to get out of the property. Mr. Roznovsky said that this action is just to approve the variances, which is what was presented to the Planning and Zoning Commission and they approved, thinking there was a second access on SH 105, and said that in his mind it does not change the heart of the variance request. Jon Bickford said that it is going to be pretty hard to say that the site plan isn't conducive to turning left at this corner. Mr. Roznovsky said the only reason that this variance came up was because this is a unique shaped tract. Jon Bickford asked how large the building was that was in there previously. Mr. Roznovsky said that there were two and they were smaller and across the building lines, because the property had not been platted, and they were closer to Butler Street than SH 105. Jon Bickford said that at least they could get out to SH 105 when you went into the property. Mr. Roznovsky said that the drive thru makes it more difficult, unless people go to McCown to turn onto SH 105.

Dave McCorquodale said that he tended to agree with Jon Bickford and he does not see how approval of these variances is not a defacto approval of a site plan that does not look like it meets the minimum standards for a drive thru. Dave McCorquodale said that he does not see a vehicle making it through the drive thru without real issues. Jon Bickford said he did not feeling right about doing something without the Planning and Zoning Commission having a clear picture of what they approved.

Jon Bickford moved to revert this item back to the Planning and Zoning Commission and that someone make it clear to them what they are approving, so that they understand what they are doing prior to it coming before City Council. John Champagne seconded the motion.

Discussion: Mayor Jones said the variance has to be granted before the site plan can move forward, so at some point they will have to make a decision before they can draw the site plan. Jon Bickford said that there are two pieces to this item, one being he does not want to override the Planning and Zoning Commission and the other thing is if they are trying to fit an 8,000 square foot building into a 6,000 square foot spot, that's probably not the right thing to do, but designing was not their place. Jon Bickford said that if they approve the building lines, then they are well within their right to build right up to those lines, so there will not be another chance to say they can't do that. Mayor Jones said that someone would either approve or deny the site plans. Jon Bickford asked Mr. Roznovsky if he would approve the site plan that had this turning radius. Mr. Roznovsky said that they were really just looking at the information on the variances, but said that the limitations

of the site and having access to McCown is what makes a difference to him, but he will do some more research on the information.

Dave McCorquodale said that he would offer a suggestion that it would be very helpful for the Planning and Zoning Commission and City Council, even if it is just a sketch of the adjacent lot, to show where that building is so they get the context of the lot, which would help to clarify the information. Mr. Yates said that he thought there was a drawing that showed the adjacent property, which was included during the first meeting. Mr. Yates said that they could add the driveway to the drawing for clarification.

The motion carried unanimously. (4-0)

7. Consideration and possible action to scheduling a Public Hearing regarding the initial zoning of newly annexed 3.22 acres (property located south of SH 105 across from Stewart Creek Road) known as the Peter Hill property, to be zoned as District "B" Commercial, to be held on April 24, 2018 at City Hall at 6:00 p.m. in the Council Chambers.

John Champagne moved to hold a Public Hearing regarding the Peter Hill property, to be zoned as District "B" Commercial, to be held on April 24, 2018 at City Hall at 6:00 p.m. in the Council Chambers. T. J. Wilkerson seconded the motion.

Discussion: Jon Bickford asked that staff would make sure that they bring the definition of what District "B" Commercial is to the Public Hearing. Mr. Yates advised that would be provided at the Public Hearing.

The motion carried unanimously. (4-0)

8. Consideration and possible action regarding lease agreements with Mr. Larry Jacobs, Trustee and Betty Rose for parking lot improvements in north downtown, north of Jacobs Real Estate building and South of College Street.

Mr. Yates advised that this was a proposal to accept both of these offered agreements from Larry Jacobs and Betty Rose. Mr. Yates said that the estimated cost of the parking lot improvements was \$22,000 for the paving. Mr. Yates said that MEDC allowed \$6,000 for street scaping and plantings. Mr. Yates advised that the drawing that was provided showed where the parking spaces

would be located. Mr. Yates said that the landscaping would be on the north side of the parking area. Mr. Yates stated that Mrs. Rose, who owns the northwest 55 feet, offered a five-year lease, and the rest is owned by Mr. Jacobs.

Mr. Yates advised that Mr. Jacobs wanted the parking spaces to be 113 inches wide versus the normal parking space requirement of 108 inches, so he wants the parking spaces to be five inches wider, which will not be a problem.

Mayor Jones said that this particular item is for City Council action to approve the lease agreements, and the next item addresses approval of the project. Mayor Jones said that these lease agreements are similar to the ones that they did on the south end of the block with the Laughter family and Tom Cronin. Jon Bickford asked if Mr. Foerster had reviewed the leases. Mr. Foerster advised that Mr. Yates had sent the leases to him to review. Jon Bickford asked to confirm that the City had no exposure or problems. Mr. Foerster advised that they were standard leases, with modifications for these particular circumstances.

Jon Bickford moved to accept the lease agreements as presented. John Champagne seconded the motion, the motion carried unanimously. (4-0)

9. Consideration and possible action regarding MEDC recommendation to pave the north downtown parking lot with asphalt.

Mr. Yates presented the information to City Council, advising that MEDC has offered to pay \$22,000 to pave the parking lot and \$6,000 for street scaping on the north side.

Jon Bickford moved to accept MEDC's gracious offer to pave the downtown parking lot, as discussed, with asphalt and the associated landscaping. Dave McCorquodale seconded the motion, the motion carried unanimously. (4-0)

10. Consideration and possible action regarding an Encroachment and Maintenance Agreement by and between the City of Montgomery and Montgomery SH 105 Associates, LLC regarding a storm sewer line easement located at FM 2854 and SH 105.

Mr. Yates advised that this item was to revisit the CVS easement question regarding who pays for repairs of the parking surface if repairs are needed at a later time due to relocation of the utilities.

Mr. Yates said that the issue at the last City Council Meeting was that the water and sewer lines were inside the property of the CVS store, and they questioned who would pay for the pavement if it were torn up. Mr. Yates advised that City Council had stated that, just as at every other location, it would be the property owner's responsibility. Mr. Yates said that CVS has come back and stated that this was strong enough of an issue with CVS that they are asking for the City Council to reconsider.

Mr. Yates said that there were the three following options:

- 1) take the same action that City Council took at the previous meeting, which would require the water/sewer lines within the property and pavement replacement cost be borne by CVS, which is what City Council determined at the last meeting;
- 2) Require the water and sewer lines to be placed within the property and pavement replacement would be at the cost to the City of about \$50,000 to \$75,000 per repair. Mr. Yates said that was a very high estimate, in his opinion, by the Engineer, because this assumes the entire length and width of the easement to be torn up and repaved. Mr. Yates said that the right of another utility to use the easement is a legal question that he had discussed with the City Attorney. Mr. Yates stated that Mr. Foerster advised that wording on the plat regarding the easement could be written so that if another utility wanted to use the easement, inside the property, they could be required to pay the repair. Mr. Yates said that would get it down to a question of whether or not the water and sewer location would be required.

Mr. Yates said that he thinks that the engineer and CVS are saying that is a remote possibility, but even if it were to happen, worse case is \$50,000 to \$75,000, which in his mind, would be one years' worth of sales tax from CVS. Mr. Yates said that if they are thinking that they might regret this decision 20-30 years from now, they will be 20-30 years ahead on sales tax. Jon Bickford said that the repairs won't be \$50,000 to \$75,000 any more either. Mr. Yates said that a repair could be in one particular place that might only require one parking space to be torn up, so \$50,000 to \$75,000 really is a worst-case scenario.

- 3) Mr. Yates said that option three would be to locate the water and sewer facilities within the right-of-way of FM 2854, which exposes the City to relocation should future expansions of FM 2854 require one or both of those lines to be relocated for a possible cost of \$175,000

to \$200,000, which he felt was a very realistic estimate. Mr. Yates said that if they did not have an easement on the CVS property, they might have to go to CVS to relocate the lines, then they would have the \$50,000 to \$75,000 repair costs plus the cost for replacement of the lines.

Mayor Jones said that in Option 3, the City would keep the easement that they currently have, but they could place the lines outside the easement and into the TxDOT right-of-way. Mr. Yates said that was correct. Mayor Jones asked the people from CVS which one of the options they preferred.

Mr. Jonathan White, with L Squared, advised that CVS has looked at this information and it comes to the point that it is so severe that it could be a deal killer. Mr. White said that they have done this several times and submitted to other entities, and the fear is that in the future somebody can come and rip up their parking lot, so what they were hoping is that they could actually shift the utilities inside the public right-of-way, placing the water line directly on the right-of-way line and the have the sanitary sewer 10 feet off of that line. Mr. White said they tried to look at what the future intersection will be, and it is completely conceptual, but it appears that there is sufficient right-of-way at FM 2854, and possibly less of a risk that the City would have to relocate the lines in the future. Mayor Jones asked if that was because of the way that the road presently lines up with Lone Star Parkway. Mr. White said that the pavement has actually shifted much further west and is not centered on the right-of-way, so he would expect that FM 2854 would actually expand east. Mr. White said that there are plenty of hardships on this tract, which has a 160-foot drainage easement on the west side of the tract, with 80 to 100 feet that encroaches into the subject property substantially. Mr. White said that more was given to the City than what the ordinance required, which pushes the site pretty far east, with no ability for them to get outside the 26-foot utility easement. Mr. White said that even if they did shift their site west, they would be coming directly into the parking spaces, and would not allow an 18-wheeler to go around to have access to the CVS site. Mayor Jones asked Mr. White to clarify about the lines. Mr. White said that the sewer line could be 10 feet into the TxDOT right-of-way and the waterline would line up with the driveway and property line. Mayor Jones said that there is a slight risk that the City would have to move that if TxDOT expanded. Mayor Jones asked if that would be more or less risk than having to dig up the parking lot. Mr. White said that the likelihood of a line break happening where the parking lot would have to be torn up would be very slight.

Jon Bickford asked if there was anyone from CVS present. Mr. Jonathan Bellock, representing CVS, was present. Jon Bickford said that from what he understood, he thought that what he was

saying is that CVS would prefer Option 2 or 3. Mr. Bellock said not necessarily, they would take either option, but CVS will not close on that property unless there is some sort of restoration agreement, and CVS will not close on the property with Option 1.

Jon Bickford asked if CVS and the City split the cost and picked the option that would have less risk, and asked if Mr. Bellock thought that CVS would consider that. Mr. Bellock said that he thought so, which is how they proposed it to him. Mr. Bellock said that it was not only the risk of cost down the road, it was also an operational risk. Mr. Bellock said that CVS has had instances where municipalities have come in and torn up their parking lot for any number of reasons, and there is no time line or guarantee that the repairs will be made. Mr. Bellock said those were the main issues, and said CVS was closing on the property, but they will not close without some sort of agreement in place. Mr. Yates said that what they are saying is to split the cost of the repairs. Jon Bickford said that they will need to determine what would be the best option for the City, either 2 or 3. Mr. Yates said that Option 2 was the best because with the worst-case scenario, it is less money and the City has control of the property.

Jon Bickford said that he would propose that they go back to CVS with Option 2.

Mr. Bellock said that he would state that there were additional comments to that encroachment agreement, other than simply the restoration, but that was the key issue. Mr. Yates said that he would add that they should instruct the City Attorney to word the utility easement for Option 2, and that it requires the City's permission for any other utility to use that easement, and the City could require that the utility going in would be responsible for the repair of the line. Mayor Jones asked whether that needed to be part of the motion. Mr. Yates said that they could have the City Attorney prepare the information and approve it on the final plat. Mr. Foerster said that they need to reference the information on the plat itself, because years from now somebody will be looking at the recorded agreement, and he would think that CVS would be a lot more comfortable if there was something on the plat that states this is an exclusive easement for the City of Montgomery and the City of Montgomery would have to grant permission to allow any other utility in the easement. Mr. Roznovsky said that on the construction plans they would reference this agreement, and on the plat. Mr. Foerster said that the agreement would be recorded so the recording information could also be referenced on the plat.

Mr. Bellock said that there were other comments to the encroachment agreement that they also have to get through, so that CVS will be comfortable. Jon Bickford asked if everyone was aware

of the other issues with the agreement. Mr. Roznovsky said that they were mainly wording language. Mr. Bellock said that it was addressing someone coming in and tearing up the entire parking lot and not fixing the parking lot. Mr. Roznovsky said that with Option 2, the City would be responsible, and asked if CVS was also asking for a timeline for the repairs.

Jon Bickford said that the timeline information would need to be worked out as part of the agreement, but the issue that is at hand with the City is how do we resolve who is going to pay for the repairs, if the easement has to be torn up.

Jon Bickford moved to go forward with the idea that the water and sewer for this property will be placed within the property, Option 2, and payment replacement will be borne 50/50 between CVS and the City of Montgomery. Mr. Bellock said that CVS will not accept that, and said that CVS will not be utilizing the sewer that is coming through their property, so they have no interest in it. Jon Bickford said that they might not pay for the sewer, but they would split the cost of the water repairs. Mr. Bellock said that CVS will not accept any costs. Jon Bickford said that was the question that he had asked earlier. Mr. Bellock said that CVS would not accept splitting the cost of the repairs. Jon Bickford said that CVS would bear no responsibility for the repairs and costs whatsoever. Mr. Bellock said that was correct.

Mayor Jones asked if that would make Option 3 more viable. Mr. Yates said not to his mind. Mr. Foerster said that he agreed that the only way that this will work, is to do Option 2. Mr. Foerster said if they do Option 3, then the City will be putting it in the right-of-way, and if for some reason TxDOT has to take that partial driveway where the utilities are, then the City has to bear the expense of moving the entire line, which is a lot more expensive than patching pavement. Jon Bickford asked if CVS could do 25 percent match. Mr. Bellock said that they would do absolutely zero percent, because if they were utilizing a utility it would be one thing, but they are not. Mayor Jones said that at this moment, CVS does not need the utility, but it will be needed for whatever develops to the south. Mr. Roznovsky said that the two utilities being installed and the waterline, which CVS will use, will be extended down to their southern boundary, which is not CVS, but the entire property is served in the Montgomery Shoppes. Mr. Roznovsky said that the sewer line will be extended also to serve that same tract, as well as being located so that they can extend it to FM 2854 in the future.

Dave McCorquodale asked about the variances that they granted for this property, and asked if it was strictly on SH 105. Mr. Roznovsky said that the first time that CVS came to City Council, it

was an encroachment agreement request for a sign only on SH 105, within an existing easement. Mr. Roznovsky said that the second time that CVS came to City Council, when they got the site plan it also showed a storm sewer line within the existing and proposed easement. Mr. Roznovsky said that the storm sewer portion was approved, but the language that CVS wanted to add was the pavement, and when it came before City Council the last time, City Council decided to approve the agreement, subject to removing the pavement language, which is what they are revisiting today. Mr. Bellock said that typically they would just shift the site to put all the improvements outside the easement, but in this case, they ran out of room. Mayor Jones said that both parties are fighting over a very low risk scenario. Mr. Foerster said that the upside is that CVS comes in, the sales tax that they will generate, plus the additional draw of other retail sales tax businesses could be significant.

Jon Bickford said that they gave CVS the sign, the sewer and the City is asking for a little help to share the cost, which he felt was fair, and said that CVS will be using the water. Mr. Bellock said that was correct, CVS would be using the water. Mr. Roznovsky said that CVS's sewer will go to the front of the property.

Jon Bickford had a motion on the floor, as follows:

Jon Bickford moved to go forward with the idea that the water and sewer for this property will be placed within the property, Option 2, and payment replacement will be borne 50/50 between CVS and the City of Montgomery. John Champagne seconded the motion.

Discussion: Mayor Jones stated that this was approving a 50/50 split on any damages.

The motion carried unanimously. (4-0)

11. Presentation of Reckless Driving Report.

Mr. Yates presented the report, stating that the Mayor, Chief of Police and he had met with the School Superintendent, Dr. Beau Rees and discussed this issue. Mr. Yates advised that Dr. Rees was very receptive to the removal of the parking privileges by those students who received two or more tickets. Mr. Yates stated that the Chief of Police and Dr. Rees are going to be working out the details. Mr. Yates advised that they had discussed that a second citation would get parking privileges removed for one month, a third citation would result in parking privileges being taken away for an entire semester. Mr. Yates said that when a reckless driving citation is issued it would

result in their parking permit being taken away for an entire semester. Mr. Yates explained that this would involve certain roads at certain times, and within the next two weeks there will be an announcement and information to be distributed at the school regarding this matter. Mr. Yates stated that Dr. Rees said that he was agreeing to this in the interest of public and student safety and the program would be administered by the school.

John Champagne asked the City Attorney if it was legal for the school to insert themselves in a civil offense by a student and have the school have some remediation or punishment in regard to that. Mr. Foerster said that he does not represent the school district. Mr. Yates advised that he had asked Dr. Rees that very same question and whether they had to wait for adjudication before they could impose a penalty. John Champagne said that in his mind, it was tantamount to a child not going to bed on time and getting reported to the school, and then they take away the student's parking privileges for a month, and asked what would be the difference. Mr. Yates said that Dr. Rees said in response to his question was that he was interested in the public and school safety. John Champagne said that he understood that point, but asked if the action was Constitutional and was it legal. Mr. Foerster said that he would answer that question this way; what John Champagne just said is the City gives the student a privilege to be here, not a right but a privilege. Mr. Foerster said that he has not spoken to Dr. Rees about it, but he thinks that their position is because it is a privilege, so they can withdraw that privilege for any reason. Mayor Jones said that was the way that Dr. Rees had worded it. Mr. Yates said that was correct; Dr. Rees said it was a privilege, not a right.

Mr. Foerster stated that he had also spoken to the City Judge about this and he said that any traffic violation involving a student requires at least one parent or guardian of a student to appear at the court hearing. Mr. Foerster said that by the parent or guardian having to appear in court, they are inconvenienced. John Champagne said that he was fine with the information; he just wondered how an independent school district can insert themselves that way, and if you say that they give a privilege for parking, then he guessed that they could take away the parking privilege for anything. Mr. Foerster said that was exactly correct. John Champagne said that it would be interesting if someone wanted to challenge it in court how that would turn out.

Jon Bickford asked if we have any idea how many citations for this have been written. Mr. Yates said that the Chief has said that he thought it would probably get to two or three people that would actually lose their parking privileges, but they felt that the threat of it was enough.

Jon Bickford said that this is something that they can do right away and prevent another child from getting injured, and he felt that it was important to do it. Mr. Yates said that the Chief will put some thought into this and will recommend certain times and roads; this does not mean that, if on a Saturday afternoon you are caught speeding on Caroline that your privileges will be lost, because they are talking about specific times and locations.

Dave McCorquodale asked about the timing of the traffic signal at FM 149 and SH 105. Mr. Yates said that TxDOT is looking at this because they had planned on widening the road and adding more turn lanes there, and as they do that, they will affect the timing. Mr. Yates said that the Chief said that he would try to control the operation of the traffic light at FM 149 and SH 105 to help lessen congestion on SH 105. Mr. Yates said that Dr. Rees said that next year there will be plenty of parking on the campus because of the splitting of the schools. Mayor Jones said that it will change the traffic patterns a lot at Montgomery Elementary School, which is currently doubled up and they will be splitting in half, and put them back where the old Middle School is located on MLK. Mayor Jones said that would be mostly people from Bentwater and they will be going the other direction instead of through town, so that should help.

Jon Bickford asked that they get a report from the Chief as time goes on as to whether that program is helping or not.

12. Buffalo Springs Bridge Report by the City Engineer.

Mr. Roznovsky advised that, overall, the progress on the bridge is proceeding and they have completed the first section of the concrete bulkhead in the canal and they should be doing another footing tomorrow. Mr. Roznovsky said that they have been finding that there is a lot of groundwater coming up, so they have a lot of pumps trying to keep up, but by the next morning the groundwater is back. Mr. Roznovsky said that they are still on schedule for completion mid-June 2018. Mayor Jones said that he went out and looked at the bridge a few times. Mr. Roznovsky said that the concrete will be going in during the next two weeks, along with the storm sewers being placed on the site. Mr. Roznovsky said that if the weather can hold out like it has been, they should be able to proceed.

Jon Bickford asked if they have recovered on schedule from the bad weather. Mr. Roznovsky said that the original schedule had them finishing mid-June and they are still on schedule, even though there were about 14 weather days.

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.

13. Convene 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).

Mayor Jones convened into Closed Executive Session at 6:57 p.m.

14. Convene into Open Session.

Mayor Jones reconvened the regular meeting at 7:20 p.m.

POSSIBLE ACTION FROM EXECUTIVE SESSION:

15. Consideration and possible action, if necessary, on matters deliberated on during Closed Executive Session with the City Attorney.

Jon Bickford moved to authorize the City Administrator, Jack Yates, to continue the discussions/negotiations on said property. Dave McCorquodale 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 inquiries.

ADJOURNMENT

T.J. Wilkerson moved to adjourn the meeting at 7:20 p.m. John Champagne seconded the motion, the motion carried unanimously. (4-0)

Submitted by:  _____ Date Approved: _____
Susan Hensley, City Secretary

Mayor Kirk Jones

Montgomery City Council
AGENDA REPORT

Meeting Date: March 27, 2018	Budgeted Amount:
Prepared By: Jack Yates City Administrator	Exhibits: City Engineer memo
Date Prepared: March 22, 2018	

Subject

This is to approve the completion of the one-year warranty period and to release the maintenance bond for Hills of Town Creek section 2.

Description

The City Engineers memo is attached.

Recommendation

Approve the completion of the one-year warranty period and to release the maintenance bond for Hills of Town Creek Section 2

Approved By

City Administrator	Jack Yates	Date: March 22, 2018
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1575 Sawdust Road, Suite 400
The Woodlands, Texas 77380
Tel: 281.363.4039
Fax: 281.363.3459
www.jonescarter.com

March 21, 2018

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

Re: Hills of Town Creek, Section 2 One Year Warranty Completion
City of Montgomery

Dear Mayor and Council:

We completed the one-year warranty inspection of the work completed for Hills of Town Creek, Section 2 on January 17, 2018 in the presence of Mr. Jim Gregg – J|C, Mr. James McCain - J|C, Mr. Ryan Schilhab – J|C, Mr. Stacy Clark – Cooley, Mr. Jonathan White – L Squared, Ms. Lesley Langstone - L Squared, Mr. Cole Mulder - L Squared, Mr. Brandan Imhoff – Stylecraft, Mr. Chris Burnett – Stylecraft, and Mr. Mike Muckleroy – City of Montgomery. All punch list items identified at the inspection were sufficiently addressed on February 20, 2018, and the work completed is in compliance with all City ordinances and standards, unless previously authorized by variance.

We recommend the City officially end the warranty period and release the Maintenance Bond submitted by the Developer.

Should you have any questions or need any additional information, please do not hesitate to contact me.

Sincerely,

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

Chris Roznovsky, PE
Engineer for the City

CVR/jim

P:\PROJECTS\W5841 - City of Montgomery\W5841-1008-00 Hills of Town Creek Secs. 2,3,4, & 5\Letters\One Year Warranty Release Letter.docx

Enc: Punchlist

cc: 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. Chris Burnett – Stylecraft Builders

Montgomery City Council
AGENDA REPORT

Meeting Date: March 27, 2018	Budgeted Amount:
Prepared By: Jack Yates City Administrator	Exhibits: Draft Audit
Date Prepared: March 22, 2018	

Subject

This is to hear the presentation of the audit by the Auditor and to approve the audit.

Description

The audit is the review of all the financial transactions of the city and presents the position.
The City received a "Clear Finding" with no recommendations for procedural changes.

Recommendation

To accept the Audit.

Approved By

City Administrator	Jack Yates	Date: March 22, 2018
--------------------	------------	----------------------

CITY ADMINISTRATOR REPORT – March, 2018

- Met with Planning Commission at two meetings. Prepared information flashing electronic sign ordinance revision.
- Met, took minutes, of one MEDC meeting.
- Appointed, wrote guidelines for Technical and Operations Review Committee, met with Committee members (attached, all in agreement about parameters guide).
- Attended two Chamber events- Coffee Club and Bd. Of Directors meeting.
- Attended one Montgomery County Leadership Class activity regarding health care in the County.
- Met with city engineers, city attorney and GrantWorks representatives several times regarding; plats, system management, upcoming projects, bridge improvements, developments throughout the city, TxDOT 149 planning, well placement at Memory Park, FEMA, State Dept. of Emergency Management (DEM), CDBG grants, LDC billing issues, General Land Office grant possibility and billing for Escrow Accounts. Worked with Building Inspector/Code Officer regarding dilapidated housing found unfit for habitation. Prepared HOME grant information for open application period.
- Met with several developers during the month regarding: Villas of Mia Lago, Kenrock property west of Pizza Shack, Waterstone, Exxon Convenience Store, Shoppes of Montgomery, and other development possibilities meetings and Jacobs/Rose parking area. Met with School Superintendent regarding reckless driving activity.
- Made several decisions during month as Zoning Administrator, including signs, coordinating variance requests, code enforcement, Historic District activities, land use plan, and working on Zoning/Corridor Enhancement Area changes
- Worked with City Council individually and City Staff on a variety of administrative, personnel and coordination efforts. Including budget line item review w/department heads. Including review of possible new software for Court, Utility Billing, Finance but did not work out due to poor references. With Cathy Branco transferred \$125,717.85 to cover first Bridge pay request.

PROJECT SCHEDULES

PROJECT	ASSIGNED TO	FEBRUARY	MARCH	APRIL	MAY	JUNE	JULY	AUGUST	SEPTEMBER	OCTOBER	NOVEMBER	JANUARY
GENERAL LAND OFFICE GRANT												
Prepare Application	J.Yates, C. Roznovsky, GrantWorks	█ In process										
Applicatin	J.Yates, C. Roznovsky, GrantWorks		█ Application Submitted									
Application In Review	GLO Office			█	█							
Grant Awarded/Contract Signed	GrantWorks					█	█					
Specific Engineering Design of Projects	C. Roznovsky						█	█	█			
Bidding of some Projects	J.Y, C.R., GrantWorks							█	█			
Construction Begins on Projects	C.R.								█	█		
Construction Ends on Projects	J.Y., C.R.									█	█	
Project Closeout/final payments cose out of grant											█	█

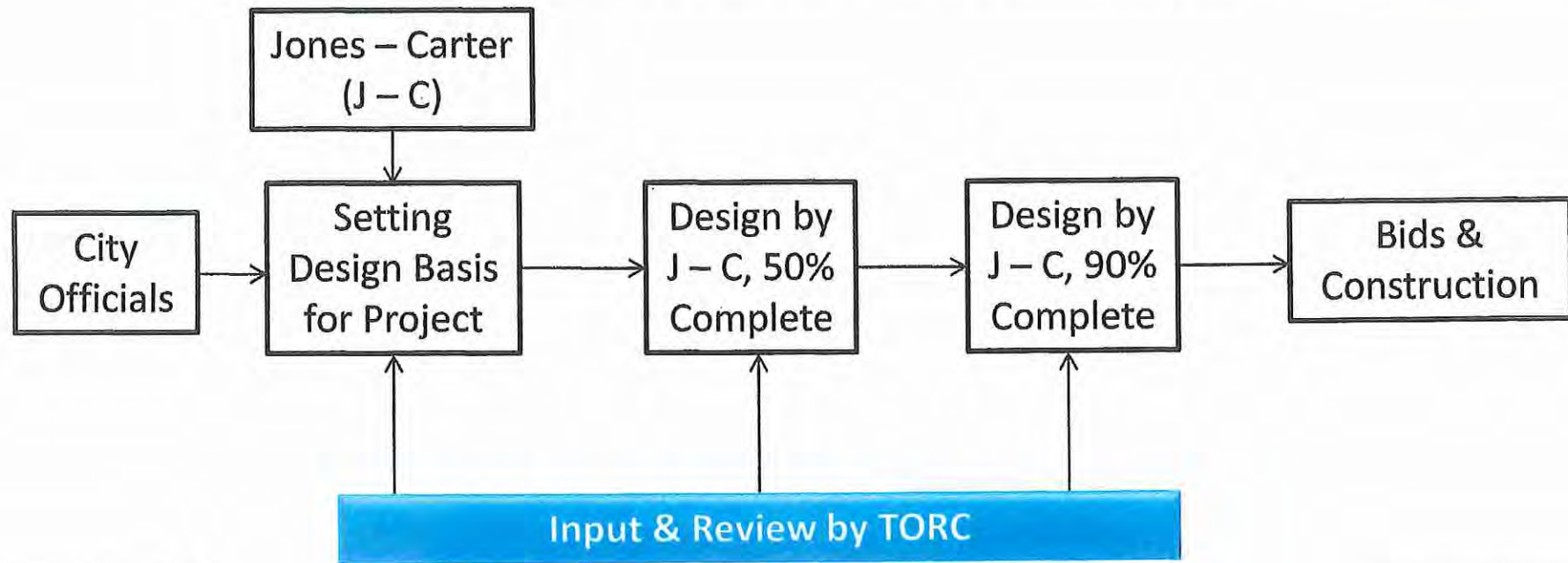
Parameters regarding Technical and Operations Review Committee

- Committee is to work on assignments as given by the City Administrator and accepted by the TORC. Assignments are to be made in writing from the City Administrator. City Engineer and Staff can also recommend TORC assignments.
- TORC is to have access to any and all records, reports and data of the city regarding their assignments. Staff is to respond promptly and thoroughly.
- Reports to the City Council can be presented by City Administrator or the TORC as the TORC determines. The TORC is requested to as often as possible put their recommendations and determinations in writing.
- TORC has access to consulting engineers as needed, keeping in mind, the cost and the ultimate determination that the City Engineer is the ultimate adviser to the City Council. Disagreements, either partial or in full of the City Engineer's recommendation should try to be worked out in advance of the Council meeting. If a disagreement ultimately exists it shall be noted by the City Administrator or the TORC by either a written report or verbal to the City Council—after a discussion with the City Administrator regarding the disagreement.
- City Staff may be contacted directly by the TORC, keeping in mind, the staff's time and ultimate determination that the Staff is the person(s) to perform the city's work under the direction of their department head and/or the City Administrator. The TORC is not to direct staff to perform any specific service without agreement from the department head or City Administrator.
- The TORC is not to make direct contact with the City Council as a body, only through communication and in agreement with the City Administrator. All TORC presentations to the City Council are to be placed on the agenda just as any other item, through the City Administrator. This means that the City Administrator does not have to agree with the TORC presentation, just that he knows the about presentation in advance of the meeting.
- Any expenses proposed by the TORC must be approved by the City Administrator prior to being incurred. Failure to gain approval, could mean the individual pays the cost of the expense.
- All TORC members are volunteers, and will not be paid for their involvement.

City of Montgomery, Texas



Proposed Work Flow Process & Milestones for the Technical & Operations Review Committee (TORC)



City of Montgomery – Public Works Department

February 2018 Monthly Report

General

- Attended second water and sewer facility walkthrough tour
- Installed lighting inside information kiosk at Caroline and McCown
- Started on water line verification project at 105/Louisa and Berkley/149
- Repaired hole in concrete on Harley from damaged street light moved by Entergy
- Repaired electronic gate at sewer plant
- Repaired several small potholes throughout city
- Replaced photocell for street lights on McCown
- Re-grouted several manhole lids throughout city
- Replaced broken ball valve at dead end blow off on King's Ln
- Assisted Gulf in pulling pump at Lift Station 1 for repairs
- Replaced several damaged street signs in Historical District
- Removed dead tree from fence at Sewer Plant 1 (Old Sewer Plant)
- Repaired leaking water service line at 1860 MLK
- Replaced leaking ball valve for water meter at Lincoln Elementary
- Excavated ditch in front of new Pizza Shack
- Purchased new crew truck and outfitted with equipment and tools needed
- Continued fire hydrant tagging project
- Removed debris from ditches during rain throughout city
- Weekly pre-trip inspections of crew trucks
- Weekly conference call with engineer and utility operator
- Weekly leak notification list from Beacon website
- Weekly pumping of manhole in Terra Vista
- Daily removal of bandit signs as necessary
- Daily utility locates as necessary
- Monthly air filter and light bulb check at all facilities
- Monthly AED inspections
- Monthly door hangers and cutoffs

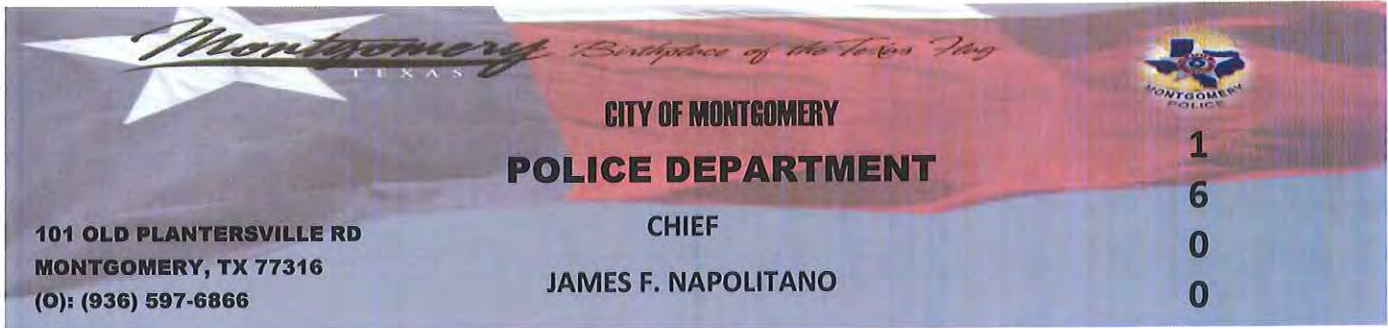
- Monthly safety meetings with safety officer and department
- Continue performing “on the job” safety inspection reports
- Monthly idle meter list checked for consumption
- Monthly weed killer list
- Monthly grease trap inspections
- 6 water leaks
- 4 water taps
- 4 sewer taps
- 1 sewer stop up

Parks and Recreation

- 6 month interval spray for crazy ants at Memory Park
- Repaired irrigation zone valve at Cedar Brake Park
- Replaced interior restroom lights at Cedar Brake Park to brighter LED strip lights to increase visibility and safety
- Installed automatic door closers at Community Center
- Repaired asphalt from water leak repair at Memory Park
- M/W/F cleaning of all park facilities
- Weekly check of Memory Park irrigation system with repairs as needed
- Monthly irrigation system checks at all other facilities with repairs as needed
- Weekly cleaning of Community Center building

The docents at Fernland Park reported a total of 410 visitors for the month and provided 28 tours.

