

NOTICE OF PUBLIC HEARING and REGULAR MEETING

March 28, 2017

MONTGOMERY CITY COUNCIL

STATE OF TEXAS

AGENDA

COUNTY OF MONTGOMERY

CITY OF MONTGOMERY

NOTICE IS HEREBY GIVEN that a Public Hearing and Regular Meeting of the Montgomery City Council will be held on Tuesday, March 28, 2017 at 6:00 p.m. at the City of Montgomery City Hall, 101 Old Plantersville Road, Montgomery, Texas for the purpose of considering the following:

CALL TO ORDER

INVOCATION

PLEDGE OF ALLEGIANCE TO FLAGS

1. Receive the Final Report from the Planning and Zoning Commission on their Public Hearing held regarding establishing a zoning district for land to be annexed, as described: all that certain 14.5003 acre tract of land, more or less, situated in the John H. Corner Survey, Abstract No. 8, Montgomery County, Texas.

PUBLIC HEARING:

Convene into Public Hearing:

2. For the purpose of giving all interested persons the right to appear and be heard regarding establishing a zoning district for land to be annexed, as described: all that certain 14.5003 acre tract of land, more or less, situated in the John H. Corner Survey, Abstract No. 8, Montgomery County, Texas.

Reconvene into Regular Session:

VISITOR/CITIZENS FORUM:

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

CONSENT AGENDA:

3. Matters related to the approval of minutes for the Regular Meeting held on March 14, 2017.

CONSIDERATION AND POSSIBLE ACTION:

4. Discussion regarding Community Policing and the capabilities and philosophies of the Montgomery County Sheriff's Department by Chief Deputy Ken Culbreath.
5. Consideration and possible action on Department Reports.
 - A. Administrator's Report
 - B. Public Works Report
 - C. Police Department Report
 - D. Court Department Report
 - E. Utility/Development Report
 - F. Water Report
 - G. Engineer's Report
 - H. Financial Report
6. Consideration and possible action to postpone adoption of the Ordinances approving the sale of Certificates of Obligation to the Texas Water Development Board to a meeting to be held on April 11, 2017 at 6:00 p.m. at City Hall.
7. Consideration and possible action regarding approval of Town Creek Storage Construction Plans and Final Plat.
8. Consideration and possible action regarding approval of a Development Agreement by and between the City of Montgomery and the Villas of Mia Lago, Section 2.
9. Consideration and possible action regarding approval of Villas of Mia Lago, Section 2 Construction Plans and Final Plat.
10. Consideration and possible action regarding approval of a Sign and Light Pole Encroachment Agreement by and between the City of Montgomery and the Montgomery Retail Center.

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. *(No items at this time)*

COUNCIL INQUIRY:

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

ADJOURNMENT




Susan Hensley, City Secretary

I certify that the attached notice of meeting was posted on the bulletin board at City of Montgomery City Hall, 101 Old Plantersville Road, Montgomery, Texas, on the 24th day of March 2017 at 3:15 o'clock p.m. I further certify that the following news media was notified of this meeting as stated above: The Courier

This facility is wheelchair accessible and accessible parking spaces are available. Please contact the City Secretary's office at 936-597-6434 for further information or for special accommodations.

Montgomery City Council
AGENDA REPORT

ITEM #1

Meeting Date: March 28, 2017	Budgeted Amount:
Department:	
Prepared By: Jack Yates City Administrator	Exhibits:
Date Prepared: March 18, 2017	

Subject

Final Report of Planning Commission public hearing regarding their public concerning establishing a zoning district for the recently annexed 14.5503 tract of land.

Discussion

The final report is basically a written report of the minutes of the public hearing held March 27, 2017.

Recomendation

Receive the report.

Approved By

City Administrator	Jack Yates	Date: March 9, 2017
--------------------	------------	---------------------

Montgomery City Council
AGENDA REPORT

ITEM #2

Meeting Date: March 28, 2017	Budgeted Amount:
Department:	
Prepared By: Jack Yates City Administrator	Exhibits:
Date Prepared: March 18, 2017	

Subject

This is the public hearing regarding the establishing a zoning district for the 14.5003 tract of land recently annexed.

Discussion

This is the public hearing, an opportunity for the public to speak on the subject. It should be no, or very little comment, from the Council

Recomendation

Consider any comments made.

Approved By

City Administrator

Jack Yates

Date: March 9, 2017

MINUTES OF REGULAR MEETING

March 14, 2017

MONTGOMERY CITY COUNCIL

CALL TO ORDER

Mayor Kirk Jones declared a quorum was present, and called the meeting to order at 6:00 p.m.

Present: 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

INVOCATION

John Champagne gave the invocation.

PLEDGE OF ALLEGIANCE TO FLAGS

VISITOR/CITIZENS FORUM:

Any citizen with business not scheduled on the agenda may speak to the City Council. Prior to speaking, each speaker must be recognized by the Mayor. City 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.

Mr. Philip LeFevre addressed City Council, advising that he had two items that he wanted to discuss. One item was regarding the Putt Putt Golf. Mr. LeFevre said that they have been very concerned with

the parking and they did not want a lot of gravel parking lots in the City. Mr. LeFevre said that he and Mr. Long had met with Mr. Yates and Mr. Muckleroy today and had a very constructive meeting. Mr. LeFevre said that there had been some misinformation given to the City by an engineer, and as soon as the corrected information was received by the City it was a pretty good path forward. Mr. LeFevre said that he knew the City did not want to get involved, and said that he was willing to give Mr. Long a six month waiver to get things organized. Mr. LeFevre said that they could draw up a legal agreement but they did not have a lot of enforceability. Mr. LeFevre said that it would be whole lot easier if the City could help with the matter, because he felt it was in the City's best interest to make sure that they did not get dust everywhere in the City.

The second item that Mr. LeFevre discussed was regarding the Buffalo Springs Bridge, and said that he knows that it has been very frustrating for everyone, and he felt that Waterstone has been disenfranchised for almost a year now, and they are frustrated. Mr. LeFevre said that he knew that the City Engineer has probably done a very good thing in getting the FEMA grant, and at this point he would really like to urge the City to do a request for proposals for other engineers. Mr. LeFevre said that they did have land that they could give to the City for an easement to bypass all the drainage from the downtown area to past the library. Mr. LeFevre said that they could give the easements and right of way for that drainage all to go east of the bridge, which would take a lot of pressure off of the bridge. Mr. LeFevre said that option would be far less expensive than a bunch of drop structures that would be on the side of the bridge. Mr. LeFevre said that there was a limited right of way at the bridge and he thought that was part of the calculation of the bridge being so expensive to repair, was the drop structures. Mr. LeFevre said that he felt it would not hurt for the City to go out and get a fresh set of eyes that would submit a proposal from other engineers that could save \$400,000 - \$600,000 and that money could be put to use for other drainage matters. Mr. LeFevre said that hopefully the City will consider that suggestion and thanked City Council.

CONSENT AGENDA:

1. Matters related to the approval of minutes for the Public Hearing and Regular Meeting held on February 28, 2017.

Dave McCorquodale moved to approve the minutes as submitted. T.J. Wilkerson seconded the motion, the motion carried unanimously. (4-0)

CONSIDERATION AND POSSIBLE ACTION:

2. Consideration and possible action regarding a Utility and Economic Feasibility Study for KENROC Development.

Mr. Chris Roznovsky, City Engineer, presented the information to City Council. Mr. Roznovsky stated that this is proposed to be a commercial development with six reserves, which was calculated into their analysis, and they have requested a water capacity of 40,000 gallons per day. Mr. Roznovsky said that based on what the City has already allocated for other previously approved developments, including this, the City is up to 97% percent of the City's ultimate existing capacity. Mr. Roznovsky said based on timelines of ongoing development, he does not expect the City to reach 97% percent of capacity for another 2-3 years.

Mr. Roznovsky said that the City is also going through the Texas Water Development Board to install additional facilities at the water plants to meet projected growth and demands. Mr. Roznovsky said those funds have been approved.

Mayor Jones asked what they had in their development that would require 40,000 per day, because that seemed high to him. Mr. Roznovsky said that it was just based off of their land use all being large commercial, so if their land use is not all large commercial they might end up using less. Mr. Roznovsky said that their land plan did call for a few restaurant sites, but if it is retail, the usage may be less.

Mr. Roznovsky advised that no utility extensions will be necessary, the property will be served off of the Pizza Shack extension that is currently under construction. A portion of the onsite utilities will be public utilities and located within public easements that are paid for and designed by the development.

Mr. Roznovsky stated that regarding the Sanitary Sewer Collection System they are estimating 30,000 gallons a day, and the City has sufficient capacity to serve them, based

on that number. Mr. Roznovsky said that the TWDB funding that was approved last week also includes upsizing the capacity of that Lift Station No. 1 that serves the property.

Mr. Roznovsky said that there was a gravity sanitary line that runs to the Lift Station that is getting near its capacity, which is included in the City's Capital Improvement Plan to address.

Mr. Roznovsky advised that regarding the development costs, their cost is \$485,000 based on their projected use and capacity that they are buying from the system. Jon Bickford asked if that was for a period of time or is that the initial impact. Mr. Roznovsky said that is their additional impact for what their cost is for their additional use of the system, and their pro rata share.

Mr. Roznovsky said that regarding their financial feasibility their estimated taxable revenue coming in from them annually, based on a \$10 million dollar valuation, provided by the developer at full buildout is about \$49,000.

Jon Bickford asked if there had been any consideration regarding rainwater impact. Mr. Roznovsky advised that the impacts of drainage was a requirement for the drainage study.

Dave McCorquodale asked how the State looked at development going into the 100-year Flood Plain, and asked how they would handle it. Mr. Roznovsky said that what they are doing in the Flood Plain is being mitigated as well as onsite detention. Dave McCorquodale said that their site plan is very conceptual, and when he looks at the land cover, it looks like the vast majority of that would be a paved area up to and including much of the 100-year Flood Plain. Mayor Jones asked if they could build parking lots in the Flood Plain. Mr. Roznovsky said that they could build the parking lots, because they are planning to place fill on the site, and all their onsite drainage is being detained in a detention pond on the site plans behind anchor retail in the back.

Mayor Jones asked if it was time to start thinking about water storage. Mr. Yates said that the short answer to the question was the TWDB work that the City will be doing at Well No. 3 and Well No. 2 should buy the City several more years of capacity. Mayor Jones said that the City has the volume and storage of water, they just can't get it out to the service. Mr. Yates said that was correct, but that is what the TWDB funds are for.

John Champagne asked to clarify that the hydro tank capacity maintains pressure in the system and currently it is too small. Mr. Roznovsky said that it meets the City's current demands, but based on projected development it is too small. Mayor Jones asked to confirm that the City did not need to be looking at elevated storage or another well. Mr. Yates said that was correct, plus the additional lines that will be laid, such as, the line connecting Jim's Hardware to the line west of Cedar Brake Park will increase the pressure. Mr. Yates said that the work they are going to be doing at Well No. 2 should increase the capacity of that well and the pressure on the west side of town.

Dave McCorquodale moved to accept this Utility and Economic Feasibility Study for KENROC Development. Jon Bickford seconded the motion, the motion carried unanimously. (4-0)

3. Consideration and possible action regarding Longview Greens Miniature Golfing variance request to allow gravel as a parking surface.

Mr. Yates advised that Mr. LeFevre had stated that Section 301 of the City Ordinance that conflicts with the Development Agreement would not be enforced by the City, however, he stated under the circumstances, he did not see where there would be anything that would prohibit the City from enforcing this current requirement for commercial parking.

John Champagne said that his question was, as he read the email from Mr. LeFevre, it seemed like, in the beginning, he had no jurisdiction. Mr. Foerster stated, for clarification, that the City, when the 2004 LeFevre Development Agreement was executed, did not require paving on commercial property. Mr. Foerster said that the current City ordinance

does require paving, but the question then is does the LeFevre Development Agreement require the City to be bound by Ordinances adopted in 2004. Mr. Foerster said that his reading of the Section 305 of the Development Agreement, indicates that the City is not bound by the 2004 Ordinance, because the Development Agreement, in Section 305, provides that “all private improvements must conform to City Ordinances.” Mr. Foerster said that since this is a private improvement, he felt that the City has the option to granting or not granting the variance, and the option of deciding whether or not they place conditions on the action, such as, a temporary certificate of occupancy for a certain number of months, maybe even a performance bond. Mr. Foerster said that the performance bond might be cost prohibitive for the property owner.

Jon Bickford said that, in his mind, the challenge is if the parking lot is not paved now, and something happens with the business, then the parking lot will not be paved. John Champagne said that they could set parameters. Mr. Yates said that they could include in their motion to grant a six month variance that would grant a temporary certificate of occupancy, which could be withdrawn if the parking lot was not paved in six months. Jon Bickford asked what would happen if they started a business, things do not go the way they thought they would go, and by six months they have used all the cash, they can't pave the parking lot and they go out of business. Jon Bickford asked how the City can ensure that after six months the parking lot gets paved. Mr. Foerster said the only thing the City could do to make sure that was done, would be to have a performance bond. Mr. Foerster said that he did not know how much the paving was going to cost, but it will probably cost at least a few thousand for a performance bond. Mayor Jones said that he knew the City had a requirement for paving, and he thinks that is a good requirement, but the property that the City owns, at Fernland Park, is not paved, and the property north of the Community is not paved. Mayor Jones said that it would not be the end of the world if what Jon Bickford said happened and the parking lot was not paved.

John Champagne said, a couple of things, to use those two examples that the Mayor used is not apples and apples. The parking area north of the Community Center is rarely used and won't generate dust. The Fernland lot is mostly grass and does not generate a lot of

dust. John Champagne said that they are assuming that this enterprise will generate a lot of activity, parking and movement in the parking area. John Champagne said that his deal was, in this whole discussion, has there been a revenue forecast for the possible six month variance and as to where the money might come from. Mr. Yates said that he had only appeared before the Montgomery EDC Board.

John Champagne asked if the owner has presented a revenue forecast. Mr. Yates said that there was a revenue forecast presented at the Montgomery EDC Meeting. John Champagne said that obviously Montgomery EDC said it was adequate. Mr. Yates said that was correct. Mayor Jones said that they were not talking parking lots at the time. Mr. Yates said that the Montgomery EDC felt strongly enough to put \$15,000 toward the utilities for the project. John Champagne asked what the projected revenue would be for six months. Jon Bickford asked how much it is going to cost to pave the parking lot. Mr. Jason Long, owner, advised that it will cost \$30,000 to pave the parking lot. Mr. Long stated that he felt very confident that even before the six months is up, the parking lot will be paved. Mr. Long said that it was in the businesses best interest to get the lot paved, not only for the ordinance restriction, but they want customers to come and not have to deal with dust at their feet and kicking up onto cars.

Jon Bickford said that the restriction was in place when Mr. Long bought the property. Mr. Long said that at the time when he was going through construction for the site development, he was not aware of the City's Ordinance for paving the parking lot. Mr. Long said that when he created the numbers for the bank, this item was left out, because nobody caught it until it got to Jones and Carter's review. At that time, he went back to the bank to request the increase in funds for the parking lot and the bank refused the request several times.

Mayor Jones asked if the project goes belly up in four months, someone still owns the property, so somebody would still be liable to pay the amount. John Champagne said that would be the bank. Dave McCorquodale said that he did not think that the City would be granting a variance tied to the deed of the property, as much as the business itself. Jon

Bickford said that his only concern is that they have to be mindful and watch out for the City.

John Champagne moved to approve the variance for six months, with a temporary certificate of occupancy granted stating that if the parking lot is not paved in that time period the business will lose its certificate of occupancy, and a dust control agent, satisfactory to the City Engineer be placed on the gravel area when completed, and prior to business. T.J. Wilkerson seconded the motion.

Discussion: Dave McCorquodale said that he would like to use this as an example, as it feeds into some of the drainage issues that they are facing with the Buffalo Springs Bridge, and said if they can find a solution to impervious cover that is suitable for the City, which would reduce the impact of storm water runoff and would control dust and is suitable for the patrons of a business, he would be all ears. Mayor Jones said that if it would be affordable too. Dave McCorquodale said that if the owner came back in six months and said he has the data and a solution to back it up to say this is why I don't need to put asphalt or concrete down, that I can use this particular product and it is going to solve all of the issues that the pavement solved, he would be open to it.

John Champagne said that they could amend the motion, that in six months, if in fact, Mr. Jason Long comes back and gives the data that Dave McCorquodale indicates, that they would consider looking at it.

Jon Bickford said that he would like to propose one more amendment that he would be supportive of a variance extension, but it would make him feel better if there was some way that Mr. Long could deposit \$30,000 over time, within the six months, in an account, in case something does happen. John Champagne asked if Jon Bickford was thinking \$5,000 per month. Jon Bickford said maybe, or \$2,000 the first month and then build up. Mayor Jones said that was pretty tough for a startup business. Jon Bickford said that was part of starting up a business, and their job is to protect the City. Mayor Jones asked Jon Bickford if he was amending the motion. Jon Bickford said that he was asking to amend

the motion and throwing it out for conversation, otherwise, yes he would amend the motion that they collect up to \$30,000 in escrow in some way or another, prior to, and leading up to the six months. Jon Bickford said that he was not saying that it needed to be paid all at one lump sum, and then make the decision at the end of the six months.

The City Secretary, Susan Hensley, asked for clarification as to whether Jon Bickford was going to add that to the impervious cover consideration. Jon Bickford said that he was comfortable with that, if there is another way to solve the problem and they figure it out, give them the money back or whatever, in other words use the money for whatever and if he wants to pave it early, then pave it early. Jon Bickford said that all he wanted to try and do is cover the City in the event that something happens.

Mayor Jones said he wanted to address Dave McCorquodale's information, in his opinion, he did not think that it needed to be an amendment to the motion. Dave McCorquodale said that his information was just a point of discussion. Mayor Jones said that Jon Bickford is proposing an amendment to the motion. Jon Bickford said that was correct. Mayor Jones said that they were going to treat that amendment as a separate situation.

Ms. Hensley advised that John Champagne had also amended his motion. John Champagne said that he was not ready to unamend his motion. Mayor Jones said that John Champagne can propose an amendment. John Champagne advised that the Mayor was just going to do away with his amendment as suggested by Dave McCorquodale. Mayor Jones asked if they still wanted that information as part of the motion. John Champagne said that he might. Mayor Jones said that he did not know that John Champagne had amended the motion and that the amendment requires a second. Mayor Jones asked if there was a second to John Champagne's amendment. Ms. Hensley advised that there was no second. John Champagne pulled his amendment to the motion.

Mayor Jones asked to confirm that Jon Bickford was proposing an amendment to the motion. Jon Bickford stated "yes." Mayor Jones asked Jon Bickford to state the amendment.

Jon Bickford moved to amend the motion that the City collect up to \$30,000 over the six months in an escrow account to cover the cost of the paving in the event that it is not done within the period of time, grant the variance and the temporary certificate of occupancy for six months, and collect the \$30,000 in reasonable deposits on or before the six month deadline, they either have the parking lot or have an alternate solution.

Discussion: Dave McCorquodale said that he would like to ask a question. John Champagne stated that the amendment needed to be approved first. Mayor Jones said that if they want to continue to discuss the matter, they will need to get a second on the motion. Mayor Jones said if they don't want to talk about it and they don't get a second, the amendment dies for lack of second.

Dave McCorquodale said that he could not second the motion without asking his question. Mayor Jones told him to ask the question. Dave McCorquodale asked if a business would be able to get that parking lot funded any other way in six months, such as, going to a bank after six months and show them the books and ask for a loan to pave the parking lot. Dave McCorquodale said if the bank would say yes, then he did not see the need to have an escrow account if it is possible for the business to show what they have done in the last six months and ask for a loan. Dave McCorquodale said that if that is the only way to pay for a parking lot then he would second the motion. Jon Bickford said that he was not a bank professional, but he would offer that if the revenues are higher than your expenses, then a bank will be more than happy to lend you money, but if the expenses are higher than the revenue the bank probably won't loan you any more money. Jon Bickford said that the point is, you could get to the end of six months and not have any money to pave the parking lot, are they going to shut the business down, that would make a bad problem worse. Mayor Jones said that they are really trying to put two hammers on the developer. Jon Bickford said that he was not trying to put two hammers on them, he is trying to undo one and make sure that the City is covered. Dave Mc McCorquodale said that he is not seconding the amendment to the motion.

Mayor Jones asked if there was a second to the amendment to the motion. No second to the motion was stated. Mayor Jones said that the amendment to the motion dies for lack of second.

Mayor Jones said that they are now proceeding to the motion, which as stated, would allow six months with a temporary certificate of occupancy. Ms. Hensley asked if they were still doing the impervious cover. Mayor Jones said if Mr. Long shows up with that City Council will discuss that with him. Mayor Jones said that the original motion was seconded and asked if there was any further discussion or amendments. Mayor Jones then called for the vote.

The motion carried with 3-Ayes and 1-Nay vote by Jon Bickford.

4. Consideration and possible action regarding the City Engineer's Report on Buffalo Springs Road Bridge Repair.

Mr. Roznovsky presented his report to City Council. Mr. Roznovsky stated that the April and May events last year caused the Buffalo Springs Bridge to be closed. Shortly after the closure, the City had a structural engineering firm perform an analysis of the Bridge. Mr. Roznovsky said that they evaluated various options for stabilizing the slopes and protecting the bridge abutment under the bridge. Mr. Roznovsky said that the option that they are recommending is concrete slope paving, like is there today, but would be designed differently and constructed with better methods. This would also include a concrete bulkhead, instead of wood, to allow additional strength because all of the concrete slope paving was resting on the wood bulkhead. Concrete is also proposed to line the channel to provide additional strength and prevent erosion. Mr. Roznovsky said that everything will be dug out, lined and tied together. Jon Bickford asked if the channel would be lined just under the bridge. Mr. Roznovsky said that was correct, it would only be lined with concrete under the bridge, within the City's right of way.

Mr. Roznovsky said that one thing that they have not discussed is the gabion baskets, that are metal and wire baskets filled with stone that were being proposed in lieu of slope paving. Mr. Roznovsky said that the reason they did not recommend the baskets was because the original cost for the baskets \$560,000 on top of the other estimated costs. Mr. Roznovsky said that between that and the issue of the water coming down the street and going over the top and the gabions had more of a chance to suffer damage with that type of flow, which are the reasons that they are not recommending the gabion baskets.

Mr. Roznovsky said that he also wanted to note, as Mr. LeFevre mentioned, the City may need to get additional right of way, such as easements adjacent to the Bridge to construct these improvements. Once they get into design and make sure that everything fits, they will know at that point what needs to be done.

Mr. Roznovsky said that they are also recommending that the City consider all future developments on the south side be required not to outfall their storm sewer into the roadside ditch of Buffalo Springs. Mr. Roznovsky said that they will work together with Mr. LeFevre to obtain the easements.

Mayor Jones clarified that what Mr. Roznovsky is saying is that future developments up the hill are going to be required to channel their water otherwise and will actually improve the water flow in the ditch. Mr. Roznovsky said that was correct. Mr. Roznovsky said that what they are proposing is as those properties are developed, they be required to obtain and route their storm sewer away from the roadside ditch.

Mayor Jones asked if the sizing of the inlets at the drop off to the canal is based on the reduction, or on full flow. Mr. Roznovsky said that the sizing that they have proposed is based on the 100-year frequency in an area within the right of way of the roads, within the City's property.

Jon Bickford asked to clarify that Mr. Roznovsky is saying that the plan for the ditch covers out to the right of ways, and the water will go to the right of ways, and the other overflows

will catch what. Mr. Roznovsky said that what the storm sewer and drop structures are sized based on the 100-year rainfall.

Dave McCorquodale asked if they had looked at the 25-year flood event just for the right of way. Mr. Roznovsky said they had and that the sizing of it was such that when you are working with the pipes and the structures that they could go up to the 100-year event without significant additional costs.

Jon Bickford asked if after they get all of this work done and they have the same event they had last year, would the same thing happen. Mr. Roznovsky said that the slope paving that had been installed before did not meet the recommended thicknesses, did not have proper reinforcement and was on a wooden bulkhead without proper toe walls to support it to prevent erosion. Jon Bickford said that he would ask the question another way, if they make the improvements that are being recommended, and they have a similar event like last year, what happens to all that water, and will they see any of that water come over the street. Mr. Roznovsky said that without the improvements or development on the south side, the water will still be coming over the streets, because there would be nothing done to address that at all. Mr. Roznovsky said that at the Bridge, a portion of that water will go on to the storm sewer, if they have another event like they did last year, that will be exceeded and there will be an overflow to allow that water to go safely around the Bridge versus the washout that occurred previously. Jon Bickford said that what they are saying, in the future when the property is built out, that water should never get to the Bridge. Mr. Roznovsky said that water would be rerouted to go out to the channel at different locations.

Jon Bickford asked what risk they run of washout beyond the concrete areas of the Bridge, with an event like last year. Mr. Roznovsky said that they are proposing that they have an overflow near the inlet structures so when they are full there is a proper overflow for the water to be handled to go down to the drainage channel. Jon Bickford said that based on what Mr. LeFevre said, has Mr. Roznovsky connected with Mr. LeFevre, because he offered right of way to route the water. Mr. Roznovsky said that they have not put together

the design, but once they get to that point they will be able to sit down with Mr. Bowen and Mr. LeFevre.

John Champagne then asked whether they would have to have a considerable amount of concrete at the base of that Bridge. Mr. Roznovsky said that there will be a 12-inch thick slab along the base, and then additional 3-4 foot walls on each side to hold it into place. John Champagne then concluded by asking about the time line, as follows:

- March 14 – Approve the project as proposed, authorize bidding of project by City Council;
- March 14 - May 1 - Engineer prepares detailed plans/specs, produces bid package;
- May 1 – have project under way of bidding, expecting FEMA funds soon; Mr. Yates clarified that he thought the time frame to receive the funds would be two months from today.
- June 1 – have FEMA and Disaster Relief grants in hand, award bid;
- July 1 – have work beginning to repair with a 60-day completion schedule; and
- September – Open Bridge for public use.

John Champagne asked if that schedule was conceivable. Mr. Roznovsky said that it was a tight schedule, and said that realistically they could probably have construction starting near the first of August or end of July. Mr. Roznovsky said that the construction process is about three months.

Jon Bickford asked whether FEMA has confirmed that the City is going to get the money or are we still waiting to find out if we are going to get it. Mr. Yates said that all they are waiting on is the approval of the project budget, which you have before you tonight, so yes they will approve the budget. Jon Bickford asked whether FEMA needed two months from the time they receive the information from the City.

John Champagne moved to approve the project as outlined tonight, along with the time table set before City Council adding another 30 days, based on the City Engineers best guesstimate. John Champagne said that he would like the time table included in the motion. Mayor Jones said that if they include it in the motion, and they need to change it, City

Council will have to change it. John Champagne said that he wanted the time table in the motion. John Champagne said that he was tired of jacking around with this Bridge. Mayor Jones said that he was too. John Champagne said that if they can't hold to a timeline, then they need to get out of the business. Mayor Jones said that there are things that are beyond the City's control. John Champagne said that was government speaking and they just need to get it done. Jon Bickford asked if the real timeline was predicated on the City receiving the funding from FEMA. Mr. Roznovsky said that they can proceed with design and have it ready to go and hid.

John Champagne said that he had a motion on the floor and he wants the time table in the motion, based on the City Engineer's estimate, and he wants to get it done, so he was asking for a second. Dave McCorquodale seconded the motion.

Discussion: Jon Bickford asked if there was something that they can do to expedite, at least the design work, because he knows that they might be at risk for that, if they don't get the FEMA funding, but he felt that they need to see what they cost will be to get the design stated before they get the FEMA funding is received. Mr. Yates said that if they approve the motion the way that it was stated, that is the instructions telling the City Engineer to start working on the design. Jon Bickford asked to confirm that nothing else is waiting, they have everything else going as fast as they can. Mr. Roznovsky said that was correct, they will get started with the design if the City is of the position that they are ready to release the contractor.

