

NOTICE OF REGULAR MEETING

August 27, 2019

MONTGOMERY CITY COUNCIL

STATE OF TEXAS

AGENDA

COUNTY OF MONTGOMERY

CITY OF MONTGOMERY

NOTICE IS HEREBY GIVEN that a **Regular Meeting** of the Montgomery City Council will be held on **Tuesday, August 27, 2019** at 6:00 p.m. (*following the conclusion of the Tax Rate Public Hearing*) at the City of Montgomery City Hall, 101 Old Plantersville Road, Montgomery, Texas for the purpose of considering the following:

CALL TO ORDER

INVOCATION

PLEDGE OF ALLEGIANCE TO FLAGS

VISITOR/CITIZENS FORUM:

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

CONSENT AGENDA:

1. Matters related to the approval of minutes of the Regular Meeting held on August 13, 2019.
2. Consideration and possible action to authorize the Police Chief to purchase one insurance replacement patrol vehicle and one new patrol vehicle out of the 2018-2019 Operating Budget.
3. Consideration and possible action regarding street closures on September 1, 2019 from 8:00 a.m. to 8:00 p.m. for the Whitley Vineyards Music Jamboree as submitted by Gina Whitley
4. Consideration and possible action regarding adoption of a Resolution Amending the Authorized Representatives for the City of Montgomery TexPool Account.
5. Consideration and possible action regarding the adoption of a Resolution Authorizing a Certificate of Deposit Account with Third Coast Bank.

CONSIDERATION AND POSSIBLE ACTION:

6. Consideration and possible action on a presentation from Spear Point Engineering LLC regarding a replat and lot variances.
7. Consideration and possible action on a presentation from Larry Jacobs regarding a proposed hotel/motel type project to be located at 1062 Clepper Street.
8. 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 and Quarterly Investment Report
9. Consideration and possible action to approve a Montgomery Economic Development Corporation expenditure of \$15,393 for participation in the Texas Target Communities design project.
 10. Consideration and possible action regarding donation of Right-of-Way on College Street as submitted by owner Troy and Lisa Walker.
 11. Consideration and possible action regarding acquiring Huffman Street as a City Street as requested by owner Charlie Stowe.

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.

12. Adjourn into Closed Executive Session as authorized by the Texas Open Meetings Act, Chapter 551 of the Government Code, in accordance with the authority contained in the following:
 - a) Section 551.071 – Consultation with City Attorney regarding pending claims and contracts.
13. Reconvene into Open Session.

POSSIBLE ACTION FROM EXECUTIVE SESSION:

14. Consideration and possible action regarding item(s) listed under Executive Session.

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 23rd day of August, 2019 at 3:45 o'clock p.m. I further certify that the following news media was notified of this meeting as stated above: The Courier

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

MINUTES OF REGULAR MEETING

August 13, 2019

MONTGOMERY CITY COUNCIL

CALL TO ORDER

Mayor Sara Countryman declared a quorum was present and called the meeting to order at 6:03 p.m.

Present:	Sara Countryman	Mayor
	Jon Bickford	City Council Place # 1
	John Champagne, Jr.	City Council Place # 2
	T.J. Wilkerson	City Council Place # 3
	Rebecca Huss	City Council Place # 4
	Tom Cronin	City Council Place # 5

Absent:

Also Present:	Richard Tramm	City Administrator
	Larry Foerster	City Attorney
	Susan Hensley	City Secretary
	Jack Yates	Consulting Administrator

INVOCATION

T.J. Wilkerson gave the Invocation.

PLEDGE OF ALLEGIANCE TO FLAGS

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on an item but may place the issue on a future agenda. The number of speakers along with the time allowed per speaker may be limited.

There were no citizen comments.

CONSENT AGENDA:

1. Matters related to the approval of minutes of the Regular Meeting held on July 23, 2019.
2. Consideration and possible action regarding adoption of an Escrow Agreement by and between the City of Montgomery and Promocon USA, LLC regarding the West Lakes Development (Dev. No. 1904).
3. Consideration and possible action regarding authorizing Jones|Carter to prepare a Utility and Economic Feasibility Study for Promocon USA, LLC regarding the West Lakes Development (Dev. No. 1904).

Rebecca Huss moved to approve the Consent Agenda as presented. Tom Cronin seconded the motion, the motion carried unanimously. (5-0)

CONSIDERATION AND POSSIBLE ACTION:

4. Receive presentation on the Annual Service and Assessment Plan for the City of Montgomery Public Improvement District No. 1.

Mrs. Mallory Craig, Attorney with Coats|Rose, advised the City of Montgomery Public Improvement District No. 1 (PID No. 1) is a commercial development area and the first year they levied an assessment on the parcels within PID No. 1 was 2017. Mrs. Craig advised the Government Code requires them to update this information annually. Mrs. Craig advised there have been no new parcels since 2017, but they expect to have some new parcels next year. Mrs. Craig said the current amount of acreage is 6 acres, with a total of 40 acres in the PID. Mrs. Craig advised the assessment for this year, which is the same as two years ago, is \$35,000. Mrs. Craig said the assessment ends up being a pass-through, with the City collecting the funds and then reimburses the developer per the reimbursement agreement and the service and assessment plan. Mrs. Craig advised around March or April she would present the City Administrator a reimbursement form so the City can reimburse the developer.

Rebecca Huss stated the 2018 assessment is the same as the 2017 assessment. Mrs. Craig advised the 2019 assessment would be the same as the 2018 and 2017 assessments.

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

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

Mrs. Craig advised the full ordinance with the service and assessment plan which has been updated for the current year. Mrs. Craig said she did find a couple of references to 2018 that should be 2019, which has been updated in the information that was presented to the City Secretary. Mrs. Craig said this is the same service and assessment plan that was adopted in 2015 when they created the PID, they just update it.

John Champagne asked if this ordinance was approved by the City Attorney. Mrs. Craig said she had submitted the information to the City Administrator and City Attorney and said Mr. Jack Yates also reviewed the information. Mr. Foerster said he was fine with the information.

Jon Bickford moved to adopt the Ordinance for PID No. 1 as presented with the corrections to change "2018" references to "2019" in the body of the Ordinance. Rebecca Huss seconded the motion, the motion carried unanimously. (5-0)

Mr. Tramm asked to move forward to item 11 until Ms. Kimberly Roe from the Montgomery Tax Office arrives. City Council concurred.

6. Consideration and possible action to call a Public Hearing regarding the City of Montgomery 2019-2020 Proposed Operating Budget to be held on September 10, 2019, at 6 p.m. at City Hall.

Rebecca Huss moved to set September 10, 2019, as the Public Hearing date for the 2019-2020 Proposed Operating Budget at 6:00 p.m. at City Hall at 101 Old Plantersville Road, Montgomery. Tom Cronin seconded the motion, the motion carried unanimously. (5-0)

7. Consider and Accept the 2019 Effective and Rollback Rates.

Ms. Kimberly Roe, Chief Deputy for the Tax Assessor/Collector Tammy McRae, could not be here tonight. Ms. Roe advised the City's 2019 total taxable value is \$256,598,213, and new value of \$15,546,211, which brings the total value to \$272,144,424. Ms. Roe stated the City's effective rate is \$.3944 and the rollback rate is \$.4406, and the debt amount they have is \$674,073, with unsecured funds of \$160,000 to reduce that down to \$514,073, which is the amount needed in property taxes to cover the City's debt. Ms. Roe said the City's debt rate is \$.1888. Ms. Roe said she did a comparison for the City's proposed rate of \$.4000, which would bring in a levy of \$1,026,393, which is a 1.12% increase from last year.

Rebecca Huss said these numbers are different from the spreadsheet they have in their books. Mr. Tramm said yes, they had to go back and forth this afternoon to update the numbers to make them fully in line with the law. Mr. Tramm said City Council has received a replacement sheet for that information and advised that Ms. Roe is giving City Council the correct information. Mr. Tramm said they also have received a copy of the Notice of Public Hearings on the Tax Increase that will be published.

Mr. Tramm advised the information has changed from the information that went out in the Agenda Books on Friday. Jon Bickford asked if this information is correct. Mr. Tramm said the information that has been provided tonight is correct. Jon Bickford asked if City Council will have an opportunity to adjust this rate. Ms. Roe advised they could not change the calculated debt rate, but you can change your total tax rate. Jon Bickford said he was just wondering if they have an opportunity to lower the average taxable value taxes by \$9.20 and keep it the same as it was last year. Mr. Tramm said that was certainly a prerogative of City Council.

Mr. Foerster asked Ms. Roe, as a point of information for City Council, the new cap of 3.5% that goes into effect January 1, 2020, he asked how that is going to affect the City's tax revenue after the first of the year. Ms. Roe said she could not give a specific answer, but the rollback is currently at 8%, so you can go up to 8%, which is what the \$.4066 is and next year it will be 3.5%, so that number would be less. Mr. Foerster advised he has been told by some is that

with the new 3.5% cap, it could mean some cities will be losing revenue next year. Ms. Roe said she has heard that. Mr. Foerster said he just wanted to mention that information to City Council, so they are aware that with the new rate you do the effective rate and roll everything out, they may be looking at less tax revenue than you had this year. Jon Bickford asked how much of this does the City get to keep. Rebecca Huss said the City gets to keep all our tax. Rebecca Huss said the City is obviously more dependent on the sales tax. John Champagne said the City would have that much impact from the change. Rebecca Huss said the ad valorem tax has never been the primary driver to how well the City is doing, but ever since she has been on City Council they have been on a strong economic environment, so if that changes the stability of the property tax will be more important to us. Jon Bickford said that would have to be a pretty significant change. Rebecca Huss said that was correct and said property tax is a small portion of the City's budget now, but if they are in a sales tax dilemma it is nice to have that.

Rebecca Huss stated they can change their tax rate in the process, so once they start looking at the numbers, in terms of what the expectations are in the departments and the needs of the City, they don't need to decide that today. Ms. Roe said what your proposed tax rate is, is what they are going to publish. Mayor Countryman asked when they need to decide this by. Jon Bickford noted that Ms. Roe is stating that once they publish the tax rate, they can't change it. Ms. Roe said they need a proposed tax rate today. Ms. Roe said City Council could lower the Maintenance and Operations (M&O) rate. Mr. Tramm said they could still decide that number later on whether or not to lower the rate for Maintenance and Operations. Rebecca Huss said she thought it was better to see what the City's needs are. Ms. Roe advised they need to decide the split of the M&O and said the debt rate is \$.1888, which would mean the M&O rate would be \$.2112 to have the \$.4000 tax rate.

Ms. Roe advised for the record the effective rate is \$.3944 and the rollback rate is \$.4406. Rebecca Huss advised that was a lot lower than the original assumption was \$.4800 in the Friday paperwork, so they lost a lot.

Jon Bickford moved to accept the 2019 effective tax as \$.3944 and rollback rate as \$.4406. John Champagne seconded the motion, the motion carried unanimously. (5-0)

8. Consider and discuss the Tax Rates needed to Fund the 2019-2020 Budget for Maintenance and Operations and Debt Service.

Ms. Roe advised if the City did the proposed rate of \$.4000 the M&O rate would be .2112, and the INS (debt service) rate would be \$.1888.

Rebecca Huss asked how the INS rate was calculated and how is it different than the figures from Friday. Ms. Roe advised the INS rate is calculated off the property tax that is needed to pay the debt. Ms. Roe said the debt amount they had was \$674,000.73 and there is \$160,000 of unencumbered funds that roll into that debt that will bring it down to \$514,000.73. Rebecca Huss said if they wanted to be more conservative, they could up the amount to \$.1900. Ms. Roe said the City can't change their calculated debt rate, based on the statutes. Jon Bickford said the M&O rate could change and said he wants the \$9.20 going back to the citizens, which is a total of \$5,000 - \$6,000. Rebecca Huss said they are stuck with the \$.1888 and if they want to stick with the \$.4000 tonight, they could do that, but later in the budget discussion, if they are able to, they can lower the M&O part later without running afoul of any legislation or any law. Ms. Roe said that was correct. Rebecca Huss said they need to go through the budget workshop before they fix the number lower.

9. Consider and Vote on a Proposed Tax Rate for 2019.

Jon Bickford moved to accept the proposed tax rate of \$.4000 for 2019. John Champagne seconded the motion.

Discussion: Jon Bickford said he wanted to make sure they have on record in the minutes that City Council will go back and address the increase when they get into budgeting and do what they have to do to get those dollars back to the citizens of the City.

The motion carried unanimously. (5-0)

Ms. Roe advised she would send the legal notice tomorrow to Mr. Tramm for his approval.

John Champagne asked how long Ms. Roe has been doing this job. Ms. Roe advised she has been with the Tax Office since 2008 and Chief Deputy since 2015 with the Appraisal Office. John Champagne thanked Ms. Roe. Rebecca Huss also thanked Ms. Roe for coming out and said she felt like the City was in good hands.

10. If the Tax Rate needed to fund the budget exceeds the lower of the 2019 Effective Rate or Rollback Tax Rate Presented, Consider and Approve two (2) Public Hearing dates.

Mr. Tramm advised the City has placed on the budget preparation calendar August 27, 2019, and September 3, 2019, as the two public hearing dates on the effective tax rates. Mr. Tramm advised they will have had two Budget Workshops before those public hearing dates.

Jon Bickford moved to approve two Public Hearing dates, August 27, 2019, and September 3, 2019, at 6:00 p.m. at City Hall at 101 Old Plantersville Road, Montgomery. Tom Cronin seconded the motion, the motion carried unanimously. (5-0)

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

AN ORDINANCE BY OF THE CITY OF MONTGOMERY, TEXAS PROHIBITING FISHING IN THE MEMORY PARK MUNICIPAL POND; PROVIDING A CRIMINAL PENALTY OF TO \$200.00 PER OFFENSE; DIRECTING THE POSTING OF "NO FISHING" SIGNS; PROVIDING A REPEALING CLAUSE AND SEVERANCE CLAUSE; REQUIRING COMPLIANCE WITH TEXAS OPEN MEETINGS ACT; AND PROVIDING THE EFFECTIVE DATE UPON ITS PUBLICATION.

Mr. Tramm advised at the last meeting City Council gave he and the City Attorney the task of developing an ordinance, which has been prepared by the City Attorney and noted that it does offer a penalty of up to \$200 per occurrence. Mr. Tramm said the primary goal is to keep people from fishing for the ornamental Koi in the Memory Park pond. Mr. Tramm said they had previously tried enforcing that matter under a "no trespassing" violation, but the Court dismissed those charges and said they needed something more specifically enforceable to prohibit the fishing activity.