Report prepared by:
Mike Muckleroy
Director of Public Works
March 21, 2018



POLICE DEPARTMENT REPORT

February 2018

Arrests / Charges Total Shifts A, B & Chief

Misdemeanor: 24

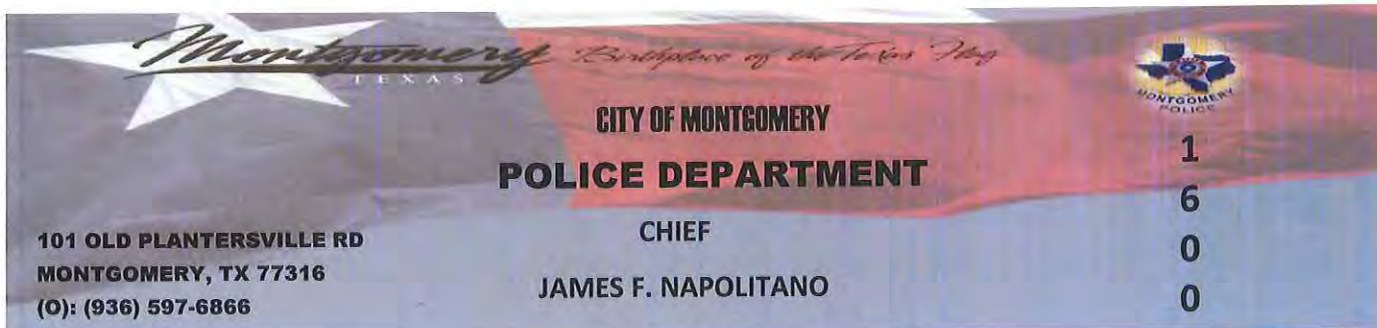
Felony: 10

Traffic Enforcement Total Shifts A, B, & Chief

Citations: 209

Warnings: 114

Chief James F. Napolitano
3/21/18



POLICE DEPARTMENT REPORT

February 2018

SHIFT A

During the month of February 2018, The Montgomery Police Department "A" Shift Patrol Officers (Lt. Belmares, Officer Thompson, Officer Hernandez, and Officer Carswell) generated 18 reports and responded to 103 calls for service. The reports are as follows:

Narcotics

2/16 Belmares - 6000 W Davis ST

2/22 Thompson - Eva / FM 2854

2/26 Carswell - 21540 HWY 105 W

No DL / FMFR / Towed Vehicle

2/16 Thompson - TX HWY 105 / Loop 336 W

2/16 Thompson - Eva / Houston

Warrant Arrest

2/7 Thompson - TX HWY 105 W / Walden

2/13 Thompson - McCowan / John A Butler

2/16 Thompson - 1 Criminal Justice DR

MVA

2/12 Thompson - 21100 Eva ST
2/13 Carswell - 22111 FM 1097
2/16 Thompson - 20100 Eva ST
2/17 Carswell - 14200 FM 149
2/21 Thompson - 105 / Lone Star PKWY
2/21 Thompson - FM 2854 / Eva ST

Theft / Forgery/Burglary

2/17 Carswell - 22870 HWY 105 W #321

Other

2/3 Thompson - 729 DR Martin Luther King JR DR (Criminal Trespass)
2/22 Carswell - 300 CB Stewart (Disorderly Conduct - Foul Language)
2/23 Thompson - 101 Old Plantersville DR (Found Property)

Arrests / Charges:

Misdemeanor Charges - 10

Felony Charges - 0

Traffic Enforcement

Citations Issued - 78

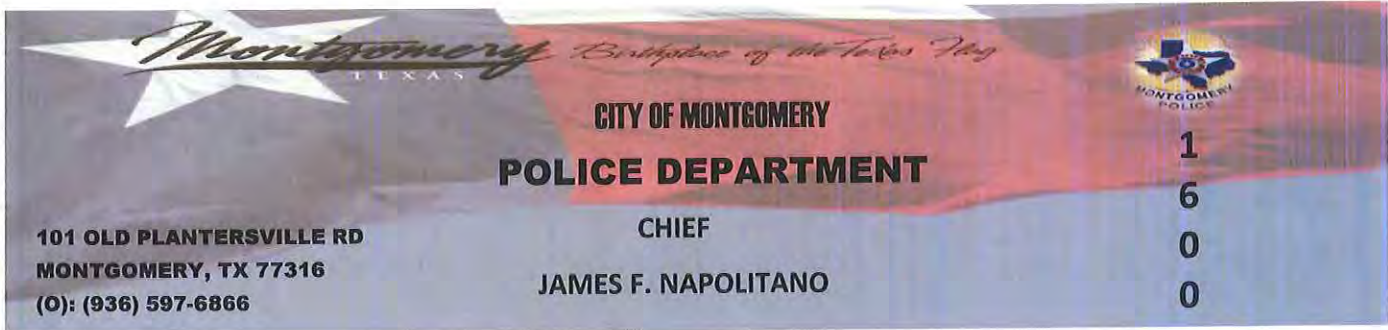
Warnings Issued - 36

Belmares – 2 Citations / 0 Warnings

Thompson – 33 Citations / 21 Warnings

Hernandez – 0 Citations / 0 Warnings

Carswell – 43 Citations / 15 Warnings



POLICE DEPARTMENT REPORT

February 2018

SHIFT B

During the month of February 2018, The Montgomery Police Department "B" Shift Patrol Officers (Lt. Rosario, Officer Aguirre, Officer Bracht, and Officer Riley) generated 24 reports. The reports are as follows:

Narcotics

2/10 Bracht - 13900 Liberty ST

2/10 Riley - 21101 Eva ST

2/12 Aguirre - 300 CB Stewart

2/14 Riley - 14700 Liberty ST

2/15 Rosario - 2000 Lone Star PKWY

2/19 Riley - 21600 Eva ST

2/24 Aguirre - 19132 Stewart Creek

2/25 Riley - 2500 Lone Star PKWY

No DL / FMFR / Towed Vehicle

2/10 Rosario - 2000 Eva ST

2/20 Rosario - 20168 Eva ST

Warrant Arrest

2/5 Rosario - 101 Old Plantersville RD

2/6 Aguirre - 21101 Eva ST

2/15 Aguirre - 300 Lone Star PKWY

MVA

2/11 Bracht - 700 Old Plantersville RD

2/14 Bracht - 21100 blk Eva ST

2/21 Aguirre - 1900 Lone Star PKWY

2/25 Bracht - 23500 Old Plantersville RD

DWI

2/14 Riley - 100 Plez Morgan

2/20 Riley - 16800 FM 149

2/26 Riley - 17100 FM 1097

Assault/Disturbance

2/15 Bracht - 21500 Eva ST

Other

2/6 Aguirre - 101 Old Plantersville RD (Terroristic Threat)

2/12 Aguirre - 300 CB Stewart (UUMV)

2/14 Rosario - 26866 TXH WHY 105 W (Reckless Driving)

Arrests / Charges:

Misdemeanor Charges - 18

Felony Charges - 6

Traffic Enforcement

Citations Issued - 90

Warnings Issued - 119

Rosario – 13 Citations 16 Warnings

Aguirre – 16 Citations 22 Warnings

Bracht – 47 Citations 34 Warnings

Riley – 14 Citations 47 Warnings

Municipal Court Monthly Report February 2018

REVENUE Category	Feb-18	Jan-18	Dec-17
Total Cases Filed	199	207	217
Deposit-City	\$22,204.72 \$	20,345.05 \$	17,783.90
Deposit-State	\$16,969.51 \$	15,198.34 \$	14,166.70
Deposit-OMNI	\$279.48 \$	225.08 \$	206.94
Child Safety Fund		0 \$	21.33
Judicial Efficiency	\$143.76 \$	130.55 \$	1,051.21
Court Tech Fund	\$897.40 \$	795.51 \$	718.19
Court Bldg Security Fund	\$658.04 \$	596.64 \$	538.63
Collection Agency	\$4,234.39 \$	3,856.72 \$	2,769.96
TOTAL	\$45,387.30 \$	41,147.89 \$	37,256.86
Bond Amounts	\$5,800.80 \$	3,981.00 \$	4,078.20
GRAND TOTAL	\$51,188.10 \$	45,128.89 \$	41,335.06

Created By: Kimberly Duckett
Interim Court Administrator

Comparison Chart

Citations/Warrants/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	
<i>April</i>	323	268	
<i>May</i>	229	268	
<i>June</i>	163	254	
<i>July</i>	153	240	
<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	

	Total Revenue Collected		
	2016	2017	2018
	\$44,702.82	\$41,830.44	\$45,128.89
	\$67,466.54	\$67,937.61	\$51,188.10
	\$86,201.43	\$62,992.57	
	\$59,388.14	\$47,163.40	
	\$50,854.90	\$47,225.90	
	\$41,238.67	\$37,817.25	
	\$42,990.97	\$43,405.62	
	\$52,923.17	\$31,540.77	
	\$44,256.40	\$24,281.60	
	\$44,138.80	\$37,395.63	
	\$55,221.23	\$35,410.95	
	\$42,698.95	\$41,335.06	

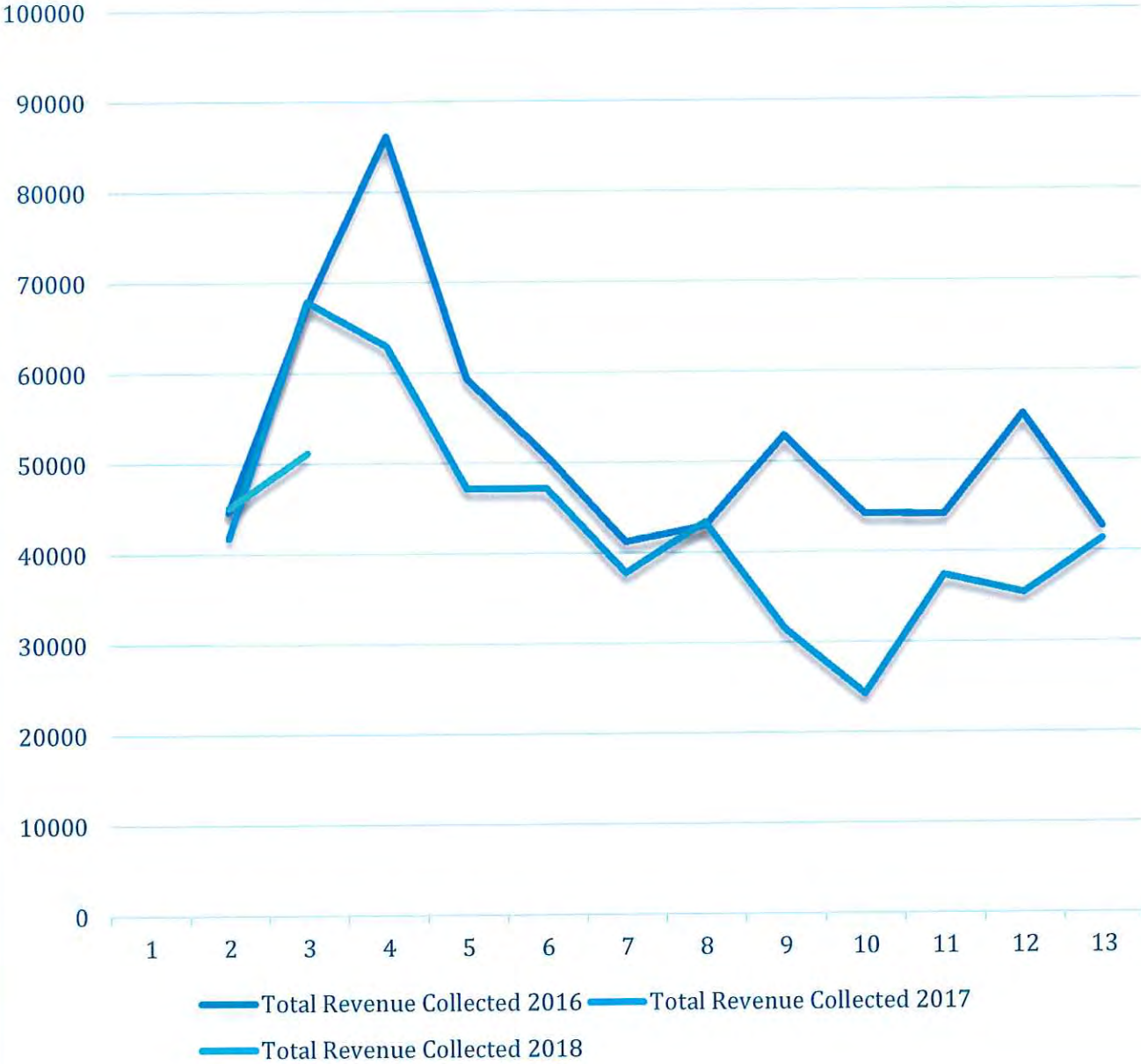
Totals 2164 2402 406

\$632,082.02 \$518,336.80 \$96,316.99

Citations Filed



Total Revenue Collected



UTILITY REPORTS - FEBRUARY 2018

TOTAL REVENU

Utilities	\$133,326.10
Permits	\$22,762.20
Community Building	\$1,805.00

UTILITIES

New Water Accts.	17
Disconnected Water Accts.	8
Total Number of Active Accts.	634

PERMITS

Type	Permit Total	Revenue
Building - Residential	5	\$3,602.00
Building - Commercial	6	\$12,077.00

Cert. of Occupany	4	\$240.00
Manufactured Home	1	\$100.00
Special Use	1	\$50.00
Irrigation	1	\$142.20
Electrical	10	\$1,846.00
Mechanical	5	\$818.00
Plumbing	9	\$3,687.00
Sign	4	\$200.00
Total:	46	\$22,762.20

COMMUNITY BUILDING

Type of Rental	Number of Bookings	Revenue
Profit	4	\$600.00
Non - Profit	9	\$0.00

CITY ACCOUNT CONSUMPTION

	DECEMBER	JANUARY	FEBRUARY
Community Building – Irrigation (01-8732-00)	14	18	15
Community Building (01-0130-00)	1	1	2
City Cemetery (01-1110-00)	0	0	0
City Welcome Sign Irrigation at HWY 105 & Prairie – Rose Garden (01-8733-00)	0	5	0
North Liberty Sewer Plant	0	0	0
Cedar Break Park Irrigation (01-8736-00)	3	3	4
Cedar Break Park Restrooms (01-8735-00)	2	1	1
Fernland (01-8737-00)	6	1	1
Memory Park (01-5885-00)	50	15	34
Community Building Stage Irrigation – Rose Garden (01-6180-00)	0	0	0
City Hall & Irrigation (01-6190-00)	34	15	20
Homecoming Park Restrooms (01-8820-00)	0	0	1
Homecoming Park Drinking Ftn (01-8738-00)	1	0	0
Buffalo Springs Sewer Plant (01-8821-00)	2	2	2



City of Montgomery

Operations Report

February 2018

1/18/17-2/17/18

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

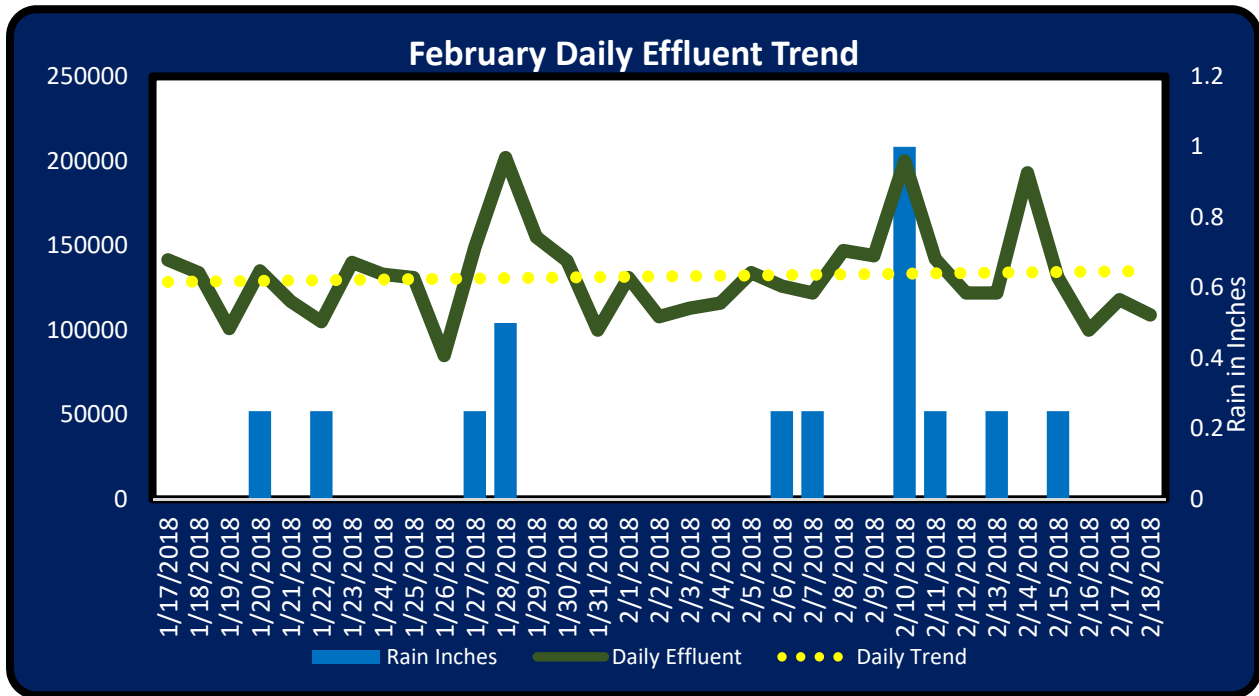
SUMMARY OF OPERATIONS

District Alerts

01/31/2018 – Lift Station Issue

Upon arrival, both breakers were tripped. Wet well level was high. Breakers were reset, pumps started pumping. Will continue to monitor. Alarm light was reset once the well was out of high level. Possible power surge. Facility back to normal.

OPERATIONS DETAIL



- Flow for the month of January - February was 3,979,000 gallons
- Daily peak flow January 28, 2017 was 202,000 gallons
 - 51% of permitted value
- Average Daily Flow 133,000 gallons
 - 33% of permitted value

The current permit expires 06/01/2022

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

Effluent

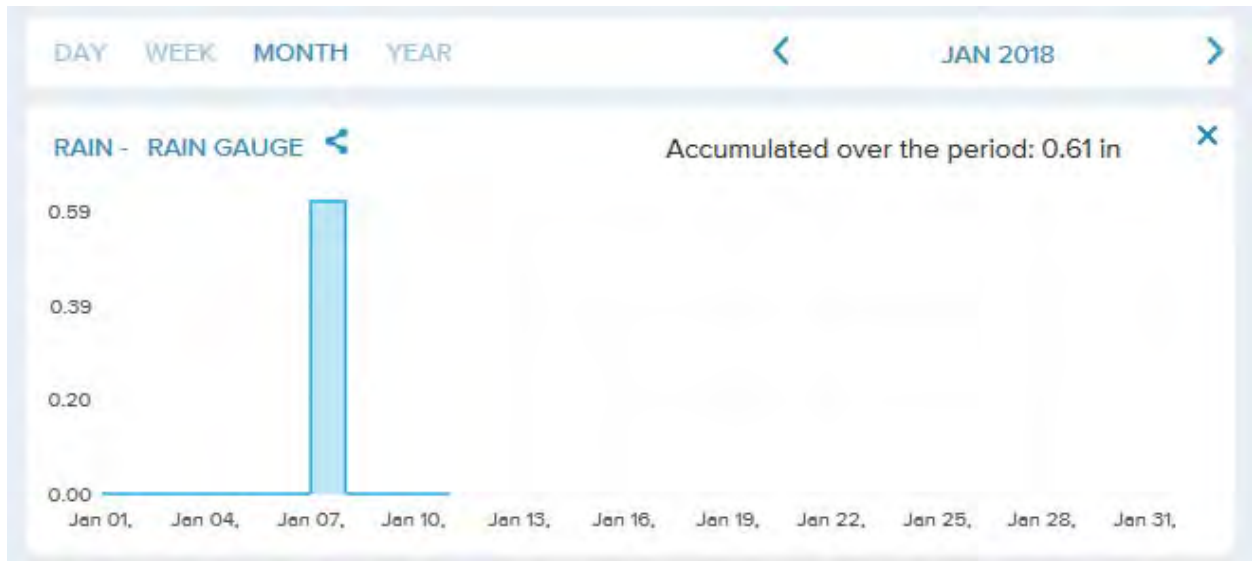
TSS, DO, E.Coli, NH3N, PH sample results were all comfortable within the parameters set by the State of Texas.

Buffalo Springs WWTP Effluent Monitoring Report

Effluent Permitted Values	Parameter		Measured	Excursion
Average Monthly T.S.S.	15	MGD	5.70	no
Average Monthly NH3	2	mg/l	0.10	no
Minimal CL2 Residual	1	mg/l	1.05	no
Max CL2 Residual	4	mg/l	3.66	no
Rainfall for the Month	⚡ 3.50		inches	

There were no excursions for the month of February





Water Report

1/18/2017-2/17/2018

2018							
Well Name	Recorded Flow	% of Total	Rating G/Day	YTD Pumpage	YTD %	Permitted Value	Remaining Permit %
Well 2	0.418	6.64%	0.864	0.557	4.55%	47.551	96.39%
Well 3	0.735	11.67%	0.864	1.158	9.46%	47.551	96.39%
Well 4	5.146	81.70%	2.160	10.527	85.99%	75.100	85.98%
Total	6.299	100.00%	3.888	12.242	100%	122.651	
Flushing	0.185						
Subtotal	6.114						
Sold	5.791						
% Accounted	95%						

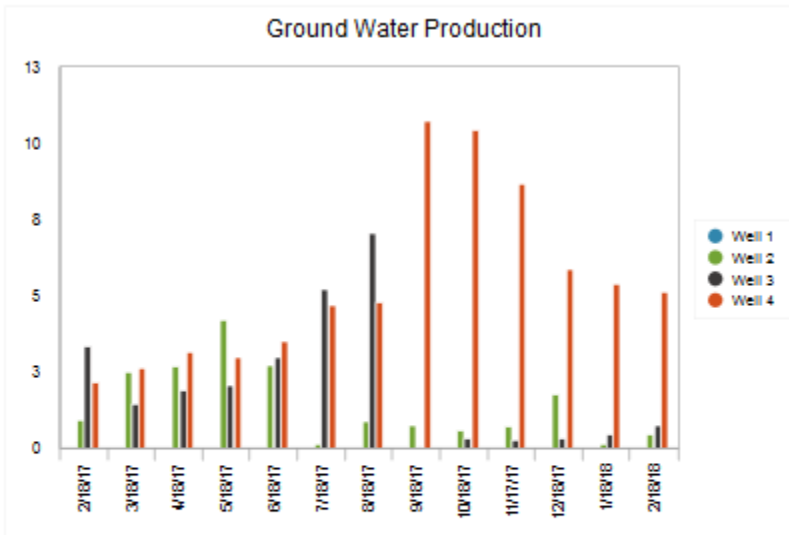
Accountability	
Total Water Sourced	6.299
Flushing	0.185
Subtotal	6.114
Sold	5.791
Accountability %	95%

Well Motor Run Times

Well Name	Total Hrs	% Total	Peak Day
2	13.3	13.83%	01/31/2018
3	20.9	21.73%	01/25/2017
4	62.0	64.45%	01/19/2018
Total	96.2	100%	

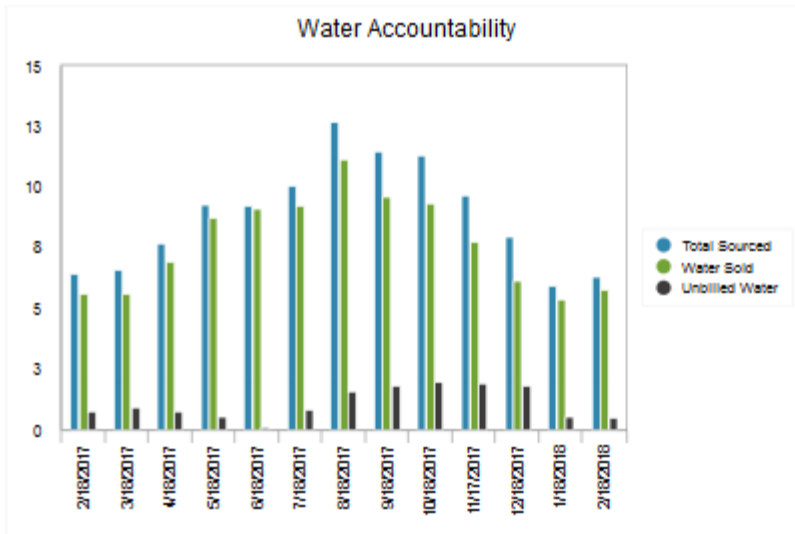
WATER PRODUCTION

CONNECTIONS	
School	12
Commercial Inside	135
Commercial Outside	1
Residential Inside	530
Residential Outside	25
Church	15
City	15
Hydrant	5
Multifamily	11
Total	749

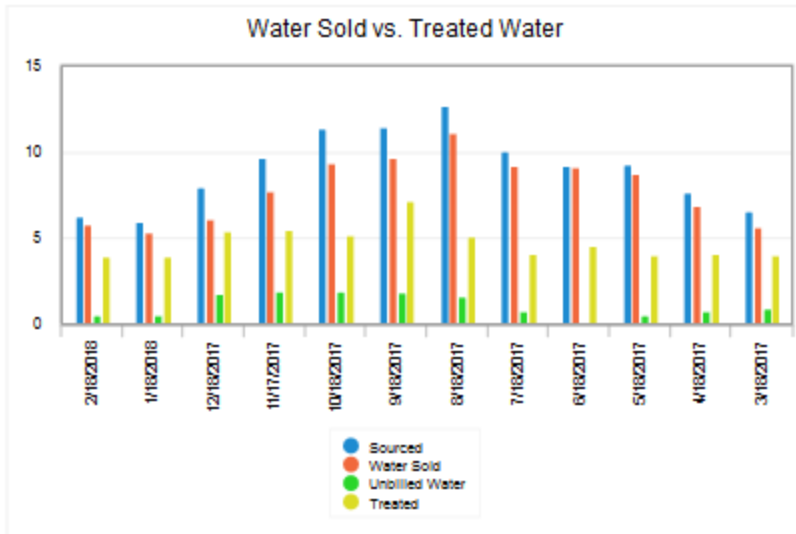


DATE	TOTAL	WELL 1	WELL 2	WELL 3	WELL 4
AVG	8.550	0.000	0.763	2.488	5.298
2/18/18	6.299	0.000	0.418	0.735	5.146
1/18/18	5.943	0.000	0.139	0.423	5.381
12/18/17	7.951	0.000	1.769	0.299	5.883
11/17/17	9.688	0.000	0.718	0.283	8.687
10/18/17	11.337	0.000	0.581	0.297	10.459
9/18/17	11.463	0.000	0.729	0.001	10.733
8/18/17	12.718	0.000	0.861	7.080	4.777
7/18/17	10.036	0.000	0.124	5.213	4.699
6/18/17	9.226	0.000	2.720	2.994	3.512
5/18/17	9.286	0.000	4.220	2.080	2.986
4/18/17	7.686	0.000	2.665	1.865	3.156
3/18/17	6.571	0.000	2.489	1.465	2.617
2/18/17	6.418	0.000	0.916	3.340	2.162
TOTAL	316.337	0.000	28.248	92.074	196.015

Gulf Utility Services Operations Report
February 28, 2018



DATE ▼	TOTAL SOURCED	WATER SOLD	UNBILLED WATER	FLUSHING/LEAKS	UNACCOUNTED	ACCTBLTY
2/18/18	6.299	5.791	0.508	0.185	0.323	95%
1/18/18	5.943	5.369	0.574	0.185	0.389	93%
12/18/17	7.951	6.136	1.815	0.110	1.705	79%
11/17/17	9.688	7.767	1.921	0.306	1.615	83%
10/18/17	11.337	9.368	1.969	0.690	1.279	89%
9/18/17	11.463	9.628	1.835	1.569	0.266	98%
8/18/17	12.718	11.127	1.591	0.203	1.388	89%
7/18/17	10.036	9.235	0.801	0.039	0.762	92%
6/18/17	9.226	9.105	0.121	0.203	-0.082	101%
5/18/17	9.286	8.721	0.565	0.250	0.315	97%
4/18/17	7.686	6.910	0.776	0.467	0.309	96%
3/18/17	6.571	5.626	0.945	0.910	0.035	99%
2/18/17	6.418	5.626	0.792	0.421	0.371	94%



DATE ▼	SOURCED	WATER SOLD	UNBILLED WATER	TREATED WATER	RETURN %	RAIN
2/18/18	6.299	5.791	0.508	3.979	69%	3.500
1/18/18	5.943	5.369	0.574	3.956	74%	2.750
12/18/17	7.951	6.136	1.815	5.412	88%	3.740
11/17/17	9.688	7.767	1.921	5.473	70%	4.150
10/18/17	11.337	9.368	1.969	5.204	56%	2.750
9/18/17	11.463	9.628	1.835	7.199	75%	1.410
8/18/17	12.718	11.127	1.591	5.107	46%	14.160
7/18/17	10.036	9.235	0.801	4.092	44%	6.370
6/18/17	9.226	9.105	0.121	4.591	50%	2.990
5/18/17	9.286	8.721	0.565	4.058	47%	6.240
4/18/17	7.686	6.910	0.776	4.115	60%	4.780
3/18/17	6.571	5.626	0.945	4.022	71%	1.420

*This data is available on our website. <http://www.gulfutility.net/commercial-accounts/>

Contact Information

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March 21, 2018

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

Re: Engineering Report
Council Meeting: March 27, 2018
City of Montgomery

Dear Mayor and Council:

The following information summarizes our activities on your behalf since the February 27, 2018 Council Meeting:

Status of Previously Authorized Projects:

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

a) Joint Mobility Study

We are collecting previously distributed copies of the final report to exchange pages that have been updated. Once all copies are collected and pages corrected, we will re-distribute final copies to all recipients.

b) Buffalo Springs Drive Bridge Repair (FEMA)

The contractor has started construction on the concrete bulkhead and has completed the first two sections of the wall and footings. The contractor continues to battle groundwater and storm water runoff but is still on schedule for a middle of June 2018 completion.

c) Houston Street Rehabilitation

The contractor has substantially completed all punch list items identified at the final inspection. As you are aware, Montgomery County Precinct 1 has completed the asphalt paving of the road and Public Works has placed striping. Upon sufficient growth of vegetation in the roadside ditches, we will recommend acceptance of the infrastructure.

d) FM 149 Sanitary Sewer Cleaning and Televising

The contractor has submitted the outstanding items and we are finalizing our review and recommendations. We plan to present our recommendations at the April 10th meeting of the City Council. We are continuing to work with the contractor and City staff to reach a resolution regarding the damages to Lift Station No. 3.

Status of Previously Authorized Projects (cont.):

- e) **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.
- f) **Water Distribution System Analysis and Master Plan - CP No. 2, 12-inch Waterline Across Town Creek Bridge**
We continue to receive and review submittals from the contractor. It is our understanding the contractor is prepared to begin construction once the bridge construction has progressed sufficiently.
- g) **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 April 2018 and receive plan approval in May 2018.
- h) **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 in May 2018 and receive all plan approvals in July 2018. We expect construction to begin in September 2018.
- i) **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. We expect to complete the design and receive plan approval by the end of May 2018
- j) **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. We expect to complete the design in April 2018 and receive plan approval in May 2018. We expect construction to begin in August 2018.
- k) **18” Gravity Sanitary Sewer Extension**
We expect to complete the design in April 2018 and receive all approvals in May 2018. We expect construction to begin in August 2018.
- l) **Baja Road (CDBG)**
We expect to complete the design in May 2018 and receive all approvals in June 2018. We expect construction to begin in August 2018.
- 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 May 2018 at the earliest.

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

There are no active feasibility studies at this time.

b) Plan Reviews

- i. **BlueWave Express Car Wash** – We did not receive revised plans this month. We received a request for an encroachment agreement, which is enclosed under separate cover.

Agenda Item - Consideration and possible action regarding an Encroachment and Maintenance Agreement by and between the City of Montgomery and BW Montgomery Investment, LLC regarding the encroachment of a proposed private storm sewer within a public utility easement located at SH 105 and Gardner Drive.

- ii. **CVS Pharmacy** – We received plans on February 7th and provided conditional approval on February 15th, subject to the execution of an encroachment agreement.

Agenda Item – Consideration and possible action regarding an Encroachment and Maintenance Agreement by and between the City of Montgomery and Montgomery SH 105 Associates, LLC regarding a storm sewer line easement located at FM 2854 and SH105.

- iii. **The Shoppes at Montgomery** – We returned comments to the revised plans on March 8th.
- iv. **Montgomery First, Phase II** – We received plans for the Montgomery First, Phase II development on March 7th and returned comments on March 13th.
- v. **Madsen & Richards** – We received plans for the 0.28 acre Madsen & Richards tract on March 12th and returned comments on March 21st.
- vi. **State Farm** – We received revised plans on March 13th and returned plan approval on March 20th.

c) Plat Reviews

- i. **Samdana Investments** – We did not receive a revised plat this month.

Agenda Item – Consideration and possible action regarding Samdana Investments, LP request for variance from 35 feet to 25 feet along SH 105 and from 15 feet to 10 feet along John A. Butler Street al within the property bounded by John A. Butler Street to the north, SH 105 to the south, and Prairie Street to the east.

- ii. **Madsen & Richards Plat** – We received a revised minor plat on March 8th and plan to return plat approval this week.

d) Ongoing Construction

- i. **West Side at the Park** – We provided comments to the as-built drawings and requested additional information on May 3, 2017. Once all comments and punch list items are addressed we will recommend the City accept the infrastructure.
- ii. **Villas of Mia Lago, Section 2** – It is our understanding the contractor has substantially completed construction of water and sanitary utilities and is waiting for completion of the Lone Star Bend extension before paving can begin.

e) One-Year Warranty Inspections

- i. **Hills of Town Creek, Section 2** – It is our understanding the contractor has substantially addressed all punch list items identified during the one-year warranty inspection.

Agenda Item – Consideration and possible action regarding completion of one year warranty period and release of maintenance bond for Hills of Town Creek Section 2.

- ii. **Terra Vista, Section 1** – As a reminder, City Council authorized the release of the Letter of Credit for Terra Vista, Section 1 conditional upon the repair of a waterline leak. It is our understanding the waterline has not yet been repaired.
- iii. **Lift Station No. 14** – It is our understanding the City has received funds from the developer for the cost of repairs to the lift station. Upon completion and final inspection of the lift station, we will recommend release of the remaining funds deposited with the City.

Meetings and Ongoing Activities:

- a) **Lone Star Bend Extension and Bois D' Arc Bend Rehabilitation** – It is our understanding construction of Lone Star Bend is underway and should be complete by the beginning of April.
- b) **Lone Star Parkway Transportation Improvement Plan (TIP)** – We are working with the H-GAC to discuss planning for the possible acceptance by TxDOT in the future.
- c) **TxDOT FM 149 Widening** – We walked through the downtown area on February 28th with TxDOT to visit with property owners and hear their individual concerns about the project. We are working to schedule a meeting with residents along FM 149 north of the downtown area to discuss the project and its impact on the residents. We are also working with TxDOT to enter into an Advance Funding Agreement (AFA) to incorporate the City's required utility relocation needs with TxDOT's project.
- d) **Development Handbook and Approval Process** – We are working with the City Administrator to compile a handbook for development in Montgomery. Once complete, the handbook will contain all processes for development within the City from project initiation to close-out.

Meetings and Ongoing Activities (cont.):

- e) **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 cooling tower operations at Water Plant No. 3, updates on various warranty inspections, general updates on all active design and construction projects, coordination with ECB Development and Montgomery County Precinct No. 1 to complete Houston Street, and general operations of the City's water and sanitary sewer facilities.

Please contact Ed Shackelford or me if you have any questions.