John Champagne said that if they don't meet the time table, every faction of this process will be evaluated to see why we didn't. Mr. Roznovsky said that they will keep the City updated on the progress. Mayor Jones said that he would recommend that if they feel that something has happened to not meet the time table, will you come to City Council and bring it up in a hurry. Mr. Roznovsky said that he would do that.

Dave McCorquodale said that he would like to point out that \$1.36 million for this project to take care of water in the right of way, and everybody is on board with the fact that the land area that falls outside of the right of way is much, much larger and is going to have a lot more runoff than what we are dealing with here. So everyone has got to have eyes wide

open on these non-right of way solutions, in terms of what those developers are going to be looking at. Dave Mc McCorquodale said that was his only point, was to point that out. John Champagne said that he gets what Dave McCorquodale is saying, but they have to do something. Jon Bickford said that they have got to make sure that by Ordinance, or whatever they have to do, that the rules are in place that says if they start digging they route that water. Mr. Yates said that they are all required to provide a drainage plan for their development, which has to be approved. Mayor Jones said that most likely, it is because it is undeveloped, because they would not have sent it into the City's ditch anyway. Mr. Roznovsky said that coming down from the tracts it does a zig zag across Buffalo Springs, and that stream was exceeded, and the culverts under Buffalo Springs were exceeded and once those were exceeded it filled up the roadside ditches and started running down the street. Mr. Roznovsky said that the developers are already planning on taking some of the drainage away through other existing ponds on the east side of the Bridge.

Dave McCorquodale asked whether they needed to do any other steps to make sure that everyone knows that the solution is that it is not coming to the right of way ditches, because he did not want to end up in a situation where people are saying that they were not told about what is being done, they don't have anywhere to send the water, they are out of money and they will need a variance. Dave McCorquodale asked if they needed anything else on paper to make sure that does not happen. Mr. Yates said that he did not believe so, because every piece of property will have to do a drainage plan and it would be caught at that time.

Jon Bickford said that he had a proposal that staff just make sure that the City is covered and maybe by the next City Council meeting they could have a report. Jon Bickford said if Mr. Yates felt that the City was covered great, but if not, just give them a heads up.

T.J. Wilkerson asked if they were going to clear the Bridge and everything else downstream of the Bridge. Mr. Roznovsky said that it would be just what is immediately adjacent to the Bridge, this project does not include dredging downstream or upstream. This project is the removal of debris and the buildup within the City's right of way or project limits depending on the final design for the project. T.J. Wilkerson asked about anybody doing anything upstream. John Champagne said that would be up to them. Mayor Jones said

that Mr. LeFevre was doing something. Mr. Roznovsky said that Mr. LeFevre has been looking at multiple options.

The motion carried unanimously. (4-0)

5. Discussion regarding Buffalo Springs Bridge Repair – Amy Font

Mrs. Font addressed City Council stating that they have been told since last year that the City was going to get this fixed and start in November, then January, then March and now it is past the summer. Mrs. Font said that she does not see anyone down on the Bridge doing anything. She does not know what the issue is to try to fix the Bridge, but after listening to Mr. Roznovsky, she understands a little bit more, but she has an issue with this. They were hoping to be up and running by the summer, which is what they were told last year, but it has moved from month to month. Mrs. Font said that here they are almost one year later and they are still down. Mrs. Font said that she felt that City Council should put a time limit on this project, and she felt that needs to be done. They can't dredge the canal until the City fixes the Bridge, Mr. LeFevre dredges his portion comes down, they clean out under the Bridge, and then Mr. Bowen comes and dredges them out. Mrs. Font said that she is the 10th house down from the Bridge and she is buried in mud and they can't see the light of day. Mrs. Font said that every time she turns around it is being delayed because the engineering is not right, or new engineering has taken over, she felt that it needs to get done.

Mrs. Font said that her other question is the side road that they are taking, does not have any marker, so when you take a left onto the road, you are running into the other people's lanes and there are potholes everywhere. Mrs. Font asked how much long that street is going to be able take all of the traffic. Mrs. Font asked if the City has looked into that street. Mrs. Font said that she wants the bridge fixed by summer, and that is not happening. She would like to get her backyard dredged so that she can get her boat down and they can get back up and running. Mrs. Font said that she is taking a hit on the value of her home because they are in a disaster.

Mrs. Font said that she was sorry, but that was what she had to say to City Council. Mayor Jones thanked Mrs. Font for her information.

6. Consideration and possible action regarding City property tax exemptions.

Mr. Yates advised that this was a request from the tax appraiser, asking whether City Council wants to give a homestead exemption to over 65 years of age or a disability exemption. Mr. Yates advised that the exemptions currently in place are \$6,000 for over 65 years of age, and \$12,000 for those who are disabled. Mr. Yates advised that the effect from the exemptions was about \$2,300 - \$2,400 less received in property taxes. Mr. Yates stated that the \$6,000 exemption equates to \$24.93, and there are 80 people over 65 years of age so that would result in \$1,994.00 reduction this year. For the \$12,000 disabled exemption, there are 7 disabled people which would be \$349.00 reduction.

Jon Bickford asked if the City was aware of any hardships that they are causing on this rate. John Champagne said that at \$2,400 per year. Jon Bickford said that he was asking if there were any hardships for the citizens. John Champagne said that at an inflation rate that is approaching 10 percent, if you used the 1980 Consumer Price Index, which is what it is, yes, he would say it is a hardship for people on fixed incomes.

John Champagne moved to raise the over 65 exemption from \$6,000 to \$10,000, and from \$12,000 to \$15,000 for disabled exemption.

Jon Bickford asked if Mr. Yates had any sort of numbers for the exemptions. Mr. Yates said that it would be \$3,300 for over 65 exemption, and \$436 for the disabled.

Mayor Jones said there is a motion on the floor and asked for a second.

Jon Bickford seconded the motion, the motion carried unanimously. (4-0)

7. Consideration and possible action regarding placing a fee on Professional Photographers at Fernland Historic Park.

Mr. Yates said that this was a proposal to assess a \$100 per year photography permit for use at Fernland Historic Park. Mr. Yates said that he understood that the issue of charging photographers to use Fernland Historic Park has been a long desire, but he also understood that the problem was how the payment would be made. Mr. Yates stated that recent developments in the City's website and how they collect funds at City Hall has allowed people to pay without coming to City Hall, which will eliminate the concern of the docents handling money for fear of crime. Mr. Yates said that they have about 58 photographers that normally use Fernland, so the proposal is that they would contact the photographers and ask them to obtain a permit. Mr. Yates said that for right now he would like to make this a voluntary deal, at least until he and the City Secretary can prepare the Fee Ordinance that will be part of the new City Code, which will also have a penalty clause.

Mayor Jones asked to clarify that it would be for professional photographers, not just the average person taking pictures. Mr. Yates said that was correct. Mr. Yates said that the docents feel that they will get a lot of voluntary participation. John Champagne said that \$100 per year was nothing, and they are charging the customer anyway.

Mayor Jones asked if the fees charged would go into the general fund or would it be designated specifically to Fernland for maintenance. Mr. Yates said that it would go into the general fund. John Champagne said that he would like the funds earmarked to the City's operational expense for Fernland. Mr. Yates said that they can figure that into their budget. Jon Bickford asked to confirm that the City would have control over the funds, not the Board. Mr. Yates said that was correct. Jon Bickford said that the buildings still needed to be painted at Fernland, which he had mentioned at a meeting six months ago. Mayor Jones said that the buildings had been painted.

John Champagne asked why they had settled on \$100. Mrs. Dana Bickford, who is the lead docent at Fernland Historic Park, stated that the figure was just an arbitrary figure. John Champagne said that he was recommending an arbitrary figure of \$250. Mrs. Bickford said that she felt that they would pay the fee. John Champagne said that he knew they would pay the fee.

John Champagne moved to approve \$250 as the annual permit fee for professional photographers at Fernland Historic Park. Dave McCorquodale seconded the motion.

Discussion: Jon Bickford asked if he had any obligation to recuse himself from voting on things at Fernland. Mr. Foerster said that this had nothing to do with the docents.

John Champagne said that another thing that he might add to his motion, asking how hard it would be to establish on a tablet running a credit card to pay for these permits at Fernland. Mayor Jones said that it was easy. John Champagne said he wanted to do that, we do not need cash, just run the credit card. Jon Bickford said that they had talked before about not allowing the docents to handle cash. Mayor Jones said then they could get a gift shop in the Park.

John Champagne asked to amend his motion to include having the ability to make credit card payments at Fernland Historical Park. Mayor Jones asked if that really needed to be part of the motion, or whether they could just direct staff to handle the credit card payments. John Champagne said he was good with that. John Champagne said that he did not want the process hindered by not being able to make a transaction at Fernland. Mr. Yates said that he understood what they wanted.

T. J. Wilkerson asked if this would only be at Fernland and not at the rest of the parks. T.J. Wilkerson said if a graduation class goes out there will the photographers have to pay to take the pictures. Mayor Jones said that they obtain a permit for one year and they can take as many pictures as they want. T.J. Wilkerson asked if they had 50 photographers taking kids photos, each one would have to pay their \$250. John Champagne said they better. Mr. Yates said that each photographer would pay their annual fee, one time per year. Dave McCorquodale said that the photographers that are out there are probably not one time photographers, they know their areas. Mayor Jones asked about Memory Park. Mr. Yates said that they do not have anyway of watching Memory Park.

John Champagne said that he has photos of damages where people have removed items from the Park and vandalized Memory Park. John Champagne said that Memory Park needs to be closed at dark. Jon Bickford said that it would be hard to close without a fence around the Park. John Champagne said that you post a sign and then you patrol the area. Jon Bickford said that one of the docents and he had chased two kids out of Memory Park yesterday on the way to dinner, because they were riding their mini bikes up and down the steps that the Boy Scouts installed.

The motion carried unanimously. (4-0)

Mayor Jones said that they might make lanyards, so the photographers can wear them so that they are easily identifiable.

8. Consideration and possible action regarding adoption of the following Resolution:

A RESOLUTION OF THE CITY OF MONTGOMERY REGARDING OPPOSITION TO S.B. 2 AND REQUESTING SENATOR ROBERT NICHOLS TO VOTE AGAINST THE MEASURE.

Jon Bickford moved to adopt a Resolution of the City of Montgomery regarding opposition to S.B. 2 and requesting Senator Robert Nichols to vote against the measure.

John Champagne asked for an explanation of what the Resolution is providing. Jon Bickford said that the State is trying to say that you can't raise your taxes by more than 4 percent without having an election. Jon Bickford said that the City has never had an issue with this and they have done an amazing job controlling costs. John Champagne said that the State needs to get out of our business.

T.J. Wilkerson seconded the motion, the motion carried unanimously. (4-0)

Mayor Jones said that the City does not normally get involved in taking a stand, officially, like this on House Bills, but since this one was really close to home, they felt they would put it on the agenda and make it official.

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

AN ORDINANCE REGARDING LANDSCAPING REQUIREMENTS FOR ALL ZONING DISTRICTS IN THE CITY OF MONTGOMERY, TEXAS; PROVIDING DEFINITIONS, PURPOSE, APPLICABILITY, VARIANCES, AND LANDSCAPE PLAN APPROVAL; PROVIDING SEVERABILITY CLAUSE AND TEXAS OPEN MEETINGS ACT CLAUSE; AND PROVIDING AN EFFECTIVE DATE UPON PUBLICATION.

Mr. Yates advised that this ordinance was reviewed and recommended for approval to the City Council by the Planning and Zoning Commission. Mr. Yates said that the Ordinance in Section 78-185 defines “landscape area” as a combination of living plants, such as, grass, groundcover, shrubs, vines, hedges and trees and other nonliving landscape materials, such as, rocks, pebbles, sand, mulch, walls, fences or other decorative paving materials. Mr. Yates said that the article applies to all newly-platted residential lots and any parcel over 5-acres. The Ordinance, Section 78-188, will require a landscape plan approval, to be submitted at the same time as the construction plans are approved in advance of the Final Plat. Section 78-187 provides the rules and basis for a variance request.

Mr. Yates said that a question that came up was how they could design an area, with multiple property owners, such as, specific landscaping along SH 105 to separate the parking lots, but the Ordinance only requires 12% percent landscaping for the commercial property and they might want to put the landscaping in the back of their property or a design motif, so a sentence was added to the Ordinance last week. The sentence states that the Planning and Zoning Commission could adopt a thematic landscape plan for certain areas of the City that dictate private plans. In other words, if the City does not have a plan for an area, it is whatever they walk in the door with that the Planning and Zoning Commission approves. Mr. Yates said that this will put the onus on the Planning and Zoning

Commission if they want to have a specific plan. Dave McCorquodale asked if that would be like a descriptive set of instructions for a particular area, like thoroughfares, and state this is what the City desires, and what would be the next step. Mr. Yates said that he might have to get a street scape land designer to meet with the Planning and Zoning Commission to come up with some designs and ideas for areas, such as, Lone Star Parkway, and areas that would be enhanced by a landscape plan. Then each person that would come into the City would be able to look at the plan and know that is what they would be planning toward. Mr. Yates said that the plan would have to be designed to allow for the 12% percent.

Mayor Jones said that he was not in favor of the government telling him how to landscape things, not minding them telling him that he has to do it to a degree, but he did not want them telling him how to do it, but that was just him. Mr. Yates said that he understood what the Mayor was saying, but it is just a wise use of expenditure to get a unified look, but he did not think that everyone had to have a certain type of vegetation, but to get a more unified look for an area.

Dave McCorquodale said that there are certain criteria that are required to design anything, but in this case, landscaping along a particular roadway with a certain right of way and a certain speed, and certain number of entrances and exits onto that road, to him, having a cohesive thought process down the length of Lone Star Parkway to him makes sense. Then you get into the downtown portion, and what urban design means. Dave McCorquodale said that awesome spaces in the public sector never just happen, they are never by accident, and they are always on purpose and thought through. Dave McCorquodale said that, to him, this is a great first foot in and it makes sense. Dave McCorquodale stated that he did not want to tell every resident in Montgomery what he wanted planted in their front yard, and he did not think that is what this does, it goes toward the commercial and developers standpoint. John Champagne said that an existing residence would be covered by a POA, if they have one, and if they don't, unless their grass gets to a certain height and becomes a health problem, then you leave them alone.

Mayor Jones said that what he is understanding is that the City could influence how the roadside looks, not SH 105 because it is pretty well done, but Lone Star Parkway is a new canvass. Dave McCorquodale said that a business is grandfathered, and if they make a 15 percent change they get that one time, and then if they go over the 15 percent then they have to conform to the Landscape Ordinance. Dave McCorquodale said that if a local developer comes in, such as Heritage Place, and said that he could argue all day as to why someone would plant a 60 foot tall tree under a 20 foot tall power line. If you look at the work that Mr. Cheatham did, he wants the place to look nice, but you look at somebody out of Ohio building a grocery store, that is going to move on to the next town, they have very little interest in making this feel like a really special place. Dave McCorquodale said that he feels like this Ordinance will fill in this gap, and said that he did not feel that this was a heavy handed thing. Mayor Jones asked if Dave McCorquodale felt that this Ordinance would have got a more desirable situation at Kroger. Dave McCorquodale said he did, and said that it would not have given you what they have in some of the grocery stores in Austin, but they would have at least been subject to the scrutiny of the Planning and Zoning Commission. Mr. Yates said that he thought that Kroger would have looked a lot different if they would have had to go through the landscape design.

Mayor Jones asked if the Planning and Zoning Commission would approve every commercial landscape plan. Mr. Yates said that yes, they would review them along with the tree and lighting plans and development plan. Mayor Jones said that they have to be careful that they don't try to enforce things that don't exist, because if they say they want a Magnolia Tree and it is not listed. Mr. Yates said that is the beauty of this Ordinance, because to get any type of unified look, if they don't give them a goal and design to work toward, it will be so haphazard that they could have several different looks. Mr. Yates said that the plans would be approved by the Planning and Zoning Commission, and then City Council before they would finalize a plan that the Commission would require people to use.

Dave McCorquodale said that they had looked up the criteria for the Historical District that encapsulated the feel that the Ordinance was conveying and helped to illustrate how the

process worked. Mayor Jones said that Dave McCorquodale is suggesting that they need to write or come up with a design criteria and guidelines for the Ordinance. Dave McCorquodale said that he would be interested in looking at a list of people that the City was going to use to work on the design criteria. Mayor Jones asked Dave McCorquodale if he would look at doing it. Dave McCorquodale said that he was not an expert but he would like to see who they are going to use.

Mayor Jones stated that Mr. Yates has pushed through some things that they have been talking about for years, such as, tree and landscape ordinance and said that he is making it happen.

Dave McCorquodale moved to adopt the Landscape Ordinance as presented. Jon Bickford seconded the motion, the motion carried unanimously. (4-0)

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

AN ORDINANCE ANNEXING THE HEREINAFTER DESCRIBED TERRITORY OF 14.5003 ACRES OF LAND, MORE OR LESS, IN THE JOHN H. CORNER SURVEY, ABSTRACT 8, TO THE CITY OF MONTGOMERY, MONTGOMERY COUNTY, TEXAS, AND EXTENDING THE BOUNDARY LIMITS OF SAID CITY SO AS TO INCLUDE SAID HEREINAFTER DESCRIBED PROPERTY WITHIN SAID CITY LIMITS, AND GRANTING TO ALL THE INHABITANTS OF SAID PROPERTY ALL THE RIGHTS AND PRIVILEGES OF OTHER CITIZENS AND BINDING SAID INHABITANTS BY ALL OF THE ACTS, ORDINANCES, RESOLUTIONS, AND REGULATIONS OF SAID CITY; ADOPTING AN ANNEXATION SERVICE PLAN FOR SAID ANNEXATION; PROVIDING A SEVERABILITY CLAUSE AND A TEXAS OPEN MEETINGS ACT CLAUSE; AND PROVIDING THE EFFECTIVE DATE UPON PASSAGE OF THE ORDINANCE.

Mayor Jones said that they have had a couple of Public Hearings on this and they have seen the Economic and Feasibility Study. Dave McCorquodale asked if the initial zoning

classification would come up in the near future. Mr. Yates said that there will be a Public Hearing on that this month.

Dave McCorquodale moved to adopt the Annexation Ordinance for the 14.5003 acre parcel as presented.

Jon Bickford asked if they were comfortable with the water and sewer impacts. Dave McCorquodale said that he was comfortable if the City Engineer was comfortable.

Dave McCorquodale asked if the developer had given any indication on their anticipated timeline for the development. Mr. Roznovsky said that they had not, but they are moving forward with their plans and plat, and stated that the City's capacity today averages 300,000 gallons, so there is still a lot of development to occur to get to that point, and that point will be raised again in the near future. Jon Bickford said that if they bless this project, they can get underway in six months. Jon Bickford asked if everyone was comfortable with where the runoff is going to go. Mayor Jones said yes, it will go to Stewart Creek. Dave McCorquodale said that was a bit of a sore spot for him, because it seems like around here we are all "the engineer said to just dump it into the Creek." Mr. Roznovsky said that they had to do a drainage impact analysis that their development was not going to affect downstream. The developer has to mitigate for the Flood Plain and the detention is part of their impact on the drainage. Dave McCorquodale said that if Kroger had zero detention required, so how could a downstream parcel need detention if a much larger upstream tract did not. Mr. Roznovsky said that Kroger did not have to provide detention, per their agreement. Dave McCorquodale said that was per the Agreement with Montgomery County, not the City. Mr. Roznovsky said that he believed that part of the Development Agreement that is tied to that tract. Mayor Jones said that it came from a Drainage Study by an engineer prior to that. Mr. Roznovsky said that there was a study done on Stewart Creek that said that detention did not have to be done. Mr. Yates said that was approved by the City.

Dave McCorquodale asked if the City could approve drainage plans that would affect downstream outside our City limits. Mayor Jones said that everything affects downstream. Dave McCorquodale said that it was his understanding the whole time that Montgomery County looked at that information. Mr. Yates said that the City uses the County Standards. Mr. Roznovsky said that it was up to the development engineer to provide the drainage study and statement that their development does not have an adverse impact on their neighboring property or downstream property. Dave McCorquodale asked how deep the clay layer is in this area and how far do you have to go to hit sand. Mayor Jones said that it would depend.

Jon Bickford said that he was concerned about turning this loose for development until they understand where the water is going to go, because looking at the elevations, it all runs over to Mia Lago. Mayor Jones said that it runs into the Creek. Mr. Roznovsky said that it runs toward Mia Lago, but they are planning to raise it to drain the other direction. Mr. Roznovsky said that, as Mr. Yates was saying, all this is subject to review, you are not approving their plans for development, and you are approving their annexation. Jon Bickford said that once they annex the property, the City is promising water and sewer. Mayor Jones said that they are as they speak, whether they are here or not, there will be two pipes running in front of them. Jon Bickford said that does not mean that they are providing water and sewer to unannexed property, because that will be an additional load on the watershed. Mayor Jones said that he thinks that will be addressed after the annexation.

T.J. Wilkerson seconded the motion.

Discussion: John Champagne said that once the property is annexed and the development is underway, the City can make them comply with any drainage. Mr. Roznovsky said that prior to approval of their plans and to proceed with construction, they have to have a drainage study submitted and reviewed by the City Engineer. John Champagne said okay. Dave McCorquodale said that where they sit right now, without passing that drainage

impact area or whatever they were looking at before, there is a table from Montgomery County that they have to meet.

The motion carried unanimously. (4-0)

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.

11. Convene into Closed Executive Session as authorized by the Texas Open Meetings Act, Sections 551.071 (consultation with attorney), and 551.074 (personnel matters regarding Employment Agreement renewal with the City Administrator).

Mayor Jones convened into Closed Executive Session at 7:47 p.m.

12. Convene into Open Session

Mayor Jones reconvened the Regular Session at 7:57 p.m.

POSSIBLE ACTION FROM EXECUTIVE SESSION:

13. Consideration and possible action resulting from the item(s) listed under Executive Session.

Jon Bickford moved that to extend the City Administrator's employment contract for an additional year, with all of the existing benefits and conditions of the contract to stay in place. John Champagne 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.

ADJOURNMENT

Jon Bickford moved to adjourn the meeting at 7:58 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

ITEM #4

Meeting Date: March 28, 2017	Budgeted Amount:
Department:	
Prepared By: Jack Yates City Administrator	Exhibits:
Date Prepared: March 18, 2017	

Subject

Presentation regarding community policing by Montgomery County Sheriff Chief Deputy.

Discussion

Councilmember Huss wanted this item on the agenda.
All I know about his presentation is that it regards community policing.

Recomendation

Consider any comments made.

Approved By

City Administrator	Jack Yates	Date: March 9, 2017
--------------------	------------	---------------------

CITY ADMINISTRATOR REPORT

- Met with Planning Commission for one meeting
- Attended Montgomery Area Chamber of Commerce Board of Director's meeting
- Met with Fernland Board. Continued contacts to repair a roof at the Hulon House, resulting in a visit from SHSU for advice, financial assistance. Met with Docents, implementing photography fee.
- Met with city engineers and city attorney several times regarding; plats, system management, upcoming projects, bridge improvements, developments throughout the city, Pizza Shack development, CDBG grant application discussion with Grant Works representative, Waterstone Section 2, Terra Vista
- Met with several developers during the month regarding; Heritage Plaza Medical Center, Villages of Mia Lago, northeast corner of 105/Lone Star Parkway developer, Gap Property west of Pizza Shack, Waterstone, Miniature Golf
- Made several decisions during month as Zoning Administrator, including signs, code enforcement, demolition of dilapidated housing and working on zoning changes in cooperation with the Planning Commission
- Coordinated with FEMA and State Emergency Management staff and city engineer regarding receiving payment for flood damage in the city and with FEMA.
- Worked with city engineer, financial advisor and bond counsel on the Texas Water Development Board financing.

Public Works

February 2017 Monthly Report

- Completed final walkthrough of Lift Station 13
- Yearly job shadowing project
- Continued fire hydrant painting
- Completed drainage improvements at 123 and 162 Harley Dr.
- Ryan Thomas completed 20 hour Basic Wastewater Operations course
- Verified water main size on MLK
- Replaced stop sign and post on Old Plantersville at Womack Cemetery
- Repaired stop sign at Plez Morgan and Lone Star Pkwy.
- Removed dead tree at Well 2
- Recorded video of creek bed from MLK to Liberty St.
- Replaced 22 meter box lids to improve endpoint communication
- Removed tree for better visibility at Plez Morgan and FM 1097
- Installed breakaway kit on damaged hydrant on Clepper
- Regouted manhole lid on Harley
- Installed street signs at high school stadium
- Raised valve box on McCown St.
- Removed dead tree on Maiden and planted new one
- Installed stop signs on Old Plantersville at Powell Circle to create a four way stop
- Repaired water main break on Eva St. at Heritage Medical complex
- Monthly grease trap inspections
- Monthly AED inspections
- Monthly door hangers and cut offs
- Monthly safety meetings
- Monthly hydrant reads
- Monthly weed patrol list
- Weekly vehicle pre trip inspections
- Weekly conference calls with Gulf and Jones/Carter
- Daily line locates as necessary

- 15 water taps
- 10 sewer taps
- 2 water leaks (1 main, 1 in Memory Park)
- 1 sewer stop (private)
- 5 sewer inspections

Parks and Recreation

- Repaired irrigation leak at Memory Park
- Repaired railing on small pavilion in Cedar Brake Park
- Repaired table at Community Center
- Broadcast ant killer granules at all parks and City Hall
- Set historical marker at Nat Davis museum
- Monthly check of all air filters and light bulbs
- Monthly inspections of all irrigation systems
- Weekly cleaning of Community Center
- M/W/F cleaning of all parks

The docents at Fernland reported a total of 914 visitors for the month and provided 57 tours.

Report prepared by:
Mike Muckleroy
Public Works Manager





Montgomery Birthplace of the Texas Flag
TEXAS

CITY OF MONTGOMERY POLICE DEPARTMENT



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

CHIEF

JAMES F. NAPOLITANO

1
6
0
0

POLICE DEPARTMENT REPORT

FEBRUARY, 2017

Arrests / Charges Total Shifts A & B

Misdemeanor: **20**

Felony: **7**

Traffic Enforcement Total Shifts A, B & Chief

Citations: **231**

Warnings: **230**

Montgomery Birthplace of the Texas Flag
TEXAS

CITY OF MONTGOMERY POLICE DEPARTMENT



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

SHIFT A REPORT

LT. BELMARES

2017 Feb Stats for Officers - Carswell, Hernandez, Thompson, Flores, Sgt. Lehn and myself.

Warrant Arrest - Feb 3 - Officer Carswell - 21000 Eva St.

Warrant Arrest - Feb 3 - Officer Thompson - Hwy 105/Stewart Creek

Possession of Controlled Substance/DWI - Feb 4 - Officer Carswell - 18400 Hwy 105

Possession of Marijuana - Feb 8 - Officer Thompson - 14000 Liberty St.

Warrant Arrest - Feb 10 - Officer Thompson - 22800 Eva St.

MVA - Feb 14 - Officer Hernandez - 1900 Lone Star Parkway

DWI - Feb 18 - Officer Carswell - 13200 FM 149

DWI - Feb 18 - Officer Carswell - 20900 Eva St.

Warrant Arrest - Feb 19 - Officer Thompson - 600 MLK Blvd.

No DL/FMFR - Feb 22 - Officer Hernandez - 20800 Eva St.

DWLI - Feb 22 - Officer Carswell - 14700 Liberty St.

DWLI - Feb 22 - Officer Carswell - 14600 Liberty St.

Assault - Feb 28 - Officer Flores - 300 Flagship Dr.

Fail to ID Fugitive - Feb 23 - Officer Thompson - 22800 Eva St.

Warrant Arrest - Feb 23 - Officer Hernandez - 20100 Eva St.

Montgomery Birthplace of the Texas Flag
TEXAS

CITY OF MONTGOMERY POLICE DEPARTMENT



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

SHIFT A CONTINUED

Resisting Arrest - Be 28 - Officer Thompson - 1000 Baja St.