Rebecca Huss said her comments would be there are other fish in the pond beside the Koi, stating the Grass Carp are also reasonably valued. Rebecca Huss said the fish are very expensive items when they get as large as they are. Rebecca Huss said she did not know that placing an approximate value in the ordinance attracts attention or makes it more likely that the ordinance is enforced criminally. Rebecca Huss said if someone kills a fish that is worth \$20,000, she would think that it is potentially worth mentioning in the ordinance that this is not a \$.99 cent goldfish. Mr. Tramm said, as to the fish in the pond, he has seen the Koi but has not seen the Carp but knowing the kind of fish in other ponds in the area, he would suspect they are there and they serve a valuable purpose. Jon Bickford said he believed the Grass Carp that are in Lake Conroe are sterile.

Mr. Tramm said the penalty amount could be a specific amount or removed, or if there is an alternate amount it could be added. Rebecca Huss said she was not saying the cash penalty should be removed, but she was wondering if they should value the items being fished and/or stolen and/or killed in order to reinforce the seriousness of the matter. John Champagne asked if it was known what a Carp costs. Rebecca Huss said the high-class show Carp is \$30,000. John Champagne said they do not have fish in the pond worth that amount but said Mr. Randy Burleigh put some fish in the pond. Mr. Burleigh said the size of the Koi in the pond could be purchased for about \$200 and the Grass Carp have a permit from the State of Texas, so they are more valuable, plus the permit cost. Jon Bickford said the State charges you if you hunt too many birds, so the City could do that with the fish, a fine plus so much for fish based on the value of the fish.

Mr. Foerster said he put \$200 as the fine only because that was the term that he heard at the last City Council Meeting and stated they could bump it up to \$500.

John Champagne moved to adopt the ordinance for Memory Park Pond and increased the penalty for breaking the ordinance to \$500.

Mr. Foerster asked if that was not to exceed \$500. John Champagne said he also wanted to know where the fines will be deposited. Mr. Foerster said typically the fine would go into the General Fund, not to the Park. Mr. Tramm said it could be something they track when anyone is cited for that offense. John Champagne said he would like the money to go to the Memory

Park fund. Mr. Tramm said he would discuss the matter with the City Attorney. John Champagne said that was fine, he would not hold up the motion for that item.

Rebecca Huss seconded the motion.

Discussion: John Champagne said his motion was for \$500, not to exceed \$500. Mr. Foerster said that would be a flat \$500 fine. John Champagne said that was correct \$500, but not to exceed \$500. Jon Bickford, if it is a flat \$500 fine it would not exceed \$500. Mr. Foerster said if they say “not to exceed” that could be up to \$500. Mayor Countryman said it could be \$150. Mr. Foerster said the Court could assess something less than \$500 because you are giving the Court discretion. John Champagne said he wants the fine to be \$500. Mr. Foerster said he understands that he wants the fine to be \$500 period. Tom Cronin asked if they want to post the fine on the signs. John Champagne and Jon Bickford said yes.

John Champagne restated his motion for clarification.

John Champagne moved that any breaking of the ordinance for fishing in Memory Park Pond be assessed \$500. Rebecca Huss seconded the restated motion.

Mr. Foerster said the ordinance states there will be signs posted to notify people of the ordinance.

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

AN ORDINANCE GRANTING TO CENTERPOINT ENERGY RESOURCES CORP., DBA CENTERPOINT ENERGY TEXAS GAS OPERATIONS, THE RIGHT, PRIVILEGE AND FRANCHISE TO CONSTRUCT, INSTALL, EXTEND, REMOVE, REPLACE, ABANDON, OPERATE AND MAINTAIN ITS FACILITIES WITHIN THE PUBLIC RIGHTS-OF-WAY OF THE CITY OF MONTGOMERY, TEXAS FOR THE TRANSPORTATION, DELIVERY, SALE AND DISTRIBUTION OF NATURAL GAS; CONTAINING OTHER PROVISIONS RELATING TO THE FOREGOING SUBJECT; PROVIDING FOR SEVERABILITY AND PROVIDING AN EFFECTIVE DATE.

Rebecca Huss said she thought CenterPoint already operated in the City of Montgomery. Jon Bickford said it is not the entire City and asked if this was for the entire City limits. Mr. Foerster said that was correct.

Jon Bickford moved to adopt the ordinance granting to CenterPoint Energy the right, privilege and Franchise to construct, install, extend, remove, replace, abandon, operate and maintain its facilities within the public rights of ways in the City of Montgomery. John Champagne seconded the motion.

Discussion: Rebecca Huss asked if the previous ordinances only included the north side of the City. Mayor Countryman said that was correct. Jon Bickford said it did not include Buffalo Springs for instance. Mayor Countryman said it was all of Waterstone.

Mr. Foerster said Mr. Burleigh advised him before the City Council Meeting that he was told there might be an agreement between the current gas provider and Mr. LeFevre concerning Buffalo Springs, but he did not know of any agreement that would impact on the City's right to provide service. Jon Bickford said Mr. LeFevre has stood up in more than one City Council Meeting and stated there is no such agreement. Mayor Countryman said LDC has mentioned that information and said it might have been a handshake. Mayor Countryman said they have asked LDC for that paperwork during a meeting with LDC, to support what Mr. Black has claimed, and that paperwork has yet to be seen.

Rebecca Huss said Buffalo Springs, notwithstanding the roads and the rights-of-ways, are owned by the City, so when Mr. LeFevre transmitted those to the City, those do not come encumbered. Mr. Foerster said that was correct. Rebecca Huss said regardless of whatever he has decided, handshake or no, the City did not inherit that.

Mr. Foerster said one other observation, stating that he supports the ordinance and had no problem with it, but he went back and forth with the attorney for CenterPoint because there is no definition of "gross receipts". Mr. Foerster said all the other ordinances he has seen regarding other gas providers for other cities there has been some definition of what is "gross receipts" because that is how you get paid. Mr. Foerster said the City gets paid on a percentage of the "gross receipts" that are flowing through the City. Mr. Foerster said in talking to the

attorney for CenterPoint, she keeps insisting this is standard language and the term “gross receipts” is a customary term used in the industry and they use it for hundreds of other cities and they are not going to insert a definition for “gross receipts” here. Mr. Foerster said they went back and forth on this matter, which was one of the delays in getting this ordinance before City Council. Mr. Foerster said CenterPoint is saying the definition is customary in the industry and it does provide the City is going to have access to records to confirm what those “gross receipts” are. Mr. Foerster said he also requested CenterPoint include some language regarding if there is any damage to any other line running through there, they will be responsible for that because they might be running a line next to the other provider’s line. Mr. Foerster said CenterPoint was quick to say they would add that language, but they were firm on the definition for “gross receipts.” Mr. Foerster said they did not want to add the definition, because then they would have to go back and change all 300 of the other ordinances.

Rebecca Huss said she thought it was fairly straight forward, except for the fact there is a monthly fee and a cubic usage fee, and the question is whether the “gross receipts” include the monthly fee, but realistically what is the City’s franchise fee from CenterPoint and LDC combined yearly. Rebecca Huss said that is never talked about in the budget because it is such an insignificant amount that she could not imagine, even if the entire City is covered by CenterPoint, that it is going to move the needle in terms of budget discussions. Mr. Foerster said he was sure Rebecca Huss was right. Mr. Foerster said he just wanted to make sure that City Council was aware of the information regarding “gross receipts.” Rebecca Huss said the important thing was to get it done and give people a choice between monopolistic behaviors. Mr. Foerster said that was why they presented it tonight.

The motion carried unanimously. (5-0)

13. Report on Boards and Planning and Zoning Commission Appointments by City Administrator.

Mr. Tramm said he wanted to update City Council that later this year the Planning and Zoning Commission would have three of the terms up for appointment, which is being advertised on the City’s web site.

Mr. Tramm said the Board of Adjustment recently had a resignation, so they are advertising for that position on the City's web site. Mr. Tramm said there will also be other terms up for appointment later this year. Mr. Tramm said one of the reasons he wanted to bring this information up was because there have been some comments at a previous City Council meeting about the power of the Board of Adjustment being able to make a decision that is final, which City Council would not be able to overrule that decision.

Mr. Tramm said he has had discussions with the City Attorney and there is a possibility that if City Council has a significant enough concern, City Council could take on the powers of the Board of Adjustment and not have a second Board. Mr. Tramm said he is not looking for answers tonight, but it is something that he would like to get a sense of direction from City Council or at least put it out there for them to consider for the future.

Mr. Foerster said the Local Government Code allows City Council to appoint themselves as the Board of Adjustment. Mr. Foerster said the City of Willis had done that and a number of other cities around the State have appointed the City Council as the Board of Adjustment. Mr. Foerster said some cities do it because they find it difficult to get people that will show up to the meetings, and others feel that if there are so few of those requests made, it would be just as easy to address it in a regular City Council Meeting versus a called Board of Adjustment Meeting for one or two variance requests. John Champagne asked if members of the Board of Adjustment must be citizens in the City. Mr. Foerster said yes, they must be residents of the City.

Rebecca Huss said the thing that brought this to our attention was the Blue Wave issue and the decision of the Board of Adjustment could have resulted in a situation where the City paid for litigation if it ended up that way, which it did not. Rebecca Huss said with the Planning and Zoning Commission they generally provide input that City Council acts on, and the City controls the MEDC Budget. Rebecca Huss said there is less of a surprise if there is something that City Council disagrees, whereas with the Board of Adjustment there is no action. John Champagne said they are more autonomous. Rebecca Huss said the Board of Adjustment is completely autonomous other than changing the members out, which you can't do until after there is already an issue and if the Board decides something they disagree with, the citizens still must pay for it.

John Champagne said anytime they can reduce bureaucracy, it is worth looking at. Rebecca Huss said during the first three years she was on the Board of Adjustment, they never met. Mr. Tramm said the City Council does already have meetings they are already coming here for. Jon Bickford asked whether minutes must be kept and recorded. Mr. Tramm said yes, they have an agenda posted and minutes are taken and recorded. Jon Bickford said that is money they do not need to spend. Mr. Tramm said that is already being done for City Council Meetings. John Champagne said he would argue the Board's perspective is much more limited than City Council, in terms of what is going on in the City, all the moving parts. Mayor Countryman said she agreed. Rebecca Huss said it is different, which is not necessarily a bad thing, but the problem is there is no way for City Council to say they disagree, and they don't like the outcome. John Champagne said that is bad. Jon Bickford said it is true and if the other thing would have gone another way, it could have cost the City a lot of money even though they did not want it to go that way. Rebecca Huss said that was the biggest eye-opener, because every other Board, City Council ultimately could pull back. Jon Bickford asked what they need to do. Mr. Tramm said he will discuss it with the City Attorney and get the proper way to bring it back. Mr. Foerster said they can present the item at the next meeting in the form of an ordinance.

City Council returned to item 6 at this time.

14. Discussion regarding a future election proposition for the May 2020 Election to abolish the Montgomery Economic Development Corporation and transfer its sales tax to the City general fund.

Mr. Tramm advised as the new City Administrator the Montgomery Economic Development Corporation (MEDC) is probably the one element of the City he is least familiar with, with only one meeting since he has been here. Mr. Tramm said the economic development of the City is an important function and said he thought the City Council probably could handle that function, but one question would be, do they want to add those items to the City Council Agenda. Mr. Tramm said there are certain agreements in place with the MEDC and said the City Attorney would probably be in a better position to answer some of those questions.

Tom Cronin said he had discussed the information with Mr. Foerster and asked him to talk about it. Mr. Foerster said this item came up through an inquiry that Tom Cronin had with a local citizen, so he was asked to get some feedback. Mr. Foerster prepared a memo that was included in the packet regarding the MEDC. Mr. Foerster said the creation of the Type A and Type B Corporations goes back many years and was a vehicle for cities to collect additional sales tax because they were capped at one cent, but if they had other corporations or vehicles by which they could legally collect additional sales tax, they would do that. Mr. Foerster said some cities, for example, Willis, would have a general fund sales tax and then in addition to that a sales tax up to a half-cent for an EDC or what they call a Type A City and another half-cent for a Type B City. Mr. Foerster said some cities have structured it a little differently where they also have the right to assess a sales tax for specifically street maintenance and repair. Mr. Foerster said the City of Panorama Village is a good example of that.

Mr. Foerster said prior to 2015, the legislature flatly said those were the only ways of generating additional sales tax. Mr. Foerster said up to the two-cent sales tax cap, \$6.25 cents will always go to the State of Texas and up to another two percent could go to other governing entities, and within a City, it could be up to two cents. Mr. Foerster said an Emergency Service District, like ESD #1, can capture two cent sales tax. Mr. Foerster said in the case of the City of Montgomery, many years ago they created the Montgomery EDC, which is a Type B entity, that by law has certain authority to use the sales tax that it collects for purposes relating to jobs, parks and other community amenities, etc., which he would have to read the charter to know exactly what that is. Mr. Foerster said the City has been operating for many years with MEDC and a City sales tax, which they could continue to do, which is a decision that City Council makes based on how they see the use of sales tax is used. Mr. Foerster said there are some cities right now, to his knowledge, not a lot, that has seen the value in moving that sales tax revenue into the general fund. Mr. Foerster said the only way a city can do that is through a vote of the people. Mr. Foerster said they could terminate the MEDC, but that won't get the sales tax over to the City. John Champagne asked where the money would go. Mr. Foerster said if they just terminated MEDC they would lose the sales tax revenue, so what some cities such as Willis have done is, they had a proposition on the ballot. Mr. Foerster said Willis had a street maintenance tax with a Type A Economic Development Corporation tax, which was less than a half-cent (\$0.375) and a similar (\$0.375) for their Type B Community Development Corporation. Mr. Foerster said they chose to keep the Type B Community Development

Corporation, which is the equivalent of what the City's EDC is, but they chose by proposition on the May 2019 Election to the voters in Willis to terminate the street sales tax and the Type A Economic Development Corporation tax and transfer that by proposition, by the adoption of a new local sales and use tax in the City that bumped the City sales tax from one cent to \$1.625 cents. Mr. Foerster said they kept the full two cents and the voters approved that. Mr. Foerster said once the voters have approved the action, they notify the State Comptrollers Office of the change and also by resolution of the EDC terminated the EDC, and their City Council also had a similar resolution they passed. Mr. Foerster said that was all done in a matter of 30 days.

Mr. Foerster said there are other cities that have done it, and in fact, he got the wording for the Willis action from another city in Dallas, and TML gave him some direction, which is what Willis did. Mr. Foerster said the City has time to consider whether this is something that they want to do, and they might also want to talk to MEDC about this to discuss if further. Mr. Foerster said he would suggest this is something they would want to do to transfer sales tax, they would need to pass an election order no later than February to make it happen. Mr. Foerster said City Council does not need to take any action tonight, he and Mr. Tramm are simply bringing this to City Council's attention, so they are aware of this. Mr. Foerster said there are other cities, such as Conroe, who has an EDC, which they chose to keep in place because as far as they can see it serves a useful function. Mr. Foerster said the City's EDC might also do the same thing, that is not his or the City staff's decision, it is the decision of the City Council and the feedback of the citizens. John Champagne said the citizens have to vote on the matter.