Sincerely,



Chris Roznovsky, PE
Engineer for the City

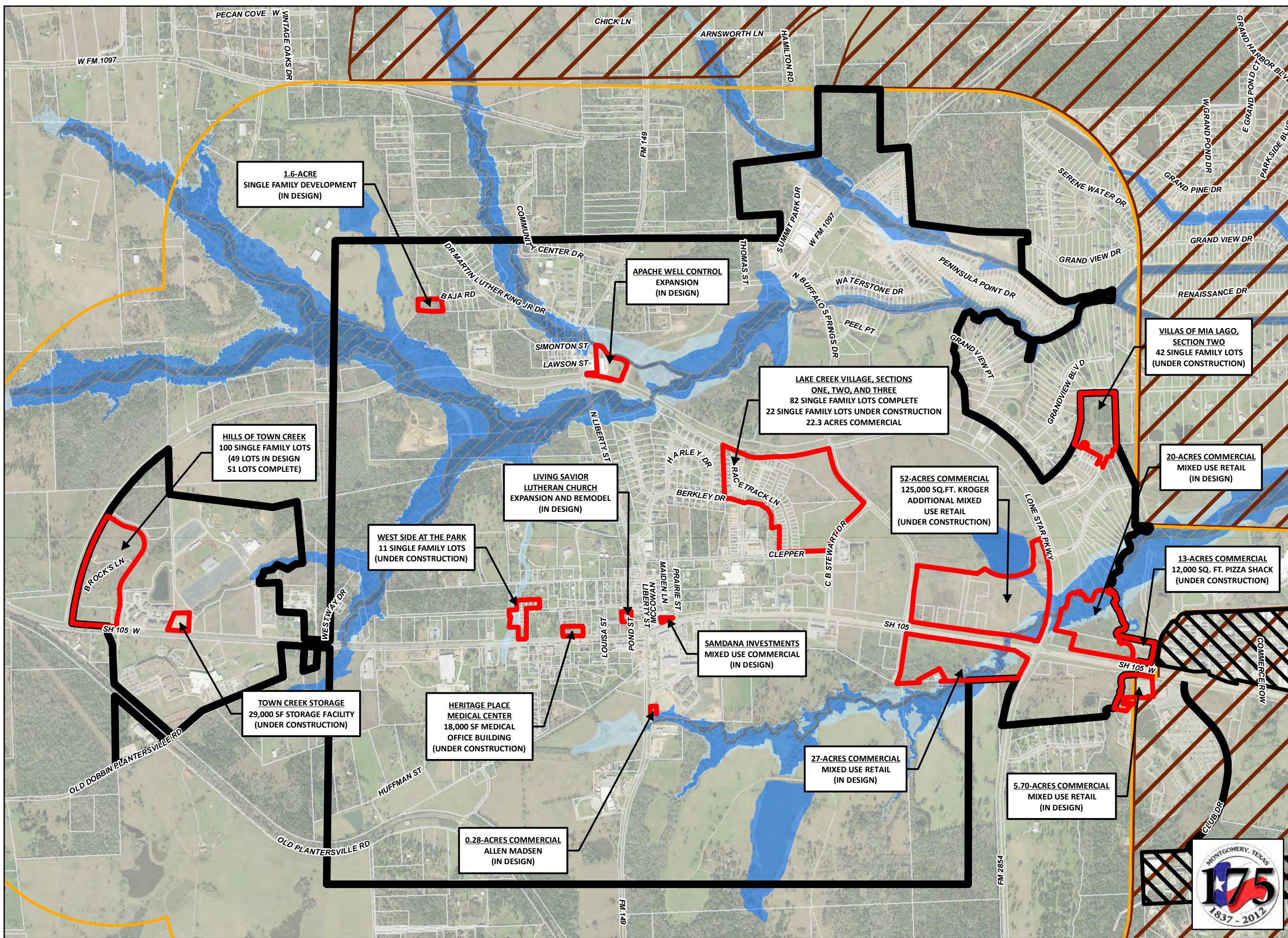
CVR/kmv

Enclosures:

Project Master Schedule
Active Developments Map
Active Capital Projects Map

cc/enc.:

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

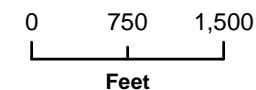


VICINITY MAP
Scale: 1 inch equals 20 miles

LEGEND

- Active Developments
- City Limits
- Stanley Lake MUD
- City ETJ
- City of Conroe ETJ
- City Limits
- Floodway
- 100-year
- 500-year
- MCAD Parcels

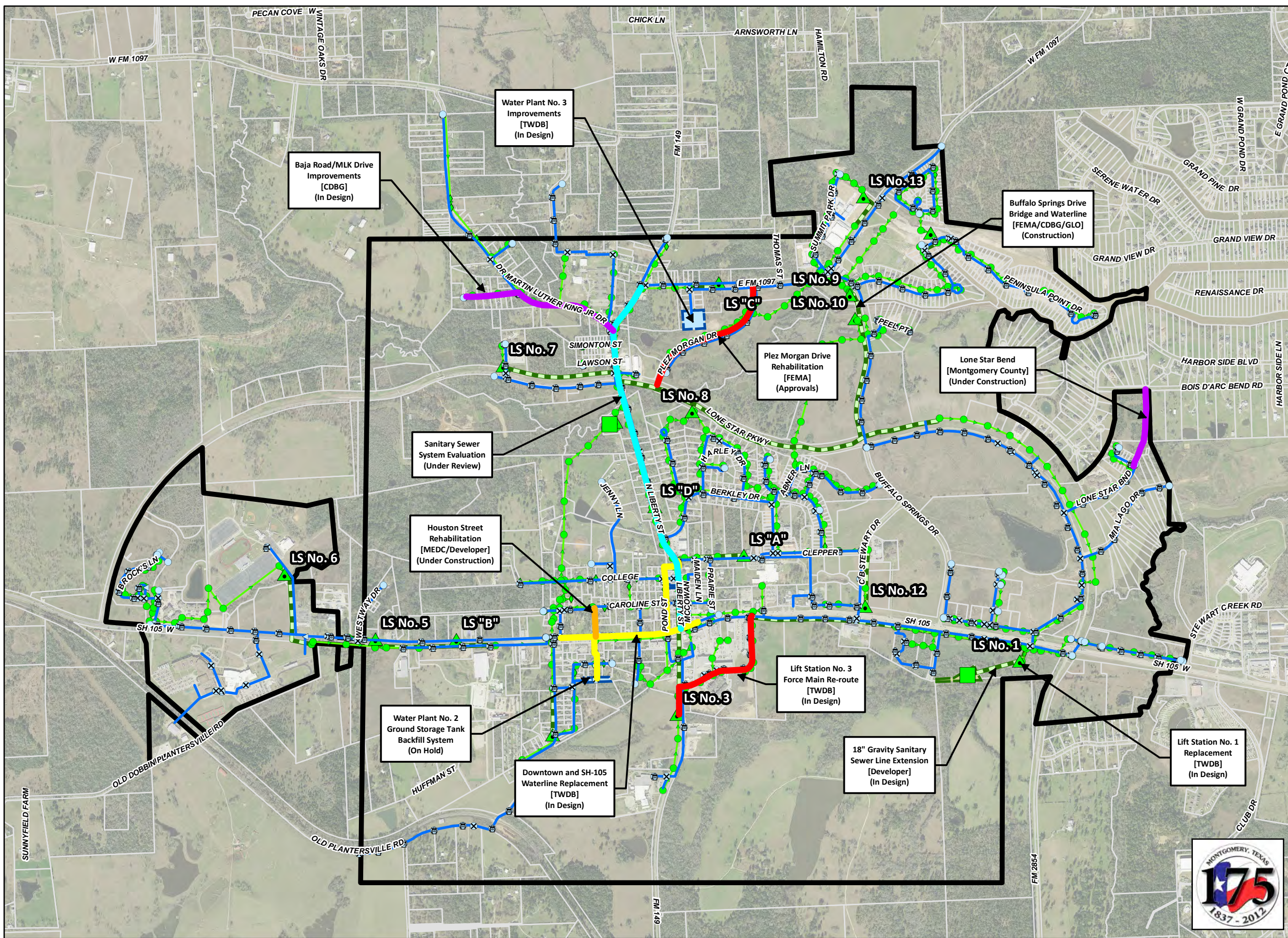
ACTIVE DEVELOPMENTS (MARCH 2018)



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.





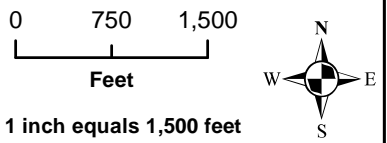
VICINITY MAP

Scale: 1 inch equals 20 miles

LEGEND

- Blowoff/Plug
- Flush Valve
- Main Valve
- Reducer
- Waterline
- WP Boundary
- Cleanout
- Manhole
- Lift Station
- WWTP
- Force Main
- Abd Force Main
- Gravity Main
- LS/WWTP Boundary
- City Limits
- MCAD Parcels

ACTIVE CAPITAL PROJECTS (MARCH 2018)



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 March 27, 2018**

	<u>CHECKING ACCT BALANCES</u>	<u>PRIOR MONTH END INVESTMENTS</u>	<u>TOTAL FUNDS AVAILABLE</u>
<u>GENERAL FUNDS</u>			
OPERATING FUND #1017375	\$ 598,868.04		\$ 598,868.04
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		\$ 208,279.39	\$ 208,279.39
TEXPOOL - RESERVE FUND # 00005		\$ -	\$ -
TOTAL GENERAL FUND	\$ 609,553.68	\$ 508,279.39	\$ 1,117,833.07
<u>CONSTRUCTION FUND</u>			
BUILDING FUND #1058528	\$ -		\$ -
CONSTRUCTION ACCOUNT #1058544	\$ 188,610.95		\$ 188,610.95
BOK Financial Series 2017A	\$ 1,009,884.22		\$ 1,009,884.22
BOK Financial Series 2017BA	\$ 1,597,518.53		\$ 1,597,518.53
TEXPOOL - CONST # 00009		\$ 576.33	\$ 576.33
INVESTMENTS - CONSTRUCTION		\$ -	\$ -
TOTAL CONSTRUCTION FUND	\$ 2,796,013.70	\$ 576.33	\$ 2,796,590.03
<u>DEBT SERVICE FUND</u>			
DEBT SERVICE FUND #7024730	\$ 114,296.76		\$ 114,296.76
TEXPOOL DEBT SERVICE # 00008	\$ -	\$ 24,536.61	\$ 24,536.61
TOTAL DEBT SERVICE FUND	\$ 114,296.76	\$ 24,536.61	\$ 138,833.37
<u>COURT SECURITY FUND</u> #1070580	\$ 6,254.48	\$ -	\$ 6,254.48
<u>COURT TECHNICAL FUND</u> #1058361	\$ 27,476.25	\$ -	\$ 27,476.25
<u>GRANT FUND</u>			
HOME GRANT ACCOUNT #1059104	\$ 9,081.85		\$ 9,081.85
GRANT ACCOUNT #1048479	\$ 7,174.81		\$ 7,174.81
TOTAL GRANT FUND	\$ 16,256.66	\$ -	\$ 16,256.66
<u>HOTEL OCCUPANCY TAX FUND</u> #1025253	\$ 10,083.11	\$ -	\$ 10,083.11
<u>MEDC</u>			
CHECKING ACCOUNT #1017938	\$ 112,538.25		\$ 112,538.25
TEXPOOL - MEDC # 00003		\$ 236,483.24	\$ 236,483.24
INVESTMENTS - MEDC		\$ 250,000.00	\$ 250,000.00
TOTAL MEDC	\$ 112,538.25	\$ 486,483.24	\$ 599,021.49
<u>POLICE ASSET FORFEITURES</u> #1047745	\$ 4,272.25		\$ 4,272.25
<u>UTILITY FUND</u>			
UTILITY FUND #1017383	\$ 260,918.04		\$ 260,918.04
CUSTOMER DEPOSITS FUND #1017417	\$ -		\$ -
WATER WORKS & SAN SEWER #7013840	\$ -		\$ -
TEXPOOL - UTILITY FUND # 00002		\$ 18,076.03	\$ 18,076.03
TOTAL UTILITY FUND	\$ 260,918.04	\$ 18,076.03	\$ 278,994.07
TOTAL ALL FUNDS	\$ 3,957,663.18	\$ 1,037,951.60	\$ 4,995,614.78

INVESTMENTS	
TEXPOOL - GENERAL FUND	\$ 208,279.39
INVESTMENTS - GENERAL FUND	\$ 300,000.00
TEXPOOL - CONST # 00009	\$ 576.33
TEXPOOL - DEBT SERVICE # 00008	\$ 24,536.61
TEXPOOL - MEDC	\$ 236,483.24
INVESTMENTS - MEDC	\$ 250,000.00
TEXPOOL - UTILITY	\$ 18,076.03
TOTAL ALL INVESTMENTS	\$ 1,037,951.60



MUNICIPAL ACCOUNTS
& CONSULTING, L.P.

City of Montgomery

Bookkeeper's Report

March 27, 2018

City of Montgomery
Account Balances

As of March 23, 2018

Financial Institution (Acct Number)	Issue Date	Maturity Date	Interest Rate	Account Balance	Notes
Fund: Operating					
Certificates of Deposit					
GREEN BANK (XXXX0365)	12/18/2017	06/18/2018	0.95 %	100,000.00	
TEXAS CAPITAL BANK (XXXX0242)	01/08/2018	07/07/2018	0.90 %	100,000.00	
ALLEGIANCE BANK (XXXX3545)	02/06/2018	08/05/2018	0.85 %	100,000.00	
Money Market Funds					
TEXPOOL (XXXX0003)	08/01/2005		1.34 %	208,279.39	
Checking Account(s)					
FIRST FINANCIAL BANK (XXXX7375)			0.00 %	598,868.04	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:				\$1,117,833.07	
Fund: Capital Projects					
Money Market Funds					
TEXPOOL (XXXX0009)	12/27/2012		1.34 %	576.33	
Checking Account(s)					
BOK Financial (XXXX3014)			0.00 %	1,009,884.22	BOKF, NA Escrow - Series 2017A
BOK Financial (XXXX4012)			0.00 %	1,597,518.53	BOKF, NA Escrow - Series 2017B
FIRST FINANCIAL BANK (XXXX8528)			0.00 %	0.00	Building Fund
FIRST FINANCIAL BANK (XXXX8544)			0.00 %	188,610.95	Const Ckg-W&S Proj 1058544
Totals for Capital Projects Fund:				\$2,796,590.03	
Fund: Debt Service					
Money Market Funds					
TEXPOOL (XXXX0008)	12/27/2012		1.34 %	24,536.61	
Checking Account(s)					
FIRST FINANCIAL BANK (XXXX4730)			0.00 %	114,296.76	Checking Account
Totals for Debt Service Fund:				\$138,833.37	
Fund: CT Security					
Checking Account(s)					
FIRST FINANCIAL BANK (XXXX0580)			0.00 %	6,254.48	Cash In Bank
Totals for CT Security Fund:				\$6,254.48	
Fund: CT Tech					
Checking Account(s)					
FIRST FINANCIAL BANK (XXXX8361)			0.00 %	27,476.25	Cash In Bank
Totals for CT Tech Fund:				\$27,476.25	
Fund: Grant					
Checking Account(s)					
FIRST FINANCIAL BANK (XXXX8479)			0.00 %	7,174.81	Grant Account

City of Montgomery
Account Balances

As of March 23, 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 %	9,081.85	Checking Account
Totals for Grant Fund:				\$16,256.66	
Fund: Hotel Occupancy Tax					
Checking Account(s)					
FIRST FINANCIAL BANK (XXXX5253)			0.00 %	10,083.11	Cash In Bank
Totals for Hotel Occupancy Tax Fund:				\$10,083.11	
Fund: MEDC					
Certificates of Deposit					
ALLEGIANCE BANK (XXXX2047)	12/17/2017	06/06/2018	0.85 %	100,000.00	
ICON BANK (XXXX5334)	01/27/2018	01/27/2019	1.25 %	150,000.00	
Money Market Funds					
TEXPOOL (XXXX0006)	08/01/2005		1.34 %	236,483.24	
Checking Account(s)					
FIRST FINANCIAL BANK (XXXX7938)			0.00 %	112,538.25	MEDC Checking
Totals for MEDC Fund:				\$599,021.49	
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		1.34 %	18,076.03	
Checking Account(s)					
FIRST FINANCIAL BANK (XXXX7383)			0.00 %	260,918.04	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:				\$278,994.07	
Grand total for City of Montgomery:				\$4,995,614.78	

City of Montgomery - General
Cash Flow Report - Checking Account

As of March 23, 2018

Num	Name	Memo	Amount	Balance
BALANCE AS OF 02/23/2018				\$550,182.83
Receipts				
	Tax Revenue CL 2/18		137,136.04	
	P&I Tax Rev 2/18		1,308.80	
	Tax Revenue OS 2/18		750.65	
	Tax Revenue EOM 2/18		272.54	
	Court Revenue		37,614.95	
	Court Revenue - O/S		13,381.15	
	Miscellaneous Revenue CL		51,694.15	
	Misc. Revenue O/S		3,237.70	
	Interest		16.42	
	Sales Tax Revenue 3/6/18		149,964.30	
	Deposit for-Waterstone on Lake Conroe Sec II		15,000.00	
	StyleCraft Bldrs - Escrow Pmt for Hills of Town Ck Sec 1&2		5,935.63	
Total Receipts				416,312.33
Disbursements				
27952	Card Service Center	First Financial Credit Card Account XXXX 0869 -	(3,805.96)	
27953	City of Montgomery - Utility Fund	Water Usage @ Parks, City Hall, Com Center - 1/1	(608.48)	
27954	Ger Nay Pest Control	Pest control INV 12380, 12383	(212.00)	
27955	Houston Chronicle	Advertising invoice 222716064	(36.00)	
27956	Jim's Hardware	Acct #102 - Invoices - 1/31	(885.86)	
27957	Jones & Carter, Inc	Engineering - W5841-0026-17 Living Savior Luther	(230.00)	
27958	Patricia Dugan	Comm. Bldg. Deposit Refund	(150.00)	
27959	Pavers Supply Company	Inv. 98415 Ty A Gr 2 Limestone Base	(121.24)	
27960	Perdue, Brandon, Fielder, Collins, & Mott	Collections-Fines and Fees - 11/1/17 - 1/31/2018	(8,213.76)	
27961	Personalized Communications, Inc.	Answering Service - 18253-020718	(69.14)	
27962	Rick Hanna, CBO	Inv 17522, 17521	(4,508.50)	
27963	Solomon Electric, Inc.	INV 13587 CITY HALL - Replaced (1) wall pack o	(248.00)	
27964	Southwest Solutions Group	Netlabels Inv 80791-1	(136.00)	
27965	UBEO of East Texas, Inc.	Invoice 57238773, 58049604	(2,104.74)	
27966	Valero Marketing & Supply Company-2	Acct 7137-8863 for 1/18	(740.02)	
27967	Office of the Attorney General	0012541428, 0012011313, 0013412154, 001180485	(2,583.78)	
27968	Consolidated Communications	Telephone Exp	(870.70)	
27969	Evident Crime Scene Products, Inc	Invoice 128539A	(114.01)	
27970	Ewing Irrigation Products, Inc.	Memory Park - Order #7021546A	(114.75)	
27971	Gordon B. Dudley, Jr.	Prosecutor Fee 2/22/18	(450.00)	
27972	GTIN	Fee per service agreement for 2/18 #6475	(3,360.50)	
27973	Home Depot Credit Services	Acct # ***-9951 Inv 6071235, 20811	(787.75)	
27974	Jones & Carter, Inc	Inv 261260,261110,117,116,115,114,113,112,107,10	(11,154.50)	
27975	Loretta Burliegh	Comm Bldg Deposit Refund	(150.00)	
27976	Michael Shirley	Prosecutor Fee12/7, 1/11, 1/22/18	(1,350.00)	
27977	Miguel Rosario	Reimburse of expenses - TAMU TEEX Training F	(60.00)	
27978	Purchase Power	Acct-8000-9090-1015-0170 - Initial Postage 2/18	(500.00)	
27979	Rick Hanna, CBO	Inv 17532, 33	(4,776.00)	
27980	Ricks Auto Shop	Auto Repairs - Inv 5579	(110.50)	
27981	Stowes' Wrecker & Collision	State Inspection Inv 2726	(25.50)	
27982	T. Bryant Mather	Comm Bldg Deposit refund	(150.00)	
27983	Texas Specialties/Lone Star Signs	3 Memory Park Signs/ 6 post/panel signs INV 116	(404.61)	
27984	TML-Multistate Intergovernmental	Health, Life & AD&D Insurance 3/18 - 55011803	(11,295.20)	
27985	Tyler Technologies, Inc	Monthly fee - Web Site and On Line Billing Compo	(41.00)	
27986	Valero Marketing & Supply Company	Acct #6224 9487 - Fuel Thru 2/13/18 (police)	(2,104.29)	

City of Montgomery - General
Cash Flow Report - Checking Account

As of March 23, 2018

Num	Name	Memo	Amount	Balance
Disbursements				
27987	Whitestone Printing	Window Envelopes & secondary sheets Inv 2754	(177.00)	
27988	Daspit, Laurence F	Payroll 3/2/18	(36.94)	
27989	Redman, Leslie A.	Court Payroll 3/2/18	(106.14)	
27990	TMRS	0877, 00877	(12,285.21)	
27991	Autumn Redman	Mileage reimbursement 12/5/17-3/5/18	(97.50)	
27992	Consolidated Communications	Telephone Service Per Spreadsheet 2/18	(829.00)	
27993	Ditttert Rubber Stamp, Ltd.	Inv 251050	(34.00)	
27994	Entergy	Part Utilities per spreadsheet - 2/18	(1,464.03)	
27995	Evident Crime Scene Products, Inc	Invoice 128539B	(82.20)	
27996	Ger Nay Pest Control	12581, 83	(212.00)	
27997	Innovative Outdoors	Inv 1017, 1069	(13,333.34)	
27998	Iron Mountain	Document Shredding PVX5881	(106.86)	
27999	James Riley	Travel and Training - for TCOLE Firearms Instruct	(735.48)	
28000	Jim's Hardware	Acct #102 - Invoices - 2/18	(881.26)	
28001	LDC	CM100017 - Gas Service 101 Plantersville 2/18	(21.95)	
28002	McCoy's Building Supply Corporation	Acct - 0900-98046487-001 Invoice - 11307379	(112.73)	
28003	Montgomery Central Appraisal District	Share Funding 2nd Qtr Fees 2018	(1,904.00)	
28004	Office Depot Business Credit	Supplies 2/18	(651.47)	
28005	Pavers Supply Company	98656, 98618	(409.92)	
28006	Rick Hanna, CBO	Plan Reviews Inv 17534	(1,747.00)	
28007	Robert Rosenquist	Municipal Court Judge - 2/18	(1,500.00)	
28008	Sam's Club	Acct #040241083268-7 Inv 07414, 9364	(132.31)	
28009	Southwest Solutions Group	Inv 1992, 78480	(250.00)	
28010	Stowes' Wrecker & Collision	Repairs - Police Inv 2717	(230.50)	
28011	Thomas Lundsten	Cedar Brake Park Garden Maintenance -2/18	(65.00)	
28012	TMCCP	2017 Supplement Texas Municipal Law and Proced	(47.00)	
28013	TML-IRP	Contract #6827 - Ins Premium 3/18	(4,505.53)	
28014	Tyler Technologies, Inc	Inv 025- 213678 Epson TM-H6000IV Thermal Re	(1,135.00)	
28015	Weisinger Materials, Inc	Wholesale Decomposed Granite Inv 63317	(68.00)	
28016	Hensley, Susan L	40 Hours Vacation (cash out)	(981.37)	
28017	Muckleroy, Micha D.	40 Hours Vacation (cash out)	(1,053.04)	
28019	American Tire Distributors	Tires Inv. S103481385 Acct No. 216359	(1,426.02)	
28020	Amy Sumner	Deposit Refund - Community Center Rental 3/11/	(150.00)	
28021	Cajun Ready Mix, Ltd.	INV # 31748 Peagravel - Fernland	(2,900.00)	
28022	Christopher Carswell	Reimbursement of Expense for - Jims Hardware 3	(14.06)	
28023	City of Montgomery - Utility Fund	Water Usage @ Parks, City Hall, Com Center - 2/1	(780.66)	
28024	Darden,Fowler & Creighton, L.L.P.	Legal Fees 2/18	(6,447.00)	
28025	Easley Enterprises of Texas, Inc.	City Hall General Cleaning Feb 1-28	(375.00)	
28026	G & K Services, Inc.	INV/REF# 6165236548 thru 6165297876	(1,350.38)	
28027	Heartsmart.com	Inv HS335106 - Police Supplies	(248.00)	
28028	Houston Chronicle	Advertising invoice 222716065 & 222716067	(379.80)	
28029	JK Graphics, Inc.	PW Decals and install Inv 33611	(130.00)	
28030	Laurel Paving	Concrete Sidewalk / Bell Tower to House INV 119	(18,232.00)	
28031	Miller Uniforms & Emblems, Inc.	Uniforms Acct 299- inv 102606 & 102823	(337.44)	
28032	Old Republic Title Co.	File No. 1802144 Lot 1-4, of Montgomery Townsit	(375.06)	
28033	Omnibase Services of Texas, LP	4th Qtr Activity - 2017 PS ID # 417-114170	(326.00)	
28034	Personalized Communications, Inc.	Answering Service - 18253-030718	(52.26)	
28035	Star Hand Car Wash, Inc.	Public Works Pick Up - Package #2 Inv 1509	(35.00)	
28036	Texas Specialties/Lone Star Signs	INV # 11710 Three (3) Signs	(36.60)	
28037	The Mail Stop	Statement Period thru 03/03/2018	(49.53)	
28038	Thomas Printing & Publishing	Police - Tow Books - Inv 9203	(917.00)	
28039	TransUnion	Acct 300819 - 12/01-12/31/2017	(145.16)	

City of Montgomery - General
Cash Flow Report - Checking Account

As of March 23, 2018

Num	Name	Memo	Amount	Balance
Disbursements				
28040	ULINE, INC.	Inv 95333284 Metal Smoke Recp.	(370.13)	
28041	USA Blue Book	Prof Grade SS Probe 5' INV 500226	(121.76)	
28042	Verizon Wireless	521590387-00001	(1,575.49)	
28043	VPRO Tinters, LLC	INV 1929 Tint 07 Honda Fit	(135.00)	
28044	Weisinger Materials, Inc	INV 063397 Wholesale Topsoil	(70.00)	
28045	Office of the Attorney General	0012541428, 0012011313, 0013412154, 001180485	(2,431.64)	
D/M		Stop Pmt Fees	(60.00)	
D/M	ETS Corporation	Credit Card Fees 2/18	(577.74)	
DD	Aguirre, Abel	Payroll 3/2/18	(1,652.53)	
DD	Bauer, Timothy M	Payroll 3/2/18	(1,340.07)	
DD	Belmares, Jose N.	Payroll 3/2/18	(2,006.16)	
DD	Bickford, Dana N	Payroll 3/2/18	(88.65)	
DD	Bracht, James C.	Payroll 3/2/18	(2,031.58)	
DD	Carswell, Christopher M	Payroll 3/2/18	(1,466.56)	
DD	Duckett, Kimberly T.	Payroll 3/2/18	(1,408.87)	
DD	Dupree, April J	Payroll 3/2/18	(1,216.86)	
DD	Hensley, Susan L	Payroll 3/2/18	(1,795.03)	
DD	Hernandez, George J.	Payroll 3/2/18	(1,201.08)	
DD	Kohl, Julie J	Payroll 3/2/18	(228.11)	
DD	Menard, Tara M	Payroll 3/2/18	(1,187.38)	
DD	Muckleroy, Micha D.	Payroll 3/2/18	(2,012.52)	
DD	Napolitano, James F	Payroll 3/2/18	(2,626.95)	
DD	Raica, Carol D	Payroll 3/2/18	(212.88)	
DD	Rather, Regina S.	Payroll 3/2/18	(608.13)	
DD	Redman, Leslie A.	Payroll 3/2/18	(1,228.68)	
DD	Riley, James A.	Payroll 3/2/18	(1,805.94)	
DD	Rosario III, Miguel A.	Payroll 3/2/18	(1,130.48)	
DD	Rosendo, Jose A	Payroll 3/2/18	(1,207.06)	
DD	Salas, Francisco A.	Payroll 3/2/18	(1,257.06)	
DD	Standifer, Eric L.	Payroll 3/2/18	(1,577.46)	
DD	Thomas, Ryan A	Payroll 3/2/18	(1,294.64)	
DD	Thompson, Kevin A.	Payroll 3/2/18	(927.42)	
DD	Yates, Jack R	Payroll 3/2/18	(3,354.77)	
DD	Kowarsch, Robert D	Payroll 3/2/18	(92.35)	
DD	Aguirre, Abel	Payroll 3/16/18	(1,523.72)	
DD	Bauer, Timothy M	Payroll 3/16/18	(1,331.92)	
DD	Belmares, Jose N.	Payroll 3/16/18	(2,006.16)	
DD	Bickford, Dana N	Payroll 3/16/18	(307.53)	
DD	Bracht, James C.	Payroll 3/16/18	(1,973.27)	
DD	Carswell, Christopher M	Payroll 3/16/18	(1,544.70)	
DD	Duckett, Kimberly T.	Payroll 3/16/18	(1,408.86)	
DD	Dupree, April J	Payroll 3/16/18	(1,180.18)	
DD	Hensley, Susan L	Payroll 3/16/18	(1,945.02)	
DD	Hernandez, George J.	Payroll 3/16/18	(1,201.08)	
DD	Kohl, Julie J	Payroll 3/16/18	(184.63)	
DD	Kowarsch, Robert D	Payroll 3/16/18	(140.83)	
DD	Menard, Tara M	Payroll 3/16/18	(1,166.72)	
DD	Muckleroy, Micha D.	Payroll 3/16/18	(2,012.51)	
DD	Napolitano, James F	Payroll 3/16/18	(2,626.93)	
DD	Rather, Regina S.	Payroll 3/16/18	(497.27)	
DD	Redman, Leslie A.	Payroll 3/16/18	(1,221.65)	
DD	Riley, James A.	Payroll 3/16/18	(1,899.99)	

City of Montgomery - General
Cash Flow Report - Checking Account

As of March 23, 2018

Num	Name	Memo	Amount	Balance
Disbursements				
DD	Rosario III, Miguel A.	Payroll 3/16/18	(1,130.49)	
DD	Rosendo, Jose A	Payroll 3/16/18	(1,582.48)	
DD	Salas, Francisco A.	Payroll 3/16/18	(1,441.46)	
DD	Standifer, Eric L.	Payroll 3/16/18	(1,577.46)	
DD	Thomas, Ryan A	Payroll 3/16/18	(1,483.18)	
DD	Thompson, Kevin A.	Payroll 3/16/18	(776.30)	
DD	Yates, Jack R	Payroll 3/16/18	(3,514.70)	
DD	Raica, Carol D	Payroll 3/16/18	(212.87)	
POL	EFIPS	74-2063592	(11,392.44)	
POL	EFIPS	Payroll Liabilities 3/16/18	(11,948.40)	
Transfer	City of Montgomery- Capital Projects	Tsf To Cover Pay Est #1 to Glen Fuqua, Inc -Proj	(125,717.85)	
Total Disbursements				<u>(367,627.12)</u>
BALANCE AS OF 03/23/2018				<u><u>\$598,868.04</u></u>

City of Montgomery - General
Cash Flow Report - Police Drug & Misc Fund Account

As of March 23, 2018

Num	Name	Memo	Amount	Balance
BALANCE AS OF 02/23/2018				\$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 03/23/2018				\$10,675.64

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

As of March 23, 2018

Num	Name	Memo	Amount	Balance
BALANCE AS OF 02/23/2018				\$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 03/23/2018				<u><u>\$10.00</u></u>

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

	Feb 18	Budget	\$ Over B...	Oct '17 - ...	YTD Bud...	\$ Over B...	Annual B...
Ordinary Income/Expense							
Income							
14000.1 · Taxes & Franchise Fees							
14103 · Beverage Tax	0.00	0.00	0.00	4,484.28	2,750.00	1,734.28	11,000.00
14111 · Franchise Tax	2,768.91	0.00	2,768.91	7,623.40	18,000.00	-10,376.60	72,000.00
14320 · Ad Valorem Taxes							
14320.1 · PID Tax Revenue	0.00			35,775.81			
14320 · Ad Valorem Taxes - Other	67,931.35	143,465.12	-75,533.77	381,728.10	339,440.34	42,287.76	402,412.00
Total 14320 · Ad Valorem Taxes	67,931.35	143,465.12	-75,533.77	417,503.91	339,440.34	78,063.57	402,412.00
14330 · Penalties & Interest on Adv Tax	643.50	208.33	435.17	1,058.05	1,041.69	16.36	2,500.00
14331 · Rendition Penalties	0.00	16.67	-16.67	0.00	83.31	-83.31	200.00
14600 · Sales Tax	201,476.98	153,004.68	48,472.30	750,678.71	722,061.81	28,616.90	1810800.00
Total 14000.1 · Taxes & Franchise Fees	272,820.74	296,694.80	-23,874.06	1181348.35	1083377.15	97,971.20	2298912.00
14000.2 · Permits & Licenses							
14105 · Building Permits	19,789.10	19,822.38	-33.28	75,630.90	62,656.15	12,974.75	175,000.00
14146 · Vendor/Beverage Permits	80.00	8.33	71.67	2,116.00	41.69	2,074.31	100.00
14611 · Sign Fee	200.00	150.00	50.00	1,060.00	750.00	310.00	1,800.00
14612 · Misc Permit Fees(plats & Zoning	0.00	166.67	-166.67	-67.93	833.31	-901.24	2,000.00
Total 14000.2 · Permits & Licenses	20,069.10	20,147.38	-78.28	78,738.97	64,281.15	14,457.82	178,900.00
14000.4 · Fees for Service							
14380 · Community Bldg Rental	1,205.00	458.33	746.67	2,940.00	2,291.69	648.31	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	1,506.20	175.00	1,331.20	5,431.38	875.00	4,556.38	2,100.00
Total 14000.4 · Fees for Service	2,711.20	633.33	2,077.87	8,371.38	3,196.69	5,174.69	7,630.00
14000.5 · Court Fines & Forfeitures							
14101 · Collection Fees	4,234.39	2,000.00	2,234.39	14,678.14	10,000.00	4,678.14	24,000.00
14102 · Asset Forfeitures	0.00	0.00	0.00	0.00	125.00	-125.00	500.00
14106 · Child Belt/Safety (Dedicated)	0.00	100.00	-100.00	46.33	500.00	-453.67	1,200.00
14110 · Fines	44,783.02	45,833.33	-1,050.31	181,081.50	229,166.69	-48,085.19	550,000.00
14118 · OMNI	279.49	166.67	112.82	992.53	833.31	159.22	2,000.00
14125 · Warrant Fees	0.00	0.00	0.00	0.00	50.00	-50.00	50.00
14126 · Judicial Efficiency (Dedicated)	143.76	145.83	-2.07	545.97	729.19	-183.22	1,750.00
14130 · Accident Reports	18.00	18.00	0.00	231.41	66.00	165.41	180.00
Total 14000.5 · Court Fines & Forfeitures	49,458.66	48,263.83	1,194.83	197,575.88	241,470.19	-43,894.31	579,680.00
14000.6 · Other Revenues							
15380 · Unanticipated Income	144.72	10.00	134.72	722.56	30.00	692.56	100.00
15391 · Interest Income	16.42	71.88	-55.46	59.34	337.69	-278.35	707.47
15392 · Interest on Investments	1,964.04	150.00	1,814.04	3,411.74	750.00	2,661.74	1,800.00
Total 14000.6 · Other Revenues	2,125.18	231.88	1,893.30	4,193.64	1,117.69	3,075.95	2,607.47
15350 · Proceeds from sales	0.00	200.00	-200.00	0.00	200.00	-200.00	200.00
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	500.00	-500.00	500.00
Total Income	347,184.88	366,171.22	-18,986.34	1464509.49	1394142.87	70,366.62	3068429.47
Expense							
16000 · Personnel							
16353.1 · Health Ins.	9,904.70	8,460.51	1,444.19	43,519.90	44,162.22	-642.32	105,990.00
16353.4 · Unemployment Ins.	70.73	833.94	-763.21	198.76	2,095.90	-1,897.14	3,110.00
16353.5 · Workers Comp.	1,866.67	1,670.83	195.84	12,356.57	6,812.31	5,544.26	15,810.00
16353.6 · Dental & Vision Insurance	1,202.50	923.90	278.60	5,682.92	4,682.28	1,000.64	11,780.00
16353.7 · Life & AD&D Insurance	127.19	80.84	46.35	587.40	404.12	183.28	970.00
16353.8 · Crime-Ins	21.96	0.00	21.96	109.79	0.00	109.79	0.00
16560 · Payroll Taxes	7,049.35	7,495.82	-446.47	36,045.39	37,479.26	-1,433.87	89,950.00
16600 · Wages	88,742.14	98,279.17	-9,537.03	435,213.99	491,395.81	-56,181.82	1179350.00
16600.1 · Overtime	3,156.66	1,443.67	1,712.99	20,825.70	7,704.77	13,120.93	20,000.00
16620 · Retirement Expense	5,580.86	4,216.66	1,364.20	26,478.71	21,083.38	5,395.33	50,600.00