On Feb. 8 Officer Carswell and Lt. Belmares attended Effective Courtroom Testimony with regards to DWI's. The event also included a DWI awards banquet for agencies and individual officers in the county. The class was hosted by the Montgomery County DA's Office and presented by The Texas District and County Attorneys Association and Austin Police Department.

On Feb. 15 Officer Flores and Sgt. Lehn attended the Cookies with Cops at the Charles B. Stewart Library.

On Feb. 25 Officer Flores and Sgt. Lehn met with the National Rifle Association and Eddie the Eagle to teach gun safety to kids. The event was held at the community center in downtown Montgomery.

On Feb. 28 Lt. Belmares attended Investigative Interviewing and Advance Interrogation. The class was hosted by Plano Police Dept. and presented by John Reid and Associates INC.

ARRESTS/CHARGES:

Misdemeanor 13

Felony 4

Traffic Enforcement :

Citations 144

Warnings 48

Montgomery Birthplace of the Texas Flag
TEXAS

CITY OF MONTGOMERY POLICE DEPARTMENT



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

SHIFT B REPORT LT. ROSARIO

During the month of February, The Montgomery Police Department B Shift Patrol Officers generated 19 reports and responded to 75 calls for service. The reports are as follows:

- Warrant Arrest**- Feb 6- Officer Riley- 21359 Eva
- Warrant Arrest**-Feb 7- Lt. Rosario- 21900 Eva
- No DL / FMFR / Towed Vehicle**-Feb 7- Officer Riley- 21110 Eva
- Warrant Arrest** – Feb 11 – Officer Riley – 21005 Eva
- Possession of Drug Paraphernalia & Alcohol**- Feb 11-Lt. Rosario- 2200 Lonestar Pkwy
- Narcotics Arrest**- Feb 11- Officer Riley- 20800 Eva
- No DL / FMFR / Towed Vehicle**- Feb 12- Officer Bauer- 21005 Eva
- No DL / FMFR / Towed Vehicle**- Feb 12- Lt. Rosario- 22825 Highway 105
- Narcotics Arrest**- Feb 14- Officer Riley- 20000 Eva
- Burglary**- Feb 15- Officer Bauer- 22870 Eva
- Warrant Arrest**- Feb 15- Officer Riley- 20000 Eva
- Public Intoxication**- Feb 16- Officer Bracht- 22465 FM 1097
- Narcotics Arrest**- Feb 16- Officer Riley – 180 Plez Morgan
- Crash Report**- Feb 21- Officer Bracht- 15200 Liberty
- Narcotics Arrest**- Feb 22- Officer Riley- 14000 Liberty
- Warrant Arrest**- Feb 25- Officer Riley- 1600 Lonestar Pkwy
- Criminal Mischief** – Feb 25- Officer Bracht- 21005 Eva
- Narcotics Arrest**- Feb 26- Lt. Rosario- 21900 Eva
- Liquor Violation**- Feb 26- Officer Riley- 21100 Eva

Arrests / Charges:

Misdemeanor Charges - 7
Felony Charges - 3

Montgomery Birthplace of the Texas Flag
TEXAS

CITY OF MONTGOMERY POLICE DEPARTMENT



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

SHIFT B CONTINUED

Traffic Enforcement

Citations Issued- 81

Warnings Issued- 172

Municipal Court-Monthly Report

February 2017

3/6/2017

Becky Lehn

Court Administrator



Montgomery Municipal Court Monthly Report

February 2017

REVENUE Category	CURRENT	YEAR TO DATE October 1, 2016
<i>Total Cases Filed</i>	233	1299
Deposit – City	\$39,332.88	\$134,224.74
Deposit - State	\$18,954.80	\$88,705.12
Deposit - OMNI	\$529.35	\$1,561.30
Child Safety Fund	\$75.00	\$740.49
Judicial Efficiency	\$220.01	\$822.47
Court Tech Fund	\$900.39	\$4,312.67
Court Bldg. Security Fund	\$673.97	\$3,228.41
Collection Agency	\$7,251.21	\$18,231.83
<i>Total</i>	\$67,937.61	\$251,827.03

Created By: Becky Lehn
Court Administrator
March 6, 2017



Montgomery Municipal Court Monthly Warrant Report

FEBRUARY 2017

Warrants	CURRENT	YEAR TO DATE October 1, 2016
<i>Total Money Collected</i>	\$33,390.71	\$72,850.95
Warrants Paid	84	215
Warrant Dismissals	5	70
Warrant Bonds	10	32
Warrant – Time Served	0	14
Warrants - DSC	0	2
Warrants - Deferred	0	0
Warrant Arrests	6	33
<i>Total Warrants Disposed</i>	105	366

Created By: ANGELINA C. FLORES
WARRANT OFFICER
MARCH 1ST, 2017



Comparison Chart

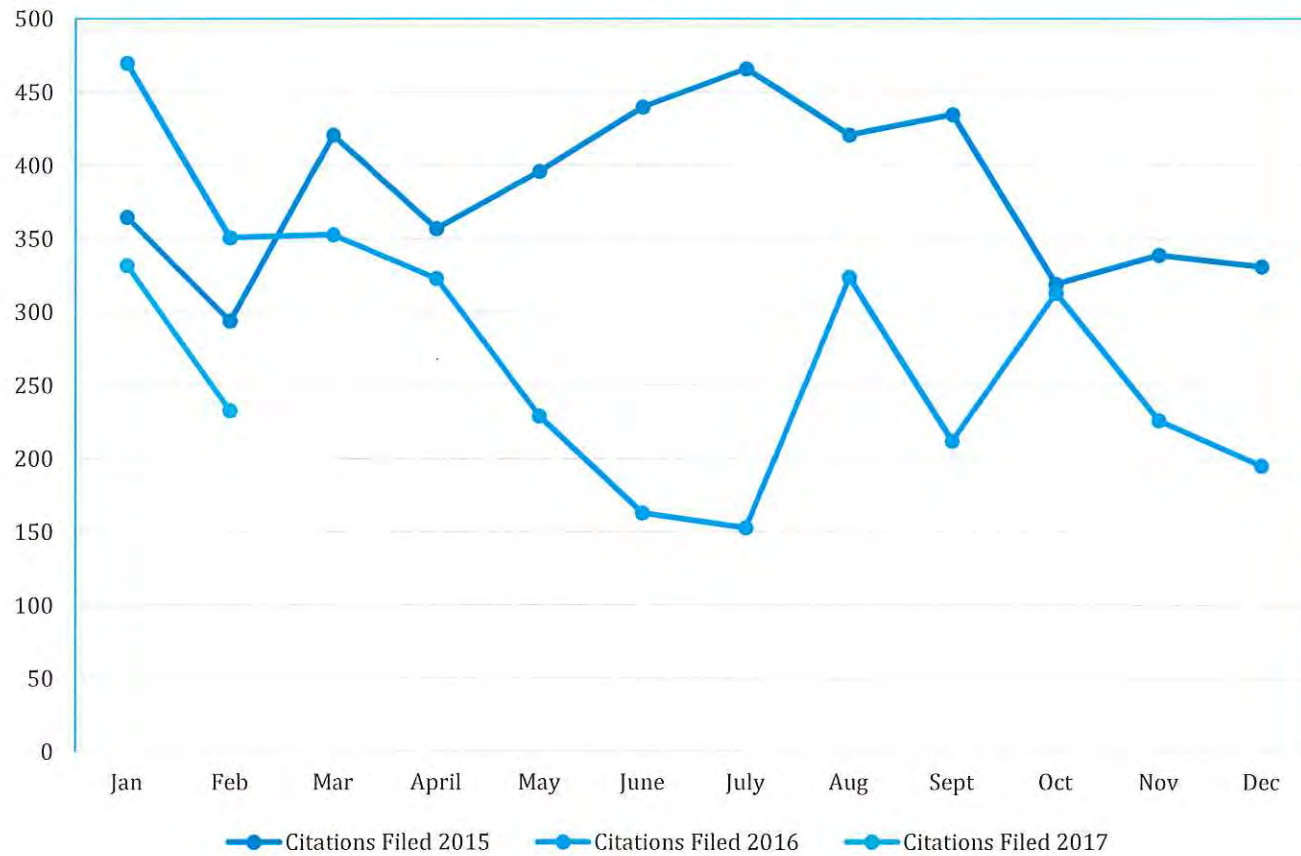
Citations/Warrants/Revenue January 2015 - Present

	Citations Filed			Warrants Collected			Total Revenue Collected		
	2015	2016	2017	2015	2016	2017	2015	2016	2017
<i>Jan</i>	365	470	332	\$2,708.90	\$2,762.37	\$15,052.44	\$44,544.59	\$44,702.82	\$41,830.44
<i>Feb</i>	294	351	233	\$3,362.90	\$10,976.60	\$33,390.71	\$56,555.03	\$67,466.54	\$67,937.61
<i>Mar</i>	421	353		\$15,303.54	\$14,732.43		\$63,838.40	\$86,201.43	
<i>April</i>	357	323		\$2,106.50	\$5,940.80		\$56,577.20	\$59,388.14	
<i>May</i>	396	229		\$3,286.10	\$3,279.10		\$48,760.60	\$50,854.90	
<i>June</i>	440	163		\$9,972.20	\$6,336.57		\$67,656.40	\$41,238.67	
<i>July</i>	466	153		\$4,858.20	\$4,291.87		\$64,193.80	\$42,990.97	
<i>Aug</i>	421	324		\$2,740.40	\$24,756.07		\$47,484.40	\$52,923.17	
<i>Sept</i>	435	212		\$6,399.30	\$12,115.60		\$61,912.50	\$44,256.40	
<i>Oct</i>	319	313		\$7,550.70	\$13,892.60		\$63,688.50	\$44,138.80	
<i>Nov</i>	339	226		\$8,581.07	\$10,515.20		\$51,170.47	\$55,221.23	
<i>Dec</i>	331	195		\$8,675.20	\$12,163.00		\$53,315.66	\$42,698.95	
Totals	2164	2402	565	\$75,545.01	\$121,762.21	\$48,443.15	\$679,697.55	\$632,082.02	\$109,768.05

Becky Lehn
 Court Administrator
 03/08/2017

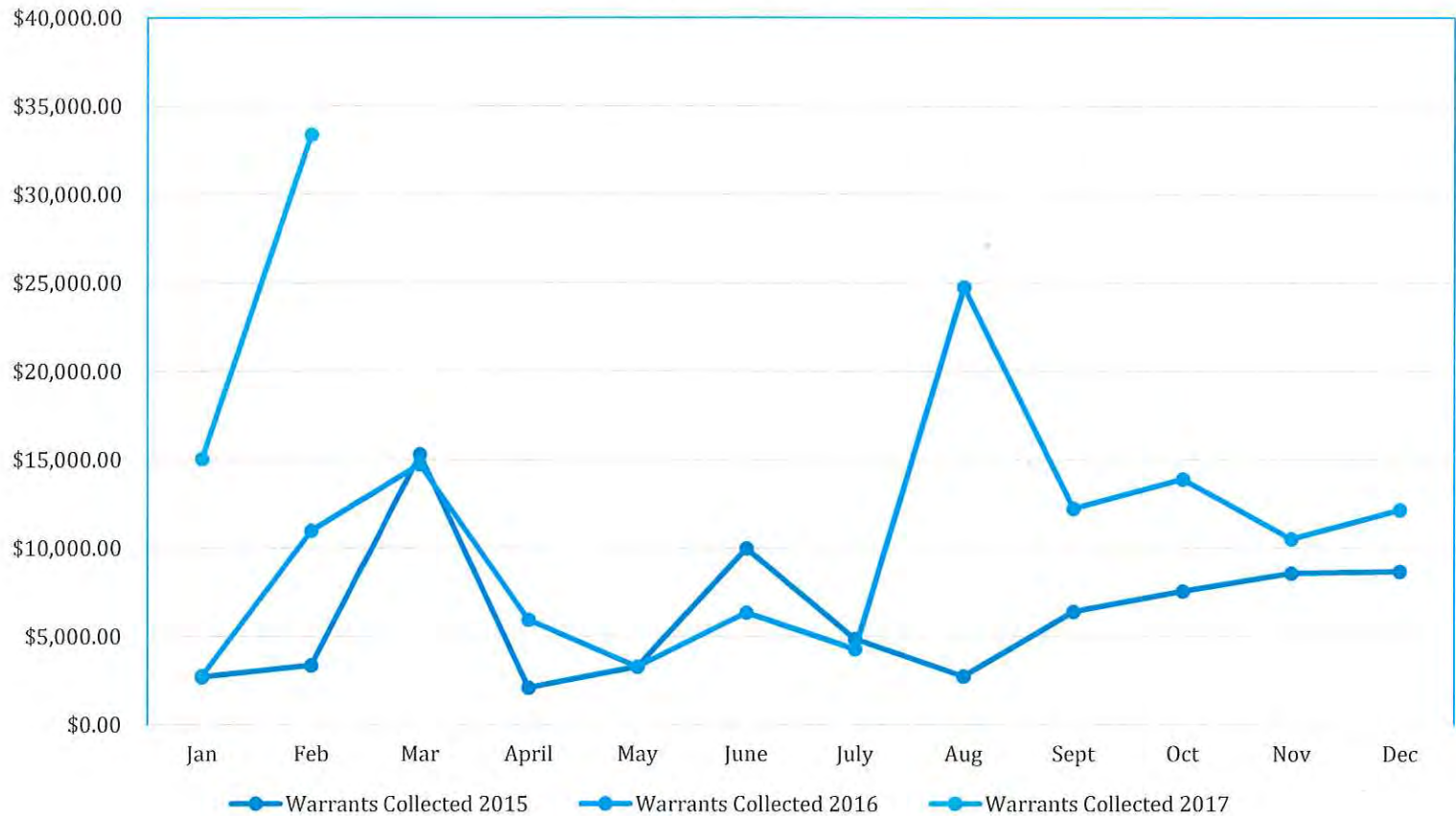
Citations Filed Yearly Comparison

2015-2017



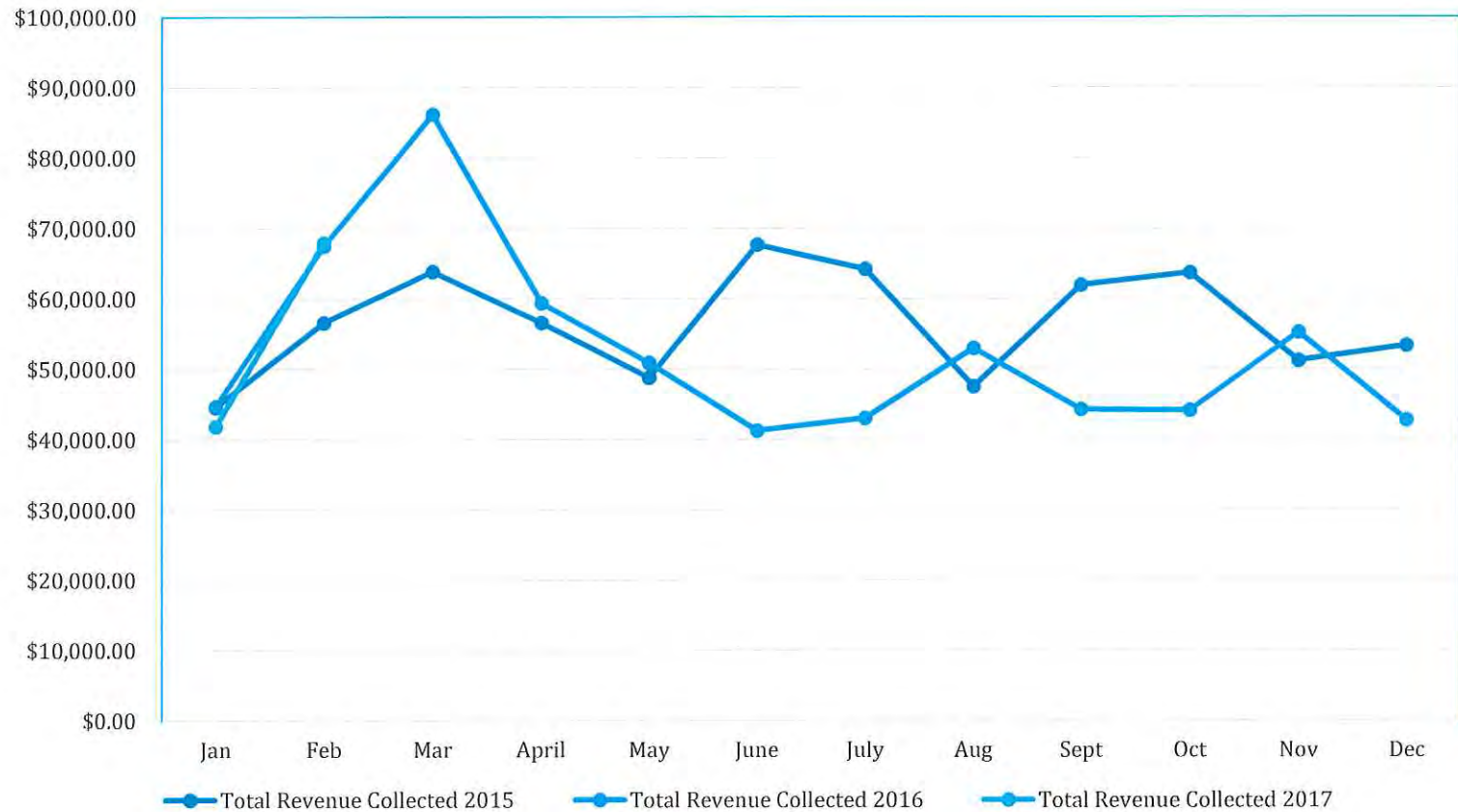
Warrants Collected Yearly Comparison

2015-2017



Total Revenue Collected Yearly Comparison

2015-2017



UTILITY / PERMITS REPORTS – MONTHLY

Created by Ashley Slaughter

FEBRUARY 2017 Report



UTILITY / DEVELOPMENT PERMIT REPORTS – FEBRUARY 2017

TOTAL REVENUE SNAPSHOT

Utilities	\$84,998.44
Permits	\$15,748.89
Community Building	\$0.00

UTILITIES

UTILITY ACCOUNT TOTALS

New Water Accounts	14
Disconnected Water Accounts	2
Total number of Active Accounts	572
Number of Idle Services	19
# of Accounts Turned Off For Non Payment	1

CITY ACCOUNT CONSUMPTION

City Venue	December	January	
Community Building - Irrigation	11	5	20
Community Building	1	2	14
City Cemetery	0	0	0
City Welcome Sign	0	0	0
North Liberty Sewer Plant	0	0	
Cedar Break Park Irrigation	1	3	2
Cedar Break Park Restrooms	2	2	3
Fernland	1	4	1
Memory Park	17	47	64
Community Building Stage Irrigation – Rose Garden	0	0	0
City Hall & Irrigation	18	5	13
Homecoming Park Restrooms	0	1	0
Homecoming Park Drinking Fountain	0	0	0
Buffalo Springs Sewer Plant	236	232	91
Welcome Flags Irrigation	0	5	3

PERMITS

Type	Number of Permits	Revenue
Building - Residential	3	\$3,042.33
Building - Commercial	1	\$8,190.00
Building - Pool	1	\$260.00
Building – Misc.	1	\$100.00
Electrical	13	\$1,747.00
Mechanical	7	\$634.76
Plumbing	14	\$1724.80
Sign	1	\$50.00
Total:	42	\$15,748.89

COMMUNITY BUILDING – FEBRUARY

Type of Rental	# of Bookings	Revenue
Profit	0	\$0.00
Non - Profit	8	\$0.00
Revenue from lost deposits	0	\$0.00

Created by Ashley Slaughter
MARCH 8, 2017



City of Montgomery

Operations Report

1/18/17-02/18/17

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 of 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
Senior Area Manager
Gulf Utility Service

SUMMARY OF OPERATIONS

District Alerts

01/20/2017 Poor Water Quality

Resident on Old Plantersville Rd. called to report discolored water. Operator flushed out lines until water was clear.

01/22/17 Lift Station 13 No Power

Lift station called for no power, issue was found to be on the electric providers side. Entergy came out and restored power

01/24/2017 Sewer Stoppage

The bus barn on Liberty St. called to report their sewer backing up. Operator checked lift station 3 to verify proper operation of lift station and found sewer line charged from the invert on the lift station all the way to the bus barn. Magnaflow came out and cleared the line.

2/08/17 Lift station 3 high run time

Operator found lift pump 1 with high runtime. Lift pumps where pulled, cleaned and returned to service.

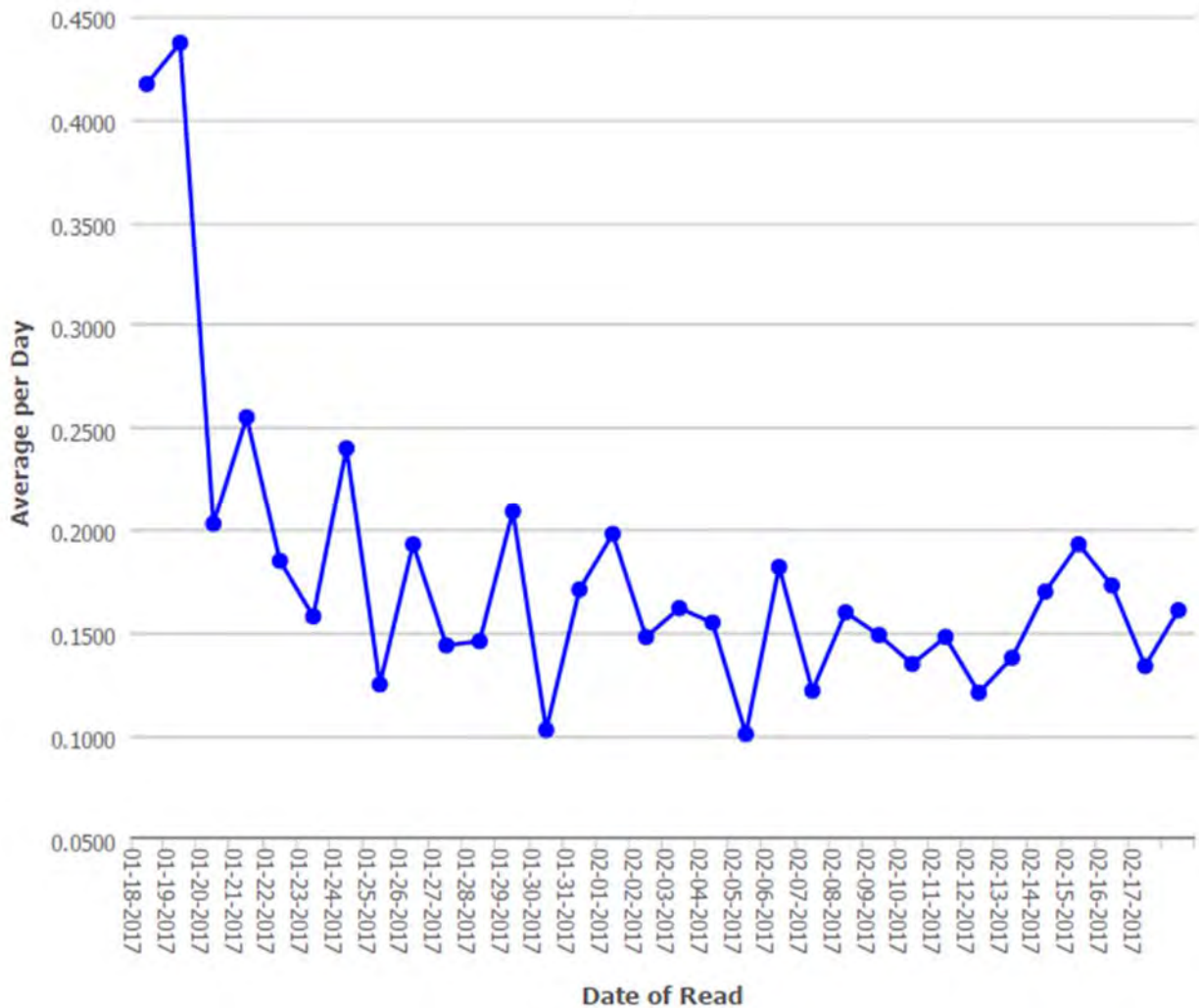
2/14/17Lift station 3 high wet well

Operator was called for high wet well. At the time of his arrival wet well level was normal and both pumps were alternating.

02/15/2017 Lift Station 6 High wet well

The operator found both pumps tripped at the overload. The overloads were reset and pumps monitored, all systems operating normally now.

OPERATIONS DETAIL



- Flow for the month of December was 5,736,000 gallons
- Daily peak flow January 18, 2017 was 437,000 gallons (.437 MGD)
 - 109% of permitted value
- Average Daily Flow 179,000 gallons (.179 MGD)
 - 45% of permitted value

*Average per day is a non-weighted average.

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

WATER DISTRIBUTION AND MONITORING

The operator will collect a sample from the City on a daily basis. The purpose is to ensure that a good chlorine residual is maintained throughout the water distribution system. There is a total of seven sample locations that have been carefully selected to provide a fair representation of the entire district. The operator will rotate the sample locations taking a sample from the location that has the oldest prior sample date. Kardia will display the next sample location for the operator. Kardia can display the date of the latest sample and result or list the historical sample dates and results by location.

Flushing

A flushing program has been carefully created to ensure that the City's residents are provided with clean, clear and disinfected water.

COLLECTION SYSTEM

GUS operates and maintains 12 lift stations for the City. Our operator will inspect each location for problems. The access hatches will be opened and a visual inspection will be performed. If the control panel includes an ETM, the hours will be entered into Kardia. Auto dialers are verified weekly.

WASTEWATER TREATMENT PLANT

During each plant visit a visual inspection of the entire facility is performed. All flow meters and ETM values will be recorded in Kardia along with totalizer readings. The operator will also note erratic flow, upset or cloudy effluent, chlorine residual, chemical inventory, sludge blanket depths, mixed liquor sets, temperature and rainfall. All data is entered into Kardia. The City and consultants are able to view the data by logging into our website. The data can also be provided in electronic format. The operator will also record the staff gauge reading, Kardia returns the calculation for instantaneous flow. The calculated result is compared to the instant flow reading per the totalizer. The operator is looking for the readings to be within 80% - 120% of each other. Consistently different results would indicate a problem with totalizer calibration or with the transducer. The operator will also coordinate with the lab company. The permit values are maintained in Kardia and compared to sample results.

Permit Information – Stewart Creek

The current permit expires 06/01/2017

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

Lab results

Gulf has contracted with RC & Joy Laboratories to pull scheduled monthly samples from the effluent and the aeration basin. The samples are required by the state and are used to ensure that the plant has complied with all permitted limits.


Aeration

It is extremely important that the samples are taken where the operator has indicated. The operator is not always present when the samples are taken. The operator routinely communicates with the lab company and the lab technician taking the samples. The operator has marked the sample locations.