Rebecca Huss said she thought they need to have all the facts as well and need to quantify how much it would cost to unwind all of the 380 Agreements, and bond issuance, because the EDC is involved in paying for all of that as a separate legal entity and you can't evaporate entities that are involved in legal agreements without the counterparties specific agreement and redrawing all of those legal agreements. Jon Bickford said they don't need to overcomplicate what they don't know, because he has done corporations on and off and it is not that difficult if they are not that complex, and certainly the MEDC is not that complex of a corporation. Rebecca Huss said she has done private placement debt with cities and it is complicated, especially if you have more than one issuer involved in the placement.

Tom Cronin said his contention was the money is the taxpayer's money, there are two bodies that control separate finances in a sense. Tom Cronin said recently he was in a meeting and somebody on the Board who is appointed said it was EDC money so they should be able to do that, and said it is not MEDC's money. Tom Cronin said another contention he has is that there are only two people on the MEDC Board that were elected by the citizens, the other five were appointed and he really thinks that all the fiscal decisions for the City of Montgomery ultimately should go through the City Council and the six elected officials here should determine how those funds are spent. Tom Cronin said there is a lost opportunity cost and said we are a small town, we don't go out and try and bring in big businesses or small businesses, especially small businesses downtown. Tom Cronin said there is no recruitment, so he thinks there is a lost opportunity cost because if dollars were spent trying to create economic development, those dollars could be used more efficiently through across the board tax cuts or infrastructure improvements. Tom Cronin said he thinks they are losing the control that this Council deserves with those funds. Tom Cronin said there are a lot of other reasons they need to share common goals, but he did not think MEDC and the City Council has ever discussed common goals, so he thinks there are a lot of holes in that argument.

Rebecca Huss said she did not think necessarily the discussion of common goals is a bad one, but fundamentally you are not ill-served by having different people with different viewpoints on different boards. Rebecca Huss said the MEDC Board does have a separate function and that requires a fair amount of energy and occasionally when a position comes open there are not a lot of takers for the extra days of service. Rebecca Huss said they do have a different group of volunteers the MEDC delegates that function to, but his Board has a fair amount of oversight through the annual budget, composition of the Board and specific approval of all items spent over \$10,000, which she feels gives the elected officials enough oversight of the Board to steer the direction of the MEDC. Rebecca Huss said she thought the MEDC has changed a lot over the last couple of years as well, they have been more active in the development of the community. Rebecca Huss said the MEDC Board is going to come before City Council, when they do the budget, to fund the entire improvement of the downtown streetscape, which is a big deal because that is something the MEDC has never talked about before. Rebecca Huss said she thinks there are a lot of changes and a lot of impacts the MEDC is involved in doing and she is pretty sure that City Council does not want to be involved in

the minutia of an extra two hours of meetings every month that the Board has been involved in.

Tom Cronin asked how the MEDC has been involved with the Comprehensive Plan for the revitalization of downtown, advising that no MEDC member except for him has been there. Tom Cronin said Dave McCorquodale has been doing the work on the project. Rebecca Huss said she has been to every meeting as well. Tom Cronin said he did not see Rebecca Huss at the last meeting. Rebecca Huss stated that was a meeting of the downtown business owners, of which she is not one, but there is another meeting on Thursday, and she was at the other two.

John Champagne said he thought there was merit on both sides. John Champagne said to the point of the two-hour extra meeting, he would say City Council could probably cut the time down to 15 minutes in a lot of cases. John Champagne said he was looking at the web site MEDC Budget details that include downtown improvements, the thought is that \$60,000 would be for physical improvements in the downtown historic district, with no specific items contemplated; utility extensions that states this figure is the balancing of the revenues versus expenses for the MEDC Budget, with no specific utility extensions planned. John Champagne said his point is that he feels it is worthwhile exploring. John Champagne said his first MEDC meeting a very nice lady requested funds to paint her home, arguably there was a commercial aspect to her home, and because she was a long-time resident and fine person, she got the \$9,000. John Champagne said his question, prior to awarding that, was what was the criteria in which they decided that was a good investment for MEDC to make, in which case there was silence. John Champagne said that the situation still goes on, not to the degree it did. John Champagne said he was casting aspersions on anyone, stating he thought that anyone that goes into that body wants to do a good job, but said they can reduce the number of people and fingers in the pot, in terms of not limiting representation, he was not against that because he wants to know what people want, but said City Council can take care of that. John Champagne said the streets in this City are deplorable which is one of the reasons he wants to absorb MEDC to get that money to fix the streets.

Jon Bickford said they do not have to decide tonight but said this was a good discussion. Mr. Foerster said that was correct.

15. Consideration and possible action regarding a variance to the Code of Ordinances of the City of Montgomery, Section 64-31(6), requiring a surety bond with permit application for food truck vendors during the Texas Flag Festival on August 24, 2019.

Mr. Tramm said one of the things that have recently come to his attention is some food truck vendors are avoiding registering for a 30-day permit with the City because of the bonding requirement. Mr. Tramm said they have checked into the cost of obtaining a bond that is \$150 for a two-year bond, which can be used for multiple permits. Mr. Tramm said if it is someone who is considering a short-term item, you have to think how much revenue they might have to generate to make up that \$150. Mr. Tramm said he has read through the ordinance several times and said he does not see any way that he has any latitude to waive such a requirement. Mr. Tramm said City Council has the authority to consider that information. Mr. Tramm said there is an event coming up where they expect several people in town and asked if the City Council would consider a variance for that and if that is successful, maybe a point going forward.

Tom Cronin asked where the event was going to be held and where would they put the food trucks. Mr. Tramm said they would be in the vicinity of the Flag Festival, for instance, they will be having events at Fernland Park, where they could put a truck in that parking area because that will be closed to in and out parking. Mr. Tramm said another area could be by the Community Center because they will also be using that area. Mr. Tramm said most of it would be in the Fernland Park area. Tom Cronin asked who would vet the food trucks to make sure they are adhering to all the requirements, State, local and County laws. Mr. Tramm said they would have to submit all the paperwork and items as backup, including insurance and other requirements that come to the City Secretary's Office. John Champagne asked if the fee was for two years. Mr. Tramm said one of the requirements in the City's ordinance is that there is a bond that they are required to have in the amount of \$1,000, which is meant to cover anything the insurance might not cover. Rebecca Huss said the surety bond only covers illegal, wrongful and fraudulent conduct. John Champagne said that was pretty broad. Rebecca Huss said that depends on if you are an insurance company, in which case they could interpret that rather narrowly. Rebecca Huss said in some ways looking at Item D under the Ordinance Code that specifically deals with mobile food trucks, it states that each driver should have insurance, which they are required to have if you are driving a car, and said she feels what really protects

the City and residents the most is they have to have a regular business policy. Rebecca Huss said the City does not check the business owners for their business insurance, we assume they have it, so in some ways, we are discriminating against mobile food vendors in a way that we don't against regular businesses. Rebecca Huss said having the regular business policy is probably the best way to protect the citizens. Rebecca Huss said the City of Conroe web site states they require a surety bond, but she knows that Montgomery SnowBalls was involved with something in their parks department and Conroe only required the Certificate of Insurance that named Conroe as the Certificate holder. Rebecca Huss said all the City of Conroe wanted to know was that Montgomery SnowBalls had insurance, what the limits were so if something happened Conroe would exhaust those insurance limits prior to absorbing whatever came next.

Tom Cronin asked who enforces the sales tax. Rebecca Huss said that is obviously something that has never been done or maintained, it is up to the truck to report it properly. Mayor Countryman said there is typically a fee to be a part of and that is what is supposed to be in place of the sales tax, which is what happens at all the festivals. Rebecca Huss said it depends on whether they hand out forks and have chairs. Tom Cronin said prepared food is taxed. Rebecca Huss said the sales tax consultant came here and said if they do not hand out forks or silverware, they don't have to pay tax and said the sales tax consultant knows what he is talking about. Tom Cronin said according to Texas TAC Code Section 151-314, it states it is taxed and has nothing to do with utensils. Jon Bickford stated they needed to get an expert to clear the information up.

Rebecca Huss said the insurance issue is not consistent with A) the goal of protecting the citizens, and B) consistency with types of businesses. Jon Bickford asked Rebecca Huss if she was in favor of the variance. Rebecca Huss said she was asking for a variance to see if they can get more food trucks for the Flag Festival and then asked to consider this as an ongoing item.

Rebecca Huss moved to provide a variance for the surety bond part of the application during the Texas Flag Festival on August 24, 2019. T.J. Wilkerson seconded the motion.

Discussion: Jon Bickford said the only other thing that he would add is he wants to make sure that anybody that comes to the City and serves food has had some kind of health inspection. Rebecca Huss said they have to have the County Permits, which is a requirement. Jon Bickford

said if they have health inspections to serve food, he is good with it. John Champagne said there is a food truck that shows up every so often at Jim's Hardware and asked if they have a bond. Jon Bickford asked if they have a surety bond. Mayor Countryman said yes, they have a bond. John Champagne asked why we would want a variance. Rebecca Huss said because not all of them do and a lot of the food truck vendors won't operate in the City. Jon Bickford asked how many a lot is. Rebecca Huss said there are four or five food truck vendors that will operate in the City and if they are busy doing something else then they can't get them. John Champagne asked why they are considering a variance. Rebecca Huss said under ideal circumstances when you have a festival the more booths, food trucks, parking and alcohol are all sources of revenue for the event and it can be self-sustaining and give benefits to the community or the organization that puts it on. Rebecca Huss said each item is a revenue generator, so if food trucks, if they are willing to come, will generate revenue and depending on their own social media aspect, they themselves will generate visitors. John Champagne asked if the food trucks are going to be held in conjunction with the Flag Celebration with the Bank. Mayor Countryman said the bank is doing something, but this is for the Flag Festival. John Champagne said this benefits the City, which is a good thing so they can give a variance. Rebecca Huss said yes. John Champagne said if it did not benefit the City, a variance would not be considered. Mayor Countryman said that was correct, but it does because it is for the Flag Festival. John Champagne said he sees a bit of hypocrisy here, but that is just him. Rebecca Huss said it is also inconsistent with what they require of other businesses and it is bad for small businesses and she thinks the ordinance itself should be changed, but the timing on that is not consistent with the timing of the event.

Tom Cronin said they are setting themselves up, the food trucks compete with local restaurants and things like that, so they are bringing in competition and not supporting the local businesses. Rebecca Huss said the fees the food trucks are paying are generating more revenue than the sales tax that would be generated by a stand-alone similarly priced type of business. Mayor Countryman said the restaurants they have here are sit-in restaurants. Mayor Countryman said if you go by Jim's on a Friday you will see a long line with the food trucks because people like to go and be mobile with it and not go in and sit down. Rebecca Huss said it is a different clientele. Mayor Countryman said the food trucks have a huge following mentioning the food truck park off FM 1488 that is all food trucks.

Jon Bickford stepped out at 7:20 p.m.

John Champagne said he was just trying to figure out why we want to give a variance. Rebecca Huss said the surety bond does not achieve anything that you would think in terms of protecting the citizens. John Champagne asked why they have it. Rebecca Huss said exactly. John Champagne said they have it and it goes back to the parking lots, we have it and if you don't want it, let's get rid of it. John Champagne said Rebecca Huss argued about not holding people to the ordinance for parking lots, and by the way, she was the one that moved for the ordinance. John Champagne said this is an ordinance in place, and you either support it or you don't. Rebecca Huss asked if John Champagne was talking about gravel parking lots. John Champagne said yes. Rebecca Huss said all the people they were talking about were grandfathered. Mayor Countryman called for the discussion to stick to the variance of the surety bond for the Flag Festival. John Champagne said there is an ordinance in place, so if they don't like the ordinance then they need to get rid of it. Rebecca Huss said that is exactly what she wants to do, but since the event is next weekend it is not possible to get rid of the ordinance. John Champagne said until they do that, he would vote nay. Mayor Countryman advised this is the discussion and the vote will be taken when Jon Bickford gets back. Rebecca Huss stated they could vote while Jon Bickford is gone.

Mayor Countryman called for the vote.

The following vote was recorded:

T.J. Wilkerson – Aye

Tom Cronin - Nay

Rebecca Huss – Aye

John Champagne – Nay

Mayor Countryman broke the tie with an Aye vote. The variance was passed with a vote of 3-Ayes and 2-Nays. (3-2)

John Champagne moved that the individual that is missing come back for the vote. Rebecca Huss stated Jon Bickford was not present. Tom Cronin seconded the motion. Rebecca Huss said it was not motionable. Mayor Countryman asked the City Attorney for his opinion. Mr. Foerster said it was at the discretion of the presiding officer if they want to wait until the full Council is present, because a Council member had to step out for a personal break and will be back momentarily and then he thought it would be fine for him to wait, because he did not

know how he was going to vote, but when he comes back they could vote on it, otherwise the Mayor in the absence of the Council member can break the tie.

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.

16. Adjourn into Closed Executive Session as authorized by the Texas Open Meetings Act, Chapter 551 of the Government Code, in accordance with the authority contained in the following:

a) Section 551.071 (consultation with attorney) Pending and Possible Litigation.

Mayor Countryman moved to adjourn into Executive Session at 7:22 p.m.

17. Reconvene into Open Session.

Mayor Countryman reconvened the meeting at 8:24 p.m.

POSSIBLE ACTION FROM EXECUTIVE SESSION:

18. Consideration and possible action(s) if necessary, on matter(s) deliberated in Closed Executive Session.

No action was taken.

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.

No comments were made.

ADJOURNMENT

T.J. Wilkerson moved to adjourn the meeting at 8:24 p.m. Jon Bickford seconded the motion, the motion carried unanimously. (5-0)

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

Mayor Sara Countryman

Montgomery City Council
AGENDA REPORT

Meeting Date:	8/27/19	Budgeted Amount:	
Department:	Police Department		
		Exhibits:	
Date Prepared:	8/23/2019		

Subject

Purchase of Vehicle for the Police Department

Recommendation

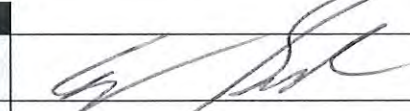

The Police Department would like to purchase the following:

- 1 Insurance Replacement
- 1 new fleet vehicle

Discussion

In the interest of fleet management, I am requesting the purchase of 1 Insurance Replacement and 1 new patrol vehicle out of the 2018-19 budget. Documents outlining the purchase of the vehicle and its equipment have been provided.

Approved By

Police Chief		Date: 8/23/19
City Administrator		Date: 08/23/2019

Montgomery City Council
AGENDA REPORT

Meeting Date: August 27, 2019	Budgeted Amount: N/A
Department: Administrative	
Prepared By: Richard Tramm	Exhibits: Request letter from Whitley Vineyards with map of affected area.
Date Prepared: August 22, 2019	

Subject

Discussion and Consideration of road closure request from Whitley Vineyards for road closures during Whitley Vineyards Music Jamboree on September 1, 2019.