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

Accrual Basis

February 2018

	Feb 18	Budget	\$ Over B...	Oct '17 - ...	YTD Bud...	\$ Over B...	Annual B...
Total 16000 · Personnel	117,722.76	123,405.34	-5,682.58	581,019.13	615,820.05	-34,800.92	1477560.00
16001 · Communications							
16338 · Advertising/Promotion							
16338.1 · Legal Notices and Pub	0.00			1,434.40			
16338 · Advertising/Promotion - Other	124.00	468.92	-344.92	1,515.52	1,844.55	-329.03	4,626.98
Total 16338 · Advertising/Promotion	124.00	468.92	-344.92	2,949.92	1,844.55	1,105.37	4,626.98
Total 16001 · Communications	124.00	468.92	-344.92	2,949.92	1,844.55	1,105.37	4,626.98
16002 · Contract Services							
16102 · General Consultant Fees	855.25	2,166.67	-1,311.42	9,942.46	13,833.31	-3,890.85	32,000.00
16220 · Omni Expense	0.00	291.67	-291.67	326.00	1,458.31	-1,132.31	3,500.00
16242 · Prosecutors Fees	2,250.00	958.33	1,291.67	4,950.00	4,791.69	158.31	11,500.00
16280 · Mowing	6,666.67	6,716.67	-50.00	33,333.35	33,583.31	-249.96	80,600.00
16281 · Records Shredding	106.86			213.32			
16299 · Inspections/Permits	9,284.50	6,750.00	2,534.50	48,008.68	33,750.00	14,258.68	81,000.00
16310 · Judge's Fee	1,500.00	1,500.00	0.00	7,547.00	7,500.00	47.00	18,000.00
16320 · Legal							
16320.1 · House Abatement Legal	36.00			36.00			
16320 · Legal - Other	6,267.00	5,166.67	1,100.33	13,847.00	15,833.31	-1,986.31	34,500.00
Total 16320 · Legal	6,303.00	5,166.67	1,136.33	13,883.00	15,833.31	-1,950.31	34,500.00
16321 · Audit Fees	0.00	0.00	0.00	3,000.00	12,000.00	-9,000.00	14,000.00
16322 · Engineering	26,405.17	6,833.34	19,571.83	58,456.58	34,166.62	24,289.96	82,000.00
16326 · Collection Agency Fees	0.00	7,500.00	-7,500.00	14,261.93	23,000.00	-8,738.07	45,000.00
16333 · Accounting Fees	8,854.16	7,000.00	1,854.16	39,730.16	35,000.00	4,730.16	84,000.00
16335 · Repairs & Maintenance							
16335.1 · Maintenance - Vehicles & Equip							
16334 · Gas/Oil	2,474.30	2,666.66	-192.36	13,000.56	13,333.38	-332.82	32,000.00
16343 · Tractor & Mower	0.00	83.33	-83.33	96.50	416.69	-320.19	1,000.00
16357 · Auto Repairs	369.42	1,791.66	-1,422.24	9,269.64	8,958.38	311.26	21,500.00
16373 · Equipment repairs	0.00	791.67	-791.67	518.19	3,958.31	-3,440.12	9,500.00
16374 · Building Repairs-City Hall/Comm	976.49	1,541.67	-565.18	11,123.32	7,708.31	3,415.01	18,500.00
16375 · Street Repairs - Minor							
16375.1 · Streets-Preventive Maintenance	0.00	1,500.00	-1,500.00	1,962.80	7,500.00	-5,537.20	18,000.00
16375 · Street Repairs - Minor - Other	236.04	1,250.00	-1,013.96	3,277.73	6,250.00	-2,972.27	15,000.00
Total 16375 · Street Repairs - Minor	236.04	2,750.00	-2,513.96	5,240.53	13,750.00	-8,509.47	33,000.00
16335.1 · Maintenance - Vehicles & Equip - ...	85.08	125.00	-39.92	85.08	625.00	-539.92	1,500.00
Total 16335.1 · Maintenance - Vehicles & Equip	4,141.33	9,749.99	-5,608.66	39,333.82	48,750.07	-9,416.25	117,000.00
16335 · Repairs & Maintenance - Other	811.92	1,250.00	-438.08	5,393.90	7,000.00	-1,606.10	6,392.72
Total 16335 · Repairs & Maintenance	4,953.25	10,999.99	-6,046.74	44,727.72	55,750.07	-11,022.35	123,392.72
16337 · Street Signs	0.00	541.67	-541.67	2,230.30	2,708.31	-478.01	6,500.00
16340 · Printing & Office supplies	381.58	600.01	-218.43	5,017.12	2,999.93	2,017.19	7,200.00
16342 · Computers/Website	1,120.16	2,483.33	-1,363.17	14,243.74	12,416.69	1,827.05	29,800.00
16350 · Postage/Delivery	602.00	333.33	268.67	2,946.71	2,241.69	705.02	5,100.00
16351 · Telephone	1,644.88	1,862.51	-217.63	8,357.98	9,312.43	-954.45	22,309.00
16360 · Tax Assessor Fees	0.00	0.00	0.00	2,060.21	7,320.00	-5,259.79	7,320.00
16370 · Election	0.00	0.00	0.00	0.00	0.00	0.00	16,000.00
17030 · Mobil Data Terminal	1,460.17	1,333.33	126.84	14,067.25	6,666.69	7,400.56	16,000.00
17031 · Police Officer Scheduling Serv	0.00	166.67	-166.67	562.95	833.31	-270.36	2,000.00
17040 · Computer/Technology	1,680.25	4,604.33	-2,924.08	9,199.49	13,265.21	-4,065.72	24,500.00
17510 · State Portion of Fines/Payouts	0.00	0.00	0.00	34,946.98	50,000.00	-15,053.02	200,000.00
Total 16002 · Contract Services	74,067.90	67,808.52	6,259.38	372,012.93	378,430.88	-6,417.95	946,221.72
16003 · Supplies & Equipment							
16244 · Radio Fees	0.00	0.00	0.00	0.00	0.00	0.00	4,398.24
16328 · Uniforms	46.50	1,166.67	-1,120.17	4,699.67	6,333.31	-1,633.64	14,500.00
16328.1 · Protective Gear	0.00	250.00	-250.00	0.00	1,250.00	-1,250.00	3,000.00
16358 · Copier/Fax Machine Lease	1,703.32	1,689.12	14.20	7,863.46	8,476.16	-612.70	20,300.00

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

	Feb 18	Budget	\$ Over B...	Oct '17 - ...	YTD Bud...	\$ Over B...	Annual B...
16460 · Operating Supplies (Office)							
16460.1 · Streets and Drainage	380.61	291.67	88.94	2,063.27	1,458.31	604.96	3,500.00
16460.2 · Cedar Brake Park	80.04	333.33	-253.29	793.04	1,666.69	-873.65	4,000.00
16460.3 · Homecoming Park	80.04	166.67	-86.63	357.08	833.31	-476.23	2,000.00
16460.4 · Fernland Park	80.04	208.33	-128.29	450.60	1,041.69	-591.09	2,500.00
16460.5 · Community Building	0.00	333.33	-333.33	66.05	1,666.69	-1,600.64	4,000.00
16460.6 · Tools, Etc	207.72	233.33	-25.61	649.00	1,166.69	-517.69	2,800.00
16460.7 · Memory Park	80.02	250.00	-169.98	1,221.68	1,250.00	-28.32	3,000.00
16460 · Operating Supplies (Office) - Other	1,617.66	1,700.01	-82.35	12,152.46	8,472.18	3,680.28	20,428.72
Total 16460 · Operating Supplies (Office)	2,526.13	3,516.67	-990.54	17,753.18	17,555.56	197.62	42,228.72
16503 · Code Enforcement Expenses	0.00	83.33	-83.33	0.00	416.69	-416.69	1,000.00
17010 · Emergency Equipment	0.00	0.00	0.00	84.94	500.00	-415.06	2,000.00
17050 · Radios	0.00	0.00	0.00	0.00	18,000.00	-18,000.00	18,000.00
17100 · Capital Purchase Furniture	0.00	2,406.72	-2,406.72	0.00	5,373.00	-5,373.00	11,400.00
16003 · Supplies & Equipment - Other	0.00	250.00	-250.00	641.54	1,250.00	-608.46	3,000.00
Total 16003 · Supplies & Equipment	4,275.95	9,362.51	-5,086.56	31,042.79	59,154.72	-28,111.93	119,826.96
16004 · Staff Development							
16241 · Police Training/Education	0.00	616.70	-616.70	0.00	783.10	-783.10	6,800.00
16339 · Dues & Subscriptions	445.00	250.00	195.00	2,441.22	1,249.97	1,191.25	3,500.00
16341 · Community Relations (Education)	0.00	100.00	-100.00	783.22	1,300.00	-516.78	2,700.00
16354 · Travel & Training (Travel)	706.16	1,640.50	-934.34	9,880.99	7,389.55	2,491.44	22,500.00
16004 · Staff Development - Other	0.00	0.00	0.00	150.00	0.00	150.00	0.00
Total 16004 · Staff Development	1,151.16	2,607.20	-1,456.04	13,255.43	10,722.62	2,532.81	35,500.00
16005 · Maintenance							
16228 · Park Maint-Memory Pk	124.73	708.33	-583.60	510.82	3,541.69	-3,030.87	8,500.00
16229 · Park Maint - Fernland	80.99	1,925.00	-1,844.01	879.39	9,625.00	-8,745.61	23,100.00
16230 · Park Maint-Cedar Brake Park	196.59	500.00	-303.41	848.55	2,500.00	-1,651.45	6,000.00
16231 · Park Maint. - Homecoming Park	0.00	166.67	-166.67	0.00	833.31	-833.31	2,000.00
Total 16005 · Maintenance	402.31	3,300.00	-2,897.69	2,238.76	16,500.00	-14,261.24	39,600.00
16006 · Insurance							
16353.2 · Liability Ins.	1,940.29	1,175.00	765.29	9,701.45	5,875.00	3,826.45	14,100.00
16353.3 · Property Ins.	676.61	458.34	218.27	3,383.04	2,291.62	1,091.42	5,500.00
Total 16006 · Insurance	2,616.90	1,633.34	983.56	13,084.49	8,166.62	4,917.87	19,600.00
16007 · Utilities							
16351.1 · Utilities - Memory Park -Water	0.00	333.33	-333.33	0.00	1,666.69	-1,666.69	4,000.00
16351.2 · Utilities-Fernland Pk-Water	0.00	58.33	-58.33	0.00	291.69	-291.69	700.00
16352.0 · Electronic Sign-City	0.00	50.00	-50.00	275.95	250.00	25.95	600.00
16352.1 · Street Lights	26.33	1,183.33	-1,157.00	4,576.06	5,916.69	-1,340.63	14,200.00
16352.2 · Downtown Lighting	0.00	28.33	-28.33	58.10	141.69	-83.59	340.00
16352.3 · Cedar Brake Park	265.28	250.00	15.28	1,049.85	1,250.00	-200.15	3,000.00
16352.4 · Homecoming Park	211.38	108.33	103.05	701.06	541.69	159.37	1,300.00
16352.5 · Fernland Park	284.88	350.00	-65.12	1,709.65	1,750.00	-40.35	4,200.00
16352.6 · Utilities - City Hall	930.97	875.00	55.97	4,348.49	4,375.00	-26.51	10,500.00
16352.7 · Utilities - Gas	21.95	68.33	-46.38	315.40	441.69	-126.29	920.00
16352.8 · Utilities - Comm Center Bldg	775.05	450.00	325.05	3,101.27	2,250.00	851.27	5,400.00
16352.9 · Utilities-Memory Pk	359.28	833.33	-474.05	2,783.80	4,166.69	-1,382.89	10,000.00
16007 · Utilities - Other	0.00	0.00	0.00	0.00	100.00	-100.00	100.00
Total 16007 · Utilities	2,875.12	4,588.31	-1,713.19	18,919.63	23,141.83	-4,222.20	55,260.00
16008 · Capital Outlay							
16233 · Cap Outlay- Com Building Proj	0.00	125.00	-125.00	3,243.98	625.00	2,618.98	1,500.00
17070 · Capital Outlay - Police Cars							
17070.1 · Emergency Lights, Decals	11,976.94	0.00	11,976.94	15,888.94	0.00	15,888.94	15,000.00
17070.3 · Vid Tec - In Car	0.00	0.00	0.00	41,225.00	13,760.00	27,465.00	34,500.00
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

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

	Feb 18	Budget	\$ Over B...	Oct '17 - ...	YTD Bud...	\$ Over B...	Annual B...
Total 17070 · Capital Outlay - Police Cars	11,976.94	0.00	11,976.94	85,256.04	60,510.00	24,746.04	96,250.00
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	0.00	2,000.00	-2,000.00	4,000.00
17071.4 · Laser Fish (Software Equip)	0.00	308.23	-308.23	0.00	1,542.39	-1,542.39	3,700.00
17071.6 · Investigative and Testing Equip	196.21	400.00	-203.79	276.11	1,200.00	-923.89	4,000.00
17071.7 · Ballistic Vests & Shields	0.00	0.00	0.00	5,484.13	2,350.00	3,134.13	4,700.00
17071 · Cap Purchase - Computers/Equip - Other	41.00	583.33	-542.33	8,053.52	5,416.69	2,636.83	17,000.00
Total 17071 · Cap Purchase - Computers/Equip	237.21	1,291.56	-1,054.35	13,813.76	19,009.08	-5,195.32	39,900.00
17071.5 · Patrol Weapons	0.00	0.00	0.00	0.00	5,200.00	-5,200.00	5,200.00
17072 · Capital Outlay-PWorks Items	3,150.98	5,000.00	-1,849.02	49,679.43	25,000.00	24,679.43	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	15,365.13	6,416.56	8,948.57	151,993.21	125,344.08	26,649.13	217,850.00
16009 · Miscellaneous Expenses							
16590 · Misc. Expense							
16590.2 · Property 149/105	1,555.06			1,555.06			
16590 · Misc. Expense - Other	607.74	-1,712.21	2,319.95	3,039.75	779.62	2,260.13	5,447.15
Total 16590 · Misc. Expense	2,162.80	-1,712.21	3,875.01	4,594.81	779.62	3,815.19	5,447.15
16009 · Miscellaneous Expenses - Other	15.34			468.67			
Total 16009 · Miscellaneous Expenses	2,178.14	-1,712.21	3,890.35	5,063.48	779.62	4,283.86	5,447.15
16010 · Contingency	0.00	10.00	-10.00	0.00	30.00	-30.00	100.00
16356 · Contract Labor- Streets	0.00	10,768.25	-10,768.25	7,090.00	53,841.26	-46,751.26	129,219.01
16500 · Leases - Parks and Recreation							
16504 · Adams Park	0.00	0.00	0.00	2,958.91	3,400.00	-441.09	3,400.00
Total 16500 · Leases - Parks and Recreation	0.00	0.00	0.00	2,958.91	3,400.00	-441.09	3,400.00
17000 · Capital Purchase	0.00	0.00	0.00	0.00	24,775.62	-24,775.62	24,775.62
17500 · Sales Tax Rebatement	0.00	0.00	0.00	0.00	0.00	0.00	20,000.00
Total Expense	220,779.37	228,656.74	-7,877.37	1201628.68	1321951.85	-120,323.17	3098987.44
Net Ordinary Income	126,405.51	137,514.48	-11,108.97	262,880.81	72,191.02	190,689.79	-30,557.97
Other Income/Expense							
Other Income							
14000.3 · Transfers In							
14620.2 · Admin Transfer from MEDC	0.00	0.00	0.00	9,375.00	9,375.00	0.00	37,500.00
14620.4 · Admin Trf from Court Security	0.00	0.00	0.00	850.00	850.00	0.00	3,400.00
Total 14000.3 · Transfers In	0.00	0.00	0.00	10,225.00	10,225.00	0.00	40,900.00
Total Other Income	0.00	0.00	0.00	10,225.00	10,225.00	0.00	40,900.00
Net Other Income	0.00	0.00	0.00	10,225.00	10,225.00	0.00	40,900.00
Net Income	126,405.51	137,514.48	-11,108.97	273,105.81	82,416.02	190,689.79	10,342.03

City of Montgomery - Capital Projects
Cash Flow Report - Const CkgW&S Proj 1058544 Account
As of March 23, 2018

Num	Name	Memo	Amount	Balance
BALANCE AS OF 02/23/2018				\$263,277.00
Receipts				
	1st Hartford - for Grav SS Line (Engineering & Design)		57,500.00	
	Waterstone -Release of Escrow for Utility Extention Project		35,176.87	
Total Receipts				<u>92,676.87</u>
Disbursements				
1227	ECB Development, LP	Pay Est #2 - Houston Street Rehab	(8,012.70)	
1228	Jones & Carter, Inc.	Inv 259980 (Remainder), 261099,261103,105,106	(15,370.75)	
1229	Glen Fuqua, Inc	Pay Est #1 - Const of Buffalo Sp. Dr. Bridge Emba	(125,717.85)	
1230	Gulf Utility Services, Inc	Part Inv 16187 - Apache Water and Sewer Line Ext	(18,241.62)	
Total Disbursements				<u>(167,342.92)</u>
BALANCE AS OF 03/23/2018				<u><u>\$188,610.95</u></u>

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

As of March 23, 2018

Num	Name	Memo	Amount	Balance
BALANCE AS OF 02/23/2018				\$1,009,167.83
Receipts				
	Interest on acct		716.39	
Total Receipts				716.39
Disbursements				
	No Disbursements Activity		0.00	
Total Disbursements				0.00
BALANCE AS OF 03/23/2018				\$1,009,884.22

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

As of March 23, 2018

Num	Name	Memo	Amount	Balance
BALANCE AS OF 02/23/2018				\$1,596,385.29
Receipts				
	Interest		1,133.24	
Total Receipts				1,133.24
Disbursements				
	No Disbursements Activity		0.00	
Total Disbursements				0.00
BALANCE AS OF 03/23/2018				<u><u>\$1,597,518.53</u></u>

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

Accrual Basis

February 2018

	Feb 18	Budget	% of Bud...	Oct '17 - ...	YTD Bud...	% of Bud...	Annual Bu...
Ordinary Income/Expense							
Income							
43901 · Capital Proj Funding Sourc							
43901.1 · Transfer from MEDC	0.00			50,012.50			
43901.2 · Transfer from General	21,627.67			21,627.67			
43947 · Transfer from Utility Fund							
43947A · Tsf from Utility - Capital	0.00	0.00	0.0%	77,400.00	38,700.00	200.0%	154,800.00
43947B · Tsf from Utility - Maint	50,000.00	0.00	100.0%	50,000.00	22,850.00	218.8%	91,400.00
43947C · Tsf fr Utility - Cap Costs Proj	155,286.00	0.00	100.0%	155,286.00	0.00	100.0%	200,000.00
Total 43947 · Transfer from Utility Fund	205,286.00	0.00	100.0%	282,686.00	61,550.00	459.3%	446,200.00
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 Agmt - 1st Hartford	57,500.00			57,500.00			
43952.2 · Util Ext Proj-Waterstone on LC	1,042.04			1,042.04			
43952 · Other Fund Reserves/Transfers - Other	0.00			17,240.10			
Total 43952 · Other Fund Reserves/Transfers	58,542.04			75,782.14			
Total 43901 · Capital Proj Funding Sourc	285,455.71	0.00	100.0%	430,108.31	76,550.00	561.9%	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 - Bridge	0.00	0.00	0.0%	0.00	0.00	0.0%	1,200,000.00
43956.2 · FEMA-Plez Morgan St	0.00	0.00	0.0%	0.00	0.00	0.0%	300,000.00
43956.3 · Impact Fees	0.00	0.00	0.0%	0.00	0.00	0.0%	75,000.00
Total 43959 · FEMA Grant Revenue	0.00	0.00	0.0%	0.00	0.00	0.0%	1,575,000.00
43961 · Grant Funds-CDBG							
43961.1 · CDBG Disaster Relief	0.00	0.00	0.0%	0.00	300,000.00	0.0%	300,000.00
Total 43961 · Grant Funds-CDBG	0.00	0.00	0.0%	0.00	300,000.00	0.0%	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	716.39			2,743.03			
45391.2 · Interest Earned Ser 2017B	1,133.24			4,370.60			
45391 · Interest Earned - Other	0.56	333.33	0.2%	3.02	1,666.69	0.2%	4,000.00
Total 45391 · Interest Earned	1,850.19	333.33	555.1%	7,116.65	1,666.69	427.0%	4,000.00
Total Income	287,305.90	333.33	86,192.6%	437,224.96	2,984,216.69	14.7%	4,946,200.00
Expense							
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	47,916.69	0.0%	115,000.00
43890.3 · Eng - Lift St #1 Expansion	0.00	7,500.00	0.0%	0.00	37,500.00	0.0%	90,000.00
43890.4 · Eng - Waterline replacement	-20,708.75			-9,259.50	0.00	100.0%	0.00
43890.5 · Eng-LS #3/Force Main Re-Route	0.00	1,583.33	0.0%	0.00	7,916.69	0.0%	19,000.00
43890.7 · Eng-Downtown/SH105 Imp	0.00	7,833.33	0.0%	0.00	39,166.69	0.0%	94,000.00
43890 · Engineering - Other	0.00	0.00	0.0%	0.00	0.00	0.0%	0.00
Total 43890 · Engineering	-20,708.75	26,499.99	-78.1%	-9,259.50	132,500.07	-7.0%	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	15,000.00	0.0%	36,000.00
43995.2 · Cont's-LS#1 Replacement/Expans	0.00	11,666.67	0.0%	0.00	58,333.31	0.0%	140,000.00
43995.3 · Cont's-WP#3 Improvements	0.00	12,833.33	0.0%	0.00	64,166.69	0.0%	154,000.00
43995.4 · Cont's-Downtown/SH105 Improve	0.00	10,500.00	0.0%	0.00	52,500.00	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	190,000.00	0.0%	456,000.00
44000 · Wastewater System							
44006 · LS #1-Replacement/Expansion	0.00	47,500.00	0.0%	0.00	237,500.00	0.0%	570,000.00
44007 · LS#3 Forcemain Reroute	0.00	12,083.33	0.0%	0.00	60,416.69	0.0%	145,000.00

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

Accrual Basis

February 2018

	Feb 18	Budget	% of Bud...	Oct '17 - ...	YTD Bud...	% of Bud...	Annual Bu...
Total 44000 · Wastewater System	0.00	59,583.33	0.0%	0.00	297,916.69	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%	14,758.40	209,166.69	7.1%	502,000.00
43992.1 · Water Plant #3 - Improvements	0.00	36,666.67	0.0%	0.00	183,333.31	0.0%	440,000.00
43992.4 · WP#3 Improvements - Other Costs	0.00	14,583.33	0.0%	0.00	72,916.69	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%	14,758.40	465,416.69	3.2%	1,117,000.00
46000 · Roadway System Improvements							
46001 · Plez Morgan Street (FEMA)	0.00	25,000.00	0.0%	0.00	125,000.00	0.0%	300,000.00
46002 · Buffalo Springs Bridge (FEMA)	0.00	125,000.00	0.0%	126,048.60	625,000.00	20.2%	1,500,000.00
Total 46000 · Roadway System Improvements	0.00	150,000.00	0.0%	126,048.60	750,000.00	16.8%	1,800,000.00
47000 · Capital Costs Projects	0.00	16,666.67	0.0%	0.00	83,333.31	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
48000 · Cap Outlay-Fac, Equip, Etc							
48000.3 · .3 Houston Street Rehab	0.00			91,678.74			
48001 · GRP Capital Projects	0.00	7,483.33	0.0%	0.00	37,416.69	0.0%	89,800.00
48002 · Utility Project/ Prev Maint	18,241.62	0.00	100.0%	51,596.75	22,850.00	225.8%	91,400.00
48003 · Buffalo Springs Connection	0.00	5,416.67	0.0%	3,908.33	27,083.31	14.4%	65,000.00
48004 · Police Vehicle Replacement	0.00	1,250.00	0.0%	0.00	6,250.00	0.0%	15,000.00
Total 48000 · Cap Outlay-Fac, Equip, Etc	18,241.62	14,150.00	128.9%	147,183.82	93,600.00	157.2%	261,200.00
49000 · Impact Fee Projects	0.00	0.00	0.0%	0.00	75,000.00	0.0%	75,000.00
Total Expense	-2,467.13	397,983.32	-0.6%	278,731.32	2,087,766.76	13.4%	4,942,200.00
Net Ordinary Income	289,773.03	-397,649.99	-72.9%	158,493.64	896,449.93	17.7%	4,000.00
Net Income	<u>289,773.03</u>	<u>-397,649.99</u>	<u>-72.9%</u>	<u>158,493.64</u>	<u>896,449.93</u>	<u>17.7%</u>	<u>4,000.00</u>

City of Montgomery - Debt Service
Cash Flow Report - Checking Account
 As of March 23, 2018

Num	Name	Memo	Amount	Balance
BALANCE AS OF 02/23/2018				\$667,479.39
Receipts				
	No Receipts Activity		0.00	
Total Receipts				0.00
Disbursements				
1043	Zions First National Bank	2017-18 Paying Agent Fee Trust Number 5784524	(250.00)	
Wire	BOK FINANCIAL	Debt Service Payment - Series 2017A - due 3/1/18	(54,967.25)	
Wire	First National Bank of Huntsville	Refunding Bonds Series 2015- Payment due 3/1/18	(87,761.25)	
Wire	BOK FINANCIAL	Debt Service Payment - Series 2017B - due 3/1/18	(89,957.25)	
Wire	Zions First National Bank	Debt Service Payment Series 2012- due 3/1/18	(177,087.50)	
Wire	Zions First National Bank	Debt Service Payment Series 2012 R- due 3/1/18	(143,159.38)	
Total Disbursements				(553,182.63)
BALANCE AS OF 03/23/2018				\$114,296.76

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03/23/18

Accrual Basis

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

	Feb 18	Budget	\$ Over Bud...	Oct '17 - F...	YTD Budget	\$ Over Bud...	Annual Bu...
Income							
34000 - Taxes & Franchise Fees							
34320 - Ad Valorem Taxes	70,227.88	216,000.00	-145,772.12	394,632.64	374,401.80	20,230.84	416,002.00
34330 - Penalty & Interest	665.30	100.00	565.30	1,093.86	500.00	593.86	1,200.00
Total 34000 - Taxes & Franchise Fees	<u>70,893.18</u>	<u>216,100.00</u>	<u>-145,206.82</u>	<u>395,726.50</u>	<u>374,901.80</u>	<u>20,824.70</u>	<u>417,202.00</u>
34100 - Transfers							
34301.4 - Transfers in-MEDC Fund	80,000.00	80,000.00	0.00	80,000.00	80,000.00	0.00	160,000.00
34301.5 - Transfers in - Utility Fund	38,260.00	0.00	38,260.00	76,520.00	38,260.00	38,260.00	153,040.00
Total 34100 - Transfers	<u>118,260.00</u>	<u>80,000.00</u>	<u>38,260.00</u>	<u>156,520.00</u>	<u>118,260.00</u>	<u>38,260.00</u>	<u>313,040.00</u>
35000 - Other Revenues							
35390 - Interest on Checking	0.00			16.29	0.00	16.29	0.00
35391 - Interest on Investments	25.27	25.00	0.27	130.43	125.00	5.43	300.00
Total 35000 - Other Revenues	<u>25.27</u>	<u>25.00</u>	<u>0.27</u>	<u>146.72</u>	<u>125.00</u>	<u>21.72</u>	<u>300.00</u>
Total Income	<u>189,178.45</u>	<u>296,125.00</u>	<u>-106,946.55</u>	<u>552,393.22</u>	<u>493,286.80</u>	<u>59,106.42</u>	<u>730,542.00</u>
Expense							
37000 - Debt Service							
37360 - Interest Payments On Note	22,285.75	117,532.93	-95,247.18	22,285.75	117,532.93	-95,247.18	231,595.56
37363 - Paying Agent Fees	400.00	0.00	400.00	650.00	2,500.00	-1,850.00	2,500.00
37365 - Interest 2012 Series Premium	95,246.88	0.00	95,246.88	95,246.88	0.00	95,246.88	0.00
37395 - Principal Note Payments	435,000.00	435,000.00	0.00	435,000.00	435,000.00	0.00	435,000.00
Total 37000 - Debt Service	<u>552,932.63</u>	<u>552,532.93</u>	<u>399.70</u>	<u>553,182.63</u>	<u>555,032.93</u>	<u>-1,850.30</u>	<u>669,095.56</u>
Total Expense	<u>552,932.63</u>	<u>552,532.93</u>	<u>399.70</u>	<u>553,182.63</u>	<u>555,032.93</u>	<u>-1,850.30</u>	<u>669,095.56</u>
Net Income	<u><u>-363,754.18</u></u>	<u><u>-256,407.93</u></u>	<u><u>-107,346.25</u></u>	<u><u>-789.41</u></u>	<u><u>-61,746.13</u></u>	<u><u>60,956.72</u></u>	<u><u>61,446.44</u></u>

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

As of March 23, 2018

Num	Name	Memo	Amount	Balance
BALANCE AS OF 02/23/2018				\$6,254.48
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 03/23/2018				<u><u>\$6,254.48</u></u>

**City of Montgomery - Ct Security Fund
Profit & Loss Budget Performance
February 2018**

Accrual Basis

	<u>Feb 18</u>	<u>Budget</u>	<u>\$ Ove...</u>	<u>Oct '1...</u>	<u>YTD ...</u>	<u>\$ Over ...</u>	<u>Annual...</u>
Ordinary Income/Expense							
Income							
84110 · Court Fines & Forfeitures							
84110.1 · Court Security Fees	<u>658.04</u>	<u>500.00</u>	<u>158.04</u>	<u>2,678.85</u>	<u>2,500.00</u>	<u>178.85</u>	<u>6,000.00</u>
Total 84110 · Court Fines & Forfeitures	<u>658.04</u>	<u>500.00</u>	<u>158.04</u>	<u>2,678.85</u>	<u>2,500.00</u>	<u>178.85</u>	<u>6,000.00</u>
84120 · Other Revenues							
84120.1 · Interest Income	<u>0.00</u>	<u>0.42</u>	<u>-0.42</u>	<u>0.00</u>	<u>2.06</u>	<u>-2.06</u>	<u>5.00</u>
Total 84120 · Other Revenues	<u>0.00</u>	<u>0.42</u>	<u>-0.42</u>	<u>0.00</u>	<u>2.06</u>	<u>-2.06</u>	<u>5.00</u>
Total Income	<u>658.04</u>	<u>500.42</u>	<u>157.62</u>	<u>2,678.85</u>	<u>2,502.06</u>	<u>176.79</u>	<u>6,005.00</u>
Expense							
86005 · Miscellaneous Expenses	<u>0.00</u>	<u>41.67</u>	<u>-41.67</u>	<u>0.00</u>	<u>208.31</u>	<u>-208.31</u>	<u>500.00</u>
Total Expense	<u>0.00</u>	<u>41.67</u>	<u>-41.67</u>	<u>0.00</u>	<u>208.31</u>	<u>-208.31</u>	<u>500.00</u>
Net Ordinary Income	<u>658.04</u>	<u>458.75</u>	<u>199.29</u>	<u>2,678.85</u>	<u>2,293.75</u>	<u>385.10</u>	<u>5,505.00</u>
Other Income/Expense							
Other Expense							
86560 · Interfund Tranfers							
86551 · Baliff Transfer to General Fund	<u>0.00</u>	<u>0.00</u>	<u>0.00</u>	<u>0.00</u>	<u>900.00</u>	<u>-900.00</u>	<u>3,600.00</u>
Total 86560 · Interfund Tranfers	<u>0.00</u>	<u>0.00</u>	<u>0.00</u>	<u>0.00</u>	<u>900.00</u>	<u>-900.00</u>	<u>3,600.00</u>
Total Other Expense	<u>0.00</u>	<u>0.00</u>	<u>0.00</u>	<u>0.00</u>	<u>900.00</u>	<u>-900.00</u>	<u>3,600.00</u>
Net Other Income	<u>0.00</u>	<u>0.00</u>	<u>0.00</u>	<u>0.00</u>	<u>-900.00</u>	<u>900.00</u>	<u>-3,600.00</u>
Net Income	<u><u>658.04</u></u>	<u><u>458.75</u></u>	<u><u>199.29</u></u>	<u><u>2,678.85</u></u>	<u><u>1,393.75</u></u>	<u><u>1,285.10</u></u>	<u><u>1,905.00</u></u>

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

As of March 23, 2018

Num	Name	Memo	Amount	Balance
BALANCE AS OF 02/23/2018				\$27,476.25
Receipts				
	No Receipts Activity		0.00	
Total Receipts				0.00
Disbursements				
	No Disbursements Activity		0.00	
Total Disbursements				0.00
BALANCE AS OF 03/23/2018				\$27,476.25

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

Accrual Basis

	Feb 18	Budget	\$ Over ...	Oct '17 ~...	YTD Bu...	\$ Over ...	Annual ...
Ordinary Income/Expense							
Income							
74100 · Court Fines and Forfeitures							
74110 · Court Technology Fees	897.40	833.33	64.07	3,603.78	4,166.69	-562.91	10,000.00
Total 74100 · Court Fines and Forfeitures	897.40	833.33	64.07	3,603.78	4,166.69	-562.91	10,000.00
74200 · Other Revenues							
74291 · Interest Income	0.00	0.17	-0.17	1.06	0.81	0.25	2.00
Total 74200 · Other Revenues	0.00	0.17	-0.17	1.06	0.81	0.25	2.00
Total Income	897.40	833.50	63.90	3,604.84	4,167.50	-562.66	10,002.00
Expense							
76200 · Contract Services							
76362 · Computer/Website Services	290.98	0.00	290.98	290.98	1,250.00	-959.02	5,000.00
Total 76200 · Contract Services	290.98	0.00	290.98	290.98	1,250.00	-959.02	5,000.00
76500 · Miscellaneous Expenses							
76560 · Miscellaneous Expense	10.00			10.00			
Total 76500 · Miscellaneous Expenses	10.00			10.00			
Total Expense	300.98	0.00	300.98	300.98	1,250.00	-949.02	5,000.00
Net Ordinary Income	596.42	833.50	-237.08	3,303.86	2,917.50	386.36	5,002.00
Net Income	<u>596.42</u>	<u>833.50</u>	<u>-237.08</u>	<u>3,303.86</u>	<u>2,917.50</u>	<u>386.36</u>	<u>5,002.00</u>