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	2.63	no
Average Monthly NH3	2	mg/l	.10	no
Minimal CL2 Residual	1	mg/l	1.05	no
Max CL2 Residual	4	mg/l	3.80	no
Rainfall for the Month		3.90	inches	

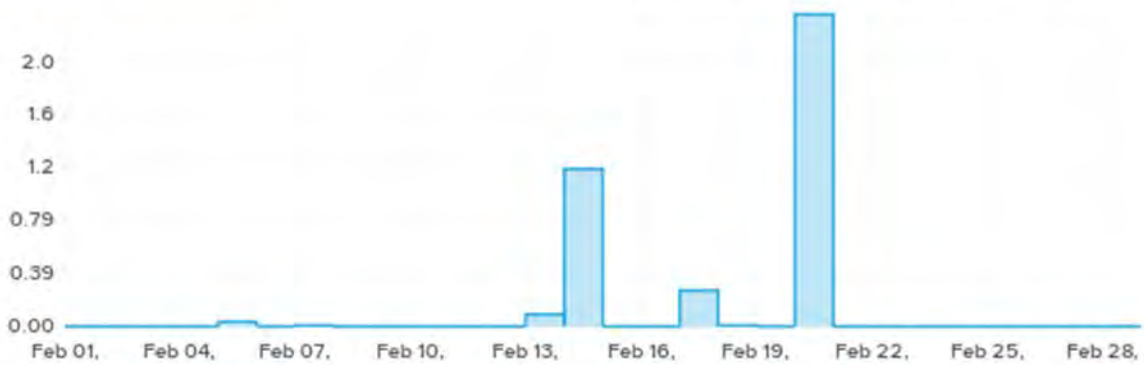
There were no excursions for the month of February

Measured by netatmo.com

FEB 2017

RAIN - RAIN GAUGE

Accumulated over the period: 3.9 in

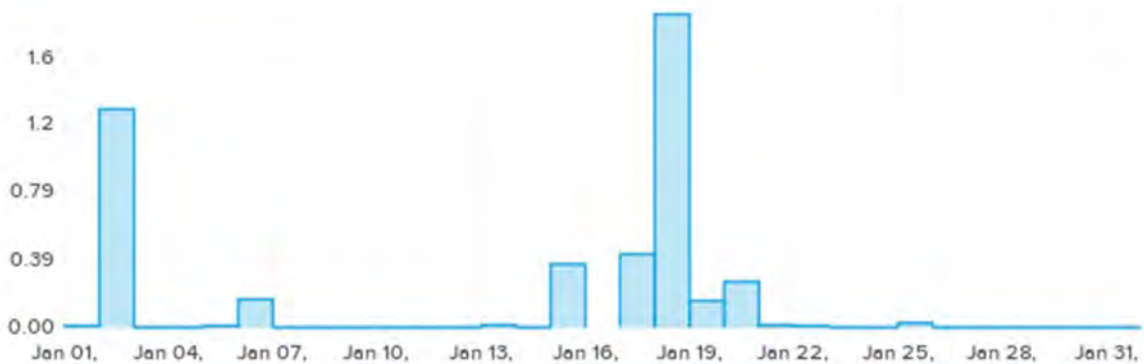


Measured by netatmo.com

JAN 2017

RAIN - RAIN GAUGE

Accumulated over the period: 4.54 in



Water Report

1/18/2017 – 02/18/2017

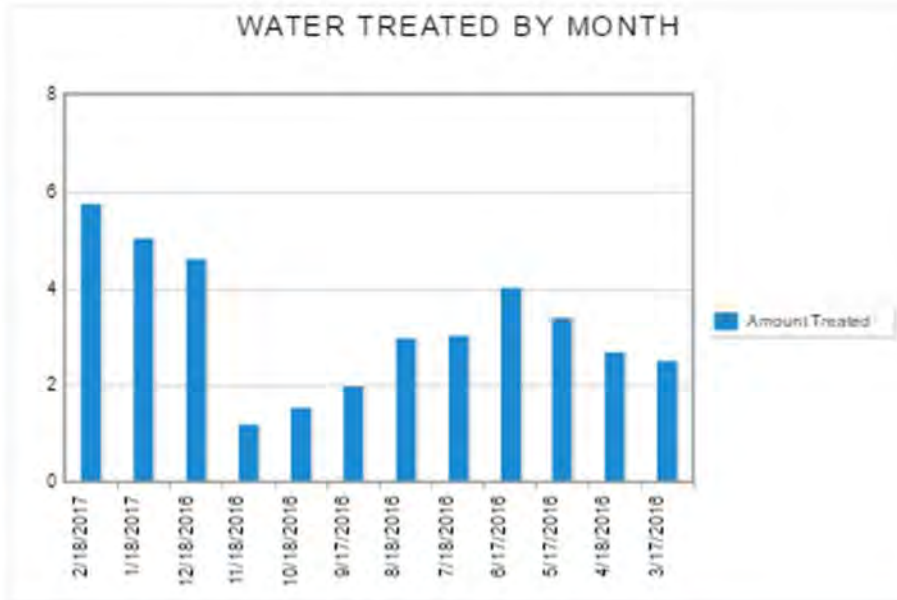
Well Name	City Recorded	GULF Recorded	% of Total	Rating g/Day	g/pMonth
Well 2	0.916	0.916	23.0%	0.864	25.92
Well 3	3.340	3.340	67.8%	0.864	25.92
Well 4	2.162	2.162	09.2%	2.160	64.80
Total	6.418	6.418	100.00%	3.888	116.64
Flushing	.421	.421			
Subtotal	5.997	5.997			
Sold	5.626	5.626			
Percentage Accounted	94%	94%			

Well Run Times

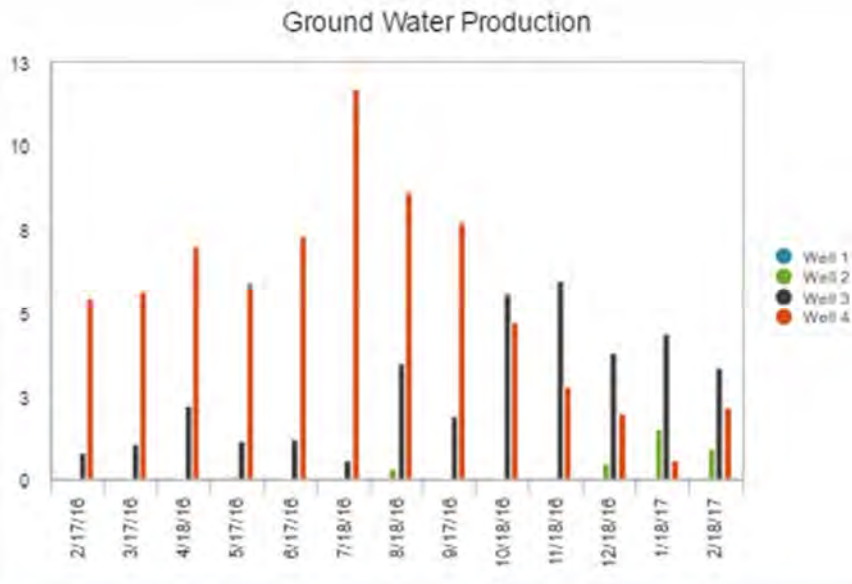
Well Name	Total Hrs	% Total	Peak Day
2	028.5	20.2%	02/18/2017
3	105.4	74.8%	01/28/2017
4	007.1	05.0%	02/13/2017
Total	141.0	100%	

WATER PRODUCTION

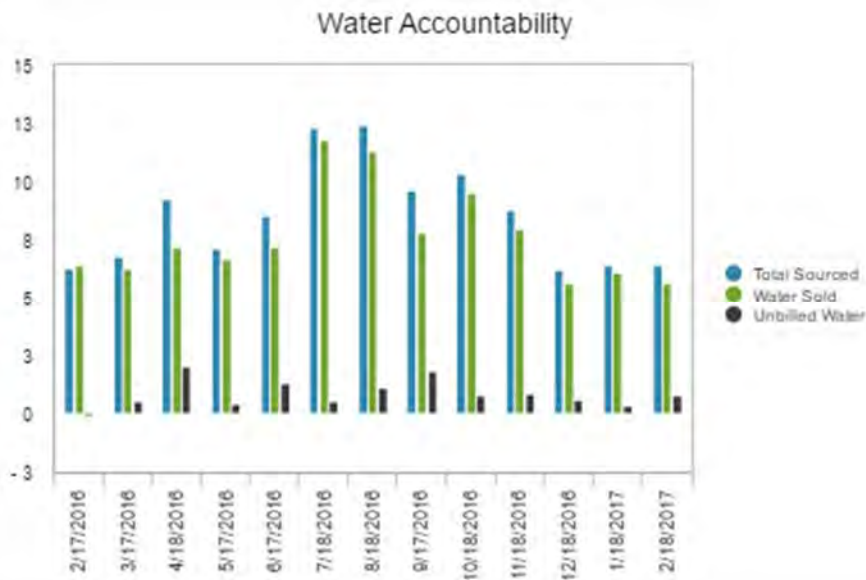
Connections	
School	7
Commercial Inside	90
Commercial Outside	1
Residential Inside	383
Residential Outside	24
Church	10
City	16
Hydrant	5
Irrigation	49
Total	585



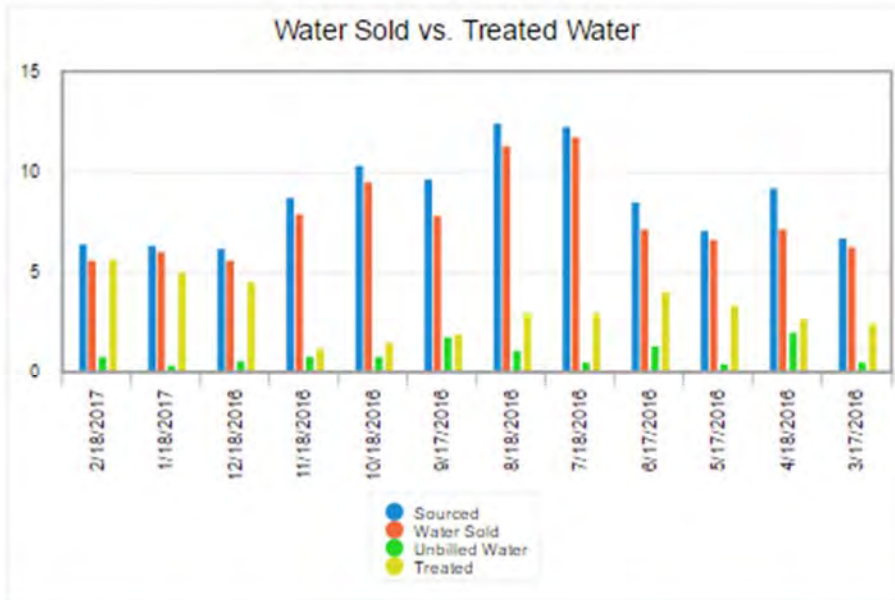
MONTH ▼	FLOW	RAIN (INCHES)
2/18/17	5,736	3.900
1/18/17	5,040	4.540
12/18/16	4,601	5.800
11/18/16	1,164	5.390
10/18/16	1,515	0.560
9/17/16	1,988	6.430
8/18/16	2,980	5.160
7/18/16	3,012	3.940
6/17/16	4,021	5.670
5/17/16	3,409	14.500
4/18/16	2,678	7.500
3/17/16	2,494	8.500
2/17/16	1,343	2.500



DATE ▼	TOTAL	WELL 1	WELL 2	WELL 3	WELL 4
AVG	8.325	0.000	0.433	2.774	5.119
2/18/17	6.418	0.000	0.916	3.340	2.162
1/18/17	6.407	0.000	1.476	4.341	0.590
12/18/16	6.228	0.000	0.498	3.769	1.973
11/18/16	8.770	0.000	0.020	5.976	2.774
10/18/16	10.342	0.000	0.036	5.576	4.730
9/17/16	9.649	0.000	0.028	1.873	7.748
8/18/16	12.432	0.000	0.304	3.482	8.646
7/18/16	12.284	0.000	0.013	0.577	11.694
6/17/16	8.522	0.000	0.026	1.179	7.317
5/17/16	7.107	0.000	0.073	1.137	5.897
4/18/16	9.247	0.000	0.062	2.193	6.992
3/17/16	6.769	0.000	0.005	1.077	5.687
2/17/16	6.313	0.000	0.055	0.798	5.462
TOTAL	208.133	0.000	10.815	69.339	127.979



DATE ▼	TOTAL SOURCED	WATER SOLD	UNBILLED WATER	FLUSHING/LEAKS	UNACCOUNTED	ACCTBLTY
2/18/17	6.418	5.626	0.792	0.421	0.371	94%
1/18/17	6.407	6.064	0.343	0.160	0.183	97%
12/18/16	6.228	5.653	0.575	0.433	0.142	98%
11/18/16	8.770	7.930	0.840	0.411	0.429	95%
10/18/16	10.342	9.541	0.801	0.295	0.506	95%
9/17/16	9.649	7.840	1.809	0.090	1.719	82%
8/18/16	12.432	11.315	1.117	0.466	0.651	95%
7/18/16	12.284	11.764	0.520	0.225	0.295	98%
6/17/16	8.522	7.194	1.328	1.199	0.129	98%
5/17/16	7.107	6.686	0.421	0.380	0.041	99%
4/18/16	9.247	7.218	2.029	1.565	0.464	95%
3/17/16	6.769	6.265	0.504	0.231	0.273	98%
2/17/16	6.313	6.398	- 0.085	0.325	- 0.410	106%



DATE ▼	SOURCED	WATER SOLD	UNBILLED WATER	TREATED WATER	RETURN %	RAIN
2/18/17	6.418	5.626	0.792	5.736	102%	3.900
1/18/17	6.407	6.064	0.343	5.04	83%	4.540
12/18/16	6.228	5.653	0.575	4.601	81%	5.800
11/18/16	8.770	7.930	0.840	1.164	15%	5.390
10/18/16	10.342	9.541	0.801	1.515	16%	0.560
9/17/16	9.649	7.840	1.809	1.986	25%	6.430
8/18/16	12.432	11.315	1.117	2.98	26%	5.160
7/18/16	12.284	11.764	0.520	3.012	26%	3.940
6/17/16	8.522	7.194	1.328	4.021	56%	5.670
5/17/16	7.107	6.686	0.421	3.409	51%	14.500
4/18/16	9.247	7.218	2.029	2.678	37%	7.500
3/17/16	6.769	6.265	0.504	2.494	40%	8.500

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



March 23, 2017

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

Re: Engineering Report
Council Meeting: March 28, 2017
City of Montgomery

Dear Mayor and Council:

The following information summarizes our activities on your behalf since the February 28, 2017 Council Meeting:

Status of Previously Authorized Projects:

a) Joint Mobility Study

We completed the draft of the Joint Mobility Study and plan to provide to City staff and county representatives for review and comment next week. We are scheduling a meeting with City staff and representatives of Precincts 1 and 2 to review their comments. We plan to deliver the completed study and accompanying report after the meetings are held and final comments are addressed.

b) TPDES Wastewater Treatment Plant Permit Renewals

Both permit renewal packages have been submitted to the State for review. Review and issuance of new permits typically takes approximately 180 days.

c) Texas Capital Fund Grant (Kroger)

The contractor has substantially completed the work. We expect to hold a final inspection in the next couple of weeks.

d) Texas Capital Fund Grant (Pizza Shack)

We held a pre-construction meeting with the contractor and issued the Notice to Proceed on February 23rd. The 60-day contract period of performance began on March 5th. The contractor moved onsite to begin work this week.

e) KenRoc Feasibility Study -

We presented a final draft of the Utility and Economic Feasibility study at the March 14th meeting of the City Council.

Status of Previously Authorized Projects (cont.):**f) The Shoppes at Montgomery Feasibility Study -**

The City received the required \$5,000 deposit on February 16th. We are proceeding with the Utility and Economic Feasibility study and expect to present a final draft of the study at the April 11th meeting of the City Council.

g) Buffalo Springs Drive Bridge Repair -

We are proceeding with the design of the repairs to the Buffalo Springs Drive Bridge. We are scheduled to attend a meeting with FEMA on March 23rd to discuss the proposed repairs and the addition of the repairs to Plez Morgan to the project scope. We are diligently working toward the City's requested delivery date of May to begin advertising the project for bids. Additionally, we are prepared to assist the City's Grant Administrator in preparing the necessary documentation to facilitate and Community Block Development Grant for assistance with the City's FEMA assistance match.

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

Recall, construction drawings were approved by the TCEQ on May 19, 2016, and the project is complete and ready to be advertised for bids. We are prepared to proceed with bidding and construction upon allocation of funding for the project. Recall this project includes the installation of additional piping, valves, and electrical controls to backfill the ground storage tank at Water Plant No. 2 from the existing distribution system. This project is not included in the Texas Water Development Board Drinking Water projects.

i) Water Distribution System Analysis and Master Plan-CP No. 2, 12-inch Waterline Across Town Creek Bridge

Completion of this project will remain on hold indefinitely while the bridge damage and adjacent slope stability issues are addressed. We recommend including the construction of the waterline as an alternate item in the bridge repair project.

Plan/Plat Reviews: The following plan and plat reviews are in progress.**a) Drainage Review Procedure –** At the March 14th meeting of the City Council there was discussion regarding the City's review of drainage plans for development. Per Section 78-126 of the City's Code of Ordinance the developer's engineer is responsible for providing a drainage plan in accordance with the Montgomery County Drainage Criteria, or TxDOT criteria, and certifying the proposed development will not unreasonably:

- i. Impede the natural flow of the surface water from higher adjacent properties,
- ii. Alter the natural flow of surface waters so as to discharge them upon adjacent properties at a more rapid rate, in greater quantities or in a different location that would result from the predevelopment natural flow of surface waters, or

- iii. Collect or concentrate the flow of the surface waters for discharge into an existing natural or artificial drainage way in a manner which exceed the capacity of the receiving water course.

We review the submitted drainage plans to ensure general compliance with the Montgomery County Drainage criteria and identify any potential issues.

b) Plan Reviews

- i. **Buffalo Springs Shopping Center, Phase II-Drainage and Paving Facilities** – We did not receive revised plans this month.
- ii. **Buffalo Springs Shopping Center, Phase II-Public Water and Sanitary Sewer** – We received revised plans for review on March 8th. We expect to return comments or approvals next week.
- iii. **Longview Miniature Golf Course** – It is our understanding the developer is evaluating options of revising the site layout. We are prepared to review and approve the final construction plans once a decision is made by the developer to revise the site layout or not.
- iv. **Villas of Mia Lago, Section Two** – We received a revised submission and are prepared to return approved drawings upon receiving approval by the Planning & Zoning Commission and City Council.

Agenda Item – Consideration and possible action regarding Construction Plans and Final Plat for Villas of Mia Lago Section Two

- v. **Town Creek Storage** – We received a revised submission and have identified minor comments to be addressed. We recommend the Planning & Zoning Commission and City Council conditionally approve the plans subject to the outstanding minor comments being addressed.

Agenda Item – Consideration and possible action regarding approval of Town Creek Storage Construction Plans and Final Plat.

- vi. **Montgomery First (KenRoc)** – We received plans for review on February 20th and expect to return comments this week.
- vii. **Lake Creek Village, Section 3** – We received plans for review on March 20th and expect to return comments next week.

- viii. **Montgomery Retail Center Driveway Revisions and Sign/Light Pole Encroachment** - We received revised plans for the relocation of the proposed driveway on Lone Star Parkway. The developer is proposing to shift the proposed driveway to the north and to share the driveway with the property to the north (Montgomery First/KenRoc). We provided comments to the developer this month. We also received a request for encroachment of the City's existing utility easement with a proposed sign and light pole. We offer no objection to the proposed encroachments.

Agenda Item – Consideration and possible action regarding approval of a Sign and Light Pole Encroachment Agreement by and between the City of Montgomery and the Montgomery Retail Center.

b) Plat Reviews

- i. **Villas of Mia Lago, Section Two** – We received a revised submission and have identified minor comments to be addressed. We recommend the Planning & Zoning Commission and City Council conditionally approve the plat subject to the outstanding minor comments being addressed.

Agenda Item – Consideration and possible action regarding Construction Plans and Final Plat for Villas of Mia Lago Section Two.

- ii. **The Hills of Town Creek, Section Three (Preliminary Plat)** – We received an initial submission on March 17th and are prepared to return review comments upon receiving acceptance by the Planning & Zoning Commission.
- iii. **Emma's Way Right-of-Way Dedication (Preliminary Plat)** – We received an initial submission on March 17th and are prepared to return review comments upon receiving acceptance by the Planning & Zoning Commission.
- iv. **Town Creek Storage** – We received a revised submission and have identified minor comments to be addressed. We recommend the Planning & Zoning Commission and City Council conditionally approve the plat subject to the outstanding minor comments being addressed.

Agenda Item – Consideration and possible action regarding approval of Town Creek Storage Construction Plans and Final Plat.

Meetings and Ongoing Activities:

- a) **Kroger Civil Site Construction, Progress Meetings** – We continue to attend weekly coordination meeting with Key Construction, the Kroger Corporation, and the Milestone Companies.
- b) **Lone Star Bend Extension** – We met with the County Engineer’s office to discuss plan review comments. We expect to submit a 90% plan set for review by within the month.
- c) **Lone Star Parkway (East) Improvements** – We submitted the final plans to the County Engineer’s office for review on March 14th.
- d) **Terra Vista, Section One** – The Certificate of Acceptance has not been released to the owner due to an outstanding balance due to the City by the developer.
- e) **Waterstone, Section Two** – The Certificate of Acceptance has not been released to the owner due to an outstanding balance due to the City by the developer.
- f) **Villas of Mia Lago, Section Two Development Agreement** – Enclosed under separate cover is a memo regarding the proposed development agreement.

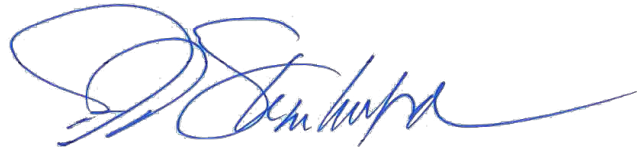
Agenda Item – Consideration and possible action regarding a Development Agreement with Nick Liberatore regarding Villas of Mia Lago, Section Two.
- g) **West Side at the Park** – We held a follow up inspection on March 20th. We are awaiting the receipt of additional information for review prior to recommending the City accept the infrastructure.
- h) **Heritage Place Medical Center** – We are working with Montgomery County Precinct One to obtain a price to perform the required modifications to Houston Street.
- i) **McCoy’s Offsite Sanitary Sewer Extension** – The contractor is proceeding with the installation of the offsite sanitary sewer line.
- j) **33-Acre Camillo Tract** – Last month Council authorized us to update the feasibility study previously prepared for the 33-acre tract in the eastern portion of the City subject to the receipt of a \$3,000 deposit. It is our understanding the City has not received the required deposit.
- k) **LeFevre Property Drainage Improvements** – It is our understanding the Developer intends to deliver a formal presentation to Council upon completion of preliminary engineering design.
- l) **Texas Water Development Board, Capital Project Funding** – The City’s applications were approved by the Texas Water Development Board (“TWDB”) on March 9th in the total amount of \$2,820,000. Based on the information provided by the TWDB, it is our understanding the estimated closing date is June 30, 2017.

Meetings and Ongoing Activities (cont.):

- m) 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 warranty repair of Cooling Tower Fan Motor No. 1 at Water Plant No. 3, and incoming current imbalance affecting well operation at Water Plant No. 2.

Please contact Chris Roznovsky or myself if you have any questions.

Sincerely,



Ed Shackelford, P.E.
Engineer for the City

EHS/cvr:lr2

P:\PROJECTS\W5841 - City of Montgomery\W5841-0900-00 General Consultation\2017\Engineer's Reports\Engineer's Report 3-28-17b.docx

Enclosures: N/A

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

**CITY OF MONTGOMERY
ACCOUNT BALANCES
For Meeting of March 28, 2017**

	<u>CHECKING ACCT BALANCES</u>	<u>PRIOR MONTH END INVESTMENTS</u>	<u>TOTAL FUNDS AVAILABLE</u>
<u>GENERAL FUNDS</u>			
OPERATING FUND #1017375	\$ 552,768.40		\$ 552,768.40
TEMP GRANT FUNDS - COPS UNIVERSAL #103289E	\$ 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		\$ 203,812.82	\$ 203,812.82
TEXPOOL - RESERVE FUND # 00005		\$ -	\$ -
TOTAL GENERAL FUND	\$ 563,454.04	\$ 503,812.82	\$ 1,067,266.86
<u>CONSTRUCTION FUND</u>			
BUILDING FUND #1058528	\$ 519.58		\$ 519.58
CONSTRUCTION ACCOUNT #1058544			\$ -
TEXPOOL - CONST # 00009		\$ 570.32	\$ 570.32
INVESTMENTS - CONSTRUCTION		\$ -	\$ -
TOTAL CONSTRUCTION FUND	\$ 519.58	\$ 570.32	\$ 1,089.90
<u>DEBT SERVICE FUND</u>			
DEBT SERVICE FUND #7024730	\$ 29,748.38		\$ 29,748.38
TEXPOOL DEBT SERVICE # 00008	\$ -	\$ 24,295.73	\$ 24,295.73
TOTAL DEBT SERVICE FUND	\$ 29,748.38	\$ 24,295.73	\$ 54,044.11
<u>COURT SECURITY FUND</u> #1058361	\$ 4,287.72	\$ -	\$ 4,287.72
<u>COURT TECHNICAL FUND</u> #1058361	\$ 22,418.03	\$ -	\$ 22,418.03
<u>GRANT FUND</u>			
HOME GRANT ACCOUNT #1059104	\$ 10.00		\$ 10.00
GRANT ACCOUNT #1048479	\$ 287.74		\$ 287.74
TOTAL GRANT FUND	\$ 297.74	\$ -	\$ 297.74
<u>HOTEL OCCUPANCY TAX FUND</u> #1025253	\$ 9,399.90	\$ -	\$ 9,399.90
<u>MEDC</u>			
CHECKING ACCOUNT #1017938	\$ 263,796.71		\$ 263,796.71
TEXPOOL - MEDC # 00003		\$ 234,161.09	\$ 234,161.09
INVESTMENTS - MEDC		\$ 250,000.00	\$ 250,000.00
TOTAL MEDC	\$ 263,796.71	\$ 484,161.09	\$ 747,957.80
<u>POLICE ASSET FORFEITURES</u> #1047745	\$ 4,272.25		\$ 4,272.25
<u>UTILITY FUND</u>			
UTILITY FUND #1017383	\$ 299,415.03		\$ 299,415.03
CUSTOMER DEPOSITS FUND #1017417	\$ -		\$ -
WATER WORKS & SAN SEWER #7013840	\$ -		\$ -
TEXPOOL - UTILITY FUND # 00002		\$ 17,898.55	\$ 17,898.55
TOTAL UTILITY FUND	\$ 299,415.03	\$ 17,898.55	\$ 317,313.58
TOTAL ALL FUNDS	\$ 1,197,609.38	\$ 1,030,738.51	\$ 2,228,347.89
INVESTMENTS			
TEXPOOL - GENERAL FUND			\$ 203,812.82
INVESTMENTS - GENERAL FUND			\$ 300,000.00
TEXPOOL - CONST # 00009			\$ 570.32
TEXPOOL - DEBT SERVICE # 00008			\$ 24,295.73
TEXPOOL - MEDC			\$ 234,161.09
INVESTMENTS - MEDC			\$ 250,000.00
TEXPOOL - UTILITY			\$ 17,898.55
TOTAL ALL INVESTMENTS			\$ 1,030,738.51



MUNICIPAL ACCOUNTS
& CONSULTING, L.P.