Description

Whitley Vineyards is requesting road closures in the downtown area from 8 am to 8 pm, September 1, 2019 for their event. They have also rented the community center for that day. Their request letter and site drawing are included.
The Police Chief has been provided with a copy of the request.

Recommendation

Discuss and consider the matter as you see fit.
The City Administrator recommends approval of this item.

Approved By

City Administrator	Richard Tramm 	Date: 8/22/19



WHITLEY

August 19, 2019

City of Montgomery:

I, Gina Whitley, owner of Whitley Vineyards Wine Bar / Whitley Vineyards, LLC request permission for road closure during the “Whitley Vineyards Music Jamboree” event held on Sunday, September 1, 2019.

Road closure locations:

- Liberty Street and College Street
 - in front of Jacobs Properties parking lot access (NOT closing FM 149)
- College Street and McCown
 - allowing access to Community Center parking lot
- McCown Street
 - by the southeast corner of Jacobs Properties

Road closure times: 8:00 am – 8:00 pm.

Quantity: 10 barriers if possible.

Note: We have rented the Community Center for this day, primarily for extra parking.

Sincerely,

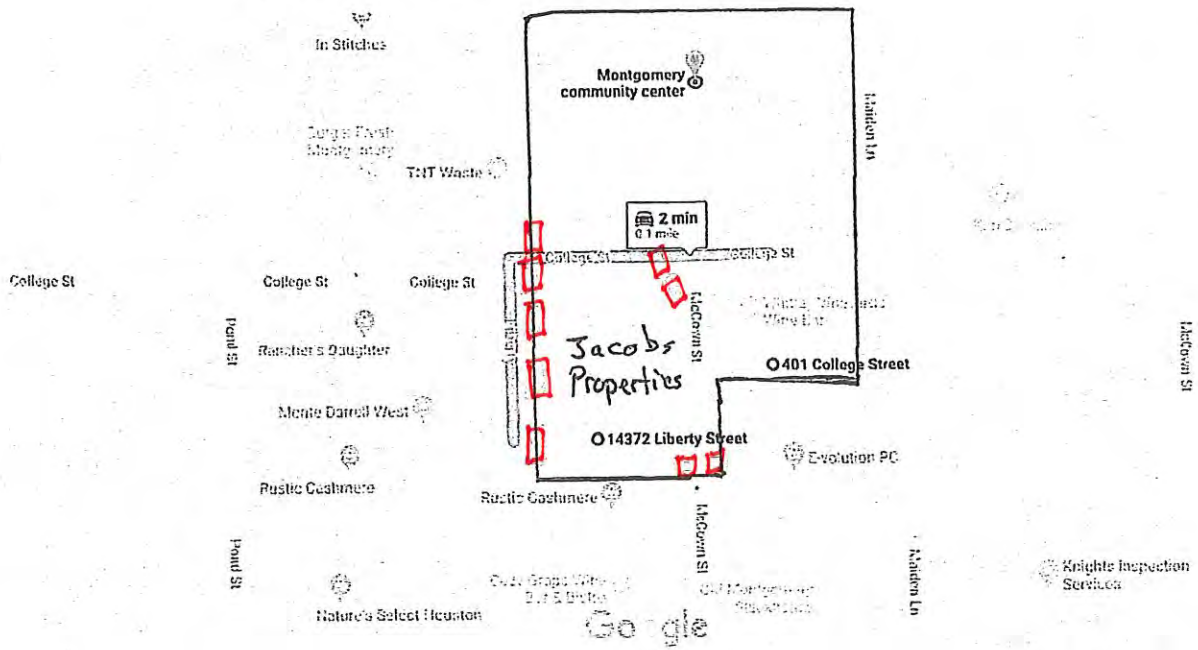
Gina Whitley

Whitley Vineyards
(936) 672-6736

Google Maps

401 College St, Montgomery, TX 77356 to Montgomery community center

Drive 0.1 mile, 2 min



Map data ©2019 Google 50 ft



via College St and Liberty St

2 min

2 min without traffic

0.1 mile

Parking barriers

Montgomery City Council
AGENDA REPORT

Meeting Date: August 27, 2019	Budgeted Amount: NA
Department: Administrative	
Prepared By: Richard Tramm	Exhibits: TexPool Resolution (to be provided at meeting)
Date Prepared: August 23, 2019	

Subject

Consideration and possible action to approve TexPool Resolution Amending Authorized Representatives.

Description

The resolution to amend the authorized representatives of the City's Tex Pool accounts is necessary in order to add the City Administrator as an authorized user of the accounts. This list will replace the previously approved resolution.

Due to the resolution including potentially confidential information, it will be provided at the Council Meeting.

Recommendation

Recommend approval of this resolution as it is necessary to perform the business of the City.

Approved By

City Administrator	Richard Tramm	Date: 8/23/19

Montgomery City Council
AGENDA REPORT

Meeting Date: August 27, 2019	Budgeted Amount: NA
Department: Administrative	
Prepared By: Richard Tramm	Exhibits: Third Coast Bank (to be provided at meeting)
Date Prepared: August 23, 2019	

Subject

Consideration and possible action to approve Authorization Resolution for Certificate of Deposit Account with Third Coast Bank.

Description

The resolution to create a Certificate of Deposit account with Third Coast Bank in the amount of \$100,000 at 2.40%.

Due to the resolution including potentially confidential information, it will be provided at the Council Meeting.

Recommendation

Recommend approval of this resolution for the investment of City funds.

Approved By

City Administrator	Richard Tramm	Date: 8/23/19

Montgomery City Council
AGENDA REPORT

Meeting Date: August 26, 2019	Budgeted Amount: NA
Department: Administrative	
Prepared By: Richard Tramm	Exhibits: Spear Point Engineering Letter
Date Prepared: August 21, 2019	2 Variance Request forms 2 Survey Maps

Subject

Consider variance requests by Spear Point Engineering on the City's restriction on flag lots and the City's minimum street frontage required per lot for replat of lot on Baja Road.

Description

The owner of the land shown in the exhibits owns 3 three lots on Baja Road, one of which is larger than the others but is not fully on the road. The owner would like to divide the largest lot into two pieces and provide each with roadway access. In order to accomplish this, they wish to request a variance to allow each driveway to be narrower than the City's current requirements and a variance on the City's restriction on flag lots.

Discussion

Discuss and consider whether Council might support replat the property in this manner and forward to Planning and Zoning for additional review and recommendation back to Council.

Approved By

City Administrator	Richard Tramm <i>RT</i>	Date: August 21, 2019



Spear Point Engineering, LLC

TBPE Firm No. 18904
14088 County Line Road
Willis, TX 77378
www.SPETexas.com

August 20, 2019

City of Montgomery Planning and Zoning Commission
101 Old Plantersville Rd
P.O. Box 708
Montgomery, TX 77356

RE: Variance Requests – Flag Lot and Minimum Lot Width
Walker-Montgomery Community Development Corporation

Dear Directors,

On behalf of our client, Walker-Montgomery Community Development Corporation (the “Walker-Montgomery CDC”), we submit the attached information to support the above referenced variance requests.

Walker-Montgomery CDC is a private, nonprofit, community-based organization responsible for creating affordable housing for low income families. They work with the Gulf Coast Trades Center to help teach underprivileged youth skills and trades associated with home building.

Walker-Montgomery CDC requests two (2) variances for their future development off Baja Road. Currently, the land is platted into three (3) lots (see attached Plat). Walker-Montgomery CDC would like to replat the land with four (4) lots. The replat would require two (2) variances; (1) a variance from the City’s restriction of flag lots, (2) a variance from the minimum per lot street frontage. The attached Exhibit A depicts both variances requested.

Granting these variances will allow Walker-Montgomery CDC to develop an additional Lot, adding needed improved residential development off of Baja Road, and will also provide additional learning opportunities for “at risk” youth attending the Gulf Coast Trades Center.

Please let me know if you have any questions or need additional information. Fell free to contact me at (832) 797-9910 or by email at darrin@spetexas.com.

Sincerely,


Darrin M. Fentress, P.E.
Senior Project Manager

Attachments

Cc: Ms. Donna Glass

Walker-Montgomery CDC



Variance Request Application

City of Montgomery
101 Old Plantersville Road
Montgomery, Texas 77316
(936) 597-6434

Upon completion return application to shensley@ci.montgomery.tx.us

Contact Information

Property Owner(s): WALKER-MONTGOMERY CDC

Address: 143 FOREST SERVICE ROAD 223 NEW WAVERLY TX Zip Code: 77358-3945

Email Address: DONNA.GLASS@GCTCW.ORG Phone: 936-344-7264

Applicants: WALKER-MONTGOMERY CDC DONNA GLASS

Address: 143 FOREST SERVICE ROAD 223 NEW WAVERLY TX 77358-3945

Email Address: DONNA.GLASS@GCTCW.ORG Phone: 936-344-7264

Parcel Information

Property Identification Number (MCAD R#): 5556-02-00100

Legal Description: S555602- GULF COAST ESTATES 02, BLOCKS 1, LOT 1

Street Address or Location: 1129, 1127, 1115 BAJA RD. MONTGOMERY TX 77356

Acreage: 1.57 Present Zoning: RESIDENTIAL (R1) Present Land Use: N/A

Variance Request

Applicant is requesting a variance from the following:

City of Montgomery Ordinance No.: 2011-09 Section(s): 78-88-LOTS

Ordinance wording as stated in Section (): _____

C) MINIMUM WIDTH. MINIMUM WIDTH IS 75 FEET

Detail the variance request by comparing what the ordinance states to what the applicant is requesting:

IN AN ATTEMPT TO GAIN ANOTHER LOT, WE REQUEST THE
ALLOWANCE OF TWO 31' ACCESS WIDTHS

Signatures

Owner(s) of record for the above described parcel:

Signature:  Date: 8/21/19

Signature: _____ Date: _____

Signature: _____ Date: _____

Note: Signatures are required for all owners of record for the property proposed for variance. Attach additional signatures on a separate sheet of paper.

*** Additional Information ***

The following information must also be submitted:

Cover letter on company letterhead stating what is being asked.

A site plan.

All applicable fees and payments.

The application from must be signed by the owner/applicant. If the applicant is not the owner, written authorization from the owner authorizing the applicant to submit the variance request shall be submitted.

<p>Date Received <i>Office Use</i></p>	<p><u>August 21, 2019</u></p>
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Variance Request Application

City of Montgomery
101 Old Plantersville Road
Montgomery, Texas 77316
(936) 597-6434

Upon completion return application to shensley@ci.montgomery.tx.us

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Street Address or Location: 1139, 1127, 1115 BAJA RD. MONTGOMERY TX 77356

Acres: 1.57 Present Zoning: RESIDENTIAL (R1) Present Land Use: N/A

Variance Request

Applicant is requesting a variance from the following:

City of Montgomery Ordinance No.: 2011-09 Section(s): 78-08-LOTS

Ordinance wording as stated in Section ():

G) FLAG LOTS. FLAG LOTS MAY NOT BE USED UNDER ANY CIRCUMSTANCES.

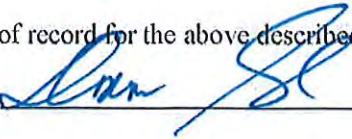
Detail the variance request by comparing what the ordinance states to what the applicant is requesting:

IN AN ATTEMPT TO GAIN ANOTHER LOT AN EXISTING LOT HAS BEEN SPLIT IN TWO. HOWEVER DUE TO ACCESS SPACE THE ONLY WAY TO DO THIS IS VIA A FLAG LOT.

Signatures

Owner(s) of record for the above described parcel:

Signature:



Date:

8/21/19

Signature: _____

Date: _____

Signature: _____

Date: _____

Note: Signatures are required for all owners of record for the property proposed for variance. Attach additional signatures on a separate sheet of paper.

Additional Information

The following information must also be submitted:

Cover letter on company letterhead stating what is being asked.

A site plan.

All applicable fees and payments.

The application from must be signed by the owner/applicant. If the applicant is not the owner, written authorization from the owner authorizing the applicant to submit the variance request shall be submitted.

Date Received

Office Use

August 21, 2019

STATE OF TEXAS,
COUNTY OF MONTGOMERY.

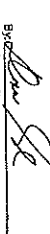
That the Underwriter, Montgomery C.D.C., hereto acting individually or through the Underwriter duly authorized agents, does hereby certify that the plat depicting the beach described and property on the Golf Coast Estates, Section 2, ESTATES, BEACH, and adjacent beach shown, and details to public use former all green shown on this plat as streets, drives, paths, and easements, except those shown as easements, are in accordance with the requirements of the laws of this State and are not required by the City of Montgomery for the subdivision and platting of the same, and that the said plat and the same are not a portion of a subdivision or plat of a subdivision, and that the same are not required to be recorded by the City of Montgomery.

Owner hereby certifies that Owner has or will comply with all applicable regulations of the City of Montgomery, and that a rough preliminary plat has been prepared, inspected, approved, and filed with the City of Montgomery, and the Project Report of the City of Montgomery is on file with the City of Montgomery.

There is hereby declared a 5' wide easement adjacent to 4' utility easements thereon for 1/2" and 1/4" A.C. storm sewers from a place 20' feet above ground.

IN WITNESS WHEREOF, Walter Montgomery C.D.C. has caused these presents to be signed by being placed its Seal, and the Seal of Montgomery County, Texas, to be affixed hereon, and the Seal of the City of Montgomery, Texas, to be placed hereon, and it is hereby certified that the foregoing is a true and correct copy of the original.

Walter Montgomery C.D.C.

By: 
Director
Walter-Montgomery C.D.C.

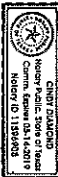
THE STATE OF TEXAS,
COUNTY OF MONTGOMERY.

BEFORE ME, the undersigned authority, on this day personally appeared Donna Green, Director of Walter-Montgomery C.D.C., known to me and known to me that they executed the same for the purposes and considerations therein set forth.

Given under MY HAND AND SEAL OF OFFICE
this 3rd day of January, 2018.

Notary Public in and for Montgomery County, Texas
by Commission ending 05-14-2019

Notary Public in and for Montgomery County, Texas
by Commission ending 05-14-2019



That I, Jeffrey Moon, do hereby certify that I prepared this plat from an actual and accurate survey of the land and that the corner monuments shown thereon, was prepared in accordance with the applicable provisions of the laws of the State of Texas, and that the same are not required to be recorded by the City of Montgomery, Texas.

Jeffrey Moon
Registered Geomatics Land Surveyor
Texas Registration No. 4639



I, THE UNDERSIGNED, City Administrator for the City of Montgomery, hereby certify that this subdivision plat conforms to all requirements of the subdivision regulations of the City of Montgomery, and that the same are not required to be recorded by the City of Montgomery.