City of Montgomery - Grant
Cash Flow Report - Grant Account Account
 As of March 23, 2018

Num	Name	Memo	Amount	Balance
BALANCE AS OF 02/23/2018				\$5,074.81
Receipts				
	Reimbursement for 11/1/17 Engineering Entry		2,100.00	
Total Receipts				2,100.00
Disbursements				
	No Disbursements Activity		0.00	
Total Disbursements				0.00
BALANCE AS OF 03/23/2018				\$7,174.81

City of Montgomery - Grant
Cash Flow Report - Checking Account

As of March 23, 2018

Num	Name	Memo	Amount	Balance
BALANCE AS OF 02/23/2018				\$9,081.85
Receipts				
	No Receipts Activity		0.00	
Total Receipts				0.00
Disbursements				
	No Disbursements Activity		0.00	
Total Disbursements				0.00
BALANCE AS OF 03/23/2018				\$9,081.85

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

As of March 23, 2018

Num	Name	Memo	Amount	Balance
BALANCE AS OF 02/23/2018				\$10,083.11
Receipts				
	No Receipts Activity		0.00	
Total Receipts				0.00
Disbursements				
	No Disbursements Activity		0.00	
Total Disbursements				0.00
BALANCE AS OF 03/23/2018				\$10,083.11

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

Accrual Basis

February 2018

	<u>Feb 18</u>	<u>Budget</u>	<u>\$ Ove...</u>	<u>Oct '1...</u>	<u>YTD ...</u>	<u>\$ Ove...</u>	<u>Annua...</u>
Income							
44300 · Taxes & Franchise Fees							
44330 · Hotel Occupancy Taxes	0.00	50.00	-50.00	615.00	250.00	365.00	600.00
Total 44300 · Taxes & Franchise Fees	0.00	50.00	-50.00	615.00	250.00	365.00	600.00
44400 · Other Revenues							
44360 · Interest Earned On Checking	0.00	0.42	-0.42	0.00	2.06	-2.06	5.00
44490 · Interest Income	0.00			0.03			
Total 44400 · Other Revenues	0.00	0.42	-0.42	0.03	2.06	-2.03	5.00
Total Income	0.00	50.42	-50.42	615.03	252.06	362.97	605.00
Expense							
46600 · Miscellaneous Expenses	0.00	125.00	-125.00	0.00	625.00	-625.00	1,500.00
Total Expense	0.00	125.00	-125.00	0.00	625.00	-625.00	1,500.00
Net Income	0.00	-74.58	74.58	615.03	-372.94	987.97	-895.00

City of Montgomery - MEDC
Cash Flow Report - MEDC Checking Account
 As of March 23, 2018

Num	Name	Memo	Amount	Balance
BALANCE AS OF 02/23/2018				\$127,356.59
Receipts				
	No Receipts Activity		0.00	
Total Receipts				0.00
Disbursements				
1873	Montgomery Area Chamber of Commerce	Partnership Grant for Director Services & Office S	(2,566.67)	
1874	Montgomery Area Chamber of Commerce	Partnership Grant for Director Services & Office S	(2,566.67)	
1875	Distrx, Inc.	17 Self-Guided Historic Walking Tours - Inv 34856	(1,718.00)	
1876	Home Focus	50% Deposit balance for Website & 30H Consult -	(3,250.00)	
1877	Jones & Carter, Inc.	Proj W5841-0001-18 2018 MEDC Montgomery	(717.00)	
1878	The Retail Coach, LLC	Completion of 2018 reports INV 2809	(1,500.00)	
1879	Kelvin Arnsworth	Initial Payment as agreed - Removal of Blight	(2,500.00)	
Total Disbursements				<u>(14,818.34)</u>
BALANCE AS OF 03/23/2018				<u><u>\$112,538.25</u></u>

City of Montgomery - MEDC
Actual to Budget Performance
February 2018

	Feb 18	Budget	\$ Over B...	Oct '17 - ...	YTD Bud...	\$ Over B...	Annual B...
Income							
55000 · Taxes & Franchise Fees							
55400 · Sales Tax	67,159.00	55,808.11	11,350.89	250,226.25	220,548.81	29,677.44	530,000.00
Total 55000 · Taxes & Franchise Fees	67,159.00	55,808.11	11,350.89	250,226.25	220,548.81	29,677.44	530,000.00
55300 · Other Revenues							
55391 · Interest Income	535.42	91.04	444.38	1,440.88	336.36	1,104.52	950.00
Total 55300 · Other Revenues	535.42	91.04	444.38	1,440.88	336.36	1,104.52	950.00
Total Income	67,694.42	55,899.15	11,795.27	251,667.13	220,885.17	30,781.96	530,950.00
Expense							
56000 · Pub Infrastructure - Category I							
56000.6 · Downtown Dev Improvements	0.00	0.00	0.00	6,151.38	27,154.75	(21,003.37)	55,000.00
56000.8 · Utility Extensions	0.00	20,003.13	(20,003.13)	137,875.50	25,006.26	112,869.24	180,000.00
56000.9 · Flagship Dev Improvements	0.00	8,000.00	(8,000.00)	4,465.00	8,000.00	(3,535.00)	8,000.00
56430 · Tsf to Debt Service	80,000.00	80,000.00	0.00	80,000.00	80,000.00	0.00	160,000.00
Total 56000 · Pub Infrastructure - Category I	80,000.00	108,003.13	(28,003.13)	228,491.88	140,161.01	88,330.87	403,000.00
56001 · Business Dev & Ret -Category II							
56001.8 · Sales Tax Reimbursement	0.00	35,000.00	(35,000.00)	0.00	35,000.00	(35,000.00)	35,000.00
56423 · Economic Development Grant Prog	0.00	0.00	0.00	0.00	20,000.00	(20,000.00)	20,000.00
Total 56001 · Business Dev & Ret -Category II	0.00	35,000.00	(35,000.00)	0.00	55,000.00	(55,000.00)	55,000.00
56002 · Quality of Life - Category III							
56404 · Seasonal Decorations	0.00	0.00	0.00	1,190.41	6,000.00	(4,809.59)	6,000.00
56420.2 · Christmas Lighting(Civic Assn)	0.00	0.00	0.00	2,295.89	1,600.00	695.89	1,600.00
56423.1 · Walking Tours	1,718.00	0.00	1,718.00	1,718.00	4,000.00	(2,282.00)	4,000.00
56429 · Removal of Blight	0.00	2,142.86	(2,142.86)	1,376.78	6,428.56	(5,051.78)	15,000.00
56433 · Downtown Signs	0.00	0.00	0.00	0.00	1,000.00	(1,000.00)	1,000.00
56435 · Fernland 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	1,718.00	2,142.86	(424.86)	6,581.08	43,028.56	(36,447.48)	51,600.00
56003 · Marketing & Tourism-Category IV							
56408.1 · Promotional Video	0.00	0.00	0.00	0.00	1,500.00	(1,500.00)	1,500.00
56409 · Antique Show & Fest	0.00	10,000.00	(10,000.00)	0.00	10,000.00	(10,000.00)	10,000.00
56413 · Brochures/Printed Literature	890.00	1,250.00	(360.00)	4,440.00	2,500.00	1,940.00	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	0.00	0.00	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	166.63	(166.63)	0.00	833.31	(833.31)	2,000.00
Total 56003 · Marketing & Tourism-Category IV	890.00	11,416.63	(10,526.63)	9,440.00	19,833.31	(10,393.31)	41,500.00
56004 · Administration - Category V							
56004.1 · Admin Transfers to Gen Fund	9,375.00	9,375.00	0.00	18,750.00	18,750.00	0.00	37,500.00
56004.2 · MACC Administration & Office	5,133.34	2,666.67	2,466.67	15,400.02	13,333.31	2,066.71	32,000.00
56004.3 · Miscellaneous Expenses	0.00	420.29	(420.29)	2,830.00	3,254.81	(424.81)	6,000.00
56004.5 · Internship Program	1,500.00	833.33	666.67	1,500.00	4,166.69	(2,666.69)	10,000.00
56327 · Consulting (Professional servi)	3,250.00	0.00	3,250.00	7,754.50	4,999.99	2,754.51	10,000.00
56354 · Travel & Training Expenses	0.00	0.00	0.00	1,100.00	1,680.00	(580.00)	2,800.00
Total 56004 · Administration - Category V	19,258.34	13,295.29	5,963.05	47,334.52	46,184.80	1,149.72	98,300.00
Total Expense	101,866.34	169,857.91	(67,991.57)	291,847.48	304,207.68	(12,360.20)	649,400.00
Net Income	(34,171.92)	(113,958.76)	79,786.84	(40,180.35)	(83,322.51)	43,142.16	(118,450.00)

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

As of March 23, 2018

Num	Name	Memo	Amount	Balance
BALANCE AS OF 02/23/2018				\$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 03/23/2018				<u>\$4,272.25</u>

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

As of March 23, 2018

Num	Name	Memo	Amount	Balance
BALANCE AS OF 02/23/2018				\$258,508.96
Receipts				
	A/R Revenue Cleared		89,716.48	
	A/R Revenue O/S		9,418.87	
	A/R Revenue		1,822.50	
	ETS Fees OS		27.50	
	Interest		10.02	
Total Receipts			100,995.37	
Disbursements				
13766	Accurate Utility Supply, LLC	Operating Supplies 141164	(3,097.08)	
13767	Censeo Homes	Deposit refund 234 Racetrack	(80.62)	
13768	City of Montgomery - Utility Fund	Water Usage Buffalo Spring Sewer Plant & Coolin	(46.16)	
13769	DXI Industries Inc.	INV DE05000695-18 CHLORINE, 150# CYL C	(100.00)	
13770	Gary Wall	Deposit Refund - 208 MCCOWN ST	(186.62)	
13771	Gulf Utility Service, Inc.	Operations - Inv 16098	(24,055.24)	
13772	John Tatum	Deposit Refund 6 Westway	(76.72)	
13773	LDC	CM100264 Generator - 149 South #1 CM100268	(60.07)	
13774	Motik Custom Homes	Deposit Refund 219 Bessie Price Owen	(96.50)	
13775	Neil Technical Services, Inc	78839 WP #3 - Pull In New Wire for Well Controls	(3,327.50)	
13776	PD Montgomery Trace, LP	Deposit refund	(135.02)	
13777	Sprint Waste Services, LP	Sludge Hauling Inv 263430	(9,216.50)	
13778	Stylecraft Builders	Deposit refund-118 Abner, 230 Brocks, 110 Dudley	(276.40)	
13779	DXI Industries Inc.	CHEMICALS INV 055002707-18	(298.40)	
13780	Jones & Carter, Inc	Inv 261094, 1098, 1109	(3,692.25)	
13781	Techline Pipe, L.P.	Order No. 58188-00	(552.50)	
13782	Ella Hatchett	Refund of Overbilling of Second Trash can 9/29/1	(540.00)	
13783	1414 Sakowitz, LLC	Deposit refund account 01-8904-03 119 Bessie Pri	(60.83)	
13784	ACCURATE Meter & Backflow, LLC	Inv 27811	(7,250.00)	
13785	Conroe Fence Supply	Fince at LS #2 - Inv 17139	(355.80)	
13786	Consolidated Communications	Per attached spreadsheet	(194.95)	
13787	DataProse, Inc.	Inv DP1800525 - 2/18	(824.79)	
13788	Entergy	Utilities per spreadsheet 2/18	(5,862.37)	
13789	Grainger	Invoice 9707919818 & Invoice 9707919800	(78.39)	
13790	Lauren Hancock	01-2330-01 Deposit Refund 1102 College	(53.62)	
13791	LDC	CM100264 149 SOUTH, CM100268 hwy 105 WES	(63.60)	
13792	Lena's Attic	Deposit Refund 301 Prairie	(186.62)	
13793	State Comptroller	TIN 1-74-2063592-6 sales tax - Fees - 2/18	(747.57)	
13794	Stylecraft Builders	4-Deposit refunds	(288.04)	
13795	Waste Management	Residential Garbage Collection billing 02/18	(6,665.70)	
13796	Waste Management (2)	Acct 7-23166-83000 - Inv 5522224-1792-0	(563.34)	
13797	TML - IRP	Insurance Premiums 3/18	(2,431.64)	
13798	Assured Flow Sales, Inc.	Invoice 12227	(128.30)	
13799	Badger Meter	Orion Cellular Serv Unit Inv 80018379	(692.42)	
13800	City of Montgomery - Utility Fund	Water Usage 2/18	(321.12)	
13801	DXI Industries Inc.	INV #DE05001629-18 Chlorine	(100.00)	
13802	Entergy	Utilities per spreadsheet 2/18	(2,572.31)	
13803	Gulf Utility Service, Inc.	Operations - Inv 16187	(18,898.15)	
13804	Neil Technical Services, Inc	INV #77208-2 Service Call to install repaired pump	(1,460.00)	
13805	PAVERS SUPPLY COMPANY	Limestone - #98800	(142.61)	
13806	Texas Excavation Safety System, Inc.	INV # 18-01933 Message Fees for FEB 2018 / G	(47.50)	
D/M	ETS Corporation	To record ETS Fees Expense	(634.04)	

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

As of March 23, 2018

Num	Name	Memo	Amount	Balance
Disbursements				
D/M		Enhanced Business OLB	(25.00)	
Transfer	City of montgomery - Grant	Transfer to cover portion of Pizza Shack Project	<u>(2,100.00)</u>	
Total Disbursements				<u>(98,586.29)</u>
BALANCE AS OF 03/23/2018				<u><u>\$260,918.04</u></u>

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

February 2018

	Feb 18	Budget	\$ Over Bud...	Oct '17 - Fe...	YTD Budget	\$ Over Bud...	Annual Bud...
Ordinary Income/Expense							
Income							
24000 · Charges for Service							
24100 · Water Revenue	36,696.24	45,000.00	(8,303.76)	211,935.44	225,000.00	(13,064.56)	540,000.00
24118 · Surface Water Revenue	405.37	500.00	(94.63)	2,408.07	2,500.00	(91.93)	6,000.00
24119 · Application Fee	0.00	125.00	(125.00)	0.00	625.00	(625.00)	1,500.00
24120 · Disconnect Reconnect	(225.00)	458.33	(683.33)	2,400.00	2,291.69	108.31	5,500.00
24200 · Sewer Revenue	41,090.84	37,500.00	3,590.84	186,561.74	187,500.00	(938.26)	450,000.00
24310 · Tap Fees/Inspections	11,925.00	12,500.00	(575.00)	110,306.45	62,500.00	47,806.45	150,000.00
24319 · Grease Trap Inspections	1,000.00	833.33	166.67	4,900.00	4,166.69	733.31	10,000.00
24330 · Late Charges	1,632.72	1,250.00	382.72	8,058.83	6,250.00	1,808.83	15,000.00
24333 · Returned Ck Fee	375.00	0.00	375.00	425.00	200.00	225.00	200.00
25403 · Solid Waste Revenue	9,078.05	8,708.33	369.72	44,516.11	43,541.69	974.42	104,500.00
Total 24000 · Charges for Service	101,978.22	106,874.99	(4,896.77)	571,511.64	534,575.07	36,936.57	1,282,700.00
24101 · Taxes and Franchise Fees							
24110 · Sales Tax Rev for Solid Waste	742.76	666.67	76.09	3,633.53	3,333.31	300.22	8,000.00
Total 24101 · Taxes and Franchise Fees	742.76	666.67	76.09	3,633.53	3,333.31	300.22	8,000.00
24121 · Groundwater Reduction Revenue	9,518.85	10,500.00	(981.15)	56,718.75	52,500.00	4,218.75	126,000.00
25000 · Other Revenues							
25000.1 · Impact Fees							
25000.2 · Capital Cost Fees	0.00	0.00	0.00	0.00	100,000.00	(100,000.00)	200,000.00
25000.1 · Impact Fees - Other	0.00	0.00	0.00	0.00	0.00	0.00	75,000.00
Total 25000.1 · Impact Fees	0.00	0.00	0.00	0.00	100,000.00	(100,000.00)	275,000.00
25391 · Interest Income	10.02	9.17	0.85	74.02	45.81	28.21	110.00
25392 · Interest earned on Investments	18.00	9.17	8.83	71.42	45.81	25.61	110.00
25399 · Miscellaneous Revenue	175.00	30.00	145.00	572.62	150.00	422.62	360.00
Total 25000 · Other Revenues	203.02	48.34	154.68	718.06	100,241.62	(99,523.56)	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	112,442.85	118,090.00	(5,647.15)	632,581.98	736,150.00	(103,568.02)	1,737,780.00
Expense							
26001 · Personnel							
26353.1 · Health Ins.	1,042.60	1,616.67	(574.07)	5,117.40	8,083.31	(2,965.91)	19,400.00
26353.4 · Unemployment Ins	4.05	32.50	(28.45)	12.24	162.50	(150.26)	390.00
26353.5 · Workers Comp.	294.32	175.00	119.32	1,734.40	875.00	859.40	2,100.00
26353.6 · Dental Insurance	111.28	145.83	(34.55)	556.40	729.19	(172.79)	1,750.00
26353.7 · Life & AD&D Insurance	52.67	50.00	2.67	244.63	250.00	(5.37)	600.00
26353.8 · Crime Insurance	21.95			109.74			
26501 · Retirement Expense	238.68	558.33	(319.65)	2,280.64	2,791.69	(511.05)	6,700.00
26560 · Payroll Taxes	310.01	1,058.33	(748.32)	2,962.18	5,291.69	(2,329.51)	12,700.00
26600 · Wages	4,052.44	14,166.67	(10,114.23)	38,720.94	70,833.31	(32,112.37)	170,000.00
Total 26001 · Personnel	6,128.00	17,803.33	(11,675.33)	51,738.57	89,016.69	(37,278.12)	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	0.00	1,421.08	(1,421.08)	6,200.00	7,105.44	(905.44)	17,053.00
26322 · Engineering	15,931.25	6,250.00	9,681.25	44,233.29	31,250.00	12,983.29	75,000.00
26323 · Operator	3,300.00	3,365.00	(65.00)	16,500.00	16,825.00	(325.00)	40,380.00
26324 · Billing and Collections	1,517.21	985.00	532.21	8,232.08	4,925.00	3,307.08	11,820.00
26328 · Testing	1,231.00	955.00	276.00	8,445.00	4,775.00	3,670.00	11,460.00
26331 · Sales Tax for Solid Waste	747.57	684.42	63.15	3,658.32	3,422.06	236.26	8,213.00
26333 · Accounting Fees	0.00	400.00	(400.00)	1,600.00	2,000.00	(400.00)	4,800.00
26336 · Sludge Hauling	0.00	1,458.33	(1,458.33)	12,064.00	7,291.69	4,772.31	17,500.00
26340 · Printing	0.00			40.14			
26350 · Postage	34.00	266.67	(232.67)	1,780.29	1,333.31	446.98	3,200.00
26351 · Telephone	154.64	375.00	(220.36)	1,117.27	1,875.00	(757.73)	4,500.00
26370 · Tap Fees & Inspections	0.00	833.33	(833.33)	13,650.00	4,166.69	9,483.31	10,000.00
26399 · Garbage Pickup	6,947.38	7,950.00	(1,002.62)	42,225.38	39,750.00	2,475.38	95,400.00
Total 26200 · Contract Services	29,863.05	24,943.83	4,919.22	159,745.77	125,624.19	34,121.58	300,231.00
26300 · Communications							
26338 · Advertising/Promotion	0.00	0.00	0.00	0.00	1,055.00	(1,055.00)	1,055.00
Total 26300 · Communications	0.00	0.00	0.00	0.00	1,055.00	(1,055.00)	1,055.00
26326 · Permits & Licenses	0.00	1,083.33	(1,083.33)	14,346.06	5,416.69	8,929.37	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	498.40	1,508.33	(1,009.93)	6,442.50	7,541.69	(1,099.19)	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	3,797.15	5,875.00	(2,077.85)	17,684.24	29,375.00	(11,690.76)	70,500.00
26485 · Uniforms	0.00	266.67	(266.67)	779.37	1,333.31	(553.94)	3,200.00
27040 · ComputerTechnology Equipment	0.00	316.67	(316.67)	0.00	1,583.31	(1,583.31)	3,800.00

	<u>Feb 18</u>	<u>Budget</u>	<u>\$ Over Bud...</u>	<u>Oct '17 - Fe...</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	833.31	(548.38)	2,000.00
Total 26400.1 · Supplies & Equipment	4,295.55	8,133.34	(3,837.79)	25,191.04	44,586.62	(19,395.58)	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)	0.00	416.67	(416.67)	0.00	2,083.31	(2,083.31)	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	0.00	416.67	(416.67)	0.00	2,283.31	(2,283.31)	5,200.00
26600.2 · Maintenance							
26335 · Repairs & Maintenance	18,097.95	17,916.67	181.28	81,401.52	89,583.31	(8,181.79)	215,000.00
26335.1 · Vehicle Rep. & Maint.	0.00	83.33	(83.33)	0.00	416.69	(416.69)	1,000.00
26349 · Gas & Oil	0.00	366.67	(366.67)	1,031.48	1,833.31	(801.83)	4,400.00
Total 26600.2 · Maintenance	18,097.95	18,366.67	(268.72)	82,433.00	91,833.31	(9,400.31)	220,400.00
26700 · Insurance Expense							
26353.2 · Liability Ins.	200.88	166.67	34.21	1,004.41	833.31	171.10	2,000.00
26353.3 · Property Ins.	1,914.49	1,000.00	914.49	9,572.45	5,000.00	4,572.45	12,000.00
Total 26700 · Insurance Expense	2,115.37	1,166.67	948.70	10,576.86	5,833.31	4,743.55	14,000.00
26800 · Utilities Expense							
26352.1 · Utilities - Gas for Generators	0.00	58.33	(58.33)	247.17	291.69	(44.52)	700.00
26352.2 · Utilities-Water Plants	5,123.54	5,500.00	(376.46)	27,743.99	27,500.00	243.99	66,000.00
26352.3 · Utilities-WW Treatment Plants	2,155.12	3,211.67	(1,056.55)	12,302.08	16,058.31	(3,756.23)	38,540.00
26352.4 · Utilities - Lift Stations	1,523.63	1,016.67	506.96	6,583.01	5,083.31	1,499.70	12,200.00
26352.5 · Utilities - Security Light	0.00	11.67	(11.67)	48.74	58.31	(9.57)	140.00
26800.1 · Buffalo Springs STP - Water Usag	28.44	29.17	(0.73)	140.48	145.81	(5.33)	350.00
Total 26800 · Utilities Expense	8,830.73	9,827.51	(996.78)	47,065.47	49,137.43	(2,071.96)	117,930.00
26900 · Capital Outlay							
26900.2 · Capital Outlay-Vehicles	0.00	2,891.67	(2,891.67)	34,700.00	14,458.31	20,241.69	34,700.00
Total 26900 · Capital Outlay	0.00	2,891.67	(2,891.67)	34,700.00	14,458.31	20,241.69	34,700.00
26901 · Util Projects/Prev Maintenance							
26901.1 · Util Proj/Prev Maint-Tsf to CPF	0.00	0.00	0.00	0.00	22,850.00	(22,850.00)	91,400.00
26901.2 · Capital Costs-Tsf to CPF	155,286.00	0.00	155,286.00	155,286.00	200,000.00	(44,714.00)	200,000.00
26901.3 · Impact Fees - Tsf to CPF	50,000.00	0.00	50,000.00	50,000.00	0.00	50,000.00	75,000.00
26901 · Util Projects/Prev Maintenance - Other	9,350.00			19,980.00	0.00	19,980.00	0.00
Total 26901 · Util Projects/Prev Maintenance	214,636.00	0.00	214,636.00	225,266.00	222,850.00	2,416.00	366,400.00
27000 · Miscellaneous Expenses							
26359 · Misc Expense	659.04	83.33	575.71	3,948.45	416.69	3,531.76	1,000.00
Total 27000 · Miscellaneous Expenses	659.04	83.33	575.71	3,948.45	416.69	3,531.76	1,000.00
Total Expense	284,625.69	84,716.35	199,909.34	655,011.22	654,611.55	399.67	1,391,176.00
Net Ordinary Income	(172,182.84)	33,373.65	(205,556.49)	(22,429.24)	81,538.45	(103,967.69)	346,604.00
Other Income/Expense							
Other Expense							
27001 · Other Expenses							
27001.2 · Transfer to Debt Service	38,260.00	0.00	38,260.00	76,520.00	38,260.00	38,260.00	153,040.00
27002 · Transfer to Construction Fund	38,700.00	0.00	38,700.00	77,400.00	38,700.00	38,700.00	154,800.00
Total 27001 · Other Expenses	76,960.00	0.00	76,960.00	153,920.00	76,960.00	76,960.00	307,840.00
Total Other Expense	76,960.00	0.00	76,960.00	153,920.00	76,960.00	76,960.00	307,840.00
Net Other Income	(76,960.00)	0.00	(76,960.00)	(153,920.00)	(76,960.00)	(76,960.00)	(307,840.00)
Net Income	(249,142.84)	33,373.65	(282,516.49)	(176,349.24)	4,578.45	(180,927.69)	38,764.00

City of Montgomery
Summary of Pledged Securities

As of March 23, 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:	\$1,350,260.43	Collateral Security Required: Yes
Less FDIC coverage:	\$250,000.00	Collateral Security Agreement On File: Yes
Total pledged securities:	\$2,680,926.05	Investment Policy Received: Yes
Ratio of pledged securities to investments:	243.66 %	
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:	\$487,951.60	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	

City of Montgomery
District Debt Service Payments

03/01/2018 - 09/30/2024

Paying Agent	Series	Date Due	Date Paid	Principal	Interest	Total Due
Debt Service Payment Due 03/01/2018						
Amegy Bank of Texas	2012	03/01/2018	02/28/2018	120,000.00	57,087.50	177,087.50
Amegy Bank of Texas	2012R	03/01/2018	02/28/2018	105,000.00	38,159.68	143,159.68
First National Bank of Huntsville	2015R	03/01/2018	02/28/2018	80,000.00	7,761.25	87,761.25
Bank of Texas	2017A	03/01/2018	02/28/2018	50,000.00	4,767.25	54,767.25
Bank of Texas	2017B	03/01/2018	02/28/2018	80,000.00	9,757.25	89,757.25
Total Due 03/01/2018				435,000.00	117,532.93	552,532.93
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
Debt Service Payment Due 03/01/2020						
Amegy Bank of Texas	2012	03/01/2020		130,000.00	53,412.50	183,412.50
Amegy Bank of Texas	2012R	03/01/2020		110,000.00	35,993.75	145,993.75
First National Bank of Huntsville	2015R	03/01/2020		85,000.00	6,376.25	91,376.25
Bank of Texas	2017A	03/01/2020		50,000.00	4,767.25	54,767.25
Bank of Texas	2017B	03/01/2020		80,000.00	9,757.25	89,757.25
Total Due 03/01/2020				455,000.00	110,307.00	565,307.00
Debt Service Payment Due 09/01/2020						
Amegy Bank of Texas	2012	09/01/2020		0.00	51,462.50	51,462.50
Amegy Bank of Texas	2012R	09/01/2020		0.00	34,756.25	34,756.25
First National Bank of Huntsville	2015R	09/01/2020		0.00	5,526.25	5,526.25
Bank of Texas	2017A	09/01/2020		0.00	4,767.25	4,767.25

City of Montgomery
District Debt Service Payments

03/01/2018 - 09/30/2024

Paying Agent	Series	Date Due	Date Paid	Principal	Interest	Total Due
Debt Service Payment Due 09/01/2020						
Bank of Texas	2017B	09/01/2020		0.00	9,753.25	9,753.25
		Total Due 09/01/2020		0.00	106,265.50	106,265.50
Debt Service Payment Due 03/01/2021						
Amegy Bank of Texas	2012	03/01/2021		130,000.00	51,462.50	181,462.50
Amegy Bank of Texas	2012R	03/01/2021		115,000.00	34,756.25	149,756.25
First National Bank of Huntsville	2015R	03/01/2021		80,000.00	5,526.25	85,526.25
Bank of Texas	2017A	03/01/2021		50,000.00	4,767.25	54,767.25
Bank of Texas	2017B	03/01/2021		80,000.00	9,753.25	89,753.25
		Total Due 03/01/2021		455,000.00	106,265.50	561,265.50
Debt Service Payment Due 09/01/2021						
Amegy Bank of Texas	2012	09/01/2021		0.00	49,512.50	49,512.50
Amegy Bank of Texas	2012R	09/01/2021		0.00	33,318.75	33,318.75
First National Bank of Huntsville	2015R	09/01/2021		0.00	4,646.25	4,646.25
Bank of Texas	2017A	09/01/2021		0.00	4,767.25	4,767.25
Bank of Texas	2017B	09/01/2021		0.00	9,681.25	9,681.25
		Total Due 09/01/2021		0.00	101,926.00	101,926.00
Debt Service Payment Due 03/01/2022						
Amegy Bank of Texas	2012	03/01/2022		135,000.00	49,512.50	184,512.50
Amegy Bank of Texas	2012R	03/01/2022		115,000.00	33,318.75	148,318.75
First National Bank of Huntsville	2015R	03/01/2022		85,000.00	4,646.25	89,646.25
Bank of Texas	2017A	03/01/2022		50,000.00	4,767.55	54,767.55
Bank of Texas	2017B	03/01/2022		80,000.00	9,681.25	89,681.25
		Total Due 03/01/2022		465,000.00	101,926.30	566,926.30
Debt Service Payment Due 09/01/2022						
Amegy Bank of Texas	2012	09/01/2022		0.00	47,487.50	47,487.50
Amegy Bank of Texas	2012R	09/01/2022		0.00	31,881.25	31,881.25
First National Bank of Huntsville	2015R	09/01/2022		0.00	3,647.50	3,647.50
Bank of Texas	2017A	09/01/2022		0.00	4,742.25	4,742.25
Bank of Texas	2017B	09/01/2022		0.00	9,521.25	9,521.25
		Total Due 09/01/2022		0.00	97,279.75	97,279.75
Debt Service Payment Due 03/01/2023						
Amegy Bank of Texas	2012	03/01/2023		140,000.00	47,487.50	187,487.50
Amegy Bank of Texas	2012R	03/01/2023		120,000.00	31,881.25	151,881.25
First National Bank of Huntsville	2015R	03/01/2023		90,000.00	3,647.50	93,647.50
Bank of Texas	2017A	03/01/2023		50,000.00	4,742.25	54,742.25
Bank of Texas	2017B	03/01/2023		80,000.00	9,521.25	89,521.25
		Total Due 03/01/2023		480,000.00	97,279.75	577,279.75

City of Montgomery
District Debt Service Payments

03/01/2018 - 09/30/2024

Paying Agent	Series	Date Due	Date Paid	Principal	Interest	Total Due
Debt Service Payment Due 09/01/2023						
Amevy Bank of Texas	2012	09/01/2023		0.00	45,387.50	45,387.50
Amevy Bank of Texas	2012R	09/01/2023		0.00	30,231.25	30,231.25
First National Bank of Huntsville	2015R	09/01/2023		0.00	2,522.50	2,522.50
Bank of Texas	2017A	09/01/2023		0.00	4,669.75	4,669.75
Bank of Texas	2017B	09/01/2023		0.00	9,285.25	9,285.25
Total Due 09/01/2023				0.00	92,096.25	92,096.25
Debt Service Payment Due 03/01/2024						
Amevy Bank of Texas	2012	03/01/2024		145,000.00	45,387.50	190,387.50
Amevy Bank of Texas	2012R	03/01/2024		125,000.00	30,231.25	155,231.25
First National Bank of Huntsville	2015R	03/01/2024		90,000.00	2,522.50	92,522.50
Bank of Texas	2017A	03/01/2024		50,000.00	4,669.75	54,669.75
Bank of Texas	2017B	03/01/2024		80,000.00	9,285.25	89,285.25
Total Due 03/01/2024				490,000.00	92,096.25	582,096.25
Debt Service Payment Due 09/01/2024						
Wells Fargo Bank, NA	2005A	09/01/2024	03/22/2006	0.00	6,000.00	6,000.00
Amevy Bank of Texas	2012	09/01/2024		0.00	43,212.50	43,212.50
Amevy Bank of Texas	2012R	09/01/2024		0.00	28,512.50	28,512.50
First National Bank of Huntsville	2015R	09/01/2024		0.00	1,330.00	1,330.00
Bank of Texas	2017A	09/01/2024		0.00	4,549.75	4,549.75
Bank of Texas	2017B	09/01/2024		0.00	8,973.25	8,973.25
Total Due 09/01/2024				0.00	92,578.00	92,578.00
District Total				\$3,225,000.00	\$1,453,985.49	\$4,678,985.49

Montgomery City Council
AGENDA REPORT

Meeting Date: March 27, 2018	Budgeted Amount:
	Exhibits: Memo from city engineer, letter of request, proposed agreement, Summary of Assets page from the 380 agreement with The Shoppes's developer
Prepared By: Jack Yates City Administrator	
Date Prepared: March 22, 2018	

Subject

This is to consider an Encroachment Agreement with Montgomery 105 Associates, LLC regarding a sign, storm sewer and a paragraph regarding repair of parking lot pavement should there be a need for future repair.

Description

This is for the third meeting in a row consideration of the CVS encroachment agreement specifically regarding the question of who pays for the pavement repair of the parking lot should a repair be necessary. Since your March 13th meeting CVS has again stated that it will not place its store in the city unless the city is responsible for the pavement repair. As the "kick-off" anchor of the remainder of the 26-acre site, the entire 380 Agreement is in jeopardy if an agreement is not reached.

Just as last meeting, there appears to be three options:

1. To require their water and sewer lines to be within the property and pavement replacement cost borne by CVS (which is your decision at the February 27 meeting).
2. Requiring the water and sewer to be placed within the property and payment replacement borne by the city. At a possible cost of \$30-\$40,000 (estimate brought down from previous engineers estimate which I think was particularly high, considering that we just paved an entire parking lot area for \$36,000). Also, the city could restrict other utilities

by requiring city permission before using this utility therefore the city could require the repair by the requesting utility at that time.

3. Locating the water and sewer facilities within the right-of-way of the FM 2854 which exposes the city to relocation should future expansion of the road require one or both of those lines to be relocated. the cost of the relocation could easily be \$175,000-\$200,000 (a very realistic estimate).

In my opinion, this is he last time this item appears unless requested by a Council member.

Opinion: Based upon the unlikelihood of a full parking lot repair required if the water or sewer line must be repaired (unless completely relocated, the most likely to happen event is a specific break area of, say, two parking spaces to be torn up requiring repair at a cost of \$\$2,500-\$4,000). as opposed to the amount of sales tax that the CVS would produce in a year (rough estimate is \$10-\$12,000 per month, \$120,000 per year) plus the other businesses in the 26 acre development that CVS will spur by their development-- to discuss to the point of CVS not coming at all over \$4, 000 repair or \$20,000 repair seems to be "penny wise and pound foolish".