City of Montgomery

Bookkeeper's Report

March 28, 2017

City of Montgomery
Account Balances

As of March 22, 2017

Financial Institution (Acct Number)	Issue Date	Maturity Date	Interest Rate	Account Balance	Notes
Fund: Operating					
Certificates of Deposit					
GREEN BANK (XXXX0365)	11/21/2016	03/21/2017	0.35 %	100,000.00	
INDEPENDENT BANK (XXXX1533)	12/13/2016	04/12/2017	0.35 %	100,000.00	
ALLEGIANCE BANK (XXXX3545)	02/11/2017	05/12/2017	0.40 %	100,000.00	
Money Market Funds					
TEXPOOL (XXXX0003)	08/01/2005		0.55 %	203,812.82	
Checking Account(s)					
FIRST BANK N.A. (XXXX7375)			0.00 %	552,768.40	Checking Account
FIRST BANK N.A. (XXXX5675)			0.00 %	10,675.64	Police Drug & Misc Fund
FIRST BANK N.A. (XXXX5873)			0.00 %	0.00	Escrow
FIRST BANK N.A. (XXXX2895)			0.00 %	10.00	COPS Universal Award
FIRST BANK N.A. (XXXX4236)			0.00 %	0.00	Park
Totals for Operating Fund:				\$1,067,266.86	
Fund: Capital Projects					
Money Market Funds					
TEXPOOL (XXXX0009)	12/27/2012		0.55 %	570.32	
Checking Account(s)					
FIRST BANK N.A. (XXXX8528)			0.00 %	0.00	Building Fund
FIRST BANK N.A. (XXXX8544)			0.00 %	519.58	Const Ckg-W&S Proj 1058544
Totals for Capital Projects Fund:				\$1,089.90	
Fund: Debt Service					
Money Market Funds					
TEXPOOL (XXXX0008)	12/27/2012		0.55 %	24,295.73	
Checking Account(s)					
FIRST BANK N.A. (XXXX4730)			0.00 %	29,748.38	Checking Account
Totals for Debt Service Fund:				\$54,044.11	
Fund: CT Security					
Checking Account(s)					
FIRST BANK N.A. (XXXX0580)			0.00 %	4,287.72	Cash In Bank
Totals for CT Security Fund:				\$4,287.72	
Fund: CT Tech					
Checking Account(s)					
FIRST BANK N.A. (XXXX8361)			0.00 %	22,418.03	Cash In Bank
Totals for CT Tech Fund:				\$22,418.03	
Fund: Grant					
Checking Account(s)					
FIRST BANK N.A. (XXXX8479)			0.00 %	287.74	Grant Account
FIRST BANK N.A. (XXXX9104)			0.00 %	10.00	Checking Account
Totals for Grant Fund:				\$297.74	

City of Montgomery
Account Balances

As of March 22, 2017

Financial Institution (Acct Number)	Issue Date	Maturity Date	Interest Rate	Account Balance	Notes
Fund: Hotel Occupancy Tax					
Checking Account(s)					
FIRST BANK N.A. (XXXX5253)			0.00 %	9,399.90	Cash In Bank
Totals for Hotel Occupancy Tax Fund:				\$9,399.90	
Fund: MEDC					
Certificates of Deposit					
ALLEGIANCE BANK (XXXX2047)	02/20/2017	05/21/2017	0.45 %	100,000.00	
ICON BANK (XXXX7731)	01/27/2017	01/27/2018	0.90 %	150,000.00	
Money Market Funds					
TEXPOOL (XXXX0006)	08/01/2005		0.55 %	234,161.09	
Checking Account(s)					
FIRST BANK N.A. (XXXX7938)			0.00 %	263,796.71	MEDC Checking
Totals for MEDC Fund:				\$747,957.80	
Fund: Policy Asset Forfeiture					
Checking Account(s)					
FIRST BANK N.A. (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		0.55 %	17,898.55	
Checking Account(s)					
FIRST BANK N.A. (XXXX7383)			0.00 %	299,415.03	Water & Sewer Fund
FIRST BANK N.A. (XXXX7417)			0.00 %	0.00	Customer Deposit Acct
FIRST BANK N.A. (XXXX3840)			0.00 %	0.00	Water Works
Totals for Utility Fund:				\$317,313.58	
Grand total for City of Montgomery:				\$2,228,347.89	

City of Montgomery - General
Cash Flow Report - Checking Account
As of March 22, 2017

Num	Name	Memo	Amount	Balance
BALANCE AS OF 02/23/2017				\$402,592.62
Receipts				
	To void Check 25013 - Olson and Olson LLP - to reissue 3/2017		2,426.00	
	To void Check 25050 to JSD Mgmt - Already paid 2/6/15		124.95	
	To void Ck 25920 - already reissued but never voided		85.00	
	To void check 25205 - a duplicate of check 25204 already cleared		100.00	
	To apply check 25298-Alpha Omega -3614 Bent Spring Lan, Katy, T		100.00	
	To apply check 25555 -Jennifer Dodson, 19790 Hwy 105 W. #1621,		100.00	
	To void Ck 26335 to GTIN - was paid Ck # 1080 from Court Tech p		1,065.56	
	Misc Revenue CL		40,419.70	
	Misc Revenue O/S 2/17		470.00	
	Tax Revenue CL 2/17		83,900.33	
	Tax - P&I CL 2/17		662.26	
	Tax Revenue OS 2/17		20,855.04	
	Tax Revenue EOM 2/17		4,354.25	
	Court Revenue CL 2/17		47,762.47	
	Court Revenue OS 2/17		18,344.24	
	Bullet Proof Vest Grant		2,301.88	
	Add'l Court Revenue CL 2/17		474.00	
	Interest		31.88	
	Sales Tax Revenue 3/17		139,225.65	
Total Receipts				362,803.21
Disbursements				
26957	Consolidated Communications	Telephone Service Per Spreadsheet 2/17	(63.43)	
26958	Documation, Inc.	Contract 25366376 / 25378940 Account 124715 -	(1,474.45)	
26959	GTIN	Fee per service agreement for 3/17 - Inv 6075	(3,125.00)	
26960	Innovative Outdoors	Mowing Contract - 2/17	(6,666.67)	
26961	Lone Star Products & Equipment, LLC	Emergency lights Inv 27327	(13,123.73)	
26962	O'Reilly Auto Parts	Acct# 700907 Inv 1838305166	(45.54)	
26963	Perdue, Brandon, Fielder, Collins, & Mott	Collections-Fines and Fees - 1/17	(3,365.27)	
26964	Postmaster	4 Rolls of stamps @ \$49 each	(196.00)	
26965	Stowes' Wrecker & Collision	Repairs - Police Inv 33828	(10.00)	
26966	Texas Municipal Court/Justice Court News	Annual Subscription	(36.00)	
26967	Valero Marketing & Supply Company	Acct #62249487 - Fuel 1/15/17-2/13/17 (police)	(1,887.17)	
26968	Valero Marketing & Supply Company-2	Acct 7137-8863 - Invoices for February	(680.87)	
26969	Municipal Accounts & Consulting, L.P.	Bookkeeping 1/17 Inv 45386	(7,460.68)	
26970	Daspit, Laurence F	Payroll 3/3/17	(156.99)	
26971	Office of the Attorney General	0012541428, 0012011313, 0013412154, 001180485	(2,257.74)	
26972	TMRS	0877, 00877	(11,016.80)	
26973	A & A Plants and Produce	1-15 Gal Oak Tree - Sales Slip 1954	(47.50)	
26974	City of Conroe	Equip Repairs - Public Works - Inv 201703013141	(658.63)	
26975	Clear Water Point POA	Com Building Deposit refund	(150.00)	
26976	Dog Waste Depot	Dog Waste Bags for Parks - Inv 143727	(99.00)	
26977	Entergy		(2,413.86)	
26978	Municipal Accounts & Consulting, L.P.	Bookkeeping 2/17 Inv 45778	(7,745.40)	
26979	Outdoor Equipment Outlet	Tools - Inv 90001	(36.36)	
26980	Pathmark Traffic Products of Texas, Inc.		(1,186.65)	
26981	Rachel Saltarelli	Com Building - Deposit refund	(150.00)	
26982	Rick Hanna, CBO	Inspections 2/15-2/28/17 Inv 16886	(2,350.00)	
26983	Robert Rosenquist	Municipal Court Judge - 02/17	(1,500.00)	
26984	Sunbelt Rentals, Inc.	Inv 66697158-001 - Street Repairs	(640.81)	

City of Montgomery - General
Cash Flow Report - Checking Account
As of March 22, 2017

Num	Name	Memo	Amount	Balance
Disbursements				
26985	Susan Hensley	Reimbursement for mileage - Election Law Seminar	(240.75)	
26986	Texas Municipal League	TML dues 5/1/17 - 4/30/18 Account #C-899	(563.00)	
26987	Thomas Lundsten	Cedar Brake Park Garden Maintenance - 2/17	(95.00)	
26988	Thomas Printing & Publishing	Letterhead - 8465	(90.65)	
26989	TML-Multistate Intergovernmental	Health, Life & AD&D Insurance Mar 2017 - 5501	(10,268.83)	
26990	Tyler Technologies, Inc	Monthly fee - Web Site and On Line Billing Compo	(41.00)	
26991	U.S. Trees of Texas	Tree Planting -Memory Park - Inv 8842	(485.00)	
26992	Consolidated Communications	Telephone Service Per Spreadsheet 3/17	(891.09)	
26993	Crown Paper and Chemical	Supplies #101439	(173.70)	
26994	Darden,Fowler & Creighton, L.L.P.	Legal Fees 02/17	(1,320.00)	
26995	Easley Enterprises of Texas, Inc.	City Hall General Cleaning 2/17	(375.00)	
26996	Iron Mountain	Document Shredding NNB7011	(102.82)	
26997	LDC	CM100017 & CM100032 - Gas Service 101 Planter	(42.17)	
26998	Miller Uniforms & Emblems, Inc.	Uniforms Acct 299- inv 63150, 63663, 66397	(303.09)	
26999	Montgomery Central Appraisal District	Share Funding 2nd Qtr Fees 2017	(1,924.00)	
27000	NAPA Auto Parts	Acct # 3413 - #370961, 371148	(54.21)	
27001	National Business Furniture	CV893804-TDQ	(3,613.15)	
27002	O'Reilly Auto Parts	Acct# 700907 Inv 18583667, 15379083	(82.00)	
27003	Office Depot Business Credit	Supplies Inv 2/17	(655.95)	
27004	Olson & Olson LLP	Legal Fees Inv 4516 - Voided ck from Pr Yr ck 250	(2,426.00)	
27005	Pavers Supply Company	Street Repairs - Inv 92155	(117.04)	
27006	Personalized Communications, Inc.	Answering Service - 3/17 - 18253-030817	(245.92)	
27007	Rick Hanna, CBO	Plan Reviews thru 2//20/17 Inv 16887	(362.50)	
27008	Solomon Electric, Inc.	Inv 11362 - City Hall	(70.75)	
27009	The Mail Shop	Statement Period thru 01/31/17- Register Chg 141	(87.70)	
27010	TML-IRP	Contract #6827 - Ins Premium 3/17	(3,675.64)	
27011	Daspit, Laurence F	Payroll 3/17/17	(170.85)	
27012	Office of the Attorney General	0012541428, 0012011313, 0013412154, 001180485	(2,268.39)	
27013	City of Montgomery - Utility Fund	Water Usage @ Parks, City Hall, Com Center - 2/1	(367.26)	
27014	Consolidated Communications	Telephone Service Per Spreadsheet 3/17	(434.03)	
27015	Construction Code Consultants, LLC	Commercial Building Code plan review service- #	(140.00)	
27016	G & K Services, Inc.	Uniforms - Inv 1165766578, 72717, 78846, 85069	(435.80)	
27017	Houston Chronicle	Legal Notice and Publications 2/17	(1,782.23)	
27018	James F. Napolitano	Reimburse of expenses - Training Amunition 44 b	(1,700.90)	
27019	Jim's Hardware	Acct #102 - Invoices - 02/17	(485.89)	
27020	Joe Belmares	Reimburse of expenses - Basic SWAT School - 3/1	(331.50)	
27021	Jones & Carter, Inc	Inv 0244288, 297, 294, 284	(9,247.75)	
27022	Lone Star Products & Equipment, LLC	Police Equipment Inv 27402	(3,965.61)	
27023	Low Voltage Security Solutions	Public Works Items - Cameras, surveillance hard dri	(2,720.00)	
27024	Miguel Rosario	Reimburse of expenses - Basic SWAT School - 3/1	(331.50)	
27025	Miller Uniforms & Emblems, Inc.	Uniforms Acct 299- inv 68023	(278.96)	
27026	On Site Decals, LLC	Police Graphics - Inv 3703	(1,640.00)	
27027	Sam's Club	Acct #040241083268-7 Inv 004353 - Supplies	(408.98)	
27028	Star Hand Car Wash, Inc.	Public Works Pick Up - Bumper to Bumper Detail	(35.00)	
27029	Stowes' Wrecker & Collision	Ref # 33208, 33807, 1017	(220.55)	
27030	Thomas Printing & Publishing	Police - Tow Books - Inv 8346	(262.00)	
27031	ULINE	Operating Supplies-police - Inv 84734693	(103.61)	
27032	Verizon Wireless	521590387-00001	(1,448.60)	
DD	Muckleroy, Micha D.	Payroll 3/3/17	(1,805.29)	
DD	Bauer, Timothy M	Payroll 3/3/17	(1,344.75)	
DD	Belmares, Jose N.	Payroll 3/3/17	(1,920.92)	
DD	Bickford, Dana N	Payroll 3/3/17	(329.46)	

City of Montgomery - General
Cash Flow Report - Checking Account
As of March 22, 2017

Num	Name	Memo	Amount	Balance
Disbursements				
DD	Bracht, James C.	Payroll 3/3/17	(1,832.17)	
DD	Carswell, Christopher M	Payroll 3/3/17	(1,208.73)	
DD	Duckett, Kimberly T.	Payroll 3/3/17	(1,054.99)	
DD	Flores, Angelina C.	Payroll 3/3/17	(1,391.95)	
DD	Gonzalez, Krystal	Payroll 3/3/17	(1,137.20)	
DD	Hensley, Susan L.	Payroll 3/3/17	(1,525.85)	
DD	Hernandez, George J.	Payroll 3/3/17	(1,156.90)	
DD	Kohl, Julie J	Payroll 3/3/17	(55.41)	
DD	Kowarsch, Robert D	Payroll 3/3/17	(147.76)	
DD	Lehn, Rebecca L.	Payroll 3/3/17	(1,825.13)	
DD	Napolitano, James F	Payroll 3/3/17	(2,523.35)	
DD	Raica, Carol D	Payroll 3/3/17	(315.86)	
DD	Rather, Regina S.	Payroll 3/3/17	(149.97)	
DD	Riley, James A.	Payroll 3/3/17	(1,525.94)	
DD	Rosario III, Miguel A.	Payroll 3/3/17	(1,346.29)	
DD	Rosendo, Jose A	Payroll 3/3/17	(1,187.35)	
DD	Slaughter, Ashley A.	Payroll 3/3/17	(1,151.33)	
DD	Standifer, Eric L.	Payroll 3/3/17	(1,324.59)	
DD	Thomas, Ryan A	Payroll 3/3/17	(1,234.51)	
DD	Thompson, Kevin A.	Payroll 3/3/17	(796.44)	
DD	Yates, Jack R	Payroll 3/3/17	(3,250.77)	
DD	Bauer, Timothy M	Payroll 3/17/17	(1,265.17)	
DD	Belmares, Jose N.	Payroll 3/17/17	(1,920.92)	
DD	Bickford, Dana N	Payroll 3/17/17	(235.49)	
DD	Bracht, James C.	Payroll 3/17/17	(1,725.03)	
DD	Carswell, Christopher M	Payroll 3/17/17	(1,049.22)	
DD	Duckett, Kimberly T.	Payroll 3/17/17	(1,067.12)	
DD	Flores, Angelina C.	Payroll 3/17/17	(1,391.95)	
DD	Gonzalez, Krystal	Payroll 3/17/17	(1,092.43)	
DD	Hensley, Susan L.	Payroll 3/17/17	(1,525.86)	
DD	Hernandez, George J.	Payroll 3/17/17	(1,003.57)	
DD	Kohl, Julie J	Payroll 3/17/17	(55.41)	
DD	Kowarsch, Robert D	Payroll 3/17/17	(140.83)	
DD	Lehn, Rebecca L.	Payroll 3/17/17	(1,825.13)	
DD	Muckleroy, Micha D.	Payroll 3/17/17	(1,739.31)	
DD	Napolitano, James F	Payroll 3/17/17	(2,523.35)	
DD	Raica, Carol D	Payroll 3/17/17	(241.17)	
DD	Rather, Regina S.	Payroll 3/17/17	(353.94)	
DD	Riley, James A.	Payroll 3/17/17	(1,423.46)	
DD	Rosario III, Miguel A.	Payroll 3/17/17	(1,346.30)	
DD	Rosendo, Jose A	Payroll 3/17/17	(1,301.45)	
DD	Slaughter, Ashley A.	Payroll 3/17/17	(1,137.04)	
DD	Standifer, Eric L.	Payroll 3/17/17	(1,791.42)	
DD	Thomas, Ryan A	Payroll 3/17/17	(1,703.06)	
DD	Thompson, Kevin A.	Payroll 3/17/17	(807.09)	
DD	Yates, Jack R	Payroll 3/17/17	(3,250.79)	
DM	ETS Corporation	Credit Card Fees 02/17	(541.13)	
Memo	City of Montgomery	Dependent Insurance - 1/17	0.00	
POL	EFTPS	Payroll liabilities 3/3/17	(11,393.56)	

City of Montgomery - General
Cash Flow Report - Checking Account
 As of March 22, 2017

Num	Name	Memo	Amount	Balance
Disbursements				
POL	EFTPS	Payroll Liabilities 3/17/17	(11,602.40)	
Total Disbursements				(212,627.43)
BALANCE AS OF 03/22/2017				\$552,768.40

City of Montgomery - General
Cash Flow Report - Police Drug & Misc Fund Account
 As of March 22, 2017

Num	Name	Memo	Amount	Balance
BALANCE AS OF 02/23/2017				\$10,675.64
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 03/22/2017				<u><u>\$10,675.64</u></u>

City of Montgomery - General
Cash Flow Report - COPS Universal Award Account
 As of March 22, 2017

Num	Name	Memo	Amount	Balance
BALANCE AS OF 02/23/2017				\$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 03/22/2017				<u><u>\$10.00</u></u>

1:00 PM
03/22/17

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

Accrual Basis

February 2017

	Feb 17	Budget	\$ Over Bu...	Oct '16 - F...	YTD Budget	\$ Over Bu...	Annual Bu...
Ordinary Income/Expense							
Income							
14000.1 · Taxes & Franchise Fees							
14103 · Beverage Tax	0.00	0.00	0.00	3,025.35	1,000.00	2,025.35	4,000.00
14111 · Franchise Tax	3,560.93	5,833.34	-2,272.41	9,063.50	29,166.62	-20,103.12	70,000.00
14320 · Ad Valorem Taxes	153,239.53	37,768.00	115,471.53	323,603.10	226,608.00	96,995.10	339,912.00
14330 · Penalties & Interest on Adv Tax	295.64	500.00	-204.36	599.23	1,375.00	-775.77	2,500.00
14331 · Rendition Penalties	0.00	16.67	-16.67	0.00	83.31	-83.31	200.00
14600 · Sales Tax	153,004.68	137,000.00	16,004.68	589,548.12	686,500.00	-96,951.88	1,650,000.00
Total 14000.1 · Taxes & Franchise Fees	310,100.78	181,118.01	128,982.77	925,839.30	944,732.93	-18,893.63	2,066,612.00
14000.2 · Permits & Licenses							
14105 · Building Permits	30,082.38	10,833.34	19,249.04	71,894.95	54,166.62	17,728.33	130,000.00
14146 · Vendor Permits	0.00	8.34	-8.34	0.00	41.62	-41.62	100.00
14611 · Sign Fee	150.00	125.00	25.00	412.00	625.00	-213.00	1,500.00
14612 · Misc Permit Fees(plats & Zoning)	40.00	166.67	-126.67	1,840.66	833.31	1,007.35	2,000.00
Total 14000.2 · Permits & Licenses	30,272.38	11,133.35	19,139.03	74,147.61	55,666.55	18,481.06	133,600.00
14000.4 · Fees for Service							
14380 · Community Bldg Rental	65.00	483.34	-418.34	1,605.00	2,416.62	-811.62	5,800.00
14381 · Kiosk Revenue	0.00	2.50	-2.50	0.00	12.50	-12.50	30.00
14385 · Right of Way Use Fees	272.39	229.17	43.22	548.78	1,145.81	-597.03	2,750.00
Total 14000.4 · Fees for Service	337.39	715.01	-377.62	2,153.78	3,574.93	-1,421.15	8,580.00
14000.5 · Court Fines & Forfeitures							
14101 · Collection Fees	7,251.21	2,000.00	5,251.21	18,231.83	10,000.00	8,231.83	24,000.00
14102 · Asset Forfeitures	0.00	91.67	-91.67	0.00	458.31	-458.31	1,100.00
14104 · Bond Fees (Dedicated)	0.00	0.00	0.00	0.00	-500.00	500.00	-500.00
14106 · Child Belt/Safety (Dedicated)	75.00	166.67	-91.67	740.49	833.31	-92.82	2,000.00
14110 · Fines	56,930.63	41,666.67	15,263.96	224,923.31	208,333.31	16,590.00	500,000.00
14118 · OMNI	529.50	166.67	362.83	1,561.45	833.31	728.14	2,000.00
14120 · State - (Dedicated)	0.00	16,666.67	-16,666.67	0.00	83,333.31	-83,333.31	200,000.00
14125 · Warrant Fees	0.00	0.00	0.00	0.00	25.00	-25.00	50.00
14126 · Judicial Efficiency (Dedicated)	220.01	166.67	53.34	822.47	833.31	-10.84	2,000.00
14130 · Accident Reports	18.00	16.67	1.33	72.00	83.31	-11.31	200.00
Total 14000.5 · Court Fines & Forfeitures	65,024.35	60,941.69	4,082.66	246,351.55	304,233.17	-57,881.62	730,850.00
14000.6 · Other Revenues							
15380 · Unanticipated Income	11.00			6,322.53			
15391 · Interest Income	31.88	41.67	-9.79	246.09	208.31	37.78	500.00
15392 · Interest on Investments	87.35	83.34	4.01	565.63	416.62	149.01	1,000.00
Total 14000.6 · Other Revenues	130.23	125.01	5.22	7,134.25	624.93	6,509.32	1,500.00
15350 · Proceeds from sales	0.00	0.00	0.00	0.00	10,000.00	-10,000.00	10,000.00
15393 · Police Grant Revenue	2,301.88			2,301.88			
Total Income	408,167.01	254,033.07	154,133.94	1,257,928.37	1,318,832.51	-60,904.14	2,951,142.00
Expense							
16000 · Personnel							
16353.1 · Health Ins.	7,586.37	8,213.34	-626.97	38,998.25	41,066.62	-2,068.37	98,560.00
16353.4 · Unemployment Ins.	1,384.32	413.35	970.97	3,300.62	2,066.55	1,234.07	4,960.00
16353.5 · Workers Comp.	3,726.42	1,659.18	2,067.24	9,494.34	8,295.74	1,198.60	19,910.00
16353.6 · Dental & Vision Insurance	779.62	950.01	-170.39	3,574.46	4,749.93	-1,175.47	11,400.00
16353.7 · Life & AD&D Insurance	59.15	120.85	-61.70	192.43	604.05	-411.62	1,450.00
16560 · Payroll Taxes	6,698.58	6,832.52	-133.94	37,289.96	34,162.36	3,127.60	81,990.00
16600 · Wages	86,049.23	86,713.34	-664.11	399,785.55	433,566.62	-33,781.07	1,040,560.00
16600.1 · Overtime	1,285.95	1,625.01	-339.06	11,964.81	8,124.93	3,839.88	19,500.00
16620 · Retirement Expense	5,010.29	3,543.35	1,466.94	19,751.43	17,716.55	2,034.88	42,520.00
Total 16000 · Personnel	112,579.93	110,070.95	2,508.98	524,351.85	550,353.35	-26,001.50	1,320,850.00
16001 · Communications							
16338 · Advertising/Promotion	1,179.20	583.34	595.86	3,079.35	4,916.62	-1,837.27	9,000.00

1:00 PM
03/22/17

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

Accrual Basis

February 2017

	Feb 17	Budget	\$ Over Bu...	Oct '16 - F...	YTD Budget	\$ Over Bu...	Annual Bu...
Total 16001 • Communications	1,179.20	583.34	595.86	3,079.35	4,916.62	-1,837.27	9,000.00
16002 • Contract Services							
16102 • General Consultant Fees	510.00	5,100.01	-4,590.01	5,896.50	25,499.93	-19,603.43	61,200.00
16220 • Omni Expense	0.00	291.67	-291.67	755.45	1,458.31	-702.86	3,500.00
16242 • Prosecutors Fees	450.00	958.34	-508.34	4,050.00	4,791.62	-741.62	11,500.00
16280 • Mowing	6,666.67	7,083.34	-416.67	31,615.01	35,416.62	-3,801.61	85,000.00
16299 • Inspections/Permits	6,635.50	4,583.34	2,052.16	23,762.25	22,916.62	845.63	55,000.00
16310 • Judge's Fee	1,500.00	1,500.00	0.00	7,500.00	7,500.00	0.00	18,000.00
16320 • Legal	3,746.00	3,166.67	579.33	9,691.98	15,833.31	-6,141.33	38,000.00
16321 • Audit Fees	0.00	0.00	0.00	0.00	10,000.00	-10,000.00	19,000.00
16322 • Engineering	0.00	6,250.01	-6,250.01	38,332.00	31,249.93	7,082.07	75,000.00
16326 • Collection Agency Fees	0.00	2,500.00	-2,500.00	14,116.52	12,500.00	1,616.52	30,000.00
16333 • Accounting Fees	14,406.08	6,583.34	7,822.74	38,434.50	32,916.62	5,517.88	79,000.00
16335 • Repairs & Maintenance							
16335.1 • Maintenance - Vehicles & Equip							
16334 • Gas/Oil	340.44	2,458.34	-2,117.90	8,696.88	12,291.62	-3,594.74	29,500.00
16343 • Tractor & Mower	0.00	166.67	-166.67	30.11	833.31	-803.20	2,000.00
16357 • Auto Repairs	152.01	1,458.34	-1,306.33	6,134.55	7,291.62	-1,157.07	17,500.00
16373 • Equipment repairs	742.83	541.67	201.16	1,535.53	2,708.31	-1,172.78	6,500.00
16374 • Building Repairs-City Hall/Co...	227.87	1,541.67	-1,313.80	1,320.45	7,708.31	-6,387.86	18,500.00
16375 • Street Repairs - Minor							
16375.1 • Streets-Preventive Mainten...	0.00	1,500.00	-1,500.00	10,975.00	7,500.00	3,475.00	18,000.00
16375 • Street Repairs - Minor - Other	640.81	1,250.00	-609.19	5,905.83	6,250.00	-344.17	15,000.00
Total 16375 • Street Repairs - Minor	640.81	2,750.00	-2,109.19	16,880.83	13,750.00	3,130.83	33,000.00
Total 16335.1 • Maintenance - Vehicles &...	2,103.96	8,916.69	-6,812.73	34,598.35	44,583.17	-9,984.82	107,000.00
16335 • Repairs & Maintenance - Other	375.00	1,775.00	-1,400.00	2,889.58	8,875.00	-5,985.42	21,300.00
Total 16335 • Repairs & Maintenance	2,478.96	10,691.69	-8,212.73	37,487.93	53,458.17	-15,970.24	128,300.00
16337 • Street Signs	1,186.65	541.67	644.98	4,408.37	2,708.31	1,700.06	6,500.00
16340 • Printing & Office supplies	231.64	666.68	-435.04	2,656.04	3,333.24	-677.20	8,000.00
16342 • Computers/Website	1,622.29	1,233.35	388.94	8,200.93	6,166.55	2,034.38	14,800.00
16350 • Postage/Delivery	395.44	441.68	-46.24	1,340.30	2,208.24	-867.94	5,300.00
16351 • Telephone	806.07	2,658.34	-1,852.27	7,725.51	13,291.62	-5,566.11	31,900.00
16360 • Tax Assessor Fees	0.00	0.00	0.00	1,514.87	4,500.00	-2,985.13	4,500.00
16370 • Election	0.00	0.00	0.00	0.00	0.00	0.00	16,000.00
17030 • Mobil Data Terminal	1,408.59	666.67	741.92	6,576.41	3,333.31	3,243.10	8,000.00
17031 • Police Officer Scheduling Serv	0.00	0.00	0.00	376.29	2,000.00	-1,623.71	2,000.00
17040 • Computer/Technology	1,532.50	1,166.68	365.82	6,904.71	5,833.24	1,071.47	14,000.00
17510 • State Portion of Fines/Payouts	0.00	16,666.67	-16,666.67	50,938.75	83,333.31	-32,394.56	200,000.00
Total 16002 • Contract Services	43,576.39	72,750.15	-29,173.76	302,284.32	380,248.95	-77,964.63	914,500.00
16003 • Supplies & Equipment							
16244 • Radio Fees	0.00	416.67	-416.67	0.00	2,083.31	-2,083.31	5,000.00
16328 • Uniforms & Protective Gear	520.99	1,333.34	-812.35	4,077.70	6,666.62	-2,588.92	16,000.00
16358 • Copier/Fax Machine Lease	1,474.45	833.35	641.10	7,313.35	4,166.55	3,146.80	10,000.00
16460 • Operating Supplies (Office)							
16460.1 • Streets and Drainage	159.80	291.67	-131.87	1,114.19	1,458.31	-344.12	3,500.00
16460.2 • Cedar Brake Park	99.00	333.34	-234.34	1,665.05	1,666.62	-1.57	4,000.00
16460.3 • Homecoming Park	0.00	500.00	-500.00	130.21	2,500.00	-2,369.79	6,000.00
16460.4 • Fernland Park	151.99	250.00	-98.01	421.59	1,250.00	-828.41	3,000.00
16460.5 • Community Building	0.00	416.67	-416.67	1,146.99	2,083.31	-936.32	5,000.00
16460.6 • Tools, Etc	105.22	166.67	-61.45	634.50	833.31	-198.81	2,000.00
16460.7 • Memory Park	67.99	250.00	-182.01	1,325.92	1,250.00	75.92	3,000.00
16460 • Operating Supplies (Office) - Other	1,014.73	2,300.01	-1,285.28	7,512.07	11,499.93	-3,987.86	27,600.00
Total 16460 • Operating Supplies (Office)	1,598.73	4,508.36	-2,909.63	13,950.52	22,541.48	-8,590.96	54,100.00
16503 • Code Enforcement Expenses	0.00	83.34	-83.34	0.00	416.62	-416.62	1,000.00
17010 • Emergency Equipment	0.00	250.00	-250.00	0.00	1,250.00	-1,250.00	3,000.00
17050 • Radios	0.00	2,166.67	-2,166.67	22,915.29	10,833.31	12,081.98	26,000.00
17100 • Capital Purchase Furniture	0.00	0.00	0.00	2,966.28	23,200.00	-20,233.72	23,200.00