Don Vance
City Administrator, City of Montgomery

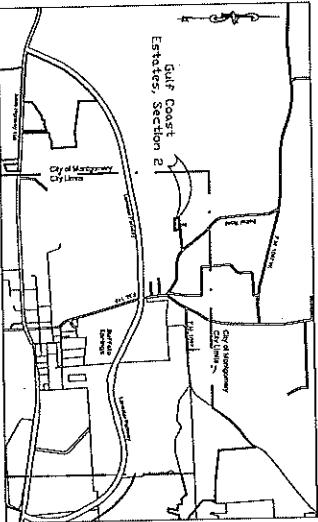
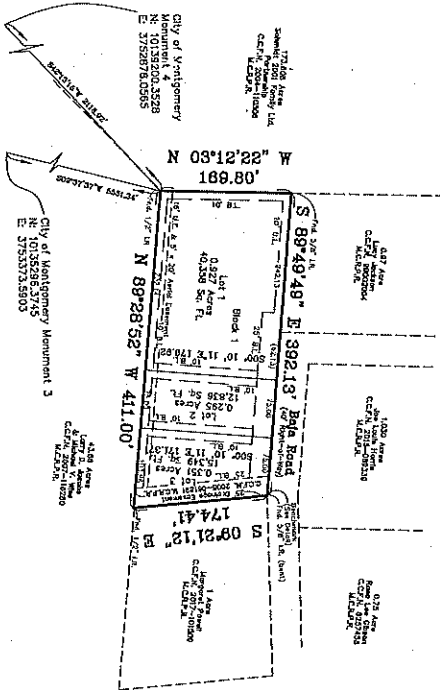
I, THE UNDERSIGNED, Engineer for the City of Montgomery, hereby certify that this subdivision plat conforms to all requirements of the subdivision regulations of the City of Montgomery, and that the same are not required to be recorded by the City of Montgomery.

Don Vance
Engineer, City of Montgomery

MINOR PLAT
Gulf Coast Estates
SECTION TWO
A SUBDIVISION OF 1.574 ACRES
OF LAND IN THE
BENJAMIN RIGSBY SURVEY, A-31
MONTGOMERY COUNTY, TEXAS
CONTAINING 3 RESIDENTIAL LOTS IN 1 BLOCK

April 2018

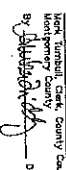
OWNER/DEVELOPER
Walter Montgomery C.D.C.
143 Forest Service Road 233
New Waverly, Texas 77358
(936) 344-7234
donna.gins@gtccw.com



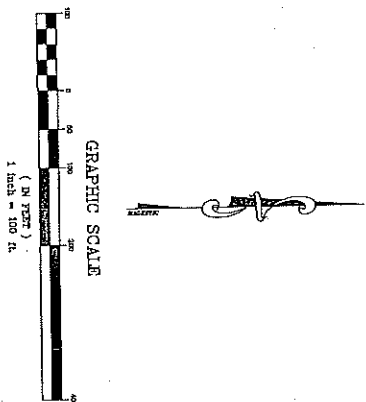
STATE OF TEXAS,
COUNTY OF MONTGOMERY.

I, Jack Tumbler, Clerk of the County Court of Montgomery County, Texas, do hereby certify that the original of this certificate of authentication was filed for registration in my office on March 22, 2018 at 3:40 o'clock P.M. and duly recorded on March 22, 2018 at 3:50 o'clock P.M. in Book Z, Sheet 5104 of record at Montgomery County.

Walter Montgomery C.D.C. Notary Public in and for Montgomery County, Texas, the day and date last shown above written.

Walter Montgomery C.D.C.
Notary Public in and for Montgomery County, Texas
By:  Deputy

- NOTE:
1. U.L. indicates Utility Easement.
 2. B.L. indicates Building Line.
 3. D.L. indicates Ditching Easement.
 4. 5/8" Iron Pipe set or of 41' corners unless otherwise noted.
 5. This property does not lie within the 100' A.C. Road Right-of-Way System.
 6. Bearings are based upon the 1983 State Plane Coordinate System, NAD 83, Zone 14N, GCS, US Feet (FWS-03).
 7. All distances shown are ground.



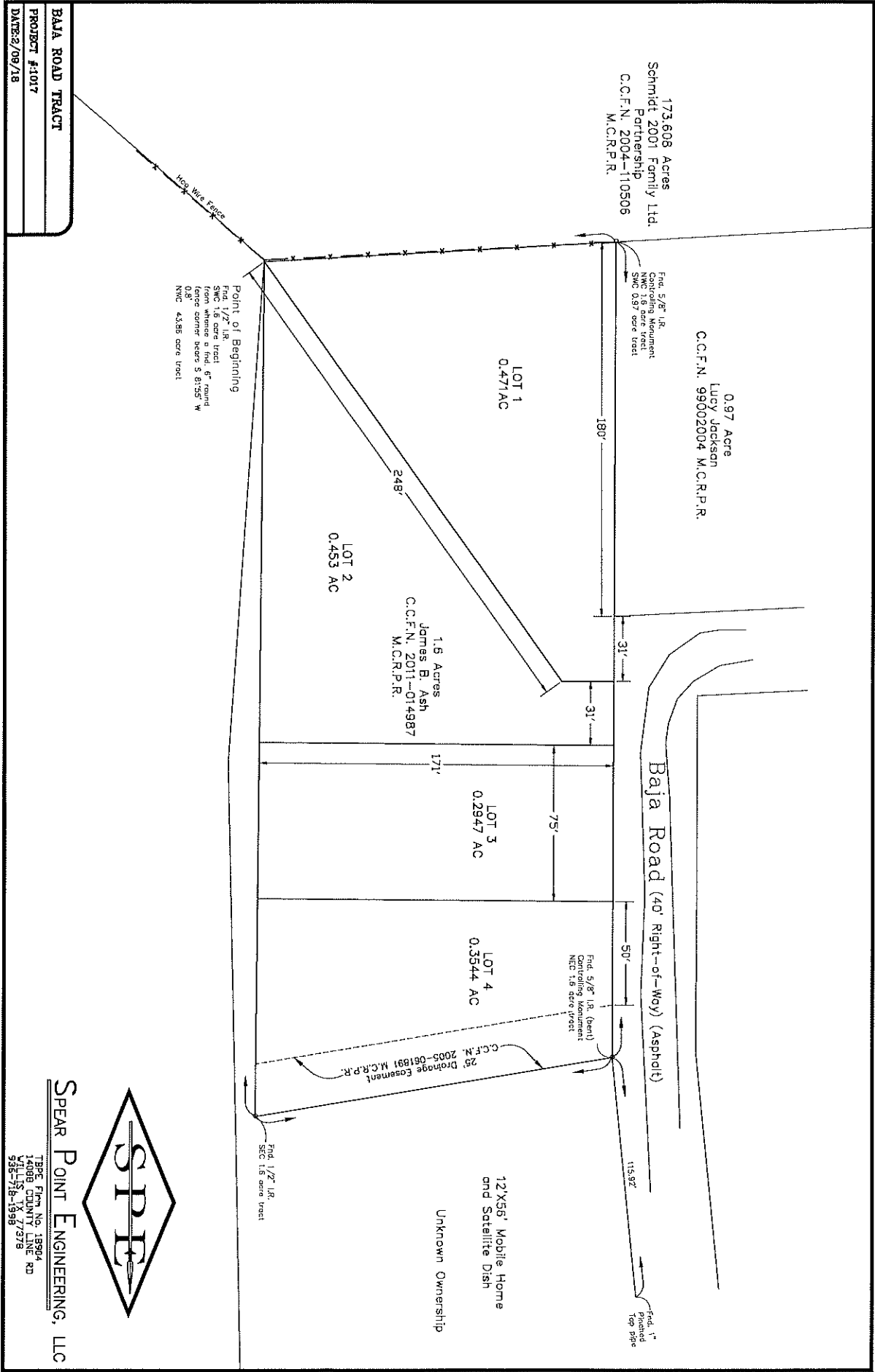
DOC # 20180425910
Cabinet 00Z Sheet 5104

Sheet 1 of 1

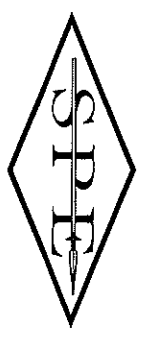
BOUNDARY DETAIL

The site monument consists of a three high steel set in a concrete column, & stamped with the number 257110 positioned in the top of the primary monument.

JEFFREY MOON & ASSOCIATES, INC.
LAND SURVEYORS
www.jmaassoc.com



Baja Road Tract
 PROJECT #1017
 DATE: 2/09/18



SPEAR POINT ENGINEERING, LLC
 TPE Firm No. 18904
 1400B COUNTY LINE RD
 535-58-1595

Montgomery City Council
AGENDA REPORT

Meeting Date: August 27, 2019	Budgeted Amount: NA
Department: Administrative	
Prepared By: Richard Tramm	Exhibits: Mr. Jacobs will bring visual aids to show during his presentation.
Date Prepared: August 23, 2019	

Subject

Presentation by Larry Jacobs regarding a proposed project to be located at 1062 Clepper Street.

Description

Mr. Jacobs would like to present a proposed hotel/motel type project (to be located near Jim's Hardware). He is not looking for any approval at this time but would like to hear feedback on his proposed project.

This area is currently zoned for single family residential but it is also adjacent to commercial property. **Staff would like to hear from City Council if there might be a preference to have the City consider this item as needing rezoning of the property to commercial or the issuance of a Special Use Permit for this proposed project to move forward.**

Recommendation

Observe the presentation and provide feedback.

Approved By

City Administrator	Richard Tramm <i>RT</i>	Date: 8/23/19



City Administrator's Report – July/August 2019

During this past month I continued my efforts to meet with the local developers. I met with J. Allen Kent, Steve Bowen, Chris Cheatham and Philip LeFevre during this period. I also met with from Spear Point Engineering and L Squared Engineering, who will be at the City Council meeting related to projects with which they are connected.

I contacted Sam Houston State University's Sam Houston Memorial Museum seeking possible assistance with the Crane Cabin repairs that were previously given partial financial support by Council. One of the curators came out to look over the damage and take some measurements of the damage to the cabin. In his follow up report, he provided an alternative treatment their museum has used on their own structures that is likely to be both quicker and less costly. The contractor they recommended we contact for this is coming out on August 28th to evaluate the Crane Cabin for his repair technique.

The City meetings that I have attended over the last month included Board of Adjustments on July 31st, City Council on August 13th, Comprehensive Plan Meeting for the overall community on August 15th, Montgomery Economic Development Corporation on August 19th, City Council Budget Workshops on August 20th and 22nd and the Planning and Zoning Commission Meeting on August 26th. There was an additional Comprehensive Plan meeting for local businesses that I was unable to attend that was conducted by Dave McCorquodale.

In the coming month we will be holding staff meetings on two important topics. The first of these is to update the City staff on the health insurance renewal in order to ensure staff understands the potential

coverage and dependent cost differences between the two policies that are being reviewed for this renewal. The second is an educational session to discuss avoiding cyber attacks on the City's computer network. We are gathering information from multiple sources for this session and I might bring in an outside consultant to assist with staff training.

Staff will be updating the draft budget with the amendments from the Budget Workshops for distribution to the Council shortly. I will be available to meet with any council member if there are any additional questions, especially for anyone who did not make the Budget Workshops.

One of my projects next month is to begin to review the City ordinances with the City's Parks Director (Mike Muckleroy). I want to ensure that we are following the proper procedures for parks organization and operation and are also keeping within the ordinance requirements.

Please feel free to contact me directly if you have any questions on these items. I look forward to seeing each of you at the upcoming meeting. Please remember that we need all available council members to be in attendance at the Tax Public Hearing before the council meeting to meet the super majority requirement

Respectfully submitted,

Richard Tramm

City Administrator



Public Works Department
PO Box 708
Montgomery, TX 77356
Main: 936-597-6434 Fax: 936-597-6437

Monthly Report for July 2019

Water

- Repaired leaking service line at Caroline and Liberty St.
- Flushed air in lines from air compressor failure at Water Plant 3
- Repaired leaking service line on College St. at Burger Fresh.
- Verified several meters for accurate information for TORC committee.
- Service line for 814 Huffman St. installed to remove them from Cedar Crest line.
- Activated/deactivated 27 water accounts.
- Completed monthly nonpayment cutoffs and reactivates after payments were made.
- Completed bi-monthly leak notification door hangers.
- Completed monthly check of idle meter list for consumption. No issues were found.
- Completed 7 work orders for endpoint maintenance issues.
- Completed 8 work orders for water leaks.
- Completed 14 work orders for miscellaneous water issues.
- Completed 6 work orders for water taps.

Wastewater

- Repaired leak on water reuse line at the sewer plant.
- Cleared growth around Lift Station D for repairs to be made.
- Set visibility markers for manholes on Plez Morgan Dr.
- Completed one round of smoke testing.
- Extended broken sewer lead that were found broken during smoke testing.
- Continued pumping the manhole in Terra Vista three times a week as we wait for bids to be accepted for the project.
- Completed 6 work orders for sewer taps.
- Completed 1 work order for sewer-stop up.

Streets/Drainage/ROW

- Cleared ROW growth on Clepper St. with flail mower.
- Replaced missing "Railroad Crossing" sign on Old Plantersville Rd.
- Replaced stop sign on Maiden at Clepper St.
- Replaced pole and speed limit sign on Wade St.

- Took grade shots on Church St. ditch for drainage project.
- Removed trash from ditch on Baja St.
- Swept rainwater from ponding areas on Brock's Ln.
- Installed culvert on MLK for homeowner.
- Repaired 2 potholes on Buffalo Springs Dr.
- Completed 1 work order for streetlight request.
- Completed 4 work orders for Street ROW – Ditch/Drainage.
- Completed daily utility locates as necessary.
- Completed daily removal of bandit signs as necessary
- Completed monthly weed killer list.

Building/Facility/Vehicle/Equipment Maintenance

- Relocated photocell for parking lot lights at City Hall.
- Repaired front air dam on PW-1301.
- AC repairs made at City Hall.
- Relocated break area table, bench, and umbrella at City Hall.
- Repaired track lighting in Simonton House at Fernland Park.
- Repaired steps and built handrails for back porch of Crane Cabin at Fernland Park.
- Replaced boards on front and back porches of Crane Cabin.
- Completed our monthly light bulb check at all facilities.
- Completed monthly check of AED's at City Hall and in crew trucks.
- Delivered cases of water to City Hall as requested.
- Completed weekly cleaning of Community Center.
- Completed monthly check of all irrigation systems and made repairs as necessary.
- Completed 14 work orders for general-City Hall maintenance.