Attached is the Summary of Assets from the 380 Agreement—as you remember the City argued very much in behalf of receiving the \$200,000 contribution toward relocation of Lift Station number one and the contribution of wastewater treatment plant land in return for a rebate of one half of one cent of the two cents now collected for sales tax for ten years (the city, even with the Agreement gains 75% of every sales tax dollar for the next 10 years and 100 percent thereafter. The question of the pavement repair pales in comparison of revenue versus the possible expense.

Recommendation

Approval of the Agreement

Approved By

City Administrator

Jack Yates

Date: March 22, 2018



1576 Sawdust Road, Suite 400
The Woodlands, Texas 77380-3795
Tel: 281.363.4039
Fax: 281.363.3459
www.jonescarter.com

March 8, 2018

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

Re: Proposed Shoppes at Montgomery Public Utility Extension
The Shoppes at Montgomery, Section 1
The City of Montgomery

Dear Mayor and Council:

As you are aware, at the February 27th meeting of the City Council, you approved an encroachment agreement with Montgomery SH-105 Associates subject to the removal of all paving references. The developer has requested that the proposed public water and sanitary sewer lines that were proposed to be located within a 26' wide public utility easement along the eastern boundary of the tract, be relocated into the adjacent TxDOT right-of-way ("ROW"). Enclosed are layouts showing the original proposed location and the proposed revision.

Locating the proposed public water and sanitary sewer facilities within a 26' utility easement interior to the tract would expose the developer to risk associated with the cost of pavement removal and replacement during potential utility repairs by the City. In the unlikely event that all proposed paving within the easement needs to be removed and replaced, we estimate the cost to the property owner would be between \$50,000-\$70,000.

Locating the proposed public water and sanitary sewer facilities within the FM 2854 ROW would expose the City to risk associated with the relocation of the proposed utilities should future expansions to FM 2854 require the relocation. We estimate the cost to the City to relocate the proposed water and sanitary sewer lines to be between \$175,000-\$200,000.

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

Sincerely,

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

Chris Roznovsky, PE
Engineer for the City

CVR/ab

K:\W5841\W5841-0900-00 General Consultation\Correspondence\Letters\2018\MEMO to Council RE CVS Utility Easement.doc

Enc: Original Proposed Public Utility Layout
Revised Proposed Public Utility Layout

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



March 20, 2018

City of Montgomery City Council
101 Old Plantersville Road
Montgomery, Texas 77356

Re: The Shoppes at Montgomery CVS Utility Extension

Mr. Yates,

Regarding the ongoing issue of the water and sewer utility extension, and the requested 26' utility easement (UE) on the CVS tract, we are requesting another consideration from Council so we may come to a solution that will allow a CVS development on the subject tract.

City Council decision from March 13th offered a 50% shared cost of onsite damages due to any maintenance, or equivalent repair, on the utilities within the 26' UE on the CVS tract. After presenting this to CVS Counsel, they have opted out of this development unless there is a different resolution. There appears to be two options that CVS will agree to:

1. The City of Montgomery take full responsibility of any site restoration due to any maintenance, repair or installation of new utilities within the required 26' UE.
2. Relocate the public utility extensions within the FM 2854 right-of-way.

We feel this development is unique and does require special consideration of the following reasons.

1. The City has required a 150' drainage easement along Stewart Creek, which approximately 80 to 100' encroaches onto the west side of the subject tract. The City Ordinance only requires 12' outside of the high bank; however, the City required a significantly larger easement due to possible future improvements. This restricts the ability to modify the site to shift outside of the additional required 26' utility easement.
2. The requirement for the public extensions to be placed within private property is not defined by any City Ordinance.
3. CVS is the anchor of this development. All other prospective pad users have high interest due to the presence of CVS. If CVS is out of the development, this will negatively impact the development of the other pad sites.
4. The overall development of this tract is tied into an existing 380 agreement. This agreement requires the Developer contribute approximately \$640,000 in capital improvements with the Developer being able to receive reimbursement from the generated sales tax revenue. If the City is requiring improvements that are not required by ordinance, which ultimately restricts the tract to develop, this hinders the 380-development agreement and associated development from timely fulfillment and completion.

If you have any questions or require further information prior to the meeting, please do not hesitate to call or email (jwhite@l2engineering.com).

Thank you,

Jonathan White, PE

NOTICE OF CONFIDENTIALITY RIGHTS: IF YOU ARE A NATURAL PERSON, YOU MAY REMOVE OR STRIKE ANY OR ALL OF THE FOLLOWING INFORMATION FROM ANY INSTRUMENT THAT TRANSFERS AN INTEREST IN REAL PROPERTY BEFORE IT IS FILED FOR RECORD IN THE PUBLIC RECORDS: YOUR SOCIAL SECURITY NUMBER OR YOUR DRIVER'S LICENSE NUMBER.

STATE OF TEXAS

COUNTY OF MONTGOMERY

ENCROACHMENT AND MAINTENANCE AGREEMENT

THIS AGREEMENT is made this _____ day of _____, 2018, between the **CITY OF MONTGOMERY, TEXAS** (CITY) and **MONTGOMERY SH 105 ASSOCIATES, LLC**, a Texas limited liability company (OWNER). The term "OWNER" shall refer to the owner of the PROPERTY.

RECITALS

OWNER is the owner of certain property ("PROPERTY") located in the City of Montgomery, Texas on State Highway 105 East at the corner of FM 2854 which is being developed by OWNER for a new CVS Pharmacy store, being legally described as Reserve A, a 2.0795 acre tract of land in the John Corner Survey, A-8, in Montgomery County, Texas, as more particularly described in the Final Plat, The Shoppes at Montgomery, Section 1, dated January, 2018, and recorded as _____, a copy of which is attached hereto as Exhibit "A" (the "Plat").

OWNER also owns property immediately to the south of the PROPERTY, being Future Reserve F, 3.5206 acres as depicted on the Plat ("Southern Parcel").

OWNER is proposing a private storm sewer to be installed within the existing CITY public utility easement running across the northern portion of the PROPERTY, and across the existing public sanitary sewer line within the CITY public utility easement.

OWNER also is proposing to construct a private storm sewer within a proposed public 26 foot wide utility easement to be created by the Plat, which would cross the proposed public sanitary sewer and water lines to be installed within the proposed public 26 foot wide utility easement to be created by the Plat, which lines will serve the Southern Parcel and other future development.

OWNER also is proposing to place a CVS Pharmacy sign ("Sign") within existing public utility easement running across the northern portion of the PROPERTY in connection with the construction and operation of a CVS Pharmacy store on the PROPERTY.

OWNER has agreed to regularly maintain the private storm sewer lines and Sign at its sole expense.

CITY and OWNER agree that CITY may in the future need to make repairs to the public sanitary sewer and water lines on the Property.

If future repairs to the CITY's public utilities are required by CITY, the OWNER's private storm sewer and Sign may need to be relocated or disturbed in order for CITY to perform the necessary repairs.

The CVS Pharmacy Sign shall be the property of CVS Pharmacy, Inc. ("CVS") and shall be maintained by OWNER. OWNER agrees that CITY shall not incur the expense of maintaining the Sign, or removing the Sign or replacing it when any repair work is complete.

The private storm sewer shall be the property of OWNER and shall be maintained by OWNER. OWNER agrees that CITY shall not incur the expense of maintaining the private storm sewer, or removing or replacing it when any repair work is complete.

CITY has agreed to the proposed Plat of the Property and OWNER'S installation of the Sign and private storm sewer on and along the public utility easements, subject to the above recitals and the following terms and conditions agreed by OWNER and CITY.

OWNER has agreed to the terms of this Agreement, subject to the above recitals and the following terms and conditions agreed by OWNER and CITY.

NOW, THEREFORE, be it mutually agreed by OWNER and CITY as follows:

1. Consent to Encroachment. Subject to the above recitals and the terms of this Agreement, CITY hereby consents and allows OWNER to enter upon the above-described CITY utility easements on the Property for the purpose of installing, placing and maintaining the above-described private storm sewer and Sign within the CITY public utility easements.

2. Term. This Agreement shall have an indefinite term and shall run with title to the Property until the CITY and the OWNER, or its successors and assigns, agree to terminate this Agreement.

3. Conditions.

- a. Prior to any construction in or along the CITY public utility easements on the Property, OWNER shall obtain all licenses or permits necessary to install the Sign and to construct the private storm sewer or any other improvements on the Property.
- b. OWNER shall be solely responsible for the normal maintenance of the Sign and private storm sewer on the Property and shall maintain them to avoid any damage to or interference with the CITY facilities, other public utilities or the general right of CITY to utilize the easements for their intended purpose. CITY shall be responsible for major repairs to the public utility sanitary sewer and water lines running within the CITY public utility easements
- c. OWNER, as the fee simple owner of title to the Southern Parcel, and its successors and assigns (as opposed to the OWNER of the PROPERTY) hereby agrees, in the event of any repairs performed by the CITY, (i) to restore the PROPERTY and its pavement and parking spaces, to its preexisting condition immediately following any such repairs, and (ii) to indemnify the OWNER of the PROPERTY and CVS, against any costs, damages and expenses arising out of any such repairs by the CITY. In the event that the OWNER of the Southern Parcel fails to so restore the PROPERTY and indemnify the OWNER of the PROPERTY and CVS, then the OWNER of the PROPERTY and CVS shall have the right to perform such restoration themselves and to invoice the OWNER of the Southern Parcel for reimbursement of its costs and expenses. In the event that the OWNER of the Southern Parcel fails to so reimburse the OWNER of the PROPERTY and CVS within thirty (30) days of invoice, then the OWNER of the PROPERTY and CVS shall have the right to file and record a lien against title to the Southern Parcel and to foreclose said lien.
- d. CITY shall not be responsible to OWNER, its successors, assigns, or any other party for damages to OWNER'S Sign, its private storm sewer or other improvements on or along the CITY public utility easements on the PROPERTY. CITY may, at any time upon reasonable notice, require the

removal of the Sign along the public utility easement for the purpose of allowing CITY to make repairs to its public utilities. OWNER shall remove and, if desired by OWNER, replace such improvements promptly at its sole expense and shall not be entitled to compensation or damages of any kind.

e. OWNER shall notify the City in writing of any change in ownership of the PROPERTY and the Southern Parcel.

4. Notices. Any notice required or permitted under this Agreement shall be deemed sufficient if delivered in hand or by First Class US Mail addressed to the parties as follows:

CITY:

City of Montgomery
ATTN: City Administrator
101 Old Plantersville Road
Montgomery, Texas 77356

OWNER

First Hartford Realty Corporation
ATTN: John Toic, President
149 Colonial Road
Manchester, CN 06045

5. Indemnity. OWNER of the PROPERTY shall indemnify, defend and hold harmless CITY, its elected officials, officers and employees, from any claims, suits, causes of action, costs or damages arising from OWNER'S action or inaction relating to maintenance of the Sign and the private storm water lines, or from any claims for damages arising out of the CITY'S repairs of the public utility lines within the public utility easements.

6. Entire Agreement. This Agreement contains the entire agreement between the parties hereto. No promise, representation, warranty or covenant not included in this Agreement has been or is relied on by any party hereto.

7. Construction and Venue. This Agreement shall be construed in accordance with the laws of the State of Texas. Exclusive venue over any claim or cause of action arising hereunder shall be in the courts of Montgomery County, Texas.

8. Agreement a Covenant Running With the Land. This Agreement shall be recorded in the Real Property Records of Montgomery County, Texas and shall be a covenant running with the OWNER'S PROPERTY and Southern Parcel, and binding upon the OWNER'S successors and assigns.

IN WITNESS WHEREOF, the parties hereto have caused this Agreement to be executed on the day and year first above written.

CITY OF MONTGOMERY, TEXAS

By: _____
Kirk Jones, Mayor

ATTEST:

Susan Hensley City Secretary

State of Texas §
 §
County of Montgomery §

This instrument was acknowledged before me on _____, 2018
by KIRK JONES, mayor of and acting in behalf of the City of Montgomery, Texas.

Notary Public, State of Texas

[SIGNATURES CONTINUED ON THE NEXT PAGE]

[SIGNATURES CONTINUED FROM THE PRECEDING PAGE]

MONTGOMERY SH 105 ASSOCIATES, LLC, a Texas limited liability company

By **FIRST HARTFORD REALTY CORPORATION**, its sole Member and Manager

By: _____
Name: _____
Title: _____

State of Texas §
 §
County of Montgomery §

This instrument was acknowledged before me on _____,
2018 by _____, acting under the authority of FIRST
HARFORD REALTY CORPORATION, a Connecticut-based for-profit corporation.

Notary Public, State of _____

After Recording Return to:

Susan Hensley City Secretary
City of Montgomery, Texas
101 Old Plantersville Road
Montgomery, Texas 77356

EXHIBIT A

Copy of the Plat

Exhibit "A"

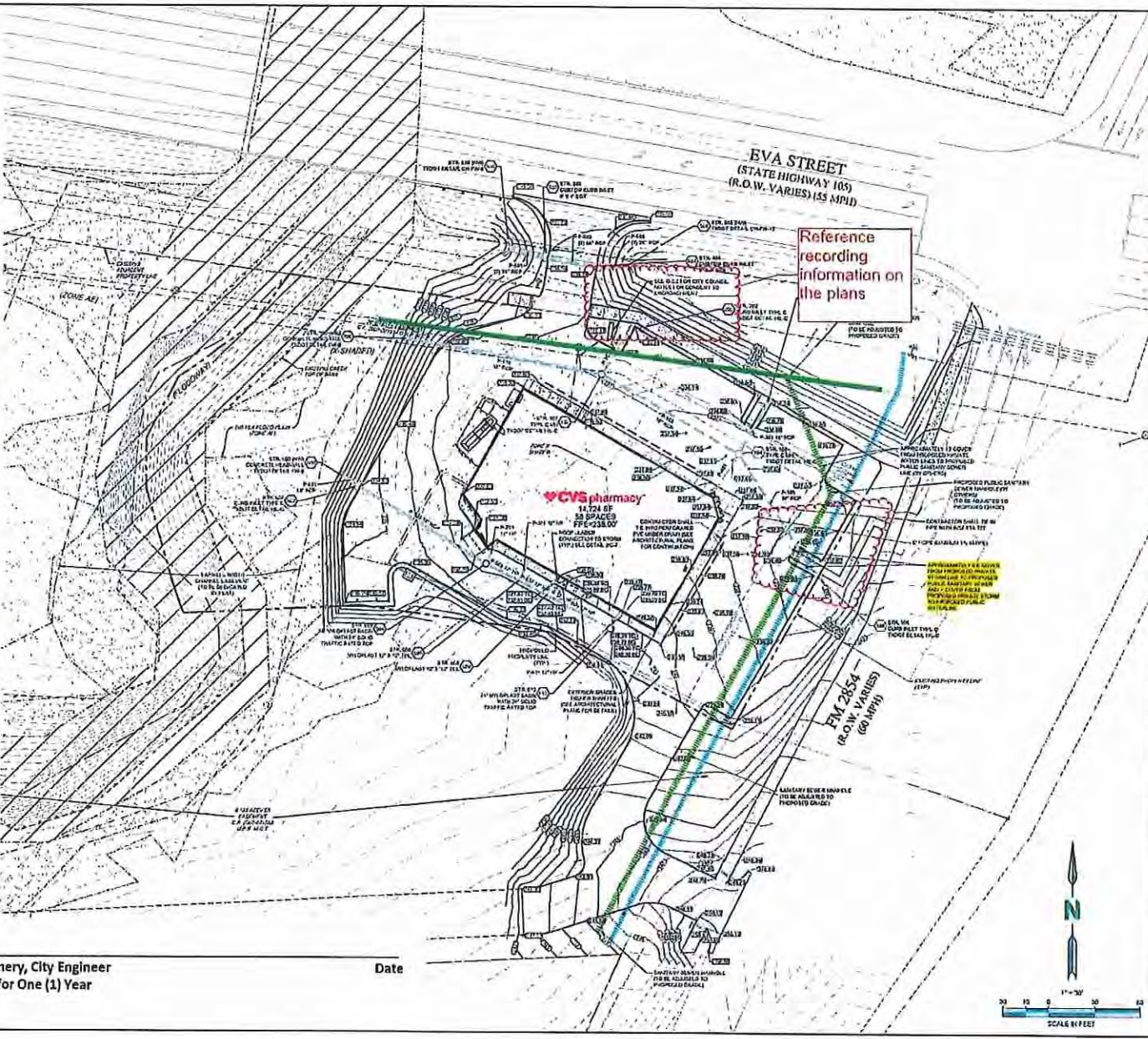
GENERAL NOTES:

- 1) ALL EXISTING UTILITIES SHOWN ARE AS SHOWN ON THE RECORD PLANS AND FIELD SURVEY.
- 2) ALL PROPOSED UTILITIES SHALL BE INSTALLED IN ACCORDANCE WITH THE CITY OF MONTGOMERY STANDARDS AND SPECIFICATIONS FOR UTILITIES.
- 3) ALL EXISTING UTILITIES SHALL BE PROTECTED AND MAINTAINED THROUGHOUT THE CONSTRUCTION PERIOD.

SITE NOTES:

- 1) CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS FROM THE CITY OF MONTGOMERY AND THE STATE OF TEXAS.
- 2) CONTRACTOR SHALL MAINTAIN ALL EXISTING UTILITIES AND STRUCTURES THROUGHOUT THE CONSTRUCTION PERIOD.
- 3) ALL EXISTING UTILITIES SHALL BE PROTECTED AND MAINTAINED THROUGHOUT THE CONSTRUCTION PERIOD.
- 4) CONTRACTOR SHALL MAINTAIN ALL EXISTING UTILITIES AND STRUCTURES THROUGHOUT THE CONSTRUCTION PERIOD.
- 5) CONTRACTOR SHALL MAINTAIN ALL EXISTING UTILITIES AND STRUCTURES THROUGHOUT THE CONSTRUCTION PERIOD.
- 6) CONTRACTOR SHALL MAINTAIN ALL EXISTING UTILITIES AND STRUCTURES THROUGHOUT THE CONSTRUCTION PERIOD.
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- 12) CONTRACTOR SHALL MAINTAIN ALL EXISTING UTILITIES AND STRUCTURES THROUGHOUT THE CONSTRUCTION PERIOD.
- 13) CONTRACTOR SHALL MAINTAIN ALL EXISTING UTILITIES AND STRUCTURES THROUGHOUT THE CONSTRUCTION PERIOD.
- 14) CONTRACTOR SHALL MAINTAIN ALL EXISTING UTILITIES AND STRUCTURES THROUGHOUT THE CONSTRUCTION PERIOD.
- 15) CONTRACTOR SHALL MAINTAIN ALL EXISTING UTILITIES AND STRUCTURES THROUGHOUT THE CONSTRUCTION PERIOD.
- 16) CONTRACTOR SHALL MAINTAIN ALL EXISTING UTILITIES AND STRUCTURES THROUGHOUT THE CONSTRUCTION PERIOD.
- 17) CONTRACTOR SHALL MAINTAIN ALL EXISTING UTILITIES AND STRUCTURES THROUGHOUT THE CONSTRUCTION PERIOD.
- 18) CONTRACTOR SHALL MAINTAIN ALL EXISTING UTILITIES AND STRUCTURES THROUGHOUT THE CONSTRUCTION PERIOD.
- 19) CONTRACTOR SHALL MAINTAIN ALL EXISTING UTILITIES AND STRUCTURES THROUGHOUT THE CONSTRUCTION PERIOD.
- 20) CONTRACTOR SHALL MAINTAIN ALL EXISTING UTILITIES AND STRUCTURES THROUGHOUT THE CONSTRUCTION PERIOD.

LEGEND	
	EXISTING UTILITY
	PROPOSED UTILITY
	EXISTING STRUCTURE
	PROPOSED STRUCTURE
	EXISTING SPOT ELEVATION
	PROPOSED SPOT ELEVATION
	PROPOSED STRUCTURE FOUNDATION
	PROPOSED STRUCTURE FOUNDATION



Reference recording information on the plans

City of Montgomery, City Engineer
Signature Valid for One (1) Year

Date



CVS pharmacy
STANDARD 14724-RIGHT
BUMP-OUT DRIVE THRU
STORE NUMBER: 1097
2845 EVA STREET, STATE HWY 105
MONTGOMERY, MONTGOMERY CO., TEXAS 75156
PROJECT TYPE: NEW CONSTRUCTION
DRAWING TYPE: PERMITS
CS PROJECT NUMBER: 106345

ENGINEER:
FORESITE
1227 Form No. F-32273
1005 E. 17th St.
Tulsa, OK 74104
Tel: 918.755.1133
www.foresite.com

CONSULTANT:

DEVELOPER:
F. Pinneford Corporation
14500 E. 17th St.
Tulsa, OK 74104
Tel: 918.755.1133
www.fpinneford.com

SEAL:
BRIAN F. MONTGOMERY
Professional Engineer
No. 12345
State of Texas

REVISIONS:

NO.	DATE	DESCRIPTION
1	10/20/21	ISSUED FOR PERMITS
2	10/20/21	ISSUED FOR PERMITS

DRAWING BY: PA
DATE: 10/20/21
JOB NUMBER: 106345
TITLE:

GRADING & DRAINAGE PLAN
SHEET NUMBER: **C-2**
RELEASED FOR CONSTRUCTION

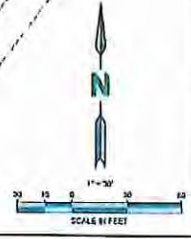


Exhibit "C"
Summary of Assets

Developer's Contributions:

Value of Land (0.92 Acres) for WWTP - \$235,520

Funds for Relocating Existing Sanitary Sewer -
\$ 410,00

Waste Water Treatment Plant Fence- \$15,000

Contribution to replacement lift station-
\$200,000

Developer Total - \$860,520

City's Contributions:

Relocation of Lift Station No. 1 –
TWDB Funds

Value of Lift Station Land –
\$ 14,650

Value of WWTP Land - \$ 33,280

Waiver of Impact Fees - \$ 485,432

City Total - \$ 533,362

Montgomery City Council
AGENDA REPORT

Meeting Date: March 27, 2018	Budgeted Amount:
Prepared By: Jack Yates City Administrator	Exhibits: Memo from city engineer, letter of request, proposed agreement
Date Prepared: March 22, 2018	

Subject

This is to consider a private storm sewer encroachment agreement with Blue Wave Express Car Wash

Description

This is to allow construction of a portion of the BlueWave Express Car Wash private storm sewer within the city's utility easement this agreement will release the city from all responsibility for damages incurred to the sorcerers lines as a result of required maintenance and repairs to the public utilities.

Such agreements are fairly often necessary in the complexity of developing a property in an urban setting, with many of the utilities in conflict.

The City Attorney has reviewed the Agreement.

Recommendation

Approval of the Agreement

Approved By

City Administrator Jack Yates

Date: March 22, 2018



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

March 21, 2018

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

Re: Proposed BlueWave Express Car Wash Private Storm Sewer Encroachment Agreement
Buffalo Springs Shopping Center
The City of Montgomery

Dear Mayor and Council:

It has come to our attention that the developer of the proposed BlueWave Express Car Wash intends to construct a portion of their private storm sewer system within the City's utility easement. Per the construction plans, the encroachments are proposed to be in close proximity with existing public water and sanitary sewer lines.

We recommend the City enter into an encroachment agreement with the developer, BW Montgomery Investment, LLC, to allow the construction of the private storm sewer system within the City's utility easements. This agreement will release the City from all responsibility for damages incurred to the storm sewer lines as a result of required maintenance and repairs to the public utilities.

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/ab

K:\W5841\W5841-0900-00 General Consultation\Correspondence\Letters\2018\MEMO to Council RE BlueWave Car Wash Encroachment Agreement.doc

Enc: BlueWave Express Car Wash Encroachment Agreement Request
DRAFT Encroachment Agreement
BlueWave Express Car Wash Preliminary Utility Layout

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



Stantec Consulting Services Inc.
580 Westlake Park Blvd, Houston TX 77079-2662

March 14, 2018

City of Montgomery

Attention: Aaron Bennett
Jones & Carter
1575 Sawdust Road, Suite 400
The Woodlands, Texas 77380

Re: BlueWave Express Car Wash at Lone Star Parkway
20210 Eva Street
Stantec Project #222310713

To whom it may concern,

We need to request an encroachment agreement with the City of Montgomery for a BlueWave Express Car Wash located at 20210 Eva Street, Montgomery, Texas 77356. For this project there is a 4' x 4' grate inlet with a 15" HDPE storm drainage pipe encroaching on a 26' Utility Easement, C.F. NO. 2004-110202. The owners legal name for this project is BW Montgomery Investment, LLC. Please let me know if you need any additional information.

Thank you,

STANTEC CONSULTING SERVICES INC.

A handwritten signature in blue ink, appearing to read "Daniel Blancas".

Daniel Blancas
Civil Designer
Phone: (713) 587-5740
Fax: (713)212-0010
Daniel.Blancas@stantec.com

NOTICE OF CONFIDENTIALITY RIGHTS: IF YOU ARE A NATURAL PERSON, YOU MAY REMOVE OR STRIKE ANY OR ALL OF THE FOLLOWING INFORMATION FROM ANY INSTRUMENT THAT TRANSFERS AN INTEREST IN REAL PROPERTY BEFORE IT IS FILED FOR RECORD IN THE PUBLIC RECORDS: YOUR SOCIAL SECURITY NUMBER OR YOUR DRIVER'S LICENSE NUMBER.

STATE OF TEXAS

COUNTY OF MONTGOMERY

ENCROACHMENT AND MAINTENANCE AGREEMENT

THIS AGREEMENT is made this ____ day of _____, 2018, between the **CITY OF MONTGOMERY, TEXAS (CITY)** and **BW MONTGOMERY INVESTMENT, LLC**, a Texas limited liability company (OWNER).

RECITALS

OWNER is the owner of certain property (PROPERTY) located in the City of Montgomery, Texas at 20210 Eva Street which is being developed by OWNER for a new BlueWave Express Car Wash.

The Property is a 0.82- acre tract of land in the John Corner Survey, A-8, in Montgomery County, Texas, as more particularly described in the plat attached hereto as Exhibit "A."

OWNER is proposing a 4'x4' grate inlet within a 15-inch HDPE storm drainage pipe (hereinafter collectively called the "storm drainage pipe") to be installed within the existing CITY 26-foot public utility easement and across existing public water and sanitary sewer lines on the Property.

OWNER has agreed to regularly maintain the Owner's storm drainage pipe at its sole expense.

CITY and OWNER agree that CITY may in the future need to make major repairs to the public utility easement on the Property.

If future major repairs to the CITY's public utilities are required by CITY, the OWNER's private storm drainage pipe may need to be relocated or disturbed in order for CITY to perform the necessary repairs.

The storm drainage pipe shall be the property of OWNER and shall be maintained by OWNER. OWNER agrees that CITY shall not incur the expense of maintaining such or removing or replacing it when any repair work is complete.

CITY has agreed to the OWNER'S installation of storm drainage pipe on and along the public utility easement, subject to the above recitals and the following terms and conditions agreed by OWNER.

NOW, THEREFORE, be it mutually agreed by OWNER and CITY as follows:

1. Consent to Encroachment. Subject to the above recitals and the terms of this Agreement, CITY hereby consents and allows OWNER to enter upon the above-described CITY easement on the Property for the purpose of installing, placing and maintaining the above-described storm drainage pipe within the CITY public utility easement.

2. Term. This Agreement shall have an indefinite term and shall run with the Property until the CITY and the OWNER, or its successors and assigns, agree to terminate this Agreement.

3. Conditions.

- a. Prior to any construction in or along the CITY public utility easement on the Property, OWNER shall obtain all licenses or permits necessary to install and construct the OWNER'S storm drainage pipe or any other improvements on the Property.
- b. OWNER shall be solely responsible for the normal maintenance of the private storm drainage pipe on the Property and shall maintain it to avoid any damage to or interference with the CITY facilities, other public utilities or the general right of CITY to utilize the easement for its intended purpose. CITY shall be responsible for major repairs to the public utility easement (i.e., any work other than the normal maintenance required by OWNER.)

- c. CITY shall not be responsible to OWNER, its successors, assigns, or any other party for damages to OWNER'S storm drainage pipe or other improvements on or along the CITY public utility easement on the Property. CITY may, at any time upon reasonable notice, require the relocation of the storm drainage pipe along the public utility easement for the purpose of allowing CITY to make repairs to its public utilities. OWNER shall relocate such improvements promptly at its sole expense and shall not be entitled to compensation or damages of any kind.
- d. OWNER shall notify the City in writing of any change in ownership of the Property.

4. Notices. Any notice required or permitted under this Agreement shall be deemed sufficient if delivered in hand or by First Class US Mail addressed to the parties as follows:

CITY

City of Montgomery
 ATTN: City Administrator
 101 Old Plantersville Road
 Montgomery, Texas 77356

OWNER

BW Montgomery Investment, LLC
 ATTN: _____

5. **Indemnity.** OWNER shall indemnify, defend and hold harmless CITY, its elected officials, officers and employees, from any claims, suits, causes of action, costs or damages arising from OWNER'S action or inaction relating to maintenance of the public utility easement by CITY or any improvements by OWNER on or along the public utility easement on the Property.

6. Entire Agreement. This Agreement contains the entire agreement between the parties hereto. No promise, representation, warranty or covenant not included in this Agreement has been or is relied on by any party hereto.

7. Construction and Venue. This Agreement shall be construed in accordance with the laws of the State of Texas. Exclusive venue over any claim or cause of action arising hereunder shall be in the courts of Montgomery County, Texas.

8. Agreement a Covenant Running With the Land. This Agreement shall be recorded in the Real Property Records of Montgomery County, Texas and shall be a covenant running with the OWNER'S land and binding upon the OWNER'S successors and assigns.

CITY OF MONTGOMERY, TEXAS

By: _____
Kirk Jones, Mayor

ATTEST:

Susan Hensley City Secretary

BW MONTGOMERY INVESTMENT, LLC

By: _____
Name: _____
Title: _____

State of Texas §
 §
County of Montgomery §

This instrument was acknowledged before me on _____, 2018
by KIRK JONES, mayor of and acting in behalf of the City of Montgomery, Texas.

Notary Public, State of Texas

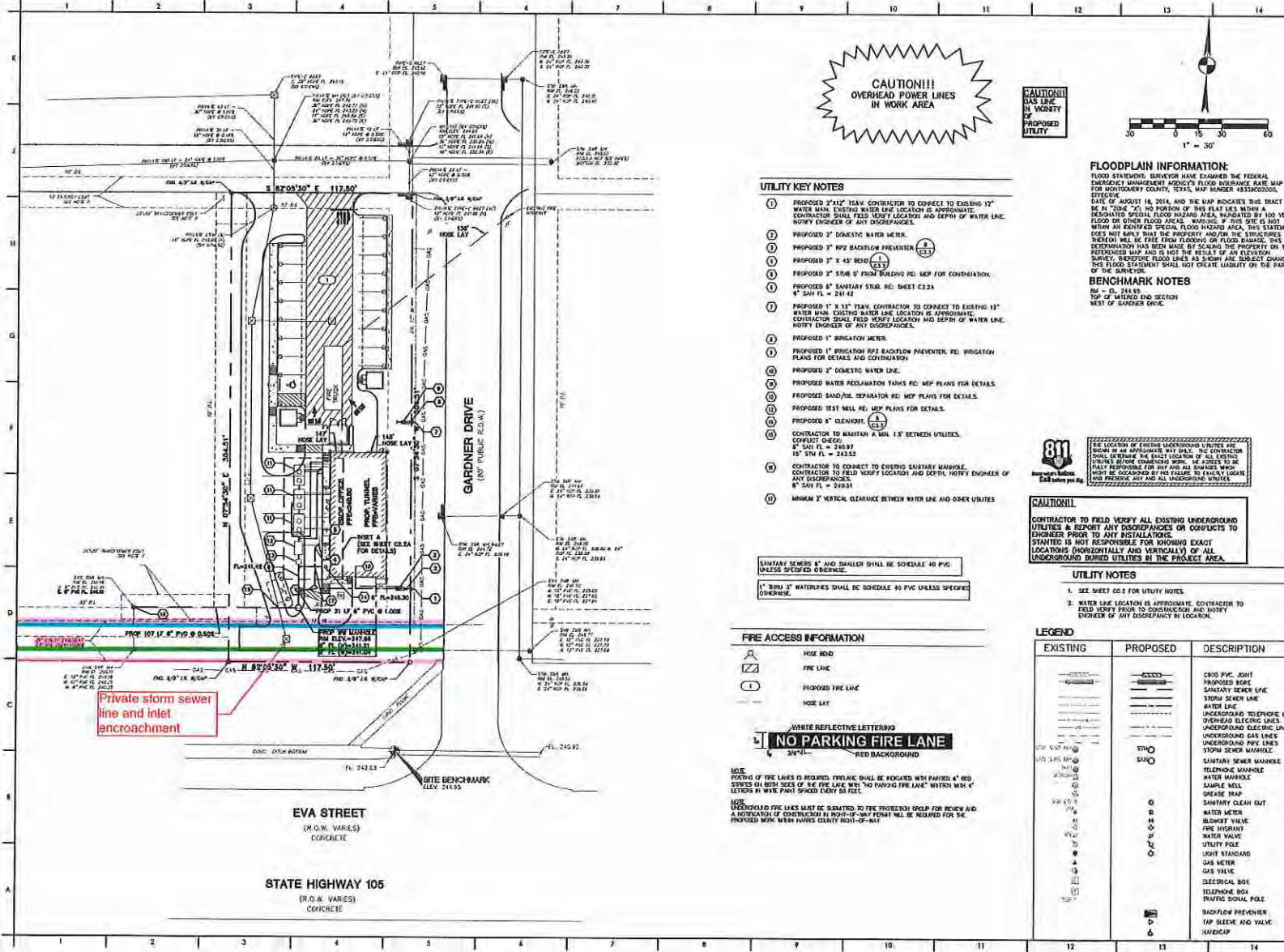
State of Texas §
 §
County of Montgomery §

This instrument was acknowledged before me on _____,
2018 by _____, acting under the authority of BW
MONTGOMERY INVESTMENT, LLC, a Texas limited liability company.

Notary Public, State of _____

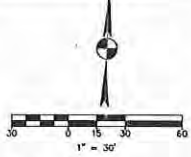
After Recording Return to:

Susan Hensley City Secretary
City of Montgomery, Texas
101 Old Plantersville Road
Montgomery, Texas 77356



CAUTION!!!
OVERHEAD POWER LINES
IN WORK AREA

CAUTION!!!
DAS LINE
IN VICINITY
OF PROPOSED
UTILITY



FLOODPLAIN INFORMATION:
FLOOD STATEMENT: SURVEYOR HAS EXAMINED THE FEDERAL EMERGENCY MANAGEMENT AGENCY'S FLOOD INSURANCE RATE MAP FOR MONROVIA COUNTY, TEXAS, MAP NUMBER 453000000. EFFECTIVE DATE OF AUGUST 16, 2014, AND THE MAP INDICATES THIS TRACT TO BE IN "ZONE" X1, NO PORTION OF THIS PLAT LIES WITHIN A DESIGNATED SPECIAL FLOOD HAZARD AREA, INDICATED BY 100 YEAR FLOOD OR OTHER FLOOD AREAS. WARNING: IF THIS SITE IS NOT WITHIN AN IDENTIFIED SPECIAL FLOOD HAZARD AREA, THIS STATEMENT DOES NOT APPLY THAT THE PROPERTY AND/OR THE STRUCTURES THEREON WILL BE FREE FROM FLOODING OR FLOOD DAMAGE. THIS DETERMINATION HAS BEEN MADE BY SCALING THE PROPERTY ON THE FLOODPLAIN MAP AND IS NOT THE RESULT OF AN ELEVATION SURVEY. THEREFORE FLOOD LINES AS SHOWN ARE SUBJECT TO CHANGE. ONE FLOOD STATEMENT SHALL NOT CREATE LIABILITY ON THE PART OF THE SURVEYOR.