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

Accrual Basis

February 2017

	Feb 17	Budget	\$ Over Bu...	Oct '16 - F...	YTD Budget	\$ Over Bu...	Annual Bu...
16003 · Supplies & Equipment - Other	34.27	583.34	-549.07	261.55	2,916.62	-2,655.07	7,000.00
Total 16003 · Supplies & Equipment	3,628.44	10,175.07	-6,546.63	51,484.69	74,074.51	-22,589.82	145,300.00
16004 · Staff Development							
16241 · Police Training/Education	575.00	583.34	-8.34	730.25	2,916.62	-2,186.37	7,000.00
16339 · Dues & Subscriptions	118.66	166.67	-48.01	1,187.16	3,833.31	-2,646.15	5,000.00
16341 · Community Relations (Education)	0.00	266.68	-266.68	174.21	1,333.24	-1,159.03	3,200.00
16354 · Travel & Training (Travel)	2,149.81	1,541.68	608.13	7,459.42	7,708.24	-248.82	18,500.00
Total 16004 · Staff Development	2,843.47	2,558.37	285.10	9,551.04	15,791.41	-6,240.37	33,700.00
16005 · Maintenance							
16228 · Park Maint-Memory Pk	485.00	708.34	-223.34	733.98	3,541.62	-2,807.64	8,500.00
16229 · Park Maint - Fernland	57.95	816.67	-758.72	107.93	4,083.31	-3,975.38	9,800.00
16230 · Park Maint-Cedar Brake Park	95.00	416.67	-321.67	2,776.98	2,083.31	693.67	5,000.00
16231 · Park Maint. - Homecoming Park	0.00	208.34	-208.34	289.96	1,041.62	-751.66	2,500.00
Total 16005 · Maintenance	637.95	2,150.02	-1,512.07	3,908.85	10,749.86	-6,841.01	25,800.00
16006 · Insurance							
16353.2 · Liability Ins.	1,792.16	1,385.01	407.15	8,960.80	6,924.93	2,035.87	16,620.00
16353.3 · Property Ins.	441.49	383.35	58.14	2,207.49	1,916.55	290.94	4,600.00
Total 16006 · Insurance	2,233.65	1,768.36	465.29	11,168.29	8,841.48	2,326.81	21,220.00
16007 · Utilities							
16352.0 · Electronic Sign-City	36.51	41.67	-5.16	197.15	208.31	-11.16	500.00
16352.1 · Street Lights	58.92	1,083.34	-1,024.42	4,669.59	5,416.62	-747.03	13,000.00
16352.2 · Traffic Lights	28.69	100.00	-71.31	140.18	500.00	-359.82	1,200.00
16352.3 · Cedar Brake Park	181.42	266.67	-85.25	1,064.10	1,333.31	-269.21	3,200.00
16352.4 · Homecoming Park	115.03	100.00	15.03	532.71	500.00	32.71	1,200.00
16352.5 · Fernland Park	284.23	258.34	25.89	1,477.81	1,291.62	186.19	3,100.00
16352.6 · Utilities - City Hall	739.88	666.67	73.21	3,709.79	3,333.31	376.48	8,000.00
16352.7 · Utilities - Gas	42.17	100.00	-57.83	363.75	500.00	-136.25	1,200.00
16352.8 · Utilities - Comm Center Bldg	514.51	625.00	-110.49	2,306.05	3,125.00	-818.95	7,500.00
16352.9 · Utilities-Memory Pk	-217.56	1,250.00	-1,467.56	2,859.98	6,250.00	-3,390.02	15,000.00
Total 16007 · Utilities	1,783.80	4,491.69	-2,707.89	17,321.11	22,458.17	-5,137.06	53,900.00
16008 · Capital Outlay							
16233 · Cap Outlay- Com Building Proj	0.00	166.67	-166.67	0.00	833.31	-833.31	2,000.00
17070 · Capital Outlay - Police Cars							
17070.1 · Emergency Lights, Decals	0.00	2,083.34	-2,083.34	0.00	10,416.62	-10,416.62	25,000.00
17070.3 · Vid Tec - In Car	0.00	1,000.00	-1,000.00	0.00	5,000.00	-5,000.00	12,000.00
17070 · Capital Outlay - Police Cars - Ot...	14,655.35	0.00	14,655.35	49,404.35	63,000.00	-13,595.65	63,000.00
Total 17070 · Capital Outlay - Police Cars	14,655.35	3,083.34	11,572.01	49,404.35	78,416.62	-29,012.27	100,000.00
17071 · Cap Purchase - Computers/Equip							
17071.1 · Copsync	0.00	541.67	-541.67	5,483.88	2,708.31	2,775.57	6,500.00
17071.2 · Radar	0.00	333.34	-333.34	319.00	1,666.62	-1,347.62	4,000.00
17071.4 · Laser Fish (Software Equip)	0.00	0.00	0.00	0.00	1,000.00	-1,000.00	1,000.00
17071.6 · Investigative and Testing Equip	0.00	0.00	0.00	0.00	3,000.00	-3,000.00	3,000.00
17071.7 · Ballistic Vests & Shields	0.00	0.00	0.00	0.00	5,000.00	-5,000.00	5,000.00
17071 · Cap Purchase - Computers/Equip ...	10,194.54	1,250.00	8,944.54	10,358.54	13,950.00	-3,591.46	22,700.00
Total 17071 · Cap Purchase - Computers/E...	10,194.54	2,125.01	8,069.53	16,161.42	27,324.93	-11,163.51	42,200.00
17071.5 · Patrol Weapons	0.00	333.34	-333.34	0.00	1,666.62	-1,666.62	4,000.00
17072 · Capital Outlay-PWorks Items	0.00	5,033.34	-5,033.34	53,448.84	25,166.62	28,282.22	60,400.00
17080 · Capital Outlay-Improvements	0.00	833.34	-833.34	35,105.15	4,166.62	30,938.53	10,000.00
Total 16008 · Capital Outlay	24,849.89	11,575.04	13,274.85	154,119.76	137,574.72	16,545.04	218,600.00
16009 · Miscellaneous Expenses							
16590 · Misc. Expense	-3,260.38	300.02	-3,560.40	-134.88	1,499.86	-1,634.74	3,600.00
Total 16009 · Miscellaneous Expenses	-3,260.38	300.02	-3,560.40	-134.88	1,499.86	-1,634.74	3,600.00

1:00 PM
03/22/17

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

Accrual Basis

February 2017

	Feb 17	Budget	\$ Over Bu...	Oct '16 - F...	YTD Budget	\$ Over Bu...	Annual Bu...
16010 · Contingency	0.00	0.00	0.00	0.00	100.00	-100.00	100.00
16500 · Leases - Parks and Recreation							
16504 · Adams Park	0.00	0.00	0.00	0.00	0.00	0.00	2,800.00
Total 16500 · Leases - Parks and Recreation	0.00	0.00	0.00	0.00	0.00	0.00	2,800.00
17500 · Sales Tax Rebatement	0.00	12,333.34	-12,333.34	0.00	61,666.62	-61,666.62	148,000.00
Total Expense	190,052.34	228,756.35	-38,704.01	1,077,134.38	1,268,275.55	-191,141.17	2,897,370.00
Net Ordinary Income	218,114.67	25,276.72	192,837.95	180,793.99	50,556.96	130,237.03	53,772.00
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	850.00	0.00	850.00	850.00	850.00	0.00	3,400.00
Total 14000.3 · Transfers In	850.00	0.00	850.00	10,225.00	10,225.00	0.00	40,900.00
Total Other Income	850.00	0.00	850.00	10,225.00	10,225.00	0.00	40,900.00
Net Other Income	850.00	0.00	850.00	10,225.00	10,225.00	0.00	40,900.00
Net Income	218,964.67	25,276.72	193,687.95	191,018.99	60,781.96	130,237.03	94,672.00

City of Montgomery - Capital Projects
Cash Flow Report - Const CkgW&S Proj 1058544 Account
 As of March 22, 2017

Num	Name	Memo	Amount	Balance
BALANCE AS OF 02/23/2017				\$57,303.97
Receipts				
	No Receipts Activity		<u>0.00</u>	
Total Receipts				0.00
Disbursements				
1212	Key Construction, Inc.	Pay Est #2 - Kroger Project - Const of Gardner Dr	<u>(56,784.39)</u>	
Total Disbursements				<u>(56,784.39)</u>
BALANCE AS OF 03/22/2017				<u><u>\$519.58</u></u>

**City of Montgomery - Capital Projects Acct
Profit & Loss Budget Performance
February 2017**

Accrual Basis

	Feb 17	Budget	% of ...	Oct '1...	YTD Bud...	% of ...	Annual B...
Ordinary Income/Expense							
Income							
43956 · Proceeds of Sale - TWDB 2017	0.00	2,667,000.00	0.0%	0.00	2,667,000.00	0.0%	2,667,000.00
45391 · Interest Earned	0.28	8.34	3.4%	1.63	41.62	3.9%	100.00
Total Income	0.28	2,667,008.34	0.0%	1.63	2,667,041.62	0.0%	2,667,100.00
Expense							
43890 · Engineering -Series 2012							
43890.1 · Eng-Catahoula Aquifer WW	0.00			0.00	0.00	0.0%	0.00
43890.2 · Eng-WP #3 Improvements	0.00	11,786.67	0.0%	0.00	23,573.31	0.0%	106,080.00
43890.4 · Eng - Waterline replacement	0.00	9,626.67	0.0%	0.00	19,253.31	0.0%	86,640.00
43890.5 · Eng-Carwile LS & Force Main	0.00	14,133.34	0.0%	0.00	28,266.62	0.0%	127,200.00
43890 · Engineering -Series 2012 - Other	0.00	0.00	0.0%	0.00	0.00	0.0%	0.00
Total 43890 · Engineering -Series 2012	0.00	35,546.68	0.0%	0.00	71,093.24	0.0%	319,920.00
44000 · Wastewater System							
44000.1 · Wastewater-Lift Station Repair	0.00			0.00	0.00	0.0%	0.00
44002 · Cap Outlay-SS Diversion/Permit	0.00			0.00	0.00	0.0%	0.00
44006 · LS #1 Expansion	0.00	0.00	0.0%	0.00	0.00	0.0%	756,800.00
44007 · LS#3 Forcemain Reroute	0.00	0.00	0.0%	0.00	0.00	0.0%	176,000.00
Total 44000 · Wastewater System	0.00	0.00	0.0%	0.00	0.00	0.0%	932,800.00
45000 · Water System- Capital Proj							
43976.1 · SH 105 Water Lines	0.00	0.00	0.0%	0.00	0.00	0.0%	635,360.00
43992.1 · Water Plant #3 -Cat Well Improv	0.00	0.00	0.0%	0.00	0.00	0.0%	777,920.00
Total 45000 · Water System- Capital Proj	0.00	0.00	0.0%	0.00	0.00	0.0%	1,413,280.00
46000 · Roadway System Improvements							
46000.1 · Water - Meters	0.00	0.00	0.0%	0.00	0.00	0.0%	0.00
46000 · Roadway System Improvements - Ot...	0.00			0.00	0.00	0.0%	0.00
Total 46000 · Roadway System Improvements	0.00	0.00	0.0%	0.00	0.00	0.0%	0.00
48000 · Cap Outlay-Fac, Equip. & Plng							
48000.1 · Water-Buffalo Sp Bridge Proj	0.00			0.00	0.00	0.0%	0.00
48000.2 · Kroger Project	-56,784.39			0.00			
48000 · Cap Outlay-Fac, Equip. & Plng - Oth...	0.00			0.00	0.00	0.0%	0.00
Total 48000 · Cap Outlay-Fac, Equip. & Plng	-56,784.39			0.00	0.00	0.0%	0.00
Total Expense	-56,784.39	35,546.68	-159.7%	0.00	71,093.24	0.0%	2,666,000.00
Net Ordinary Income	56,784.67	2,631,461.66	2.2%	1.63	2,595,948.38	0.0%	1,100.00
Net Income	56,784.67	2,631,461.66	2.2%	1.63	2,595,948.38	0.0%	1,100.00

City of Montgomery - Debt Service
Cash Flow Report - Checking Account
As of March 22, 2017

Num	Name	Memo	Amount	Balance
BALANCE AS OF 02/23/2017				\$441,100.65
Receipts				
	Interest		5.86	
Total Receipts				5.86
Disbursements				
Wire	First National Bank of Huntsville	Refunding Bonds Series 2015- Payment due 3/1/17	(88,261.25)	
Wire	Zions First National Bank	Debt Service Payment Series 2012 R- due 3/1/17	(144,209.38)	
Wire	Zions First National Bank	Debt Service Payment Series 2012- due 3/1/17	(178,887.50)	
Total Disbursements				(411,358.13)
BALANCE AS OF 03/22/2017				\$29,748.38

1:19 PM

03/22/17

Accrual Basis

City of Montgomery - Debt Service
Profit & Loss Budget Performance
February 2017

	Feb 17	Budget	\$ Over Bu...	Oct '16 - F...	YTD Budget	\$ Over Bu...	Annual Bu...
Income							
34000 - Taxes & Franchise Fees							
34320 - Ad Valorem Taxes	279,387.09	80,000.00	199,387.09	454,950.05	309,625.90	145,324.15	348,091.00
34330 - Penalty & Interest	357.64	370.00	-12.36	711.12	759.32	-48.20	3,300.00
Total 34000 - Taxes & Franchise Fees	279,744.73	80,370.00	199,374.73	455,661.17	310,385.22	145,275.95	351,391.00
34100 - Transfers							
34301.4 - Transfers in-MEDC Fund	63,750.00	31,875.00	31,875.00	63,750.00	63,750.00	0.00	127,500.00
34301.5 - Transfers in - Utility Fund	62,800.00	31,400.00	31,400.00	62,800.00	62,800.00	0.00	125,600.00
Total 34100 - Transfers	126,550.00	63,275.00	63,275.00	126,550.00	126,550.00	0.00	253,100.00
34200 - Proceeds-Bond Series Refundings	0.00			0.00	0.00	0.00	0.00
35000 - Other Revenues							
35390 - Interest on Checking	0.00	0.35	-0.35	12.03	27.83	-15.80	40.00
35391 - Interest on Investments	16.24	122.00	-105.76	56.69	606.00	-549.31	1,460.00
Total 35000 - Other Revenues	16.24	122.35	-106.11	68.72	633.83	-565.11	1,500.00
Total Income	406,310.97	143,767.35	262,543.62	582,279.89	437,569.05	144,710.84	605,991.00
Expense							
37000 - Debt Service							
37360 - Interest Payments On Note	8,261.25	0.00	8,261.25	8,261.25	0.00	8,261.25	46,022.91
37363 - Paying Agent Fees	0.00	0.00	0.00	250.00	1,250.00	-1,000.00	2,500.00
37365 - Interest 2012 Series Premium	98,096.88	0.00	98,096.88	98,096.88	0.00	98,096.88	193,343.76
37395 - Principal Note Payments	305,000.00	0.00	305,000.00	305,000.00	0.00	305,000.00	305,000.00
Total 37000 - Debt Service	411,358.13	0.00	411,358.13	411,608.13	1,250.00	410,358.13	546,866.67
37370 - Expenses-Refunding Bond Act	0.00			0.00	0.00	0.00	0.00
37440 - Payment to Refunding Bond Agent	0.00			0.00	0.00	0.00	0.00
Total Expense	411,358.13	0.00	411,358.13	411,608.13	1,250.00	410,358.13	546,866.67
Net Income	-5,047.16	143,767.35	-148,814.51	170,671.76	436,319.05	-265,647.29	59,124.33

City of Montgomery - Ct Security Fund
Cash Flow Report - Checking Account
 As of March 22, 2017

Num	Name	Memo	Amount	Balance
BALANCE AS OF 02/23/2017				\$4,287.65
Receipts				
	Interest		0.07	
Total Receipts			<u>0.07</u>	0.07
Disbursements				
	No Disbursements Activity		0.00	
Total Disbursements			<u>0.00</u>	<u>0.00</u>
BALANCE AS OF 03/22/2017				<u><u>\$4,287.72</u></u>

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

Accrual Basis

February 2017

	Feb 17	Budget	\$ Over ...	Oct '16 - ...	YTD ...	\$ Over B...	Annual ...
Ordinary Income/Expense							
Income							
84110 · Court Fines & Forfeitures							
84110.1 · Court Security Fees	673.97	458.34	215.63	3,228.41	2,291.62	936.79	5,500.00
Total 84110 · Court Fines & Forfeitures	673.97	458.34	215.63	3,228.41	2,291.62	936.79	5,500.00
84120 · Other Revenues							
84120.1 · Interest Income	0.07	0.42	-0.35	1.18	2.06	-0.88	5.00
Total 84120 · Other Revenues	0.07	0.42	-0.35	1.18	2.06	-0.88	5.00
Total Income	674.04	458.76	215.28	3,229.59	2,293.68	935.91	5,505.00
Expense							
86000 · Contracted Services							
86463 · Cap Outlay - Bldg Sec Equip	8,380.00			16,770.00			
Total 86000 · Contracted Services	8,380.00			16,770.00			
86005 · Miscellaneous Expenses	0.00	100.00	-100.00	0.00	300.00	-300.00	1,000.00
Total Expense	8,380.00	100.00	8,280.00	16,770.00	300.00	16,470.00	1,000.00
Net Ordinary Income	-7,705.96	358.76	-8,064.72	-13,540.41	1,993.68	-15,534.09	4,505.00
Other Income/Expense							
Other Expense							
86560 · Interfund Tranfers							
86551 · Baliff Transfer to General Fund	850.00	0.00	850.00	850.00	850.00	0.00	3,400.00
Total 86560 · Interfund Tranfers	850.00	0.00	850.00	850.00	850.00	0.00	3,400.00
Total Other Expense	850.00	0.00	850.00	850.00	850.00	0.00	3,400.00
Net Other Income	-850.00	0.00	-850.00	-850.00	-850.00	0.00	-3,400.00
Net Income	-8,555.96	358.76	-8,914.72	-14,390.41	1,143.68	-15,534.09	1,105.00

City of Montgomery - Ct Tech Fund
Cash Flow Report - Checking Account
 As of March 22, 2017

Num	Name	Memo	Amount	Balance
BALANCE AS OF 02/23/2017				\$22,417.76
Receipts				
	Interest		0.27	
Total Receipts			<u>0.27</u>	0.27
Disbursements				
	No Disbursements Activity		0.00	
Total Disbursements			<u>0.00</u>	<u>0.00</u>
BALANCE AS OF 03/22/2017				<u><u>\$22,418.03</u></u>

**City of Montgomery - Ct Tech Fund
Actual to Budget Performance**

Accrual Basis

February 2017

	<u>Feb 17</u>	<u>Budget</u>	<u>\$ Over ...</u>	<u>Oct '16 ...</u>	<u>YTD Bu...</u>	<u>\$ Over ...</u>	<u>Annual ...</u>
Ordinary Income/Expense							
Income							
74100 · Court Fines and Forfeitures							
74110 · Court Technology Fees	<u>900.39</u>	<u>500.00</u>	<u>400.39</u>	<u>4,312.67</u>	<u>2,500.00</u>	<u>1,812.67</u>	<u>6,000.00</u>
Total 74100 · Court Fines and Forfeitures	900.39	500.00	400.39	4,312.67	2,500.00	1,812.67	6,000.00
74200 · Other Revenues							
74291 · Interest Income	<u>0.27</u>	<u>0.17</u>	<u>0.10</u>	<u>1.51</u>	<u>0.81</u>	<u>0.70</u>	<u>2.00</u>
Total 74200 · Other Revenues	0.27	0.17	0.10	1.51	0.81	0.70	2.00
Total Income	900.66	500.17	400.49	4,314.18	2,500.81	1,813.37	6,002.00
Expense							
76200 · Contract Services							
76362 · Computer/Website Services	<u>0.00</u>	<u>0.00</u>	<u>0.00</u>	<u>0.00</u>	<u>1,200.00</u>	<u>-1,200.00</u>	<u>4,800.00</u>
Total 76200 · Contract Services	0.00	0.00	0.00	0.00	1,200.00	-1,200.00	4,800.00
Total Expense	0.00	0.00	0.00	0.00	1,200.00	-1,200.00	4,800.00
Net Ordinary Income	<u>900.66</u>	<u>500.17</u>	<u>400.49</u>	<u>4,314.18</u>	<u>1,300.81</u>	<u>3,013.37</u>	<u>1,202.00</u>
Net Income	<u><u>900.66</u></u>	<u><u>500.17</u></u>	<u><u>400.49</u></u>	<u><u>4,314.18</u></u>	<u><u>1,300.81</u></u>	<u><u>3,013.37</u></u>	<u><u>1,202.00</u></u>

City of Montgomery - Grant
Cash Flow Report - Grant Account Account
 As of March 22, 2017

Num	Name	Memo	Amount	Balance
BALANCE AS OF 02/23/2017				\$287.74
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 03/22/2017				<u><u>\$287.74</u></u>

City of Montgomery - Grant
Cash Flow Report - Checking Account
 As of March 22, 2017

Num	Name	Memo	Amount	Balance
BALANCE AS OF 02/23/2017				\$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 03/22/2017				<u><u>\$10.00</u></u>

City of Montgomery - Hotel Occupancy Tax Fund
Cash Flow Report - Checking Account
 As of March 22, 2017

Num	Name	Memo	Amount	Balance
BALANCE AS OF 02/23/2017				\$9,399.90
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 03/22/2017				<u><u>\$9,399.90</u></u>

City of Montgomery - MEDC
Cash Flow Report - MEDC Checking Account
 As of March 22, 2017

Num	Name	Memo	Amount	Balance
BALANCE AS OF 02/23/2017				\$271,941.94
Receipts				
	No Receipts Activity		0.00	
Total Receipts				0.00
Disbursements				
1793	AGS Advertising	Ad Space - Lake Conroe KOA D1178	(890.00)	
1794	CETA	Membership for Fiscal Yr 2016 (pro-rated) 2/1/17-	(100.00)	
1795	Waste Management of Texas, Inc.	Blight Removal	(188.56)	
1796	Montgomery Area Chamber of Commerce	Partnership Grant for Director Services & Office S	(2,566.67)	
1797	Joe Jackson	Demolition Work and Haul Off - 14767 North Lib	(4,400.00)	
Total Disbursements				(8,145.23)
BALANCE AS OF 03/22/2017				\$263,796.71

City of Montgomery - MEDC
Actual to Budget Performance
February 2017

	Feb 17	Budget	\$ Over Bu...	Oct '16 - ...	YTD Bud...	\$ Over Bu...	Annual B...
Income							
55000 · Taxes & Franchise Fees							
55400 · Sales Tax	51,001.56	57,766.64	(6,765.08)	196,516.06	229,171.60	(32,655.54)	557,000.00
Total 55000 · Taxes & Franchise Fees	51,001.56	57,766.64	(6,765.08)	196,516.06	229,171.60	(32,655.54)	557,000.00
55300 · Other Revenues							
55391 · Interest Income	186.65	41.67	144.98	623.19	208.31	414.88	500.00
Total 55300 · Other Revenues	186.65	41.67	144.98	623.19	208.31	414.88	500.00
Total Income	51,188.21	57,808.31	(6,620.10)	197,139.25	229,379.91	(32,240.66)	557,500.00
Expense							
56000 · Pub Infrastructure - Category I							
56000.6 · DowntownDev Improvments	0.00	0.00	0.00	24,382.00	23,333.33	1,048.67	35,000.00
56000.8 · Utility Extensions	0.00	16,666.67	(16,666.67)	0.00	83,333.31	(83,333.31)	200,000.00
56000.9 · Flagship Dev Improvements	0.00	833.34	(833.34)	0.00	4,166.62	(4,166.62)	10,000.00
56430 · Tsf to Debt Service	63,750.00	31,875.00	31,875.00	63,750.00	63,750.00	0.00	127,500.00
Total 56000 · Pub Infrastructure - Category I	63,750.00	49,375.01	14,374.99	88,132.00	174,583.26	(86,451.26)	372,500.00
56001 · Business Dev & Ret - Category II							
56001.8 · Sales Tax Reimbursement	0.00	0.00	0.00	0.00	67,000.00	(67,000.00)	67,000.00
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	0.00	0.00	0.00	87,000.00	(87,000.00)	87,000.00
56002 · Quality of Life - Category III							
56404 · Seasonal Decorations	0.00	0.00	0.00	1,399.34	3,000.00	(1,600.66)	3,000.00
56420.2 · Christmas Lighting(Civic Assn)	0.00	0.00	0.00	2,543.42	1,600.00	943.42	1,600.00
56423.1 · Walking Tours	0.00	0.00	0.00	0.00	6,000.00	(6,000.00)	6,000.00
56424.1 · Heritage Village Det. Pond Imp	0.00	10,000.00	(10,000.00)	10,450.00	10,000.00	450.00	10,000.00
56429 · Removal of Blight	9,988.56	0.00	9,988.56	12,864.31	0.00	12,864.31	25,000.00
56433 · Downtown Signs	0.00	0.00	0.00	0.00	1,000.00	(1,000.00)	1,000.00
56435 · Ferland Improvements	0.00	0.00	0.00	0.00	5,000.00	(5,000.00)	5,000.00
56439 · Downtown Enhancement Projects	0.00	2,500.00	(2,500.00)	0.00	10,000.00	(10,000.00)	25,000.00
Total 56002 · Quality of Life - Category III	9,988.56	12,500.00	(2,511.44)	27,257.07	36,600.00	(9,342.93)	76,600.00
56003 · Marketing & Tourism-Category IV							
56408.1 · Promotional Video	0.00	0.00	0.00	1,900.00	0.00	1,900.00	1,000.00
56409 · Antique Show & Fest	10,000.00	10,000.00	0.00	10,000.00	10,000.00	0.00	10,000.00
56413 · Brochures/Printed Literature	890.00	1,000.00	(110.00)	1,072.65	4,500.00	(3,427.35)	8,000.00
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	8,000.00	0.00	8,000.00	8,000.00
56418 · Christmas in Montgomery	0.00	0.00	0.00	5,000.00	5,000.00	0.00	5,000.00
Total 56003 · Marketing & Tourism-Category IV	10,890.00	11,000.00	(110.00)	25,972.65	19,500.00	6,472.65	42,000.00
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	2,566.67	2,666.67	(100.00)	12,833.35	13,333.31	(499.96)	32,000.00
56004.3 · Miscellaneous Expenses	100.00	0.00	100.00	2,391.76	2,000.00	391.76	6,000.00
56004.4 · Staffing (1 Pt Time/1 Interim)	0.00	3,750.00	(3,750.00)	0.00	18,750.00	(18,750.00)	45,000.00
56327 · Consulting (Professional servi)	0.00	1,250.00	(1,250.00)	1,030.00	6,250.00	(5,220.00)	15,000.00
56354 · Travel & Training Expenses	0.00	437.50	(437.50)	1,802.04	1,750.00	52.04	3,500.00
Total 56004 · Administration - Category V	12,041.67	17,479.17	(5,437.50)	36,807.15	60,833.31	(24,026.16)	139,000.00
Total Expense	96,670.23	90,354.18	6,316.05	178,168.87	378,516.57	(200,347.70)	717,100.00
Net Income	(45,482.02)	(32,545.87)	(12,936.15)	18,970.38	(149,136.66)	168,107.04	(159,600.00)