Parks/Recreation

- Completed 28 work orders for maintenance-parks issues.
- Purchased and delivered items requested by Fernland docents.
- M/W/F cleaning of all restrooms and grounds.
- Setup and pickup for Freedom Festival.
- Setup and pickup for "Snoballs with the Mayor" event at Cedar Brake Park.
- Front entry beds were reworked with new plants and grass at Fernland Park.
- Cleared underbrush at Homecoming Park with flail mower.
- Installed new fence at Homecoming Park.
- Removed 2 bushes from Homecoming Park and replaced them with trees.
- Repaired 2 wire irrigation at Memory Park.
- Cleaned drainage ditch at Memory Park coming from Racetrack Ln.
- Fernland docents reported 607 visitors and provided 68 tours for the month.

General

- Completed 11 work orders for maintenance-garbage issues.
- Completed 27 work orders for maintenance-general issues.

- Assembled storage unit shelving in new storage building at the sewer plant.
- Completed monthly safety meeting with department and safety officer.
- Attended bi-weekly conference calls with utility operator and engineer.
- Attended meeting with Verizon on electronic sign downtown.
- Attended general departmental discussion meeting with City Administrator.
- Attended bid opening meeting for Atkin's Creek utility repairs.
- Attended a conference call to discuss Boretex/MMG and Atkin's Creek bid.
- Met with Randy Burleigh to discuss several items.
- Met with Dr. Beau Rees of MISD.
- Attended Community Center meeting with Dave McCorquodale and Autumn Redman.
- Completed weekly pre trip inspections of crew trucks.
- Attended meeting for Water Party debriefing and Flag Festival planning.
- Attended TWUA Greenforest meeting.
- Attended general discussion meeting with City Administrator and City Engineer.

Report prepared by:
Mike Muckleroy
Director of Public Works
August 21, 2019



Montgomery Police Department
Chief Anthony Solomon

Activity Report

July 1, 2019 - July 31, 2019

Patrol Division

Calls for Service	-	168
Total Reports	-	35
Citations Issued	-	202
Warnings Issued	-	350
Arrests	-	11
Accidents	-	9

Personnel/Training

No Personnel/Training Items for the month of July.

Investigation Division

Total number of assigned cases to C.I.D. for the month: 15

Breakdown by Offense Category

Assault/Family Violence	7
Theft	4
Possession of Controlled Substance/Marijuana	2
Fraud	2
Missing Person - Juvenile	1
Burglary	1

Major Incidents

The police department has begun the first month of utilizing the speed trailer, which was deployed 4 separate times with 3 to 4 day increments at Bessie Price and MLK. This effort has yielded 13 Warnings and 6 Citations for a total of 19 stops during deployment.

The Police Department is working with LexisNexis to become part of their Community Crime Map. This is a free feature provided by LexisNexis to law enforcement agencies and citizens. Our crime data will be used to show crimes that occur within the city limits of Montgomery. Citizens will be able to go to the website and view crime types and locations as well as submit tips to the police department about a specific crime.

Upcoming Events

National Night Out will be October 1, 2019 from 6pm – 9pm at Cedar Brake Park. We are working with local agencies to make sure this event is successful and encourage the community to join us!

Municipal Court-Monthly Report

July 2019

Kimberly Duckett
Court Administrator



Comparison Chart

Citations and Revenue January 2016 - Present

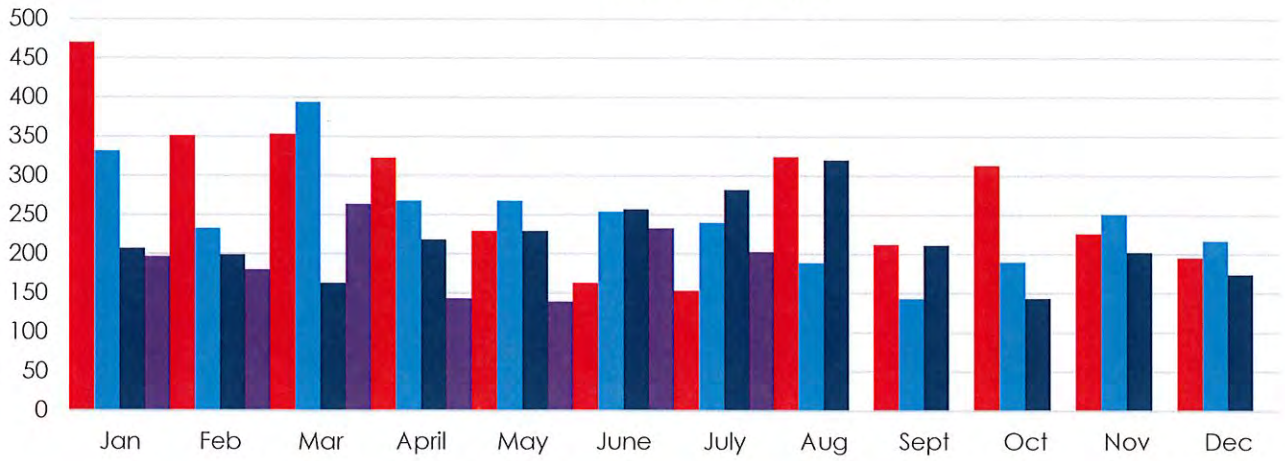
	Citations Filed			
	2016	2017	2018	2019
<i>Jan</i>	470	332	207	197
<i>Feb</i>	351	233	199	180
<i>Mar</i>	353	394	163	264
<i>April</i>	323	268	218	143
<i>May</i>	229	268	229	139
<i>June</i>	163	254	257	233
<i>July</i>	153	240	282	203
<i>Aug</i>	324	189	320	
<i>Sept</i>	212	143	211	
<i>Oct</i>	313	190	143	
<i>Nov</i>	226	251	202	
<i>Dec</i>	195	217	174	

Totals 2164 2402 2605 1359

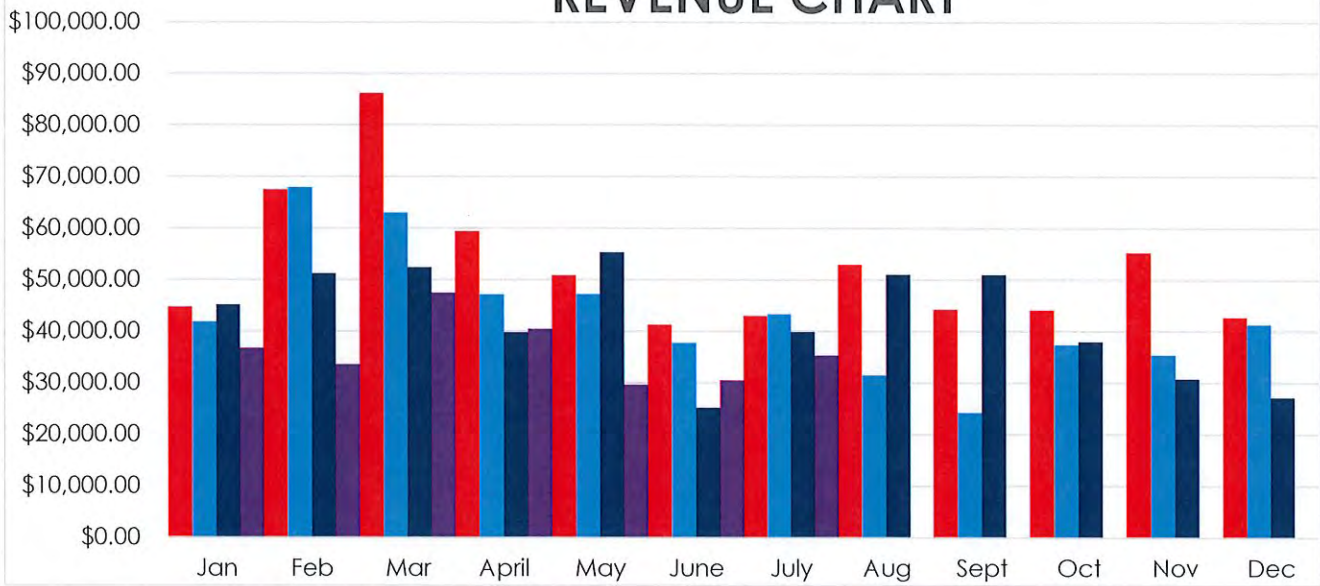
	Total Revenue Collected			
	2016	2017	2018	2019
<i>Jan</i>	\$44,702.82	\$41,830.44	\$45,128.89	\$36,756.35
<i>Feb</i>	\$67,466.54	\$67,937.61	\$51,188.10	\$33,590.10
<i>Mar</i>	\$86,201.43	\$62,992.57	\$52,380.12	\$47,500.50
<i>April</i>	\$59,388.14	\$47,163.40	\$39,781.86	\$40,450.17
<i>May</i>	\$50,854.90	\$47,225.90	\$55,321.25	\$29,687.31
<i>June</i>	\$41,238.67	\$37,817.25	\$25,193.20	\$30,546.14
<i>July</i>	\$42,990.97	\$43,405.62	\$39,922.89	\$35,339.40
<i>Aug</i>	\$52,923.17	\$31,540.77	\$51,021.18	
<i>Sept</i>	\$44,256.40	\$24,281.60	\$50,959.23	
<i>Oct</i>	\$44,138.80	\$37,395.63	\$37,954.40	
<i>Nov</i>	\$55,221.23	\$35,410.95	\$30,792.97	
<i>Dec</i>	\$42,698.95	\$41,335.06	\$27,171.20	

Totals \$632,082.02 \$518,336.80 \$506,815.29 \$253,869.97

CITATIONS



REVENUE CHART



Fiscal Year 2018-2019	
2018	2019
Oct	\$37,954.40
Nov	\$30,792.97
Dec	\$27,171.20
Jan	\$36,756.35
Feb	\$33,590.10
March	\$47,500.00
April	\$40,450.17
May	\$29,687.31
June	\$30,546.14
July	\$35,339.40
Aug	
Sept	

\$95,918.57 \$253,869.47

Total
\$349,788.04

Fiscal Year 2017-2018	
2017	2018
Oct	\$37,395.63
Nov	\$35,410.95
Dec	\$41,335.06
Jan	\$45,128.89
Feb	\$51,188.10
March	\$52,380.12
April	\$39,781.86
May	\$55,321.25
June	\$25,193.20
July	\$39,922.89
Aug	\$51,021.18
Sept	\$50,959.23

\$114,141.64 \$410,896.72

Total
\$525,038.36

UTILITY/GENERAL FUND REPORT – JULY 2019

TOTAL REVENUE

Utilities	\$172,777.28
Permits	\$22,899.50
Community Building	\$600.00
Flags Sold	\$38.00
Misc. General Fund	\$20,213.18
Monthly Total	\$216,527.96

UTILITIES

New Water Accts.	19
Disconnected Water Accts.	8
Total Number of Active Accts.	785

ARREARS

	60 Days	90 Days	120+ Days 2007-Sept 1, 2018
Number of Accounts	12	6	185
Amount	\$932.81	\$694.79	\$40,996.08
Total			\$42,623.68

PERMITS

Type	Permit Total	Revenue
Building-Commercial	3	\$1,230.00
Building-Residential	6	\$11,034.00
Plumbing	4	\$875.00
Irrigation	5	\$625.00
Mechanical	12	\$2,625.00
Electrical	4	\$725.00
Sign	1	\$50.00
Backflow Preventors	3	\$375.00
Alcohol	1	\$175.00
Photography	0	\$0.00
Occupancy	0	\$0.00
Residential Pool	2	\$1,300.00
Vendor	1	\$20.00
TOTAL	42	\$22,849.50

COMMUNITY BUILDING

Type of Rental	Number of Bookings	Revenue
Profit	2	\$600.00
Non - Profit	21	\$0

UTILITIES & PERMITS MONTHLY CALL LOG

MARCH	APRIL	MAY	JUNE	JULY	AUGUST	SEPT	OCT	NOV	DEC
596	622	603	579	1043					

CITY ACCOUNT CONSUMPTION

	MAY	JUNE	JULY
Community Building – Irrigation (01-8732-00)	5,000	12,000	20,000
Community Building (01-0130-00)	2,000	0	3,000
City Cemetery (01-1110-00)	0	0	0
City Welcome Sign Irrigation at HWY 105 & Prairie – Rose Garden (01-8733-00)	1,000	0	1,000
Cedar Break Park Irrigation (01-8736-00)	3,000	2,000	4,000
Cedar Break Park Restrooms (01-8735-00)	2,000	2,000	1,000
Fernland (01-8737-00)	1,000	5,000	4,000
Memory Park (01-5885-00)	32,000	99,000	111,000
Community Building Stage Irrigation Rose Garden (01-6180-00)	1,000	2,000	2,000
City Hall & Irrigation (01-6190-00)	5,000	28,000	19,000
Homecoming Park Restrooms (01-8820-00)	0	1,000	0
Homecoming Park Drinking Ftn (01-8738-00)	0	0	0
Buffalo Springs Sewer Plant (01-8821-00)	5,000	1,000	1,000



City of Montgomery

Operations Report

July 2019

06/18/19-07/17/19

TAP

INTO

TECHNOLOGY

Dear City of Montgomery Council Members:

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

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

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

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

Michael Williams



Vice President of Operations
Gulf Utility Service

District Alerts

06/30/2019 – Lift Station 2, Variable frequency drive (VFD) failure

Upon arrival operator found lift station called out VFD failure, the pump was reset and tested. Operator monitored facility and reset alarm.

07/02/2019 – WWTP1, Lift Station 1, 3, 5 and 6, Power failure

Upon arrival operator found facilities with no power, alarm due to power surge in the area.

06/07/2019 – Water plant 3, Fail to Prime alarm

Upon arrival operator found prime alarm light on for well 4. Operator reset alarm and monitored facility.