BENCHMARK NOTES
BM - D, 244.45
TOP OF METAL END SECTION
WEST OF GARDNER DRIVE.

- UTILITY KEY NOTES**
- PROPOSED 2" 112' TRAY CONTRACTOR TO CONNECT TO EXISTING 12" WATER MAIN. EXISTING WATER LINE LOCATION IS APPROXIMATE. CONTRACTOR SHALL FIELD VERIFY LOCATION AND DEPTH OF WATER LINE. NOTIFY ENGINEER OF ANY DISCREPANCIES.
 - PROPOSED 3" DOMESTIC WATER METER.
 - PROPOSED 3" RPZ BACKFLOW PREVENTER (C13)
 - PROPOSED 3" X 45' BEND (C13)
 - PROPOSED 3" 5/8" FROM BUILDING PER MEP FOR CONTINUATION.
 - PROPOSED 4" SANITARY STUB. REF: SHEET C22A
 - PROPOSED 1" X 12' TRAY CONTRACTOR TO CONNECT TO EXISTING 18" WATER MAIN. EXISTING WATER LINE LOCATION IS APPROXIMATE. CONTRACTOR SHALL FIELD VERIFY LOCATION AND DEPTH OF WATER LINE. NOTIFY ENGINEER OF ANY DISCREPANCIES.
 - PROPOSED 1" IRRIGATION METER.
 - PROPOSED 1" IRRIGATION RPZ BACKFLOW PREVENTER. PER IRRIGATION PLANS FOR DETAILS AND CONTINUATION.
 - PROPOSED 3" DOMESTIC WATER LINE.
 - PROPOSED WATER RECLAMATION TANKS PER MEP PLANS FOR DETAILS.
 - PROPOSED SAND/OIL SEPARATOR PER MEP PLANS FOR DETAILS.
 - PROPOSED TEST WELL PER MEP PLANS FOR DETAILS.
 - PROPOSED 6" CLEANSING (C13)
 - CONTRACTOR TO MAINTAIN A MIN. 15' BETWEEN UTILITIES. CONFLICT: DIEGO
8" SAN FL = 240.87
15" STN FL = 243.52
 - CONTRACTOR TO CONNECT TO EXISTING SANITARY MANHOLE. CONTRACTOR TO FIELD VERIFY LOCATION AND DEPTH. NOTIFY ENGINEER OF ANY DISCREPANCIES.
8" SAN FL = 240.83
 - MINIMUM 2" VERTICAL CLEARANCE BETWEEN WATER LINE AND OTHER UTILITIES

SANITARY SEWERS 6" AND SMALLER SHALL BE SCHEDULE 40 PVC UNLESS SPECIFIED OTHERWISE.
1" BORE 3" MATERIALS SHALL BE SCHEDULE 40 PVC UNLESS SPECIFIED OTHERWISE.

- FIRE ACCESS INFORMATION**
- HOSE BED
 - FIRE LANE
 - PROPOSED FIRE LANE
 - HOSE LAY
- WRITE REFLECTIVE LETTERING
NO PARKING FIRE LANE
RED BACKGROUND

NOTE:
POSTING OF FIRE LANES IS REQUIRED. THEREAFTER SHALL BE INDICATED WITH PAINTED 6" RED STRIPES ON BOTH SIDES OF THE FIRE LANE WITH "NO PARKING FIRE LANE" WITHIN MARK 4" LETTERS IN WHITE PAINT SPACED EVERY 50 FEET.
UNDERGROUND FIRE LANES MUST BE SEGMENTED TO THE PROXIMITY GROUP FOR REVIEW AND A NOTIFICATION OF CONSTRUCTION IN PROGRESS SIGN POINT WILL BE REQUIRED FOR THE PROTECTED MARK WITHIN 100 FEET RIGHT-OF-WAY.

811
Call before you dig
The location of existing underground utilities are shown on this plan. YOU MUST VERIFY THE LOCATION OF ALL EXISTING UTILITIES BEFORE CONSTRUCTION. YOU ARE SOLELY RESPONSIBLE FOR ANY AND ALL DAMAGES WHICH MIGHT BE OCCURRED BY HIS FAILURE TO EXACTLY LOCATE AND PROTECT ANY AND ALL UNDERGROUND UTILITIES.

CAUTION!!!
CONTRACTOR TO FIELD VERIFY ALL EXISTING UNDERGROUND UTILITIES & REPORT ANY DISCREPANCIES OR CONFLICTS TO ENGINEER PRIOR TO ANY INSTALLATIONS. STANTEC IS NOT RESPONSIBLE FOR INADEQUATE EXACT LOCATIONS (HORIZONTALLY AND VERTICALLY) OF ALL UNDERGROUND BURIED UTILITIES BY THE PROJECT AREA.

- UTILITY NOTES**
- SEE SHEET C02 FOR UTILITY NOTES.
 - WATER LINE LOCATION IS APPROXIMATE. CONTRACTOR TO FIELD VERIFY PRIOR TO CONSTRUCTION AND NOTIFY ENGINEER OF ANY DISCREPANCY IN LOCATION.

LEGEND

EXISTING	PROPOSED	DESCRIPTION
		600 PVC JOINT
		PROPOSED HOSE
		SANITARY SEWER LINE
		STUB W/ GEAR LANE
		WATER LINE
		UNDERGROUND TELEPHONE LINES
		UNDERGROUND ELECTRIC LINES
		UNDERGROUND GAS LINES
		UNDERGROUND PIPE LINES
		STUB W/ GEAR MANHOLE
		SANITARY SEWER MANHOLE
		TELEPHONE MANHOLE
		WATER MANHOLE
		SAMPLE WELL
		DRAIN TRAP
		SANITARY CLEAN OUT
		WATER METER
		BLOWOFF VALVE
		FIRE HYDRANT
		WATER VALVE
		UTILITY POLE
		JOINT MANHOLE
		GAS METER
		GAS VALVE
		ELECTRICAL BOX
		TELEPHONE BOX
		PLASTIC SIGNAL POLE
		BACKFLOW PREVENTER
		TAP SLEEVE AND VALVE
		SANDPIT



500 Westhatch Blvd, Suite 1000
Houston, Texas 77057
Tel: (713) 212-0011 Fax: (713) 212-0010
TIPS: 8 14324 TIPS: 9 1019122



BLUEWAVE
LONE STAR
20210 EVA ST.
HOUSTON, TEXAS 77058
PSTXHO-0270

UTILITY AND FIRE LANE PLAN



PLANN 30
Project Number: 222310713
Drawn By: VM
Checked By: JS

C2.2

Montgomery City Council
AGENDA REPORT

Meeting Date: March 27, 2018	Budgeted Amount:
Prepared By: Jack Yates City Administrator	Exhibits: Letter of request, Sketch site plan, Aerial map showing the property, survey of the entire triangle between McCown and Prairie Street, two alternative building locations drawn by Jack, Four photographs showing vehicles at entrance/exit/in proposed driveway
Date Prepared: March 22, 2018	

Subject

This is to consider a variance request from Samdana Investment, L.P. of properties regarding a variance from 35 feet to 25 feet along State Highway 105 and from 15 feet to 10 feet along John A. Butler Street to the north

Description

This variance will be reconsidered by the Planning Commission at its March 26 meeting.

Since the March 13 City Council meeting, I have met with Mr. Chen, the applicant, gone to the site, and have measured and driven cars into and out of the existing driveway entrance off State Highway 105, and have also driven cars into and out of the proposed driveway on the subject property. The photographs showing the expansive space available for cars pulling into and out of the entrance off SH 105 and into the interior driveway, to my mind, makes the variance very feasible and practical.

I also, attached, tried to come up with different shapes/configurations of the building—including reducing the size of the building. However, I was unable to come up with a better configuration that Mr. Chen has already provided.

Montgomery City Council
AGENDA REPORT

Recommendation

Recommend approval of the variance.

Approved By

City Administrator

Jack Yates

Date: March 22, 2018



January 30, 2018

Jack Yates, City Administrator
City of Montgomery
101 Old Plantersville Rd.
Montgomery, TX 77316
(936) 597-6463
jyates@ci.montgomery.tx.us

**Re: Variance Request in Historical District
Reduction of Building Line (B.L.)
35' to 25' along S.H. 105 & from 15' to 10' along John Butler St.
Minor Plat Name: SAMDANA INVESTMENTS, L.P.
20998 Eva St. (S.H. 105), Montgomery, TX 77356
Montgomery County, Texas**

Dear Mr. Yates:

Pursuant to Section 78-28 of the City of Montgomery's Code of Ordinances and as the representative for the owner of the property, Mrs. Sopheap Chem, we would like to request a variance for the B.L. along Eva Street (State Highway 105) and John Butler St.

As per Section 78-90 and 98-351, the B.L. along State Highway 105 is to be 35 feet and/or match adjacent buildings or structures whose front (main entrance) setback line is closest to the street which the adjacent structure or building faces.

Due to the unique triangular shape of this tract, enforcement of a 35 foot B.L. along State Highway 105 and a 15 foot B.L. along John Butler St. would preclude the owner from redevelopment of this tract. A copy of the survey showing existing site conditions is attached.

We look forward to developing a project that will be in conformance with the general character of the Historical District and that will also provide an economic benefit to the city.

Best Regards,

A handwritten signature in black ink, appearing to read "Christian Offenburger". The signature is stylized and cursive.

Christian Offenburger, R.P.L.S.
Principal

150 W. Shadowbend Avenue, Suite #304 | Friendswood, TX 77546
phone 281.648.3131 | fax 281.648.3737 | e-mail christian@boundaryone.com
T.B.P.L.S. Firm No. 10084800

JOHN A. BUTLER STREET

PROPOSED ENTRY

S 80°32'25" E

10'-0" 10' BL

FLAG POLES
CITY OF BOHARADON

S 11°02'24" E
21'-0"

25' BL

HIGHWAY SIGN

N 16°17'02" W

S 67°12'06" W

STATE HIGHWAY 105
(EVA STREET)

DRIVE
THRU
WINDOW

PROPOSED
10' x 45'

104.50'

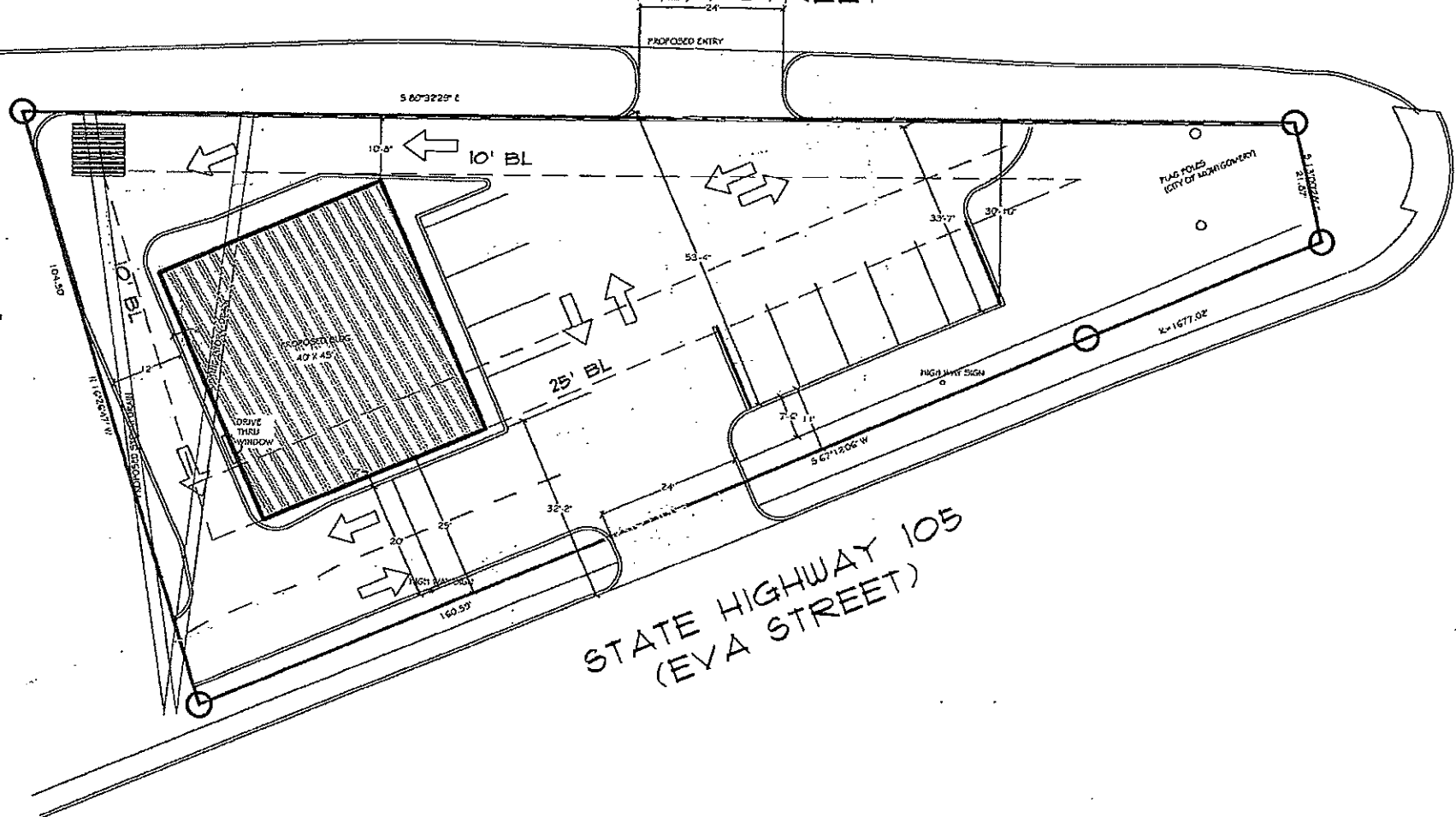
10' BL

11' 12' 50" W

160.53'



Scale: 1"=20'
3.6.18



R124004

R124005

R124004

MCCOWAN

R123983

R123985

PRAIRIE ST

JOHN A BUTLER ST

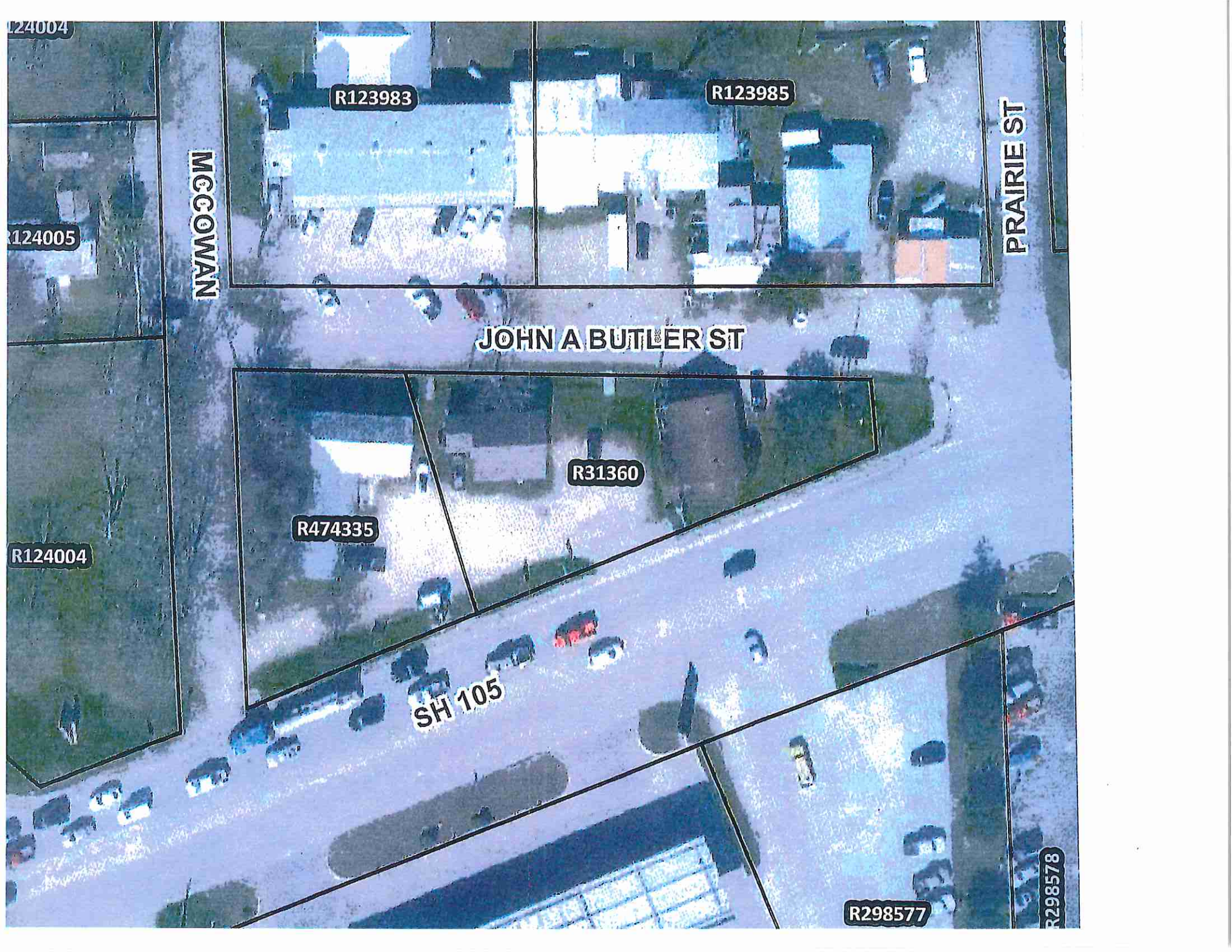
R31360

R474335

SH 105

R298577

R298578



JOHN CORNER SURVEY, A - 8

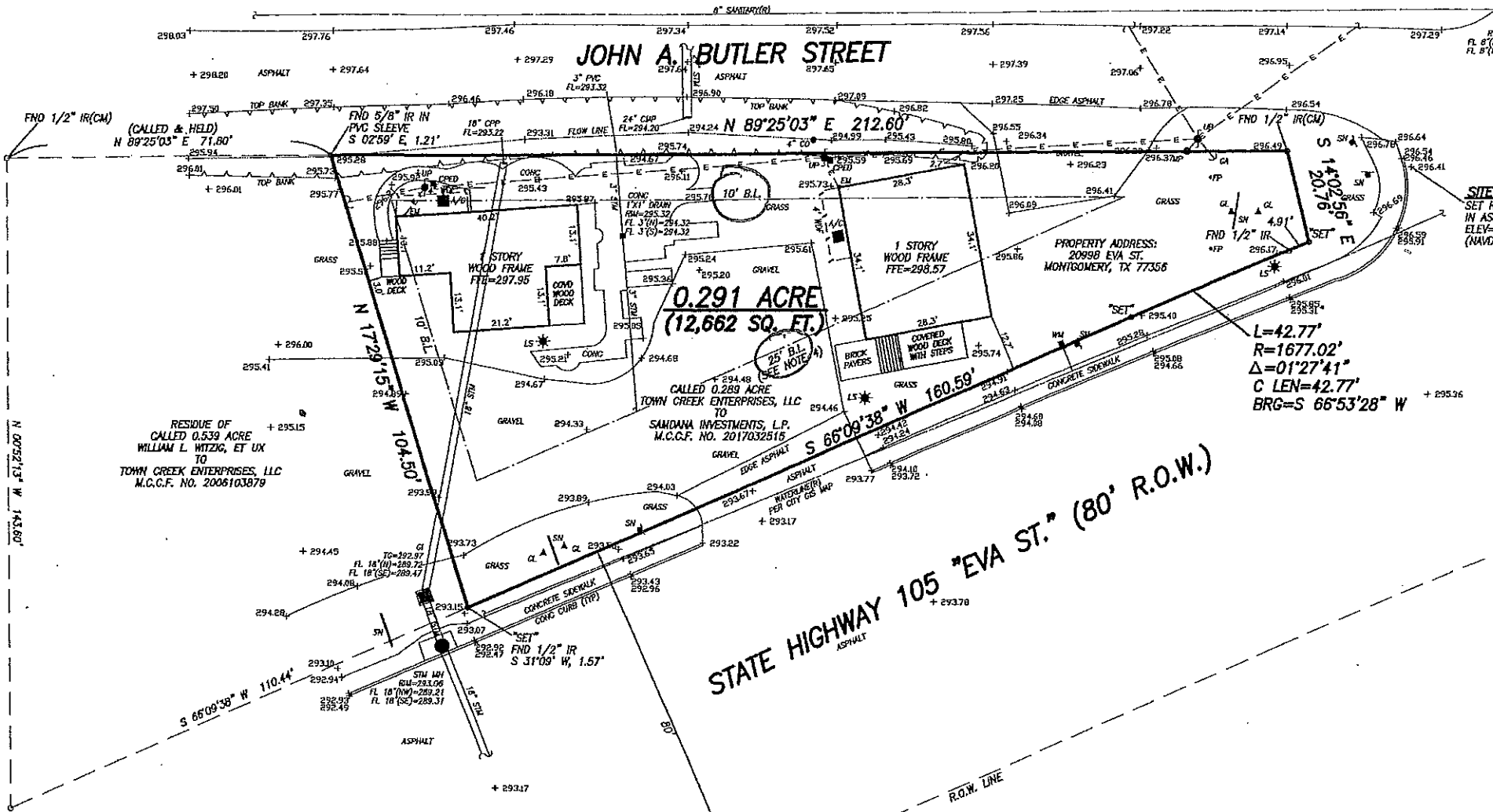
JOE C. SHOCKEY
 WCAD PROPERTY ID NO(S):
 R123983 & R123984

PROPERTY ADDRESS:
 314 JOHN A. BUTLER
 MONTGOMERY, TX 77356

McCOWAN ST.

JOHN A. BUTLER STREET

STATE HIGHWAY 105 "EVA ST." (80' R.O.W.)



FND 1/2" IR (CM)
 (CALLED & HELD)
 N 89°25'03" E 71.80'

FND 5/8" IR IN
 PVC SLEEVE
 S 02°59' E, 1.21'

24" CMP
 FL=294.20

FND 1/2" IR (CM)
 S 14°02'51" E
 20.16'

0.291 ACRE
 (12,662 SQ. FT.)

0.289 ACRE
 TOWN CREEK ENTERPRISES, LLC
 TO
 SANDANA INVESTMENTS, L.P.
 M.C.C.F. NO. 2017032515

RESIDUE OF
 CALLED 0.539 ACRE
 WILLIAM L. WITZIG, ET UX
 TO
 TOWN CREEK ENTERPRISES, LLC
 M.C.C.F. NO. 2006103879

PROPERTY ADDRESS:
 20988 EVA ST.
 MONTGOMERY, TX 77356

L=42.77'
 R=1677.02'
 Δ=01°27'41"
 C LEN=42.77'
 BRG=S 66°53'28" W

- ABBREVIATIONS:
- B.L. BUILDING LINE
 - (CM) CONTROL MONUMENT
 - CMP CORRUGATED METAL PIPE
 - CPP CORRUGATED PLASTIC PIPE
 - CPED CABLE PEDESTAL
 - CO CLEANOUT
 - CONC CONCRETE
 - E- OVERHEAD ELECTRIC

JOHN A. BUTLER STREET

PROPOSED ENTRY

S 60°32'28" E

10'-0" 10' BL

25' BL

Scale: 1"=20'
3.6.18

104.50
11.15° 21' 15" W
11.15° 21' 15" W

PROPOSED BUILDING
40' X 45'
LOADING TRUCK WINDOW

FLAG POLES
CITY OF MONTGOMERY

S 11° 21' 21" W
20' 21' 21" W

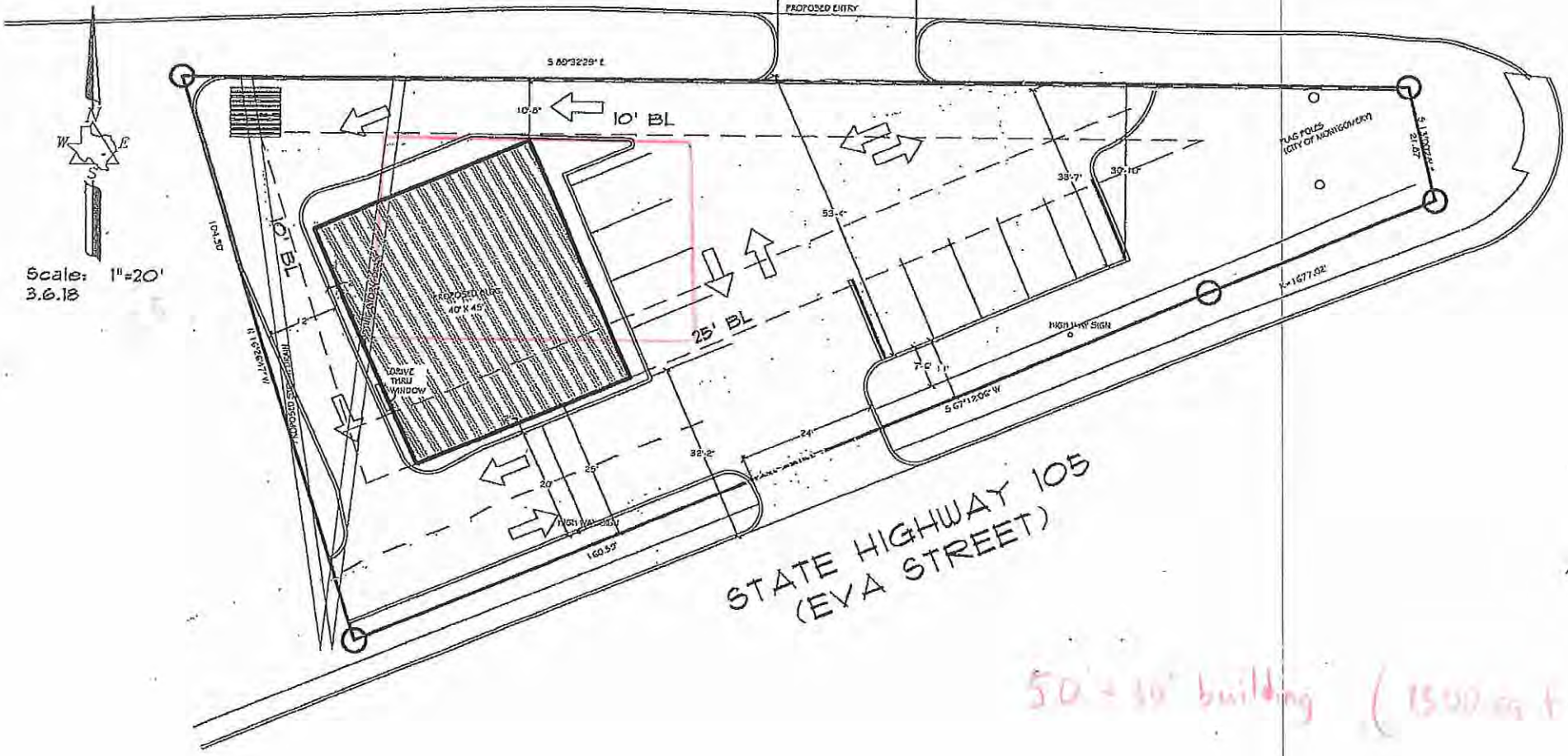
1677.02

HIGHWAY SIGN

S 67° 12' 06" W

STATE HIGHWAY 105
(EVA STREET)

50' x 40' building (1500 sq ft.)



JOHN A. BUTLER STREET

PROPOSED ENTRY

S 80°32'22" E

10' BL

10' BL

25' BL

STATE HIGHWAY 105
(EVA STREET)

TUG POLLS
CITY OF HOUSTON

25' BL

S 157°17' 02"

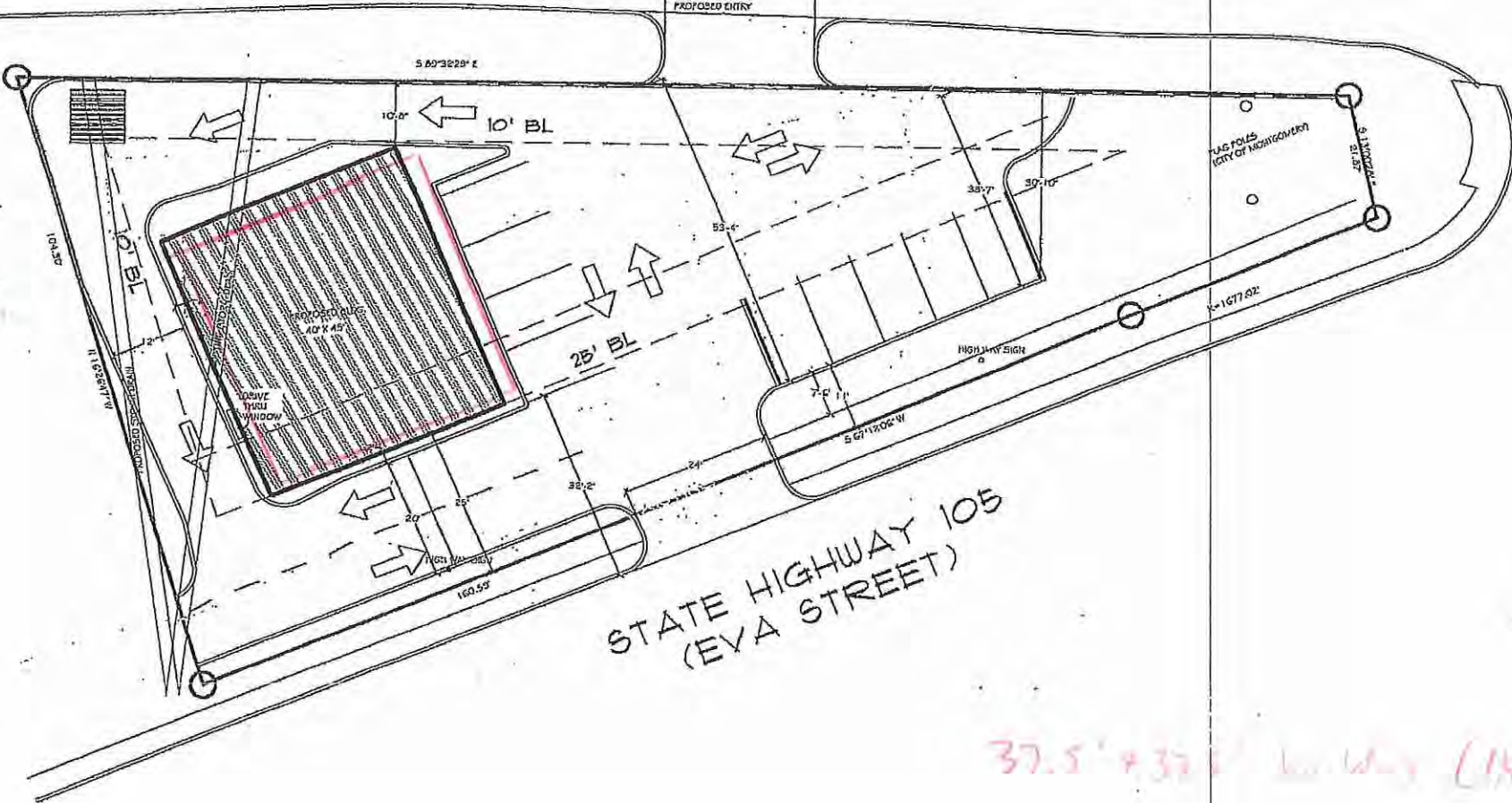
HIGHWAY SIGHT

S 67°11'20" W

160.53'



Scale: 1"=20'
3.6.18



37.5' x 33' building (1400 sq ft)



Photograph showing two vehicles meeting at driveway



Photograph showing one vehicle pulling into driveway and one vehicle approaching driveway



Photograph showing two vehicles meeting in proposed driveway with Mr. Chen standing on the interior north border of driveway.

The Montgomery
Trace
NEXT INTERSECTION



Photograph of one car pulling out of property, one vehicle in interior driveway lane - with Mr. Chen standing at northern edge of interior driveway lane

Meeting Date: March 27, 2018	Budgeted Amount:
Prepared By: Jack Yates City Administrator	Exhibits: Paving Cost Proposal, Map showing area of sidewalk location
Date Prepared: March 21, 2018	

Subject

This is to place a sidewalk from the old grade school on Clepper Street to the east side of Prairie Street. The MEDC, on March 19th, approved \$19,886, the expected cost to place the sidewalk. This item is to receive your approval of the expenditure of the MEDC funds.

Description

This project has been discussed for several years and was specifically placed in the MEDC budget for the 2017-2018 fiscal year. The rationales for this being an MEDC project are 1) it helps generate foot traffic between Fernland and Memory Park and the downtown area and 2) during Special events the area immediately east of the school is used for Visitor parking causing those who parked there but want to walk downtown to walk in Clepper Street, causing a dangerous situation for the pedestrians/vehicles.

During the MEDC meeting there was discussion regarding the matter. What follows is the minutes from that discussion:

Mrs. Fox asked about the wisdom of sidewalk cost versus McCown Street improvements. President Jones and Mr. Champagne answered, saying that they felt that people would use the sidewalk for general use and for special events. Ms. Fox reiterated her statement that the fund would be better put to use on downtown centered projects first. Jack Yates noted that placement of the sidewalks was specifically mentioned and \$20,000 was included in the Downtown Development Improvements portion of the MEDC budget. Mike Muckleroy answered a Board question about the how the drainage will be handled, stating that the sidewalk project will not help the drainage but will not hurt either.

Montgomery City Council
AGENDA REPORT

Motion by Champagne, seconded by Hanover to fund the project with the fund source to be determined. Kerr, Hanover, Jones, Champagne voted yes, Fox voted no. Brown was absent from the meeting.

So, while there was discussion it was approved by 4-1 vote.

Recommendation

Approve the proposed funding for the sidewalks.

Approved By

City Administrator

Jack Yates

Date: March 21, 2018

PROPOSAL
LAUREL PAVING
12876 Shadowbrook Dr. Willis, Texas 77378
PH. (936) 672 3297 Fax 936 890 1271

PROPOSAL SUBMITTED TO	E-MAIL	cell	PHONE	DATE
Mike Muckleroy	936-521-5294	936-597-6434	03/15/18	
STREET		JOB NAME		
mmuckleroy@ci.montgomery.tx.us		Concrete side walk		
CITY, STATE AND ZIP CODE		JOB LOCATION		
Montgomery, Texas 77356		On Clepper Dr, from Maiden Ln to School		
ARCHITECT		DATE OF PLANS		JOB PHONE
We Propose: hereby to furnish materials and labor complete in accordance with specifications below, for the sum of:				
Price determined by option chosen.				
Payment to be made as followed				
On completion,				

All materials is guaranteed to be as specified. All work to be completed in a workmanlike manner according to standard practices. Any alteration or deviation from specifications below involving extra costs will be executed only upon written orders, and will become an extra charge over and above the estimate. All agreements contingent upon strikes, accidents or

Authorized By _____ This proposal may be withdraw by us if not accepted with 30 day.