City of Montgomery - Police Asset Forfeiture
Cash Flow Report - Checking Account
 As of March 22, 2017

Num	Name	Memo	Amount	Balance
BALANCE AS OF 02/23/2017				\$4,272.25
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 03/22/2017				<u><u>\$4,272.25</u></u>

City of Montgomery - Water & Sewer
Cash Flow Report - Water & Sewer Fund Account
As of March 22, 2017

Num	Name	Memo	Amount	Balance
BALANCE AS OF 02/23/2017				\$209,723.95
Receipts				
	To Void Gabriel Tree Service ck 12542 -12/13/15 - not rec'd-paid aga		700.00	
	To record Ck 12567 as unclaimed property-Deposit Refund - Adrienn		144.89	
	To record Ck 12643 as unclaimed property-Deposit Refund - Richard		77.80	
	A/R Rev CL - 02/17		145,218.52	
	Deposit		2,176.33	
	CC Fees CL		3,250.00	
	Interest		11.11	
Total Receipts			<u>151,578.65</u>	151,578.65
Disbursements				
13378	Accurate Utility Supply, LLC	Operating Supplies Inv 135885	(6,367.16)	
13379	Consolidated Communications	936-597-4774 - New Summit Business Park Auto	(37.73)	
13380	Accurate Utility Supply, LLC	Repairs Inv 135988	(64.00)	
13381	Consolidated Communications	936-597-4826 - New Summit Business Park Auto	(37.73)	
13382	DXI Industries Inc.	Chemicals - WP #3 -Inv. 055002906-17	(201.60)	
13383	Entergy	PartUtilities per spreadsheet 2/17	(3,669.28)	
13384	Home Depot	Acct # 6035 3225 0289 4458 Inv 6080697 1/17	(404.98)	
13385	Neil Technical Services, Inc	Repairs	(1,356.00)	
13386	Waste Management (2)	Acct 7-23166-83000 - Inv 5413479-1792-7 - 3/17	(585.45)	
13387	Accurate Utility Supply, LLC	Inv 136143, 136161	(3,508.41)	
13388	Badger Meter	Orion Cellular Serv Unit Inv 80010815	(620.33)	
13389	Consolidated Communications	936-597-8846/0 - Stewart Creek WWTP 3/17	(37.73)	
13390	Darden, Fowler & Creighton, L.L.P.	Legal Fees 2/17	(1,180.00)	
13391	DataProse, Inc.	DP1700512 - 2/17	(477.76)	
13392	DXI Industries Inc.	Chemicals - WP #2 -Inv. 055003357-17	(201.60)	
13393	Entergy	Par tUtilities per spreadsheet 2/17	(1,130.15)	
13394	LDC	Generator - 149 South #1 Gen & 105 West #2 Ge	(43.39)	
13395	Neil Technical Services, Inc	LS #1 - Investigate Lift Pumps Tripping - Inv 723	(230.00)	
13396	Solomon Electric, Inc.	Inv 11140, 39	(2,139.00)	
13397	TEEX	Class - WWW101-363 Basic Wastewater Operation	(300.00)	
13398	Texas Excavation Safety System, Inc.	Monthly Message Fees for 2/17 - Inv 17-01875	(44.65)	
13399	TML - IRP	Insurance Premiums 3/17	(1,188.43)	
13400	Waste Management	Residential Garbage Collection billing 2/17	(7,469.35)	
13401	City of Montgomery - Utility Fund	Water Usage Buffalo Spring Sewer Plant - 2/17	(681.02)	
13402	DXI Industries Inc.	Chemicals Inv. DE05001539-17	(100.00)	
13403	Entergy	PartUtilities per spreadsheet 2/17	(132.48)	
13404	Gulf Utility Service, Inc.	Operations - Inv 15158 2/17	(23,641.83)	
13405	Jim's Hardware	Acct #102 -Part of invoice for 2/17	(259.14)	
13406	Jones & Carter, Inc	Inv 0244281, 287, 285	(5,153.28)	
DM	Return Deposit	Returned deposit item	(471.00)	
Fees	ETS Corporation	To record Credit Card Fees 2/17	(154.09)	
Total Disbursements			<u>(61,887.57)</u>	(61,887.57)
BALANCE AS OF 03/22/2017				\$299,415.03

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

February 2017

	Feb 17	Budget	\$ Over B...	Oct '16 - ...	YTD Bud...	\$ Over B...	Annual Bu...
Ordinary Income/Expense							
Income							
24000 · Charges for Service							
24100 · Water Revenue	34,350.87	40,939.00	(6,588.13)	197,886.44	204,687.00	(6,800.56)	491,260.00
24118 · Surface Water Revenue	393.05	416.67	(23.62)	2,402.05	2,083.31	318.74	5,000.00
24119 · Application Fee	30.00	40.00	(10.00)	0.00	100.00	(100.00)	200.00
24120 · Disconnect Reconnect	150.00	266.67	(116.67)	2,100.00	1,333.31	766.69	3,200.00
24200 · Sewer Revenue	31,659.57	25,833.34	5,826.23	168,821.92	129,166.62	39,655.30	310,000.00
24310 · Tap Fees/Inspections	61,478.00	0.00	61,478.00	102,822.99	25,000.00	77,822.99	50,000.00
24319 · Grease Trap Inspections	850.00	833.34	16.66	4,150.00	4,166.62	(16.62)	10,000.00
24330 · Late Charges	1,108.70	865.84	242.86	6,391.12	4,329.12	2,062.00	10,390.00
24333 · Returned Ck Fee	50.00	0.00	50.00	230.00	0.00	230.00	0.00
25403 · Solid Waste Revenue	8,142.82	6,666.67	1,476.15	40,369.27	33,333.31	7,035.96	80,000.00
Total 24000 · Charges for Service	138,213.01	75,861.53	62,351.48	525,173.79	404,199.29	120,974.50	960,050.00
24101 · Taxes and Franchise Fees							
24110 · Sales Tax Rev for Solid Waste	662.92	466.67	196.25	3,286.12	2,333.31	952.81	5,600.00
Total 24101 · Taxes and Franchise Fees	662.92	466.67	196.25	3,286.12	2,333.31	952.81	5,600.00
24121 · Groundwater Reduction Revenue	9,264.75	10,441.67	(1,176.92)	56,619.75	52,208.31	4,411.44	125,300.00
25000 · Other Revenues							
25391 · Interest Income	18.76	8.34	10.42	82.56	41.62	40.94	100.00
25392 · Interest earned on Investments	0.00	12.50	(12.50)	5.83	62.50	(56.67)	150.00
25399 · Miscellaneous Revenue	50.00	30.00	20.00	483.50	150.00	333.50	360.00
Total 25000 · Other Revenues	68.76	50.84	17.92	571.89	254.12	317.77	610.00
Total Income	148,209.44	86,820.71	61,388.73	585,651.55	458,995.03	126,656.52	1,091,560.00
Expense							
26001 · Personnel							
26353.1 · Health Ins.	994.80	1,005.25	(10.45)	4,934.96	5,026.25	(91.29)	12,063.00
26353.4 · Unemployment Ins	0.00	29.17	(29.17)	0.00	145.81	(145.81)	350.00
26353.5 · Workers Comp.	323.91	154.17	169.74	825.27	770.81	54.46	1,850.00
26353.6 · Dental Insurance	93.28	87.09	6.19	453.92	435.37	18.55	1,045.00
26353.7 · Life & AD&D Insurance	27.80	28.34	(0.54)	139.00	141.62	(2.62)	340.00
26501 · Retirement Expense	0.00	383.34	(383.34)	866.24	1,916.62	(1,050.38)	4,600.00
26560 · Payroll Taxes	0.00	625.00	(625.00)	1,604.51	3,125.00	(1,520.49)	7,500.00
26600 · Wages	0.00	8,106.17	(8,106.17)	20,974.03	40,522.81	(19,548.78)	97,252.00
Total 26001 · Personnel	1,439.79	10,418.53	(8,978.74)	29,797.93	52,084.29	(22,286.36)	125,000.00
26200 · Contract Services							
26320 · Legal Fees	1,180.00	1,666.67	(486.67)	6,566.49	8,333.31	(1,766.82)	20,000.00
26322 · Engineering	0.00	2,908.34	(2,908.34)	47,535.40	14,541.62	32,993.78	34,900.00
26323 · Operator	3,300.00	3,333.34	(33.34)	16,100.00	16,666.62	(566.62)	40,000.00
26324 · Billing and Collections	837.69	541.67	296.02	4,131.01	2,708.31	1,422.70	6,500.00
26328 · Testing	445.00	666.67	(221.67)	4,040.46	3,333.31	707.15	8,000.00
26331 · Sales Tax for Solid Waste	0.00	0.00	0.00	1,984.30	1,750.00	234.30	7,000.00
26333 · Accounting Fees	0.00	400.00	(400.00)	1,200.00	2,000.00	(800.00)	4,800.00
26336 · Sludge Hauling	0.00	2,833.34	(2,833.34)	4,443.67	14,166.62	(9,722.95)	34,000.00
26350 · Postage	260.40	275.00	(14.60)	1,316.37	1,375.00	(58.63)	3,300.00
26351 · Telephone	113.44	183.34	(69.90)	806.51	916.62	(110.11)	2,200.00
26370 · Tap Fees & Inspections	450.00	0.00	450.00	450.00	0.00	450.00	0.00
26399 · Garbage Pickup	8,069.24	7,500.00	569.24	39,177.67	37,500.00	1,677.67	90,000.00
Total 26200 · Contract Services	14,655.77	20,308.37	(5,652.60)	127,751.88	103,291.41	24,460.47	250,700.00
26300 · Communications							
26338 · Advertising/Promotion	0.00	0.00	0.00	470.93	0.00	470.93	900.00
Total 26300 · Communications	0.00	0.00	0.00	470.93	0.00	470.93	900.00
26326 · Permits & Licenses	0.00	0.00	0.00	13,030.53	13,200.00	(169.47)	23,000.00
26371 · Dues & Subscriptions	0.00	0.00	0.00	545.00	2,000.00	(1,455.00)	2,000.00
26400.1 · Supplies & Equipment							
26342 · Chemicals	2,843.50	1,333.34	1,510.16	7,696.61	6,666.62	1,029.99	16,000.00
26358 · Copier/Fax Machine Lease	0.00	326.67	(326.67)	0.00	1,633.31	(1,633.31)	3,920.00
26460 · Operating Supplies	6,965.48	1,833.34	5,132.14	32,319.91	9,166.62	23,153.29	22,000.00
26485 · Uniforms	0.00	158.34	(158.34)	918.58	791.62	126.96	1,900.00

	Feb 17	Budget	\$ Over B...	Oct '16 - ...	YTD Bud...	\$ Over B...	Annual Bu...
27040 · ComputerTechnology Equipment	0.00	283.34	(283.34)	137.44	1,416.62	(1,279.18)	3,400.00
26400.1 · Supplies & Equipment - Other	95.96	281.67	(185.71)	756.03	1,408.31	(652.28)	3,380.00
Total 26400.1 · Supplies & Equipment	9,904.94	4,216.70	5,688.24	41,828.57	21,083.10	20,745.47	50,600.00
26401 · Groundwater Reduction Expenses	0.00	2,500.00	(2,500.00)	35,476.00	12,500.00	22,976.00	30,000.00
26500 · Staff Development							
26354 · Travel & Training (Travel)	300.00	316.67	(16.67)	425.00	1,583.31	(1,158.31)	3,800.00
26355 · Employee Relations (Education)	0.00	0.00	0.00	0.00	200.00	(200.00)	200.00
Total 26500 · Staff Development	300.00	316.67	(16.67)	425.00	1,783.31	(1,358.31)	4,000.00
26600.2 · Maintenance							
26335 · Repairs & Maintenance	21,177.36	13,500.00	7,677.36	97,614.94	67,500.00	30,114.94	162,000.00
26335.1 · Vehicle Rep. & Maint.	0.00	0.00	0.00	52.11	500.00	(447.89)	1,000.00
26349 · Gas & Oil	0.00	333.34	(333.34)	809.24	1,666.62	(857.38)	4,000.00
Total 26600.2 · Maintenance	21,177.36	13,833.34	7,344.02	98,476.29	69,666.62	28,809.67	167,000.00
26700 · Insurance Expense							
26353.2 · Liability Ins.	176.50	176.67	(0.17)	882.50	883.31	(0.81)	2,120.00
26353.3 · Property Ins.	886.59	740.00	146.59	4,432.95	3,700.00	732.95	8,880.00
Total 26700 · Insurance Expense	1,063.09	916.67	146.42	5,315.45	4,583.31	732.14	11,000.00
26800 · Utilities Expense							
26352.1 · Utilities - Gas for Generators	43.39	35.17	8.22	214.35	175.81	38.54	422.00
26352.2 · Utilities-Water Plants	6,679.25	5,000.00	1,679.25	23,022.77	25,000.00	(1,977.23)	60,000.00
26352.3 · Utilities-WW Treatment Plants	432.67	1,666.67	(1,234.00)	13,304.59	8,333.31	4,971.28	20,000.00
26352.4 · Utilities - Lift Stations	1,383.98	166.67	1,217.31	6,846.93	833.31	6,013.62	2,000.00
26352.5 · Utilities - Security Light	22.17	10.67	11.50	57.96	53.31	4.65	128.00
26800.1 · Buffalo Springs STP- Water Usag	681.02			7,479.24			
Total 26800 · Utilities Expense	9,242.48	6,879.18	2,363.30	50,925.84	34,395.74	16,530.10	82,550.00
26900 · Capital Outlay	0.00	8,750.00	(8,750.00)	10.00	43,750.00	(43,740.00)	105,000.00
26901 · Util Projects/Prev Maintenance	0.00	7,916.67	(7,916.67)	1,223.00	39,583.31	(38,360.31)	95,000.00
27000 · Miscellaneous Expenses							
26359 · Misc Expense	154.09	83.34	70.75	1,144.23	416.62	727.61	1,000.00
Total 27000 · Miscellaneous Expenses	154.09	83.34	70.75	1,144.23	416.62	727.61	1,000.00
Total Expense	57,937.52	76,139.47	(18,201.95)	406,420.65	398,337.71	8,082.94	947,750.00
Net Ordinary Income	90,271.92	10,681.24	79,590.68	179,230.90	60,657.32	118,573.58	143,810.00
Other Income/Expense							
Other Expense							
27001 · Other Expenses							
27001.2 · Transfer to Debt Service	62,800.00	31,400.00	31,400.00	62,800.00	62,800.00	0.00	125,600.00
Total 27001 · Other Expenses	62,800.00	31,400.00	31,400.00	62,800.00	62,800.00	0.00	125,600.00
Total Other Expense	62,800.00	31,400.00	31,400.00	62,800.00	62,800.00	0.00	125,600.00
Net Other Income	(62,800.00)	(31,400.00)	(31,400.00)	(62,800.00)	(62,800.00)	0.00	(125,600.00)
Net Income	27,471.92	(20,718.76)	48,190.68	116,430.90	(2,142.68)	118,573.58	18,210.00

City of Montgomery
District Debt Service Payments
03/01/2017 - 09/30/2017

Paying Agent	Series	Date Due	Date Paid	Principal	Interest	Total Due
Debt Service Payment Due 03/01/2017						
Amegy Bank of Texas	2012	03/01/2017	02/28/2017	120,000.00	58,887.50	178,887.50
Amegy Bank of Texas	2012R	03/01/2017	02/28/2017	105,000.00	39,209.38	144,209.38
First National Bank of Huntsville	2015R	03/01/2017	02/28/2017	80,000.00	8,261.25	88,261.25
Total Due 03/01/2017				305,000.00	106,358.13	411,358.13
 Debt Service Payment Due 09/01/2017						
Amegy Bank of Texas	2012	09/01/2017		0.00	57,087.50	57,087.50
Amegy Bank of Texas	2012R	09/01/2017		0.00	38,159.38	38,159.38
First National Bank of Huntsville	2015R	09/01/2017		0.00	7,761.25	7,761.25
Total Due 09/01/2017				0.00	103,008.13	103,008.13
District Total				\$305,000.00	\$209,366.26	\$514,366.26

City of Montgomery
Summary of Pledged Securities
As of March 22, 2017

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 BANK N.A. (Depository Bank)		
Total CDs, MM, and Checking Accounts:	\$1,197,609.38	Collateral Security Required: Yes
Less FDIC coverage:	\$250,000.00	Collateral Security Agreement On File: Yes
Total pledged securities:	\$0.00	Investment Policy Received: Yes
Ratio of pledged securities to investments:	0.00 %	
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: INDEPENDENT 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:	\$480,738.51	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	

Meeting Date: March 28, 2017	Budgeted Amount:
Department:	
Prepared By: Jack Yates City Administrator	Exhibits:
Date Prepared: March 18, 2017	

Subject

This is to delay the approving of the sale of the certificates of obligation concerning Texas Water Development Board funding.

Discussion

As directed by Jonathon Frels, Bond Counsel:
We have to wait 30 days from TWDB approval to approve the certificate ordinances. April 11 will be the first date on which the ordinances may be approved. You will not have ordinances for approval on March 28, but you need to have an item on the agenda to allow the council to adopt the motion.

This motion is required because the notice of Intent that was published used March 28 as an ordinance approval date. The TWDB delayed your approval by a month, so the ordinance approval is now on the 28th.

Recomendation

Adopt a motion postponing the adoption of the ordinances approving the sale of certificates of obligation to the Texas Water Development Board to a meeting to be held on April 11 at 6:00 p.m. at City Hall.

Approved By

City Administrator	Jack Yates	Date: March 9, 2017
--------------------	------------	---------------------

Montgomery City Council
AGENDA REPORT

ITEM #7

Meeting Date: March 28, 2017	Budgeted Amount:
Department:	
Prepared By: Jack Yates City Administrator	Exhibits: Memo form City Engineer
Date Prepared: March 18, 2017	

Subject

This is the Final Plat and Construction Plans for Town Creek Storage.

Discussion

The memo from the City Engineer is attached.

Recomendation

Approve the Final Plat and Construction Plans

Approved By

City Administrator	Jack Yates	Date: March 9, 2017
--------------------	------------	---------------------



8701 New Trails Drive, Suite 200
The Woodlands, Texas 77381-4241
Tel: 281.363.4039
Fax: 281.363.3459
www.jonescarter.com

March 23, 2017

The Planning and Zoning Commission
City of Montgomery
101 Old Plantersville Road
Montgomery, Texas 77316

Re: Submission of Final Plat and Construction Drawings
Town Creek Storage
City of Montgomery

Commission Members:

We have reviewed the referenced Final Plat as prepared by Mr. Donald K. Hall, RPLS. Most review comments have been addressed however there are still outstanding items to be addressed. We have also reviewed the accompanying construction drawings as prepared by Mr. E. Levi Love, PE. Again, most review comments have been addressed however there are still outstanding items to be addressed. We offer the recommendation that should the Commission grant provisional approval of the referenced documents we will continue to coordinate with Messers. Hall and Love to ensure all review comments are addressed prior to formal approval of the final plat and accompanying construction drawings.

As always, should you have any questions or need any additional information, please do not hesitate to contact Chris Roznovsky and or myself.

Sincerely,

A handwritten signature in black ink, appearing to read 'Ed Shackelford', written in a cursive style.

Ed Shackelford, PE
Engineer for the City

EHS/cvr

P:\PROJECTS\W5841 - City of Montgomery\W5841-0900-00 General Consultation\2017\P&Z Reports\3.27.17\Town Creek Storage Final Plan and Plat P&Z Opinion.doc

Enclosure:

N/A

cc/enc:

The Honorable Mayor and City Council, City of Montgomery
Mr. Jack Yates – City of Montgomery, City Administrator
Ms. Susan Hensley – City of Montgomery, City Secretary
Mr. Larry Foerster – Darden, Fowler and Creighton, LLP, City Attorney
Mr. E. Levi Love, PE – L Squared Engineering

Montgomery City Council
AGENDA REPORT

ITEM #8

Meeting Date: March 28, 2017	Budgeted Amount:
Department:	
Prepared By: Jack Yates City Administrator	Exhibits: Proposed Agreement
Date Prepared: March 18, 2017	

Subject

This development agreement is being requested by Nick Liberatore as part of his platting for Villas of Mia Lago, Section II

Discussion

The proposed agreement would allow Mr. Liberatore a return payment from the city based upon the additional assessed property value after his subdivision is built. It allows 50% of the M and O taxes due to be paid back to him, up to a maximum of \$204,855 based upon the additional assessed property value increased in the area of Villas of Mia Lago, Section II.

The \$204,855 is based upon a value of the property of Lone Star Bend as though it was a lot of the completed plat. The calculation is \$2.10 per square foot times 97,550 square foot of Lone Star Bend Rd., Road area equals \$204,855.

The reason this development agreement is proposed is because Lone Star Bend is part of this plat and is needed by the city for the extension and connection of Bois d'Arc Road that has been planned for many years. Without the dedication of the right-of-way for Lone Star Bend as it goes through the Villas of Mia Lago, Section II, the extension would not be possible. Not building Lone Star Bend through to Bois d'Arc Road conflicts with many years worth of planning for such an extension. That connection is all the more important now because of the Kroger, and its surrounding development at Lone Star Pkwy. and State Highway 105.

If the Council were to not extend an offer of a development agreement Mr. Liberatore could simply remove his application for the Final Plat and this puts the Presidium in the position of having to condemn the right-of-way for Lone Star Bend or not complete the extension.

Mr. Liberatore would, as part of the Final Plat, be required to dedicate Lone Star Bend. Therefore, an alternative thought, is to not do a development agreement and think that Mr. Liberatore would go ahead with the Final Plat.

That thinking, to my mind, would not be effective city planning, considering the time schedule. Lone Star Bend's connection to Bois d'Arc Road is ready now for paving this spring with the County Commissioner ready to pay for the entire connection. A delay now might jeopardize that funding and would also cost the city in sales tax dollars lost because of the lack of the connection - due to its connecting the Walden area to the city shopping area along Lone Star Pkwy. and State Highway 105. (The approximate cost of the project is \$800,000)

The payback also only happens if the development occurs and funds are requested by Mr. Liberatore. A development agreement for Villas of Mia Lago Section I, has never been requested.

Recomendation

Approve the Development Agreement

Approved By

City Administrator

Jack Yates

Date: March 9, 2017



8701 New Trails Drive, Suite 200
The Woodlands, Texas 77381-4241
Tel: 281.363.4039
Fax: 281.363.3459
www.jonescarter.com

March 22, 2017

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

Re: Development Agreement
Villas of Mia Lago, Section 2

Dear Mayor and Council:

The developer for the Villas of Mia Lago, Section 2, Mr. Nick Liberatore, has been working with the City over the past few months to obtain a development agreement for his proposed development. Mr. Liberatore has an existing development agreement with the City for Villas of Mia Lago, Section 1 that does include Section 2.

The form of the agreement is similar to Mr. Liberatore's existing agreement with the exception of developer reimbursement. Mr. Liberatore is not required to extend or upsize any public utilities to serve future neighboring development as the surrounding property has been previously developed or is not located within the City limits or extraterritorial jurisdiction. However, Mr. Liberatore will dedicate the right-of-way for the extension of Lone Star Bend to allow the connection of Bois D'Arc Road to Lone Star Parkway. This is a valuable connection to the City that improve access between Walden Road and Lone Star Parkway.

The City Administrator recommends a land value of \$2.10 per square foot be used to reimburse the developer for the area of land within the proposed right-of-way of Lone Start Bend. The area within the right-of-way of Lone Star Bend is approximately 97,550 square feet. Based on the estimated land area, the reimbursement amount is not to exceed \$204,855.

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

Sincerely,

A handwritten signature in black ink, appearing to read 'Ed Shackelford', written over a white background.

Ed Shackelford, PE
Engineer for the City



EHS/cvr:lr2

P:\PROJECTS\W5841 - City of Montgomery\WS841-0900-00 General Consultation\2017\Letters\MEMO to Council RE Villas of Mia Lago Agreement.doc

Enc: N/A

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. Nick Liberatore

Meeting Date: March 28, 2017	Budgeted Amount:
Department:	
Prepared By: Jack Yates City Administrator	Exhibits: Memo form City Engineer
Date Prepared: March 18, 2017	

Subject

This is the Final Plat and construction Plans for Villa of Mia Lago, Section II

Discussion

The memo from the City Engineer is attached.

Recomendation

Approve the Final Plat and Construction Plans

Approved By

City Administrator

Jack Yates

Date: March 9, 2017



8701 New Trails Drive, Suite 200
The Woodlands, Texas 77381-4241
Tel: 281.363.4039
Fax: 281.363.3459
www.jonescarter.com

March 22, 2017

The Planning and Zoning Commission
City of Montgomery
101 Old Plantersville Road
Montgomery, Texas 77316

Re: Submission of Final Plat and Construction Drawings
Villas of Mia Lago – Section Two
City of Montgomery

Commission Members:

We have reviewed the referenced Final Plat as prepared by Mr. L. Shayne Thatcher, RPLS. Most review comments have been addressed however there are still outstanding items including the addition of the recording information for the tract of land between Lone Star Bend and Bois D'Arc Road being purchased by Montgomery County. We have also reviewed the accompanying construction drawings as prepared by Mr. David P. Kelly, PE. All previous review comments appear to have been addressed. We offer the recommendation that should the Commission grant provisional approval of the referenced documents we will continue to coordinate with Messers. Thatcher and Kelley to ensure all review comments are addressed prior to formal approval of the final plat and accompanying construction drawings.

As always, should you have any questions or need any additional information, please do not hesitate to contact Chris Roznovsky and or myself.

Sincerely,

A handwritten signature in black ink, appearing to read 'Ed Shackelford', written over a large, stylized flourish.

Ed Shackelford, PE
Engineer for the City

EHS/cvr

P:\PROJECTS\W5841 - City of Montgomery\W5841-0900-00 General Consultation\2017\P&Z Reports\3.27.17\Villas of Mia Lago Final Plan and Plat P&Z Opinion.doc

Enclosure:

N/A

cc/enc:

The Honorable Mayor and City Council, City of Montgomery
Mr. Jack Yates – City of Montgomery, City Administrator
Ms. Susan Hensley – City of Montgomery, City Secretary
Mr. Larry Foerster – Darden, Fowler and Creighton, LLP, City Attorney
Mr. David P. Kelly, II, PE – DPK Engineering, LLC

Montgomery City Council
AGENDA REPORT

ITEM #10

Meeting Date: March 28, 2017	Budgeted Amount:
Department:	
Prepared By: Jack Yates City Administrator	Exhibits: Memo from city Engineer
Date Prepared: March 18, 2017	

Subject

This is a request for a Sign and Light Pole Encroachment Agreement for the Montgomery Retail Center at the northeast corner of Lone Star Parkway and SH 105

Discussion

The memo from the City Engineer is attached.