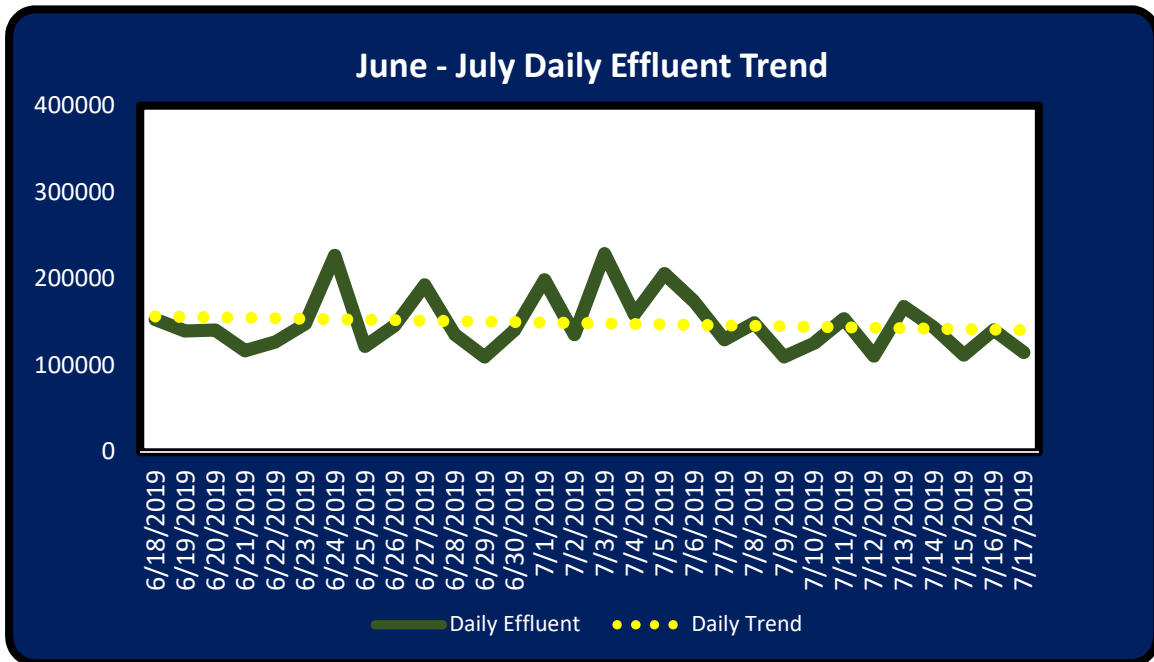
06/10/2019 – WP3, Lift stations 2, 7, 8, 9, 10 and 13, Power failure

Upon arrival operator found facilities with no power, alarm was due to a truck hitting power pole. Entergy restored power and operator monitored facilities.

06/11/2019– Lift station 9, High wet well

Operator investigated issue; alarm was due to possible restoration of power in the area. Operator monitored facility and reset alarms.

Wastewater Plant Flow Detail



- Flow for the month of June – July was 4,464,000 gallons
- Daily peak flow July 3, 2019 was 229,000 gallons
- Average Daily Flow 148,800 gallons


Discharge Limitations

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

Effluent

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

Buffalo Springs WWTP Effluent Monitoring Report

Effluent Permitted Values	Parameter		Measured	Excursion
Average Monthly T.S.S.	15	mg/l	6.50	no
Average Monthly NH3	2	mg/l	0.21	no
Minimal CL2 Residual	1	mg/l	1.01	no
Max CL2 Residual	4	mg/l	3.80	no
Rainfall for the Month			4.85	inches

There were no excursions for the month of July



Weather Station disconnected

SUMMARY TEMPERATURE RAIN

WED 14 AUG	THU 15 AUG	FRI 16 AUG	SAT 17 AUG	SUN 18 AUG	MON 19 AUG	TUE 20 AUG
95° F 77° F	93° F 75° F	95° F 73° F	95° F 73° F	97° F 75° F	97° F 73° F	93° F 73° F
15 mph	15 mph	17 mph	19 mph	21 mph	16 mph	14 mph
0.024 in	0.059 in	0 in	0.004 in	0 in	0.004 in	0.047 in
11.1 h	10.6 h	11.7 h	10.9 h	11.3 h	11.9 h	9.8 h
UV 11	UV 10	UV 10	UV 11	UV 10	UV 10	UV 10

DAY WEEK MONTH YEAR WED 14 AUG 2019

RAIN - RAIN GAUGE

No data available for this period

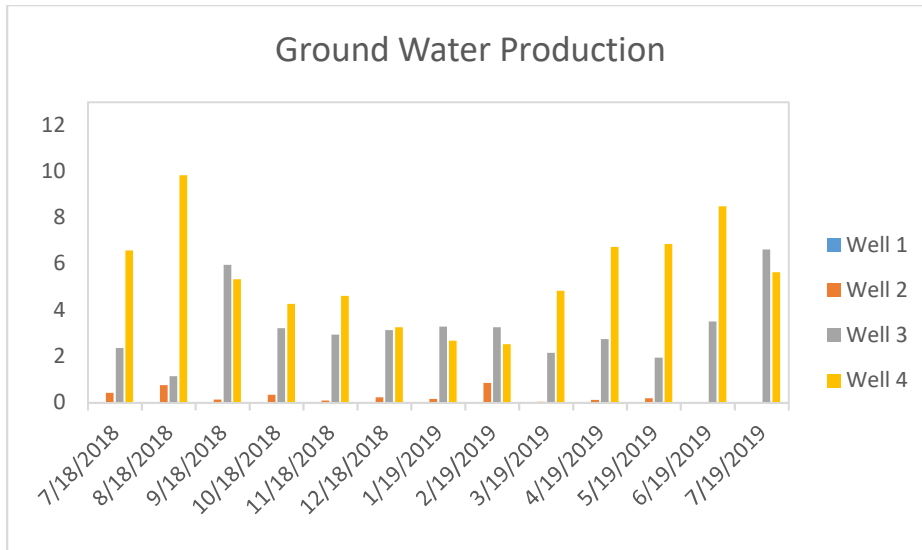
Water Report

06/18/2019-07/17/2019

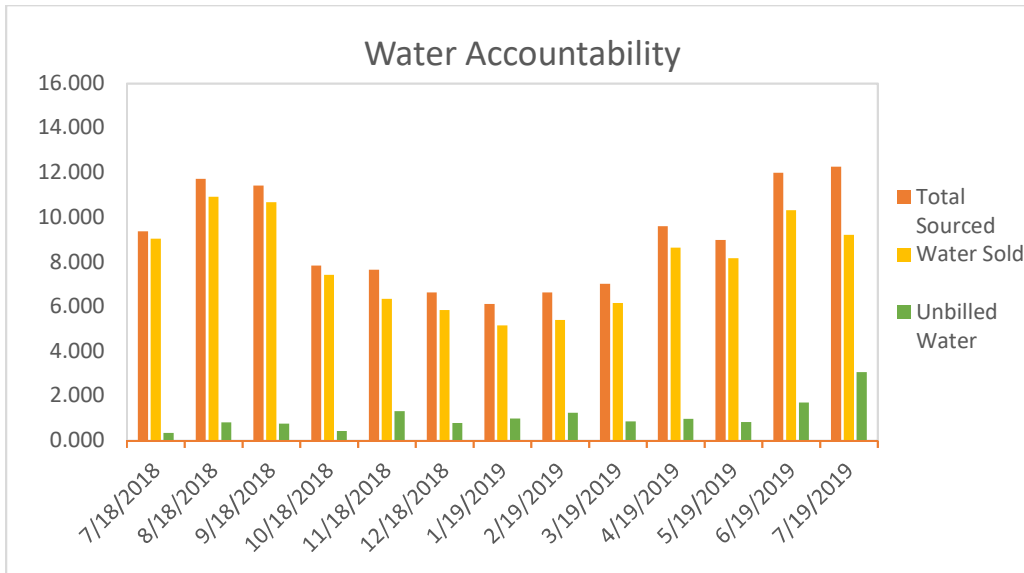
2019							
Well Name	Recorded Flow	% of Total	Rating G/Day	YTD Pumpage	YTD %	Permitted Value	Remaining Permit %
Well 2	0.013	0.11%	0.864	1.337	2.13%	47.551	47.71%
Well 3	6.618	53.91%	0.864	23.529	37.57%	47.551	47.71%
Well 4	5.645	45.98%	2.160	37.760	60.29%	90.000	58.04%
Total	12.276	100.00%	3.888	62.626	100%	122.651	
Flushing	0.8655						
Subtotal	11.411						
Sold	9.218						
% Accounted	82%						

Accountability	
Total Water Sourced	12.276
Flushing	0.8655
Subtotal	11.411
Sold	9.218
Accountability %	82%

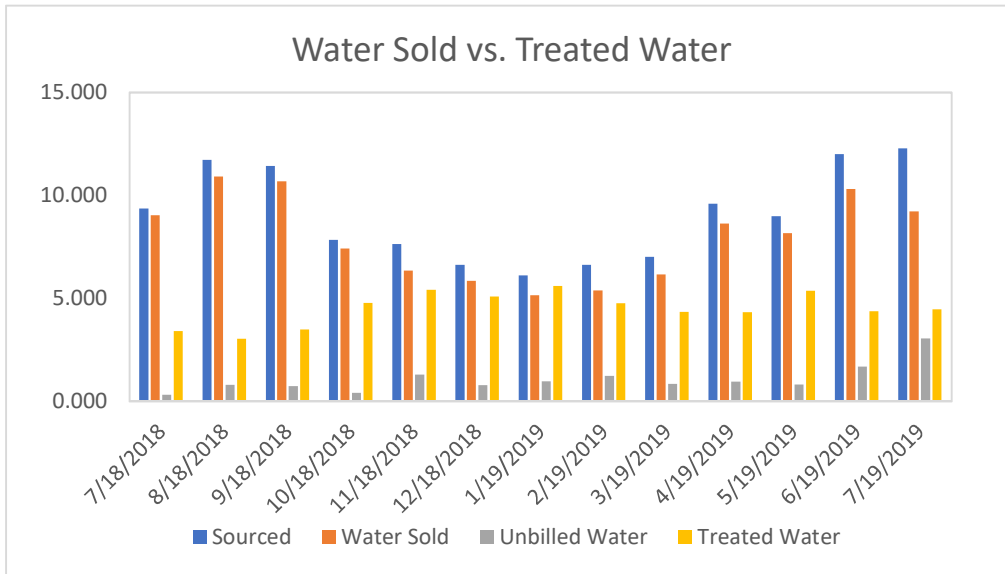
CONNECTIONS	
School	12
Commercial Inside	151
Commercial Outside	2
Residential Inside	658
Residential Outside	27
Church	13
City	15
Hydrant	7
Multifamily	11
n/a	2
Total	898



Date	Total	Well_1	Well_2	Well_3	Well_4
AVG	9.02	0.000	0.254	3.254	5.512
7/18/2018	9.37	0.000	0.425	2.361	6.584
8/18/2018	11.73	0.000	0.751	1.145	9.834
9/18/2018	11.422	0.000	0.130	5.959	5.333
10/18/2018	7.836	0.000	0.338	3.224	4.274
11/18/2018	7.647	0.000	0.091	2.946	4.610
12/18/2018	6.629	0.000	0.233	3.140	3.256
1/19/2019	6.12	0.000	0.154	3.283	2.683
2/19/2019	6.631	0.000	0.847	3.265	2.519
3/19/2019	7.016	0.000	0.026	2.153	4.837
4/19/2019	9.597	0.000	0.114	2.749	6.734
5/19/2019	8.984	0.000	0.183	1.947	6.854
6/19/2019	12.002	0.000	0.000	3.514	8.488
7/19/2019	12.276	0.000	0.013	6.618	5.645
Total	117.26	0.000	3.305	42.304	71.651



Date	Accountability	Unaccounted	Total Sourced	Water Sold	Flushing/Leaks	Unbilled Water
7/18/2018	98%	0.141	9.370	9.043	0.186	0.327
8/18/2018	96%	0.422	11.730	10.922	0.386	0.808
9/18/2018	95%	0.621	11.422	10.678	0.123	0.744
10/18/2018	99%	0.0767	7.836	7.418	0.3413	0.418
11/18/2018	93%	0.515	7.647	6.344	0.788	1.303
12/18/2018	99%	0.057	6.629	5.847	0.725	0.782
1/19/2019	94%	0.365	6.120	5.148	0.607	0.972
2/19/2019	96%	0.278	6.631	5.39	0.963	1.241
3/19/2019	95%	0.385	7.016	6.162	0.469	0.854
4/19/2019	95%	0.481	9.597	8.633	0.483	0.964
5/19/2019	96%	0.396	8.984	8.167	0.421	0.817
6/19/2019	89%	1.359	12.002	10.311	0.332	1.691
7/19/2019	82%	2.1925	12.276	9.218	0.8655	3.058



Date	Sourced	Water Sold	Unbilled Water	Treated Water	Return %	Rain
7/18/2018	9.370	9.043	0.327	3.417	38%	7.00
8/18/2018	11.730	10.922	0.808	3.049	28%	2.75
9/18/2018	11.422	10.678	0.744	3.485	33%	6.31
10/18/2018	7.836	7.418	0.418	4.789	65%	12.75
11/18/2018	7.647	6.344	1.303	5.422	85%	7.50
12/18/2018	6.629	5.847	0.782	5.093	87%	5.60
1/19/2019	6.120	5.148	0.972	5.610	109%	8.75
2/19/2019	6.631	5.39	1.241	4.766	88%	3.25
3/19/2019	7.016	6.162	0.854	4.343	70%	1.96
4/19/2019	9.597	8.633	0.964	4.330	50%	1.20
5/19/2019	8.984	8.167	0.817	5.370	66%	7.50
6/19/2019	12.002	10.311	1.691	4.382	42%	4.35
7/19/2019	12.276	9.218	3.058	4.464	48%	4.85

August 21, 2019

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

Re: Engineering Report
Council Meeting: August 27, 2019
City of Montgomery

Dear Mayor and Council:

The following information summarizes our activities on your behalf since the July 23, 2019 Council Meeting:

Status of Previously Authorized Projects:

All projects discussed below are shown on the enclosed maps of active developments and capital projects.

a) Baja Road Water and Drainage Improvements, Phase I (CDBG)

We continue to work with the bonding company, City Attorney, and City staff to finalize the agreement for the completion of the project. Upon execution of this agreement, a pre-construction meeting will be held and a Notice to Proceed will be issued.

b) MLK Drive Water and Drainage Improvements, Phase II (CDBG)

We entered into a revised engineering contract with the City on August 8th for the design and construction services associated with the proposed Phase II project. The design is complete, the project is advertising for bids, and we plan to receive bids at City Hall on September 4th.

c) Atkins Creek Water, Sanitary Sewer, and Storm Sewer Repairs (FEMA)

We are working with the Contractor and the City to execute the contracts before a Notice to Proceed is issued.

d) Water Distribution System Analysis and Master Plan – CP No. 3 – Downtown and SH-105 Waterline Replacement

We received comments to the plans and specifications from the TWDB and are working to have all comments addressed. We were advised we must also contact the Texas Historical Commission and obtain their approval because of the close vicinity of the proposed construction to the Montgomery Community Center. Once we obtain Texas Historical Commission approval, we will receive environmental approval from the TWDB.

e) Water Distribution System Analysis and Master Plan – CP No. 9 - Water Plant No. 3 Improvements

We are proceeding with the design and expect to be complete this fall.