Build retaining wall approx. 4'high 18'long and 3 manholes raisers	\$1700.00
Concrete sidewalks, 4'x866=3,464 sqft	\$18,186.00

1. Form retaining wall and pour concrete 3,000 psi 6" thick, reinforced with #3 rebar 18" o/c. Make 3 concrete raisers for man holes.
2. Remove grass and form sidewalks, furnish and install 4 loads of fill dirt wherever is necessary (some areas, sidewalk will be below top of street pavement.)
3. Pour concrete mix 3,000 psi, 4" thick, reinforced with #3 rebar 18" o/c and expansion joints every 20 feet apart. And control join every 10', broom finish.


Acceptance of Proposal – The above prices, specifications and conditions are satisfactory and accepted. You are authorized to do the work as specified. Payment will be made as outlined above.

Date of acceptance _____

Signature _____ Signature _____



Clepper Street

 = sidewalk location on south side of Clepper Street

Montgomery City Council
AGENDA REPORT

Meeting Date: March 27, 2018	Budgeted Amount:
	Exhibits: Engineer's site plan review, Sketch site plan presented at time of application, Memo To File re: Permit Issuance, E-mail from Autumn Redman re: permit issuance, Building Permit dated 12-4-17, Jack's memo to Mr. Madsen to further building process, Jack's e-mail to Rick Hanna re: furthering building process, E-mail from Chris Roznovsky Re: process needed for Mr. Madsen to continue building process, Current Building Permit Approval Process, Photographs of the rear of the structure, City attorney opinion/comment
Prepared By: Jack Yates City Administrator	
Date Prepared: March 22, 2018	

Subject

This is to consider a variance request for a building built at 610 Liberty Street.

Description

This variance involves a building permit improperly issued, funds expended by the builder based upon the improperly issued permit, an attempt by the city administrator to correct actions to prevent suit against the city while also attempting to follow the proper procedure also.

The course of events were: on December 4, 2017 Mr. Madsen received a building permit signed by Autumn Redman, Utility Development Clerk. The approval was improper as Ms. Redman did not have authority to sign the permit. Additionally, the building plan review had not occurred, nor the City Engineer notified.

On January 8th, Mr. Madsen called for water service and Mike Muckleroy was notified and Mike responded that he did not know of the project being reviewed by the City Engineer. Mr. Madsen was told about the lack of approval and that he could not proceed with construction and he became very concerned saying that he had installed the rough-in plumbing, had bought a \$100,000 metal frame building and was planning on having the concrete poured on January 9th. I was out of the office at a meeting on January 8th, but was reached by phone and told what the situation was. I replied to inform Mr. Madsen that I would meet him at 9:00 a.m. on January 9th and determine the situation and how to provide a remedy—and to get the plans to Rick Hanna asap for him to review.

On January 9th I met with Mr. Madsen and together, (after the 9:00 and a 2:00 set of conversations with Mr. Madsen, Chris Roznovsky and Rick Hanna) wrote the January 9th memo to Mr. Madsen (attached), that Mr. Madsen agreed to comply with.

(my thought process during the January 9th discussions was how to not get the city sued by Mr. Madsen for the cost of his building, while also to wanting to hold to the city ordinances, at the time I believed I did that except for the rear building setback line—however because of the location of the building the rear of the building is adjacent to the pond put in by the Heritage Apartments, and because of the height of the building in the rear all there was, was air (there was no “there”) there in my mind. As to the vegetation barrier required between commercial property and residential property—I must admit that I give this no thought, probably because of the distance between the back of Mr. Madsen’s building and the actual apartments which is approximately 1000 feet away) (One of the things I am proud of in my record, is that I’ve never done anything to have a city get sued over much less to win the suit, that is what I was trying to prevent in this case)

Since January 9th Mr. Madsen has fully complied with every stipulation in the January 9 memo and in all other requests made of him.

The reason for the variance at this point is that the city engineer in reviewing the site plan points out the lack of a 15 foot rear yard setback and no

Montgomery City Council
AGENDA REPORT

vegetation area. Today, I spoke with the builder who agreed to plant bushes or whatever can grow in the 5' 8" inch area in the rear of his building.

Due to this occurrence I have written a Building Permit Procedure so that this type of event does not happen again. Ms. Redman knew at the time not to approve a building permit but failed to act in a proper manner.

Recommendation

Approval of the variances

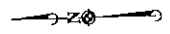
Approved By

City Administrator

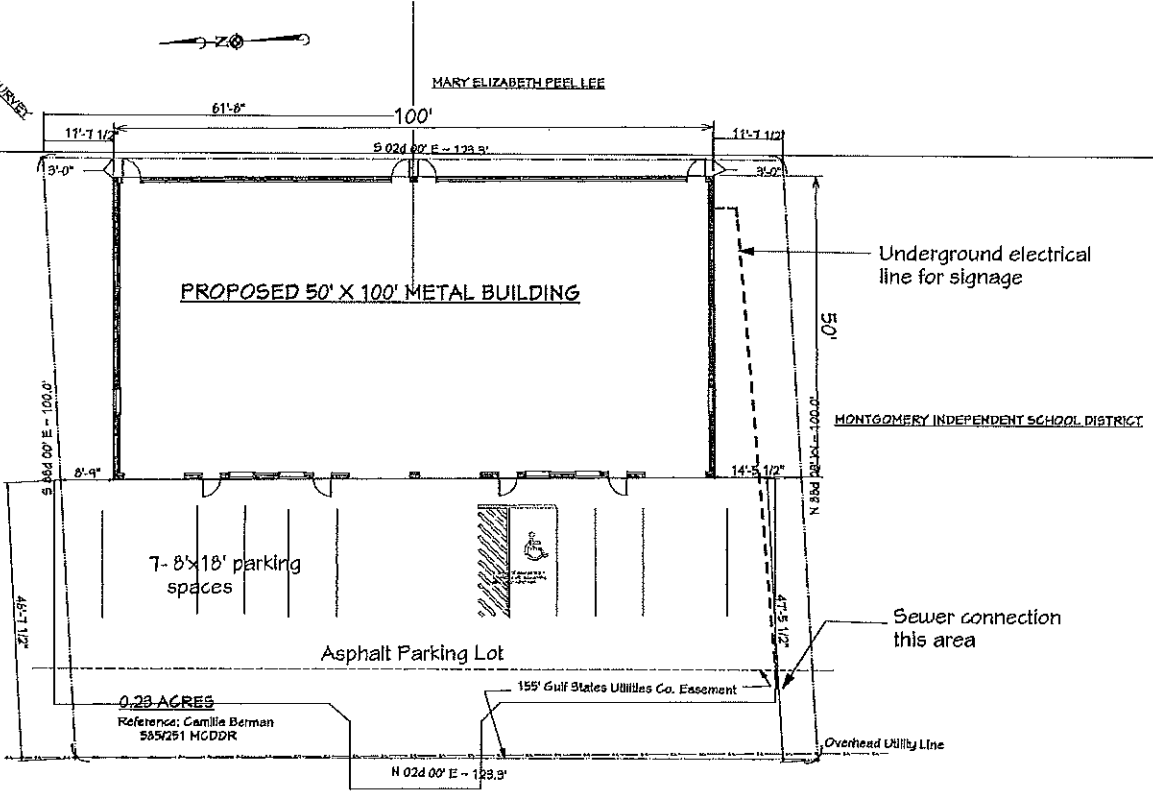
Jack Yates

Date: March 22, 2018

1/4 CORNER SURVEY
1/4 ACRES



MARY ELIZABETH PEEL LEE



0.28 ACRES
Reference: Camilla Berman
585/251 MCDDR

FM 149

PLOT PLAN 1" = 20'

Underground electrical line for signage

MONTGOMERY INDEPENDENT SCHOOL DISTRICT

Sewer connection this area

Overhead Utility Line

Survey Footage
5000 sq' Total covered

MADSEN & RICHARDS, L.L.C.
610 Liberty Street
Montgomery, Texas

25453 Nelson Ranch Road
Montgomery, Texas 77186
N.C.P.C. 64449

OFFICIA SOLONSON
C.P.E. - RESIDENTIAL DESIGNER
"Your Plans for your City/County"
850 N. 2nd St.
15000
www.15000.com




Date: 11/20/11

Drawn By: PMS

Date: 1/22/2016

Draw No.: FMS-1011-M&R 5000 COMM

MEMORANDUM

TO: MEMO TO FILE
FROM: SUSAN HENSLEY, CITY SECRETARY 
SUBJECT: BUILDING PERMIT ISSUE REGARDING 610 LIBERTY
DATE: JANUARY 8, 2018

I received notification from Autumn Redman, Utility Billing and Development Clerk, today that she had signed a permit application on December 4, 2017, granting approval of a building permit and issuance of the building permit for 610 Liberty Street, Montgomery. A copy of the email detailing the information has been attached.

Upon notification of the error we confirmed with Mr. Beauford Chapman and Rick Hanna that the building plans had not been reviewed or approved. Once this confirmation was made, I contacted Jack Yates, City Administrator, to notify him of the information. I advised that Ms. Redman had stated that the owner was wanting to pour concrete in the next day or two. I asked Mr. Yates if he wanted us to contact the owner to stop the pouring of the concrete to allow the plans to be reviewed and to make sure that all the City requirements had been met. Mr. Yates advised me to contact Rick Hanna and to have him talk to the owner regarding stopping the concrete work and getting the information.

Mr. Hanna advised the owner, Allen Madsen, of the documents that would be required for the City to review the information. Mr. Madsen stated that he had approval from the Fire Marshal, but there are no documents that the City has received. Mr. Madsen stated that he would stop the concrete work and would have all the documents sent to the City for review.

The City Engineer, Chris Roznovsky, was also contacted and he had no knowledge of the project. Mr. Roznovsky advised that the plat could be handled as a minor plat since there was only one location on the property. Mr. Roznovsky said that the drainage would also have to be checked along with the public utilities.

Ms. Redman was advised not to sign any permits, including, but not limited to, building, plumbing, electrical, roofing, occupancy, etc., in the future. All permits will be signed by the City Administrator as the Chief Building Official. Ms. Redman will prepare the information for submittal and review by both the Building Inspector and Chief Building Official.

Mr. Madsen advised that he had already ordered the structure that is in excess of \$100,000 and is very nervous about the matter, but was very cooperative and is working to get the City everything that he has.

1/8/2018

The City of Montgomery Mail - 610 LIBERTY



Hensley, Susan <shensley@ci.montgomery.tx.us>

610 LIBERTY

1 message

Mon, Jan 8, 2018 at 1:19 PM

Redman, Autumn <aredman@ci.montgomery.tx.us>
To: Susan Hensley <shensley@ci.montgomery.tx.us>

Susan,

This morning, Mr. Madsen came in to activate his water account. I requested a copy of his warranty deed. Mr. Madsen left to obtain a copy. While he was gone, I called Mike to make sure that I had everything I needed. Mike informed me that he went by that address last night and that the customer will need to provide the Utility drawings for a cost estimate on sewer tap and new water meter. When Mr. Madsen returned with his warrantee deed, I informed him that he will need additional information per the phone call with Mike. I explained to Mr. Madsen, that I will have Mike call him and explain the process.

While looking through the file for 610 Liberty, I discovered that I had issued a construction permit without having approved reviewed plans. I contacted Rick Hanna to check and see if he by chance reviewed them and didn't stamp my copy. Rick stated that he didn't recall reviewing anything for that address.

Mike called me a few minutes later to let me know that he had spoke with Chris and Chris stated that he had not reviewed anything for 610 Liberty. Mike also suggested that I talk with you, so that if the issue came up, someone besides myself is aware of the situation.

Autumn Redman
City of Montgomery
Utilities Clerk
Permits Dept.
936-597-6434

CITY OF MONTGOMERY

P.O. BOX 708
MONTGOMERY, TX 77356
PHONE: 936-597-6434 |
Permits@ci.montgomery.tx.us
www.montgomerytexas.gov

CONSTRUCTION/DEMO PERMIT APPLICATION For the erection of buildings, accessories, repairs, demolition, moving, etc.	
Expires in 6 months (180 days) Non-Transferable	
DATE OF APPROVAL:	12/14/17
PERMIT NUMBER:	C1211371

Cody Richards - Allen Madson

Owner: Madson + Richards Developments LLC | Owner Phone #: 936 537-3128

Contractor: AM Commercial Roofing | Cont. Phone #: 936 232-2038

Contractor Mailing Address: Allen Madson
23660 Spring Branch Trl

City: Montgomery | State: TX | Zip: 77316

Job Site Address: 610 Liberty St. Montgomery TX
77316

Residential or Commercial Project: Commercial | Zoned: Commercial

LOT#: Tract 41 | BLOCK#: Corner John | LOT SIZE: 12,196 | BLDG. SIZE (SQ. FT.): 5,000

Description of work (Including Class & Construction Types):

*Metal Building 3 sides masonry, 5,000 sqft
OFFICE Warehouse*

VALUE OF TOTAL WORK: \$ 275,000.00

\$0 - \$1000	\$60 FLAT FEE
\$1,001 - \$50,000	\$16.00 FOR FIRST \$1,000 + \$5.00 FOR EACH ADDTL \$1,000 OR FRACTION THEREOF
\$50,001 - \$100,000	\$260.00 FOR FIRST \$50,000 + \$4.00 FOR EACH ADDTL \$1,000 OR FRACTION THEREOF
\$100,001 - \$500,000	\$460.00 FOR FIRST \$100,000 + \$3.00 FOR EACH ADDTL \$1,000 OR FRACTION THEREOF
OVER \$500,001	\$1,660.00 FOR FIRST \$500,000 + \$2.00 FOR EACH ADDTL \$1,000 OR FRACTION THEREOF
PLAN REVIEW FEE	EQUAL TO ONE-HALF OF THE PERMIT FEE WHEN VALUATION EXCEEDS \$70,000.00

*460
505*

NOTICE: SEPARATE PERMITS ARE REQUIRED FOR PUBLIC UTILITIES, ELECTRICAL, PLUMBING, HEATING, VENTILATION, AIR CONDITIONING, GRADING, ALARMS, ROOFING, LANDSCAPING, FIRE SPRINKLERS AND LAWN SPRINKLERS.

I hereby certify that I have read and examined this application and know the same to be true & correct. All provisions of law and ordinances governing this type of work will be complied with whether or not specified herein. The granting of this permit does not presume to give authority to violate or cancel the provisions of any state or local law office regulating construction of the performance of construction.

Name of Applicant: Cody Richards Applicant Signature: [Signature]

OFFICE USE ONLY

Plan Review Fee: \$ 492.50

Permit Fee: \$ 985.00

PERMIT FEE TOTAL: \$ 1552.50

Accepted By: [Signature]

Issued By: [Signature]

To: Allen Madsen
From: Jack Yates, City Administrator
Subject: Building at 610 Liberty St.
Date: January 9, 2018

Mr. Madsen --

I've come to understand that you were issued a building permit on December 4, 2017 for a building at 610 Liberty Street. You were issued a permit prematurely. However, solutions to the issues are possible. The below is based on the information available and our conversation this morning.

Need for a minor plat -- This is necessary because every development in the city must be on its own plotted property. Attached is the procedure for a minor plat, that does not require Planning Commission nor City Council approval but only the City Engineer and City Administrator approval. What is necessary for a minor plat is a survey of the property and a mylar showing the tract of property along with various wording that is included in what I'm giving you. You will need either a surveyor or an engineer to prepare the minor plat. Details on the minor plat procedures can be obtained from Chris Roznovsky. Chris can be contacted at 713-389-1514 or by cell phone at 281-796-3101. The time it takes to get a minor plan approved is approximately 30 to 45 days, depending on the time of preparation from your surveyor or engineer. The review time by the city can be a matter of four or five days. I will confirm all of this with Chris Roznovsky, so do not proceed with the minor plat until I contact you back.

Construction Plan Approval -- Rick Hanna, the City Building Inspector has reviewed your plans and has approved them

Drainage -- The drainage either can be directed to 149 with no permits required, only the city engineer's approval of your drainage plan. The drainage plan also will need to be discussed with Chris. If the drainage is to be directed to the east to the pond at the apartments, that will require an easement from the apartments which I can help you with by speaking with the apartments owner myself, or introducing you to him.

Building setback from the rear -- I believe I can help you on this depending on how much your area that you have back there into the property owner is to your east. We discussed this today and your current plot plan is satisfactory.

Trades permits -- now that your construction Plans are approved each trade for plumber, electrical, mechanical can be approved. If further plans are required, beyond the construction plans they will need. Think I can work it out as you may need to provide. That conversation can be held with Rick Hanna.

I have sent Rick Hanna the attached e-mail concerning continued work on your project.



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

610 Liberty

1 message

Yates, Jack <jyates@ci.montgomery.tx.us>
To: Rick Hanna <rhanna@rickhanna.com>

Tue, Jan 9, 2018 at 11:18 AM

After speaking with Mr. Allen Madsen, the issues of a minor plat, drainage issues and plot plan issues are issues that can be worked out over the next few weeks. Therefore, it is my opinion and direction to you to complete inspection on the plumbing and concrete slab for the building. Mr. Madsen just told me that he intends to not pour the parking area now, awaiting a decision regarding drainage. As to any further plans for the trades that is up to you and Mr. Madsen, or his subcontractors.

Jack Yates



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

Allen Madsen Development

1 message

Chris Roznovsky <CRoznovsky@jonescarter.com>

Wed, Jan 10, 2018 at 12:45 PM

To: "Jack Yates - City of Montgomery (jyates@ci.montgomery.tx.us)" <jyates@ci.montgomery.tx.us>

Cc: "Hensley, Susan" <shensley@ci.montgomery.tx.us>, "Katherine M. Vu" <kvu@jonescarter.com>, Aaron Bennett <ABennett@jonescarter.com>

Jack, Please see draft email to Mr. Madsen below and let me know if you have any comments before I send to him.

"Mr. Madsen,

Before any additional work is done by the City regarding this development the City requires that all developments enter into an escrow agreement with the City and deposit funds. The City will be reaching out to you to provide you a copy of the escrow agreement for your review and execution.

As we have discussed you need to have a minor plat prepared for the site that conforms with the requirements laid out in Chapter 78 Article III of the Code of Ordinances.

Additionally, you need to have a site plan prepared by a licensed professional engineer. The site plans need to include:

- Utilities plans including the size, location, material, and elevation of all onsite water, sanitary sewer, and storm sewer lines. The location and size of the proposed water meter.
- A reduced pressure zone backflow preventer is required to be installed immediately after the water meter. This must be shown on the plans and a detail drawing provided indicating the make, model, and size.
- Show the existing public utilities and how they will be connected to.
- Grading plan
- Paving Plan
- Storm Water Pollution Prevention Plan
- Tree Preservation and Planting Plan Per the Code of Ordinances

The City has adopted an Impact Fee Ordinance that requires all new development, including redevelopment of sites, to pay an impact fee. Assessed when the plat is recorded and due before a water and sewer connection is made. The fee is based on the size of the water meter. Attached is an excerpt from the impact fee ordinance defining the fees per meter size.

Below is a link to the Code of Ordinances for your reference.

https://library.municode.com/tx/montgomery/codes/code_of_ordinances

Please let Jack Yates or I know if you have any questions. "

Thanks,

Chris Roznovsky, P.E.
Department Manager

Municipal and District Services
croznovsky@jonescarter.com

JONES | CARTER

1575 Sawdust Road, Suite 400

The Woodlands, Texas 77380
Direct Telephone 713.389.1514

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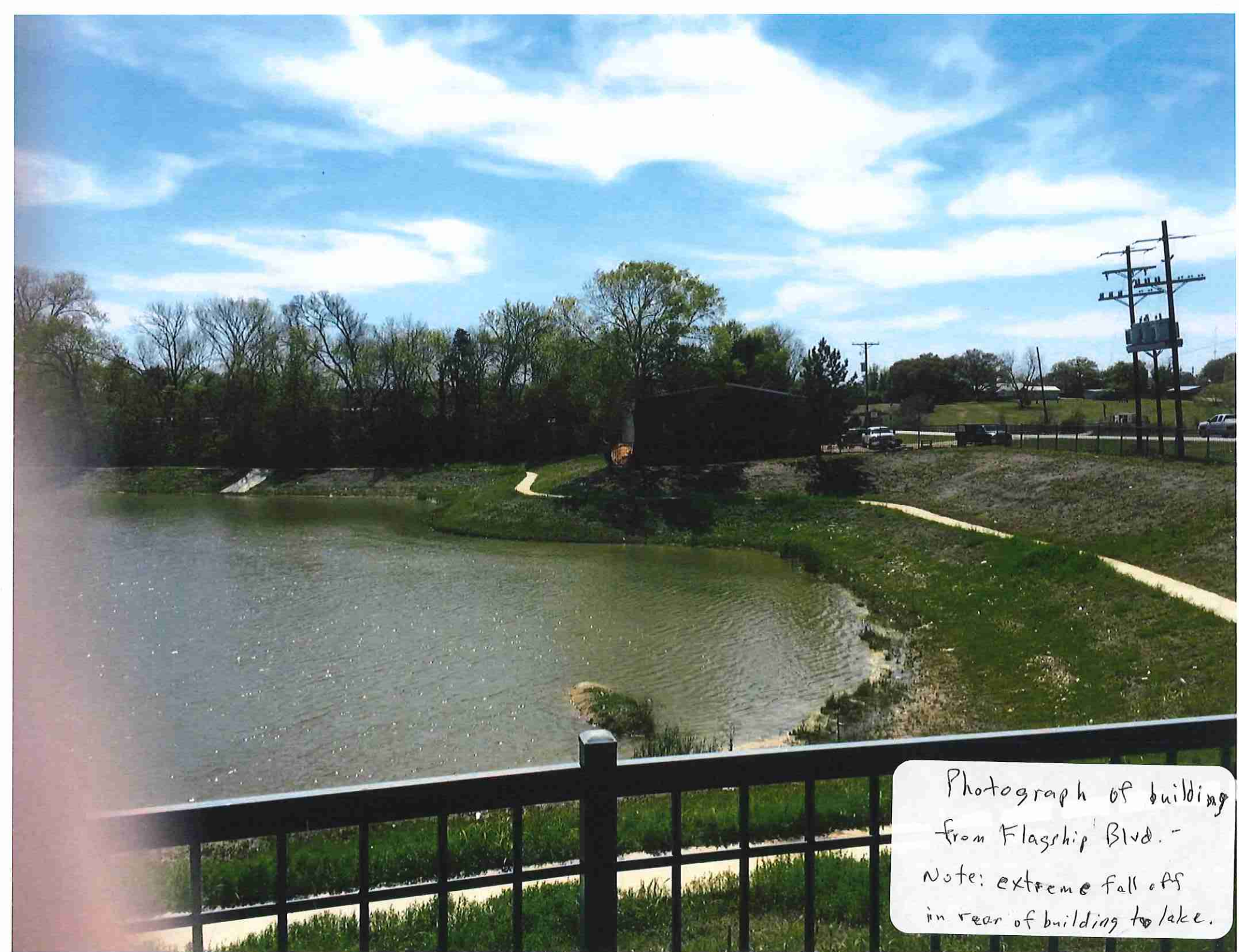
 **Impact Fee Table.pdf**
60K

To: Autumn Redman
Copy To: Chris Roznovsky,
Rick Hanna
Susan Hensley
From: Jack Yates
Subject: Building Permit Issuance

Regarding new commercial and residential structures or outbuildings, I need to be the person to sign the permit. I need to confirm that the structure has an approved site plan from Chris Roznovsky and an approved building plan review by Mr. Hanna or Mr. Chapman. I am not thinking that they would sign the permit but that we would have documentation in the file that they approve for their particular submittals. Autumn, we need to either amend the Building Permit Form to show a place of City Engineer and Building Plan Approval or prepare a brief standard memo that would be attached to the Building Permit signifying their approval.

In event of my being on vacation or away from the office for more than two days, Autumn is authorized to sign the permit after: 1) getting written verification from Chris for the site plan and Rick or Beauford that the building plans are approved and 2) being unable to contact me, and 3) getting a request from the Permit Applicant for an approval prior to my return, and 4) bringing the approved permit to my attention promptly upon my return.

For the subsequent trade permits to an existing permit, meaning plumbing, mechanical, electrical and fuel/gas code, Autumn can sign these permits if a request for an urgent permit is received and I am not present, if she desires. If Autumn is unsure or hesitant to sign the permit she can bring the permit to me for approval



Photograph of building
from Flagship Blvd. -
Note: extreme fall off
in rear of building to lake.



Looking out the rear
entrance of building -
towards apartments



Rear 5'8" of rear yard
of building

In response to my sending the Madsen information that Council will receive in your packet.

From: Yates, Jack
Sent: Thursday, March 22, 2018 3:01 p.m.
To: Larry Foerster

Any comments- such as where we stood legally if I had stopped the construction?

Jack

Larry's response: at 3:3 p.m.

Sounds you handled it wisely under the circumstances. I am not concerned about the City's liability as we have sovereign immunity and insurance for such matters.

Larry L. Foerster
Darden, Fowler & Creighton, LLP

Montgomery City Council
AGENDA REPORT

Meeting Date: March 27, 2018	Budgeted Amount:
Prepared By: Jack Yates City Administrator	Exhibits: Ordinance
Date Prepared: March 22, 2018	

Subject

This is to consider the implementation of the impact fees

Description

The ordinance matches your approved impact fee study presented in November of 2017. The City Attorney prepared the ordinance in January but the item is only now on the agenda because of time and space available in the past several agendas.

From reading the Ordinance, I am not sure of the new fees effective date. I will ask/confirm with the City Attorney and he or I will have the answer at the meeting.

Recommendation

To approve the ordinance as presented.

Approved By

City Administrator	Jack Yates	Date: March 22, 2018
--------------------	------------	----------------------

ORDINANCE 2018-

AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF MONTGOMERY, TEXAS, AMENDING ARTICLE III, "IMPACT FEES" OF CHAPTER 90 "UTILITIES" OF THE CITY CODE OF ORDINANCES BY DECREASING THE IMPACT FEES FOR WATER AND WASTEWATER IMPROVEMENTS THAT ARE ATTRIBUTABLE TO NEW DEVELOPMENT IN THE CITY'S WATER AND WASTEWATER IMPACT FEE SERVICE AREA WITHIN THE CORPORATE BOUNDARIES OF THE CITY; AMENDING CITY ORDINANCE NO. 2016-21, DATED DECEMBER 13, 2016; PROVIDING A TEXAS OPEN MEETINGS ACT CLAUSE; PROVIDING A SEVERABILITY CLAUSE; AND PROVIDING FOR AN EFFECTIVE DATE AFTER PUBLICATION.

WHEREAS, the City Council has approved Resolution 2016-06 creating the City of Montgomery Capital Improvement Advisory Committee ("CIAC"), appointing its members, and establishing the Committee's functions, duties and rules of conduct associated with the study, consideration, development and adoption of impact fees pursuant to the Texas Local Government Code Chapter 395 ("Impact Fee Statute"); and

WHEREAS, the City Council approved and adopted Resolution No. 2016-12 approving the proposed land use assumptions and capital improvements plan relating to impact fees for water and wastewater improvements; and

WHEREAS, the City Council passed Ordinance No. 2016-21, dated December 13, 2016, approving impact fees for water and wastewater improvements that are attributable to new development within the corporate limits of the City of Montgomery; and

WHEREAS, Section 395.058 (c) of the Impact Fee Statute requires the CIAC to file semiannual reports with respect to the progress of the capital improvements plan and report to the City Council any perceived inequities in implementing the plan or imposing the impact fee; and advise the City Council of the need to update or revise the land use assumptions, capital improvements plan, and impact fee; and

WHEREAS, Section 395.052 of the Impact Fee Statute requires a political subdivision imposing an impact fee to update its land use assumptions and capital improvements plan at least every five years; to review and evaluate its current land use assumptions; and to cause an update of the capital improvements plan as required by law; and

WHEREAS, the CIAC held a meeting on September 20, 2017 to consider the progress of the capital improvements plan and updates to the land use assumptions and capital improvement plan relating to City's approved impact fees for water and wastewater improvements; and

WHEREAS, the CIAC has submitted written comments and suggestions to the City Council by which the CIAC recommends a decrease in impact fees by approximately five percent (5%) the addition of 92 connections; and

WHEREAS, pursuant to Section 395.053 of the Impact Fee Statute, the City Council held a public hearing on January 9, 2018 to review and discuss the CIAC's comments and suggestions concerning the City's land use assumptions and capital improvement plan; and

WHEREAS, the City Council believes that it is appropriate to approve the CIAC recommendation to decrease the current impact fees by approximately five percent (5%) as described in the CIAC report, dated October 25, 2017, and attached here as Exhibit "A."

NOW, THEREFORE, BE IT ORDAINED BY THE CITY COUNCIL OF THE CITY OF MONTGOMERY, TEXAS:

SECTION 1. The facts and recitations found in the preamble of this Ordinance are true and correct and incorporated herein for all purposes.

SECTION 2 **Amendment to City Code of Ordinances.** Chapter 90, "Utilities" at Article III, "Impact Fees", of the City of Montgomery Code of Ordinances is hereby amended to read as follows:

SECTION 3. *Impact Fees Approved.* *The impact fees recommended by the CIAC in its amended Water and Wastewater Impact Fee Analysis dated October 25, 2017 (a copy of which is attached to this Ordinance as Exhibit "A" and incorporated into this Ordinance for all purposes) are approved, levied and imposed as to the City's water and wastewater impact fee service area within the entire City boundaries.*

SECTION 4. **Repeal of Conflicting Ordinances.** The provisions in Section 3 of City Ordinance No. 2016-21, dated December 13, 2016, are amended; and all provisions of other ordinances of the City of Montgomery in conflict with the provisions of this Ordinance are hereby repealed. All other provisions of the Ordinances of the City of Montgomery not in conflict with the provisions of this Ordinance shall remain in full force and effect.

SECTION 5. **Severability Clause.** If any provision, section, exception, subsection, paragraph, sentence, clause or phrase of this Ordinance or the application of same to any person or set of circumstances, shall for any

reason be held unconstitutional, void, invalid or otherwise unenforceable, the invalidity or unenforceability shall not affect other provisions of this Ordinance or their application to other sets of circumstances and to this end all provisions of this Ordinance are declared to be severable.

SECTION 6. Texas Open Meetings Clause. It is hereby officially found and determined that the meeting at which this Ordinance was considered was open to the public as required and that public notice of the time, place, and purpose of said meeting was given as required by the Open Meetings Act, Chapter 551 of the Texas Government Code.

SECTION 7. Effective Date. This Ordinance shall become effective and be in full force from after publication as required by law.

PASSED AND APPROVED this the _____ day of _____ 2018.

Kirk Jones, Mayor

ATTEST:

Susan Hensley, City Secretary

APPROVED AS TO FORM:

Larry L. Foerster, City Attorney

Montgomery City Council
AGENDA REPORT

Meeting Date: March 27, 2018	Budgeted Amount:
Prepared By: Jack Yates City Administrator	Exhibits:
Date Prepared: March 22, 2018	

Subject

This is a report regarding Buffalo Springs Bridge.

Description

The construction is according to schedule, even with the two days added to the contract because of wet weather. The City Engineer will explain more at the meeting.

Recommendation

Make comments as you feel appropriate.

Approved By

City Administrator

Jack Yates

Date: March 22, 2018

Montgomery City Council
AGENDA REPORT

Meeting Date: March 27, 2018	Budgeted Amount:
Prepared By: Jack Yates City Administrator	Exhibits: email from Dr. Rees
Date Prepared: March 22, 2018	

Subject

This is a report regarding reckless driving by high school students.

Description

The Police Department continues their enforcement along Old Plantersville Road.

An email from Dr. Rees states that is ready to move forward in this spring, with:

- 1) suspending parking privileges for any student who is arrested for reckless driving between the hours of 7 AM to 3 PM or during a school sponsored event with the suspension to last for six weeks.any subsequent ticket for a moving violation will result in an additional six week suspension. A third ticket results in parking privileges being removed for the remainder of that school year.
- 2) Suspending parking privileges for any student who is ticketed for speeding two or more times in a six month period in and around the high school between the hours of 7 AM 3 PM. With the suspension lasting for six weeks. A subsequent ticket for any reason will result in parking privileges being removed for the remainder of that school year.
- 3) Montgomery PD will coordinate with MISD PD and provide the names of any high school student who receives a reckless driving ticket or speeding tickets. Starting with a clean slate, so past offenses will not be counted against the student.

Montgomery City Council
AGENDA REPORT

Recommendation

Make comments as you feel appropriate.

Approved By

City Administrator

Jack Yates

Date: March 22, 2018



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

Monday

1 message

Rees, Beau <Beau.Rees@misd.org>

Mon, Mar 19, 2018 at 4:22 PM

To: "Napolitano, James" <jnapolitano@ci.montgomery.tx.us>, "jyates@ci.montgomery.tx.us" <jyates@ci.montgomery.tx.us>

Gentlemen:

Thank you again for breakfast a week ago. I enjoyed our conversation. As I stated in our meeting, Montgomery ISD wants to help the City and Montgomery Police Department in anyway possible to help educate our students to be responsible and safe drivers and citizens. I want to clarify the school district's position regarding helping the City and Police Department "crack down on student speeding".

Here is what we are prepared to move forward on this spring:

Removal of Parking Privileges:

- Suspending parking privileges for any student who is ARRESTED for reckless driving in or around the high school between the hours of 7 a.m. and 3 p.m. or during any school sponsored event. The suspension will last for 6 weeks. Any subsequent ticket for any moving violation in or around high school, during school hours, or during a school sponsored activity in the evening will result in an additional 6 week suspension. A third ticket (same parameters) results in parking privileges being removed for the remainder of that school year.
- Suspending parking privileges for any student who is ticketed for speeding 2 or more times in a 6 month period in or around the high school between the hours of 7 a.m. and 3 p.m. or during any school sponsored event. The suspension will last for 6 weeks. Any subsequent ticket for any reason will result in parking privileges being removed for the remainder of that school year.
- Montgomery PD will coordinate with MISD PD and provide the names of any HS student who receives a reckless driving ticket or speeding tickets. We are starting with a clean slate. So, a kid may have 5 tickets already but unless they received 2 since school started this morning--they are okay.

Finally, after discussions with our Police Department and MHS Administration, Montgomery ISD WILL NOT be able to park students in the athletic football complex across HWY 105 from MHS. This is too dangerous and too much liability. There are no sidewalks anywhere. We have already had students hit crossing 105 and we are not going to take on this liability. This problem will be alleviated in less than 3 months anyway due to the opening of the new LCHS. This will allow sophomores to park on campus. Again, we are not going to allow students to park in the athletic complex parking lot for school parking.

As far as road additions and expansions and other capital outlay projects, MISD will consider those improvements in future bond elections.

Hope this clarifies what MISD is willing to do to partner with the City and Montgomery Police Department to deter reckless driving in and around MHS before and after school hours or during events.

3/22/2018

The City of Montgomery Mail - Monday

If you have any questions or concerns or would like to discuss the matter in greater detail, please do not hesitate to email me.

Sincerely,

Beau Rees

Superintendent of Schools

Montgomery ISD

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