Recomendation

Approve the Encroachment Agreement

Approved By

City Administrator	Jack Yates	Date: March 18, 2017
--------------------	------------	----------------------



8701 New Trails Drive, Suite 200
The Woodlands, Texas 77381-4241
Tel: 281.363.4039
Fax: 281.363.3459
www.jonescarter.com

March 23, 2017

The Planning and Zoning Commission
City of Montgomery
101 Old Plantersville Road
Montgomery, Texas 77316

Re: Sign and Light Pole Encroachment Agreement
Montgomery Retail Center
City of Montgomery

Commission Members:

The Commission and City Council approved final construction plans for the Montgomery Retail Center, including the installation of signs and a light pole within the City's existing utility easement, on September 26, 2016. The City required the developer to enter into an encroachment agreement with the City for the placement of the signs and light pole within the City's easement. We have reviewed the enclosed encroachment agreement and offer no objection to the encroachment agreement as proposed.

As always, should you have any questions or need any additional information, please do not hesitate to contact Chris Roznovsky and or myself.

Sincerely,

A handwritten signature in black ink, appearing to read 'Ed Shackelford', written over a large, stylized circular flourish.

Ed Shackelford, PE
Engineer for the City

EHS/cvr

P:\PROJECTS\W5841 - City of Montgomery\W5841-0900-00 General Consultation\2017\P&Z Reports\3.27.17\Montgomery Retail Sign and Light Pole Encroachment P&Z Opinion.doc

Enclosure: N/A

cc/enc: The Honorable Mayor and City Council, City of Montgomery
Mr. Jack Yates – City of Montgomery, City Administrator
Ms. Susan Hensley – City of Montgomery, City Secretary
Mr. Larry Foerster – Darden, Fowler and Creighton, LLP, City Attorney

DRAFT

CONSENT TO ENCROACHMENT

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.

THE STATE OF TEXAS §
 §
COUNTY OF MONTGOMERY

§

THIS CONSENT TO ENCROACHMENT AGREEMENT (this "Agreement") is made and entered into as of the twenty-second day of March, 2017, by and between GC-Hwy 105, L.L.C. (the "Owner"), and **THE CITY OF MONTGOMERY**, a political subdivision of the State of Texas (the "City"). The Owner and the City are individually referred to herein as "Party" and collectively referred to herein as, the "Parties."

RECITALS

WHEREAS, the Owner is the owner of that certain 2.03 acre tract of land situated in the John Corner Survey, Abstract Number 8, Montgomery County, Texas, being out of and a portion of that certain tract of land conveyed to GC-HWY 105, L.L.C. as recorded under Clerk's File No. 2014090140 in the Real Property Records of Montgomery County, Texas, said 2.03 acre tract being more particularly described on Exhibit "A" attached hereto and made a part of this Agreement for all purposes (the "Property");

WHEREAS, the Property is subject to an existing twenty-six foot (26.0') wide utility easement recorded under Clerk's File No. 2004-110196 R.P.R. M.C.T. in the Real Property Records of Montgomery County, Texas in favor of the City (the "Utility Easement");

WHEREAS, the City intends to construct a twelve inch (12") diameter water line and a ten inch (10") diameter sanitary sewer line within the Utility Easement (these lines together with any future utility lines that may be installed in the Easement are collectively called the "Lines");

WHEREAS, the City has the right to utilize the Utility Easement to gain access and to make repairs, modifications, or improvements to, or replace, the Lines;

WHEREAS, a monument sign ("Encroachment") has been and/or will be constructed on the Property and encroaches or will encroach into the Utility Easement to the extent of approximately eighteen inches in diameter from ground level to six feet below ground level, approximately eleven feet in length from ground level to ten feet above ground level, and approximately two feet in width from ground level to ten feet above ground level; all as shown on the drawings prepared by CDA Architects, Inc. dated January 30, 2017, and by State

Sign Company dated March 6, 2017 (collectively, the "**Site Plan**") and attached hereto and made a part hereof for all purposes as **Exhibit "B"**; and

WHEREAS, a concrete foundation for a parking lot light pole ("**Encroachment**") has been and/or will be constructed on the Property and encroaches or will encroach into the Utility Easement to the extent of approximately twenty-four inches in diameter from thirty inches above ground level to eight feet below ground level, as also shown in **Exhibit "B"** referenced in the preceding paragraph; and

WHEREAS, the Owner has requested that the City give its consent to the Encroachment.

AGREEMENT

In consideration of this Agreement, the City hereby consents to the location of the Encroachment within the Utility Easement as shown on the Site Plan upon the following terms and conditions:

1. Except for the right to encroachment set forth herein, the City shall retain its full rights to utilize the Utility Easement.

2. The consent herein granted shall be limited to the construction, maintenance, and use of the Encroachment within the Utility Easement and shall not apply to any other structures or improvements.

3. IN CONSIDERATION OF THE CONSENT HEREIN GRANTED BY THE CITY TO THE OWNER AND IN CONSIDERATION OF THE USE OF UTILITY EASEMENT AREA BY THE OWNER AS GRANTED HEREIN, THE OWNER HEREBY AGREES FOR ITSELF, ITS SUCCESSORS, ASSIGNS, AND GRANTEES TO INDEMNIFY, RELEASE AND HOLD THE CITY, ITS SUCCESSORS AND ASSIGNS, HARMLESS FROM ALL LIABILITY FOR ANY DAMAGES OF ANY KIND OR NATURE TO THE ENCROACHMENT, SPECIFICALLY INCLUDING LIABILITY ARISING FROM THE FAULT, NEGLIGENCE, GROSS NEGLIGENCE, ACT OR OMISSION OF THE CITY, ARISING OUT OF, RESULTING FROM, OR IN ANY WAY CONNECTED WITH THE LOCATION OF THE ENCROACHMENT WITHIN THE UTILITY EASEMENT AREA OR THE LOCATION OF, SETTLING OR ANY REPAIRS, MODIFICATIONS OR ADDITIONS TO, OR THE MALFUNCTIONING OF, THE CITY'S FACILITIES WITHIN THE UTILITY EASEMENT.

4. In the event that repairs, replacements, modifications, or alterations of the City's facilities cause damage to the Encroachment, the Owner agrees for itself, its successors, assigns, and grantees to pay the cost of repairing or replacing the Encroachment. The City agrees to use its best efforts to notify the Owner, its successors, assigns, and grantees prior to any work that would damage the Encroachment so that the Owner, its successors, assigns, and grantees could protect the Encroachment from damage or remove Encroachment, if possible. The City shall be under no obligation to modify or alter the City's facilities to accommodate the Encroachment.

5. THE OWNER HEREBY BINDS ITSELF, ITS SUCCESSORS, ASSIGNS, AND

GRANTEES, TO INDEMNIFY AND HOLD THE CITY, ITS SUCCESSORS AND ASSIGNS,
HARMLESS FROM ALL COSTS, LOSSES, LIABILITIES, EXPENSES (INCLUDING
REASONABLE AND NECESSARY ATTORNEYS' FEES) AND/OR JUDGMENTS

INCURRED IN CONNECTION WITH CLAIMS FOR INJURY TO OR DEATH OF ANY PERSON OR FOR DAMAGE TO PROPERTY, SPECIFICALLY INCLUDING CLAIMS ARISING OR ALLEGED TO ARISE FROM THE FAULT, NEGLIGENCE, GROSS NEGLIGENCE, ACT OR OMISSION OF THE CITY, ARISING OUT OF OR IN ANY WAY CONNECTED WITH THE CONSTRUCTION, MAINTENANCE, AND USE OF THE ENCROACHMENT WITHIN OR WITHOUT THE EASEMENT, OR CLAIMS WHICH RESULT FROM STRICT LIABILITY IMPOSED UPON THE CITY BY THE LAW OR CLAIMS ARISING FROM INJURIES, DEATH, OR DAMAGES WHICH WOULD NOT HAVE OCCURRED BUT FOR THE PRESENCE OF THE ENCROACHMENT.

6. In the event that installation, repair, replacement, modification or alteration of the Encroachment causes damage to the Lines, the Owner will pay all costs incurred by the City for repairing the Lines or performing any remedial work to the surrounding area due to drainage or pollution resulting from such damage to the Lines.

7. Should the location of the Encroachment within the Utility Easement prevent or hinder the City from operating the City's facilities in accordance with applicable statutes, laws, rules, and/or regulations, then the Owner, its successors, assigns, and grantees shall be obligated to remove the Encroachment from the Easements upon written notice from the City, at no cost to the City.

8. It is further expressly understood and agreed that the City's consent to the location of the Encroachment within the Utility Easement shall remain in force and effect only so long as the Encroachment shall remain standing, and upon the removal or destruction thereof, all rights hereunder shall cease and terminate.

9. No currently existing lienholder as to the Property (including, without limitation, any holder of a vendor's lien or right of prior title) shall be a beneficiary of this Agreement unless and until such lienholder delivers a document in recordable form reasonably acceptable to the City wherein such lienholder agrees to be bound by all of the terms and conditions of this Agreement.

10. This Agreement shall not inure to the benefit of any person other than the above named parties and their respective successors, assigns, and grantees, except as stated in paragraph 9 above, or any property other than the above described property.

[SIGNATURE PAGE FOLLOWS]

EXECUTED this _____ day of _____, 2017.

**THE CITY OF MONTGOMERY,
a political subdivision of the State of Texas**

[CITY SEAL]

By: _____
Kirk Jones
Mayor, City of Montgomery

THE STATE OF TEXAS §
 §
COUNTY OF MONTGOMERY §

This instrument was acknowledged before me on the _____ day of _____, 2016, by Kirk Jones, as Mayor of the **CITY OF MONTGOMERY political subdivision of the State of Texas**, on behalf of said political subdivision.

Notary Public, State of Texas

After recording return to:
The City of Montgomery
P.O. Box 708
Montgomery, Texas 77316
Attention: Susan Hensley
936-597-6434

AGREED TO AND ACCEPTED by the Owner on behalf of itself, its successors, assigns, and grantees, which acceptance shall constitute affirmative acceptance of all rights, privileges, liabilities, and indemnifications contained herein, this twenty-second day of March, 2017.

GC-HWY 105, LLC,
A Texas limited liability company

By: _____
Name: Thomas H. Lile
Title: Manager

THE STATE OF TEXAS §
 §
COUNTY OF HARRIS §

Before me on this day, personally appeared _____, proved to me to be the person and the _____ whose name is subscribed to the foregoing instrument and acknowledged to me that the instrument was the act of **GC-HWY 105, LLC, a Texas limited liability company**, and that he executed the instrument as the act of said corporation for the purposes and consideration expressed therein, by proper authority, and in the capacity stated in the instrument.

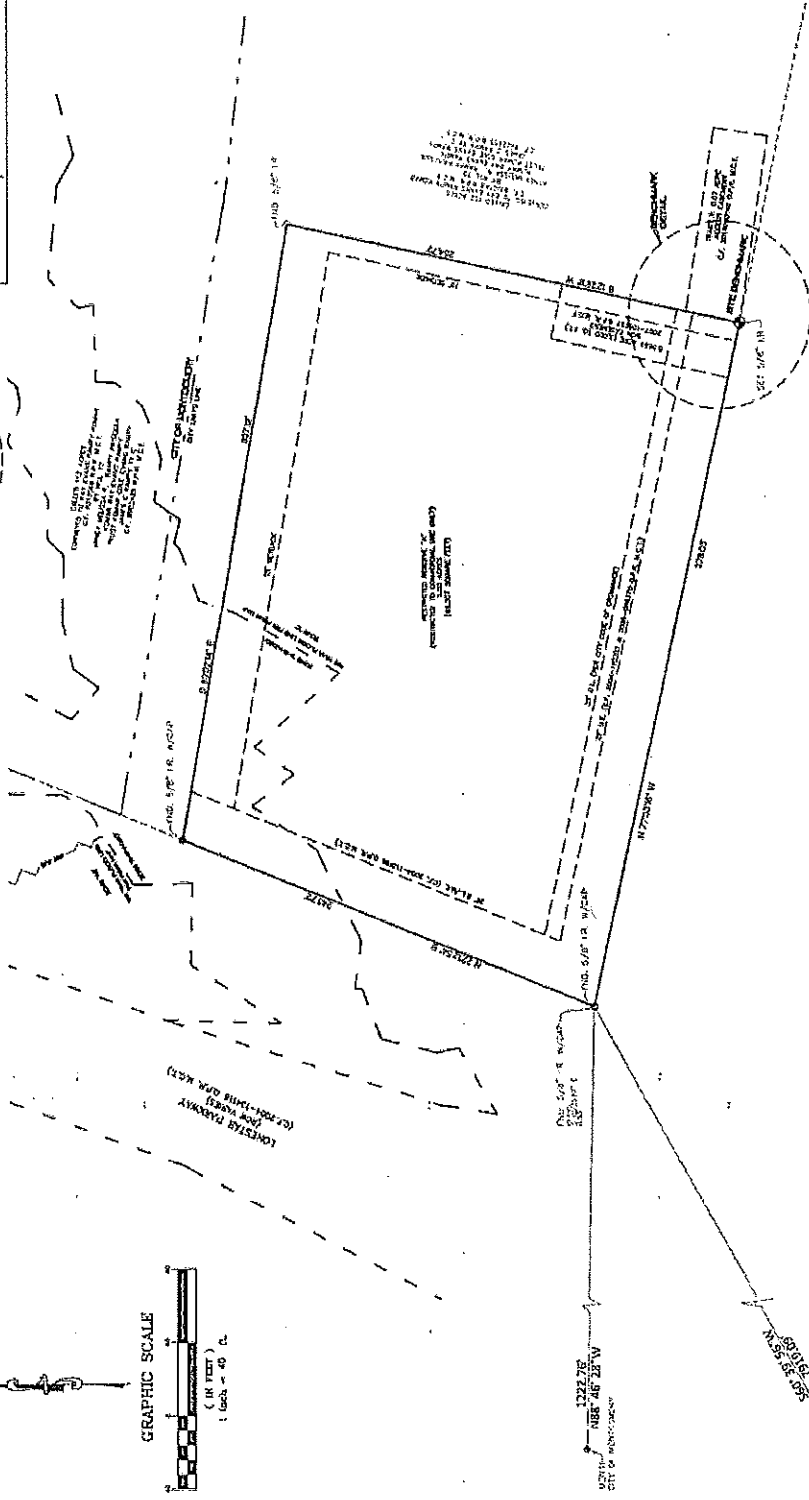
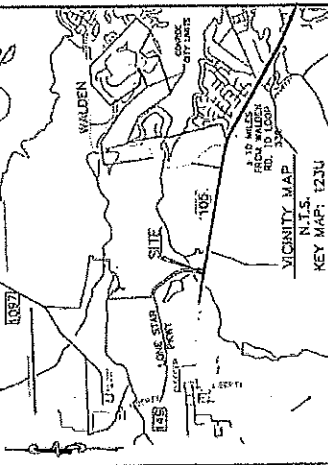
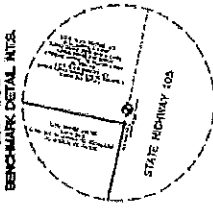
Given under my hand and seal of office this _____ day of _____, 2017.

Notary Public in and for the State of Texas

After recording return to:
GC-HWY 105, LLC
3120 Rogerdale Road, Suite 150
Houston, Texas 77042
Attention: David Green
713-412-5873

- NOTES:**
1. GC-HWY 105, Section District Public Reports of Montgomery County, Texas
 2. SUBJECT: Section Map Project (Montgomery County) Texas
 3. ALL dimensions are in feet
 4. ALL dimensions are in feet
 5. ALL dimensions are in feet
 6. ALL dimensions are in feet
 7. ALL dimensions are in feet
 8. ALL dimensions are in feet
 9. ALL dimensions are in feet
 10. ALL dimensions are in feet
 11. ALL dimensions are in feet
 12. ALL dimensions are in feet
 13. ALL dimensions are in feet
 14. ALL dimensions are in feet
 15. All corners are set 2/8" high and 1/4" wide unless otherwise noted.

FINAL PLAT
MONTGOMERY RETAIL CENTER
 A COMMERCIAL SUBDIVISION OF
 2.03 ACRES
 (88,307 SQ. FT.)
 IN THE
 JOHN CORNER SURVEY, A-8
 MONTGOMERY COUNTY, TEXAS
 1 BLOCK 1 RESERVE
 NOVEMBER 2016



OWNER/DEVELOPER:
 GC-HWY 105, LLC
 A TEXAS LIMITED LIABILITY COMPANY
 3120 ROCKDALE ROAD, SUITE 150
 HOUSTON, TEXAS 77057
 PH: (713) 533-0877

TOWN AND COUNTRY SURVEYORS:
 A LAND SURVEYING FIRM
 10000 WOODLAND DRIVE, SUITE 100
 HOUSTON, TEXAS 77055
 PH: (713) 533-0877

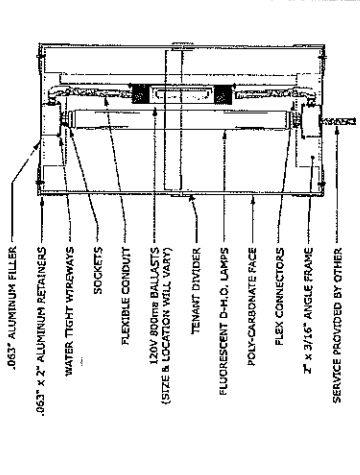
DATE: 11/15/16

PROJECT NO.: 16-017

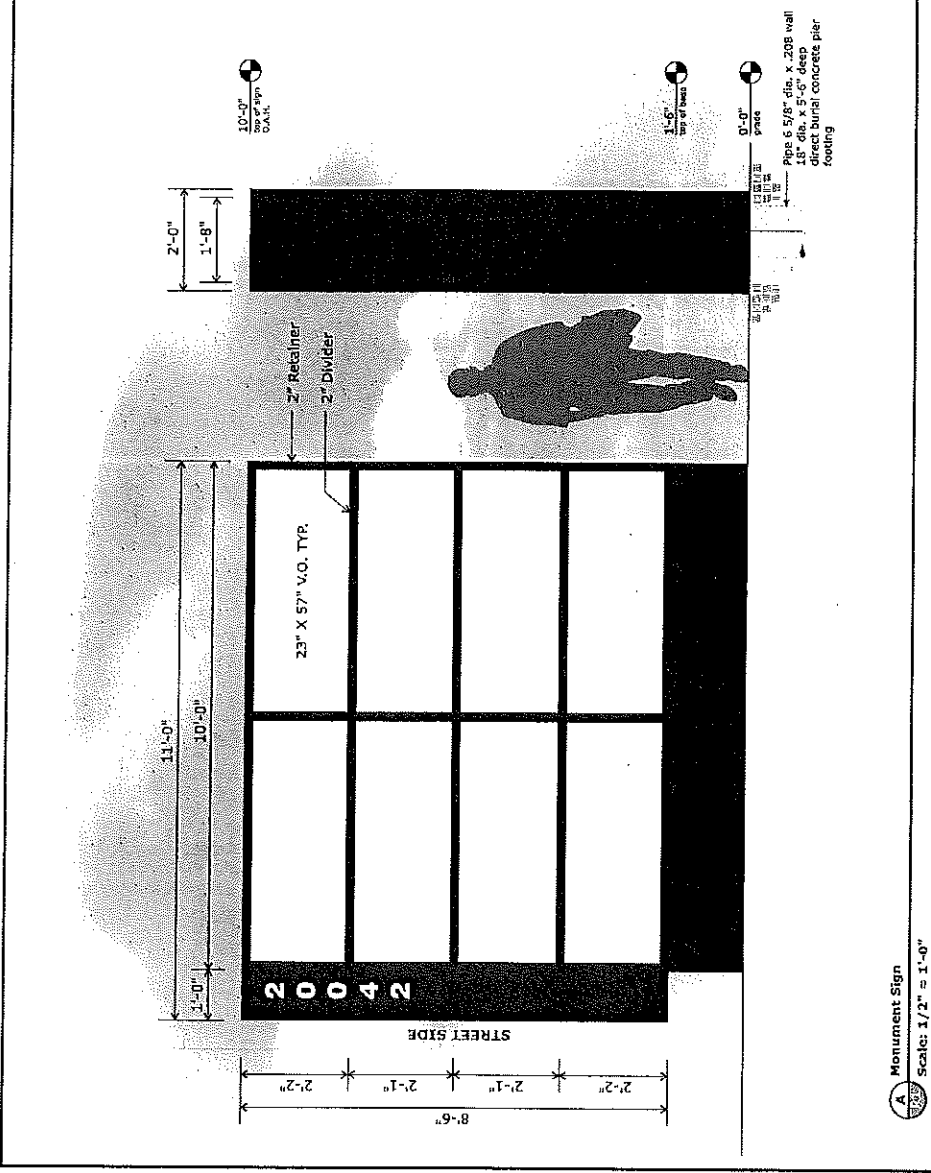
SHEET NO.: 1 OF 2

CONSENT TO ENCROACHMENT AGREEMENT
BETWEEN THE CITY OF MONTGOMERY, TEXAS AND GC-HWY 105, LLC
EXHIBIT "A"

UL LISTED © 2016 State Sign Corp.



D/F ILLUMINATED CABINET w/ POLY-CARBONATE FACES
 TYP. SECTION: (N.T.S.)



Scope of Work:
 Manufacture and install one (1) of internally illuminated multi-tenant monument sign.

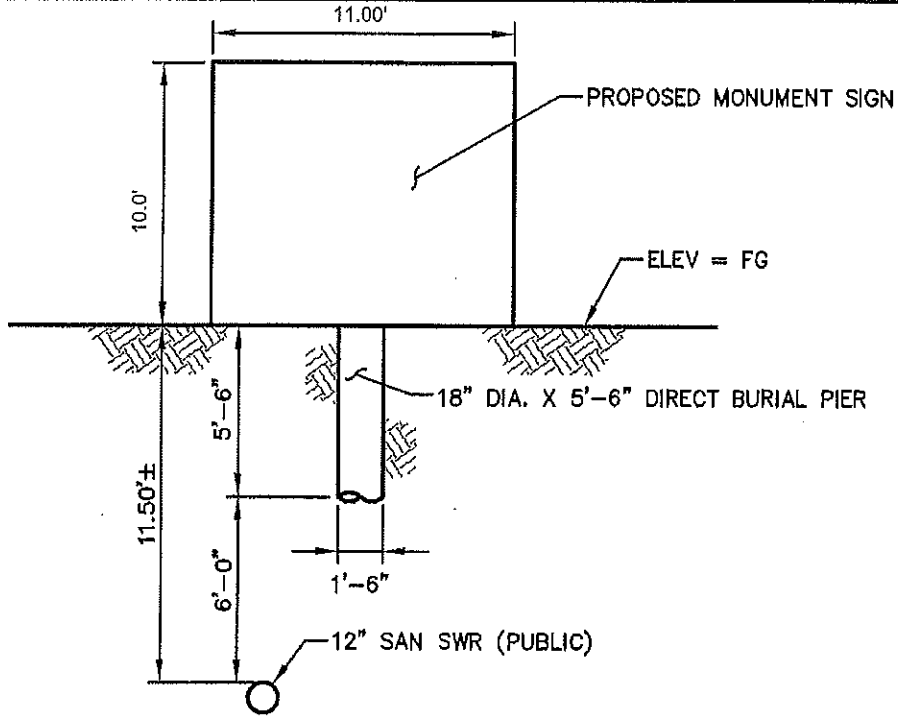
- .063" Aluminum retainer and filler [pre-finished dk. bronze].
- 3/16" #7328 White poly-carbonate tenant faces.
- 3M 7725-10 White vinyl address
- D-H.O. fluorescent lamps.

Monument Sign
 Scale: 1/2" = 1'-0"

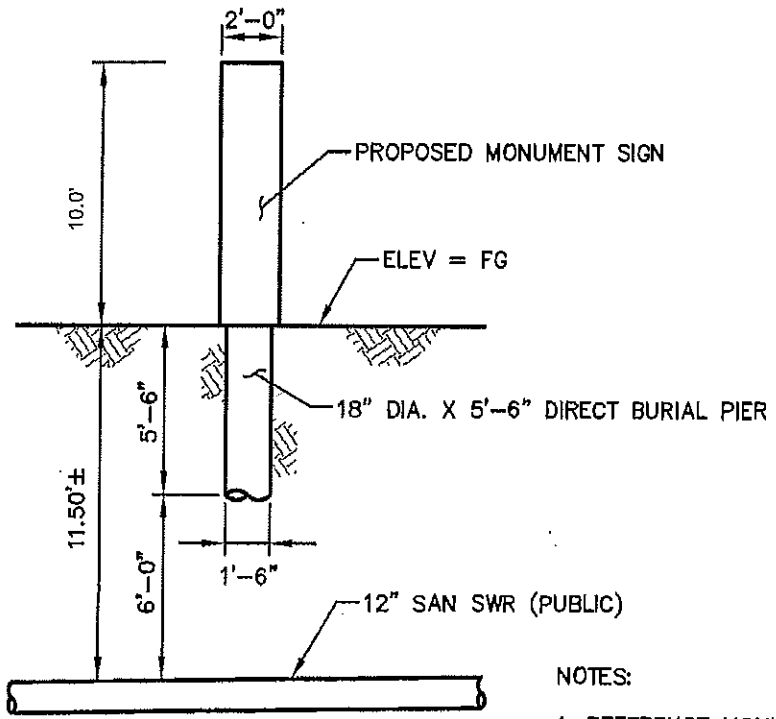
This sign is intended to be installed in accordance with the requirements of article 600 of the National Electric Code and/or other applicable local codes. This includes proper grounding and bonding of the sign. * If the sign shows has blank faces. This sign is intended to have advertising applied to the faces using 3M vinyl.

Company Office 7835 Hansen Ogden, UT 84209 713.843.1832 (fax) 485.233.8124 (fax) www.stetesign.com	Branch Office P.O. Box 191 Ogden, UT 84209 485.233.8124 (fax) www.stetesign.com	<input type="checkbox"/> Cabinet <input type="checkbox"/> Sign <input type="checkbox"/> Art. Dept. <input type="checkbox"/> Any <input type="checkbox"/> Post/Flx. <input type="checkbox"/> Channel Lr	<input type="checkbox"/> Sign <input type="checkbox"/> Art. Dept. <input type="checkbox"/> Any <input type="checkbox"/> Post/Flx. <input type="checkbox"/> Channel Lr	State Sign Corporation does NOT provide primary electrical service to the sign location. RESPONSIBILITY OF OTHERS Signs will be wired for 120 volt unless otherwise noted. www.stetesign.com	WOODMONT WO Date: n/a Designer: JEM File: s:\...Montgomery retail center R2.cdr	28362 Job Location Montgomery Retail 20042 HWY 105 W Montgomery, TX 77356
---	---	---	---	--	--	---

F:\Clients\1045-Gulf Coast Grp\1045-1501 2 AC Retail Tract- SH105 and Lone Star Dr Drawings\Exhibits\Sign Exhibit.dwg Jun 23, 2016-9:20am Terra Associates Inc., Ltd



MONUMENT SIGN TYP. SECTION A-A
SCALE 1" = 6'



MONUMENT SIGN TYP. SECTION B-B
SCALE 1" = 6'

NOTES:

- 1. REFERENCE MONUMENT SIGN CUT SHEETS FOR DETAILS.

CONSENT TO ENCROACHMENT AGREEMENT
BETWEEN THE CITY OF MONTGOMERY, TEXAS AND GC-HWY 105, LLC
EXHIBIT "B"