Status of Previously Authorized Projects (cont.):

- f) Water Distribution System Analysis and Master Plan-CP No. 1, Water Plant No. 2 GST Backfill**
As a reminder, this project will be rebid with the Water Plant No. 3 Improvements project.
- g) Sanitary Sewer System Analysis and Master Plan – CP No. 3b – Lift Station No. 1 Replacement**
We held a pre-construction meeting onsite on August 14th and the contractor has begun sending in submittals for our review. The City’s Attorney has reviewed and approved the contracts for the City’s execution. Upon full execution of all contract documents and TWDB documentation, we will issue a Notice to Proceed.
- h) Sanitary Sewer System Analysis and Master Plan – CP No. 10 – Lift Station No. 3 Force Main Re-Route**
As a reminder, this project is included in TWDB CWSRF loan. The design is substantially complete, has received TxDOT approval, and is under final internal review before undergoing TWDB review.
- i) 18” Gravity Sanitary Sewer Extension, Phase 2**
The contractor is proceeding with construction as anticipated.
- j) Baja Road Rehabilitation (FEMA)**
The project is temporarily on hold while alternative funding sources are evaluated to potentially contribute to the construction cost of the project.
- k) GLO Projects**
We held a kickoff meeting at City Hall on August 7th with City Staff, GrantWorks, and the Texas General Land Office (“GLO”). The City received and executed the contracts from the GLO this month. We are working on the phasing and final scope of the projects before preparing the engineering contract to begin design. As a reminder, the projects included in the grant include sanitary sewer and paving improvements on Dr. Martin Luther King Jr. Drive and the surrounding area, improvements to the Town Creek drainage area, and construction of an additional emergency generator at Water Plant No. 3.

Existing and Upcoming Developments:

- a) Feasibility Studies**
 - i. West Lakes Development** – As authorized at the August 13th City Council meeting, we are proceeding with preparation of an Economic and Utility Feasibility Study for the 44-acre West Lakes Development. We plan to present our findings at the September 24th meeting of the City Council.
- b) Plan Reviews**
 - i. Exxon Eva Street** – We did not receive revised plans this month.
 - ii. Wendy’s (Haza Foods)** – We did not receive revised plans this month.
 - iii. Shoppes at Montgomery Retail Plaza** – We did not receive revised plans this month.

Plan Reviews (cont.):

- iv. **Christian Brothers Automotive** – We received revised plans for the development on July 24th and issued plan approval on August 1st.
- v. **Louisa Lane Single Family Development** – We received plans for the development on August 12th and plan to return comments to the plans this week.
- vi. **Chick-fil-A** – We received plans for the development on August 13th and returned comments to the plans on August 15th.

c) Plat Reviews

- i. **The Shoppes at Montgomery Section 2 Replat** – We received the plat for this development on July 30th and returned comments to the plat on August 1st.
- ii. **Louisa Lane Single Family Development** – We received a preliminary plat for the development on August 12th. The submittal was not complete per the requirements in the City's Code of Ordinances and was therefore rejected.

d) **Ongoing Construction** – There are no ongoing construction projects for public infrastructure at this time.

e) One-Year Warranty Inspections

- i. **Lift Station No. 14** – We are working with Public Works and Gulf Utilities to bring the lift station to the proper specifications with the funds deposited by the developer for the replacement pumps.
- ii. **Lake Creek Village, Section 3** – We were informed by the developer that all punch list items have been addressed. After an onsite inspection we confirmed there are a few punch list items to be addressed and are working with the developer to have them completed.
- iii. **Villas of Mia Lago, Section 2** – We held a one-year warranty inspection for the development on August 12th and provided the punch list to the contractor on August 15th to address.
- iv. **KenRoc (Montgomery First)** – The one-year warranty period for the development ends on September 25, 2019. We are working with the developer and contractor to schedule a one-year warranty inspection.

Meetings and Ongoing Activities:

- a) **Lone Star Parkway Transportation Improvement Plan (TIP)** – We are working to schedule a meeting with the H-GAC to discuss the next steps to include the project on the TIP.

Meetings and Ongoing Activities (cont.):

- b) **Weekly Operations Conference Call** – We continue hosting a biweekly conference call with representatives from Gulf Utility Service, Inc. and City Staff. Items of note discussed during the previous month included receiving estimates for repairs to Lift Station No. 14, updates on various warranty inspections, general updates on all active design and construction projects, and general operations of the City’s water and sanitary sewer facilities.
- c) **Dobbin-Plantersville Water Supply Corporation** – We are continuing to coordinate with the Dobbin-Plantersville Water Supply Corporation (“DP”) engineers to prepare a scope and cost estimate for the proposed emergency waterline interconnect.
- d) **Louisa Lane Single Family Development Land Swap** – We are working with the City and the developer to identify a parcel of land amenable to all parties to be included in the land swap. We are reviewing an exhibit and legal description submitted by the developer’s engineer on July 16th for a proposed parcel of land.
- e) **Baja Road and Martin Luther King Jr. Drive Town Hall** – We are working with City Staff to schedule a town hall meeting for the residents on Baja Road and Martin Luther King Jr. Drive to discuss the timing and impact of all upcoming projects in the area.
- f) **Plan Review Process Meeting** – We attended a meeting with City Staff and the City building code inspector on August 14th to discuss the current plan review process for all aspects of a development, and how it can be improved in the future to comply with recent legislation and improve communication with the developers.
- g) **FM 1097 & Atkins Creek (TxDOT)** – It is our understanding TxDOT is looking into improvements to be completed at Atkins Creek in conjunction with planned improvements to FM 1097. We provided the drainage study we performed as part of the Atkins Creek Water, Sanitary Sewer, and Storm Sewer Repairs project to aid in their study, which is expected to be complete in January 2020.
- h) **FM 149 & SH-105 Right Turn Lane** – We provided a revised legal description and exhibit to TxDOT on August 6th for the dedication of a northbound right turn lane at the intersection of FM 149 and SH-105. We have not received a response at this time.



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

Sincerely,

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

Chris Roznovsky, PE
Engineer for the City

CVR/kmv

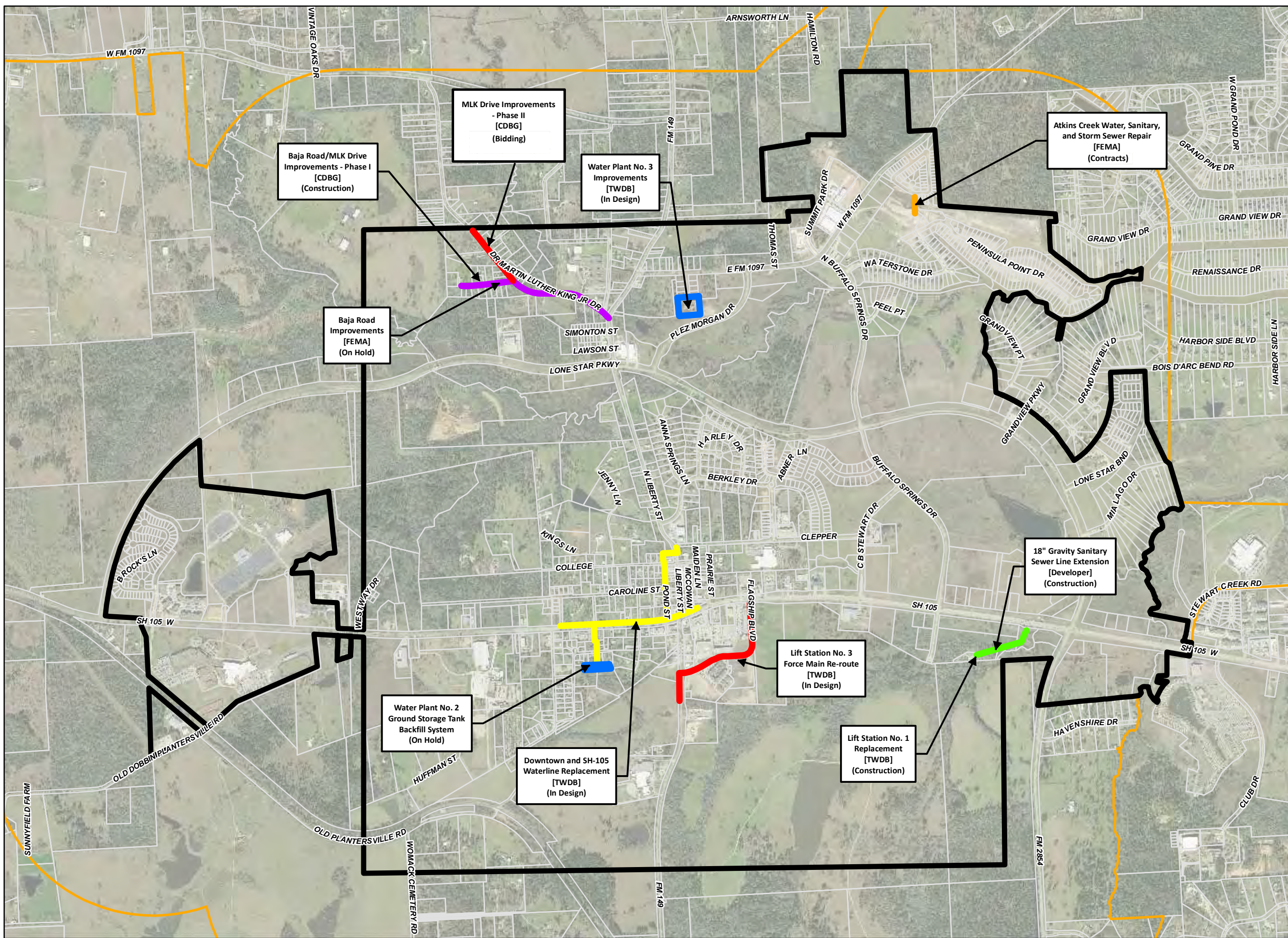
K:\W5841\W5841-0900-00 General Consultation\Meeting Files\Status Reports\2019\Engineer's Report 8-27-19.docx

Enclosures:

Active Capital Projects Map
Active Developments Map
Project Schedule

Cc (via email):




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



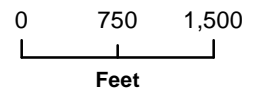
VICINITY MAP

Scale: 1 inch equals 20 miles

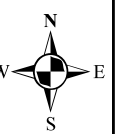
LEGEND

-  City Limits
-  City ETJ
-  MCAD Parcels

ACTIVE CAPITAL PROJECTS (AUGUST 2019)

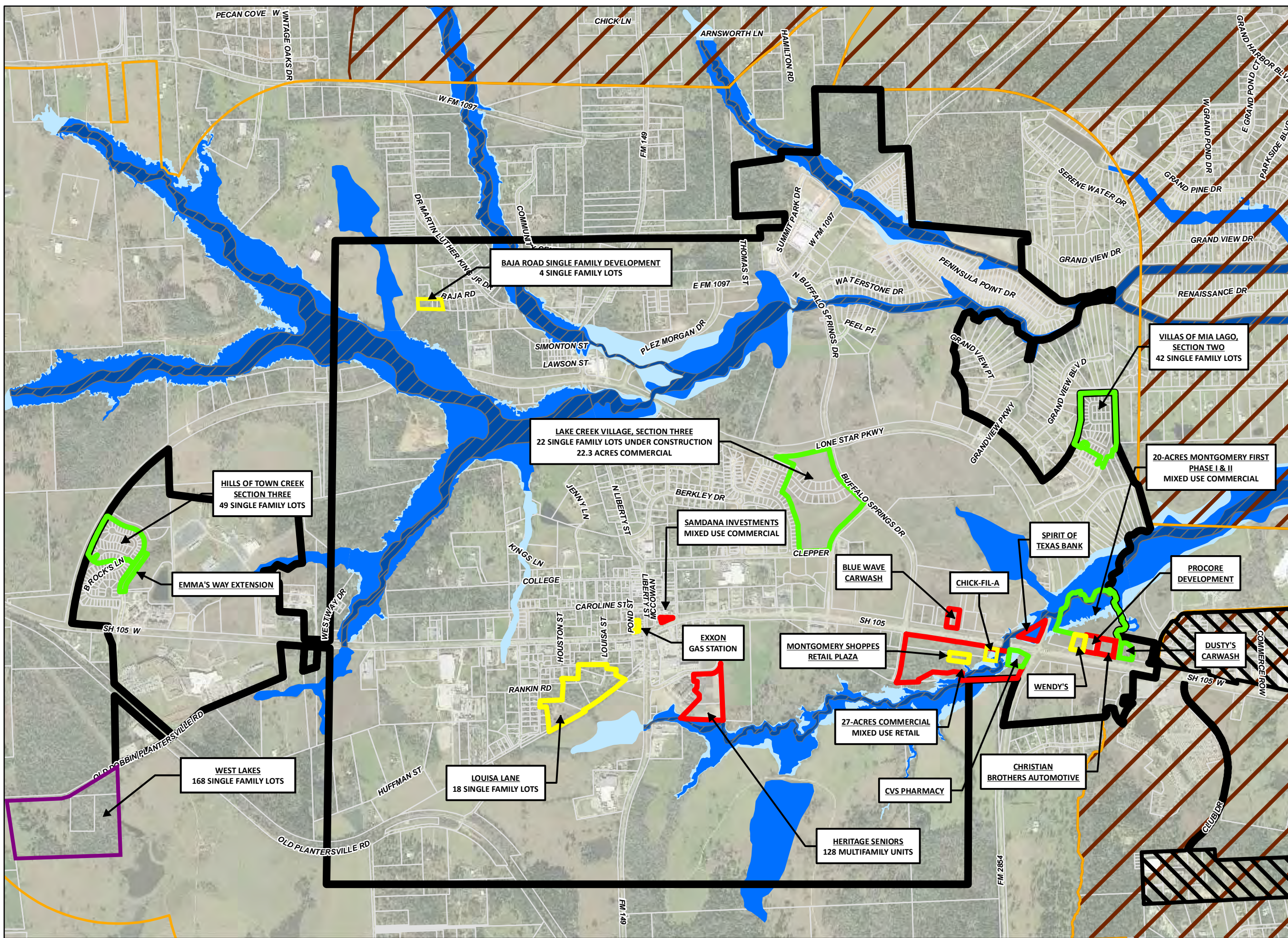


1 inch equals 1,500 feet



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





VICINITY MAP

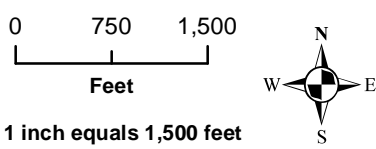
Scale: 1 inch equals 20 miles

LEGEND

Active Development (Phase)

- Complete/Under Warranty
- Under Construction
- In Design
- Planning/Feasibility
- City Limits
- Stanley Lake MUD
- City ETJ
- City of Conroe ETJ
- Floodway
- 100-year
- 500-year
- MCAD Parcels

ACTIVE DEVELOPMENTS (AUGUST 2019)



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



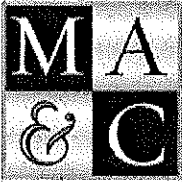
CITY OF MONTGOMERY
ACCOUNT BALANCES @7/31/19
For Meeting of August 27, 2019

	<u>CHECKING ACCT BALANCES</u>	<u>PRIOR MONTH END INVESTMENTS</u>	<u>TOTAL FUNDS AVAILABLE</u>
<u>GENERAL FUNDS</u>			
OPERATING FUND #1017375	\$ 367,781.79		\$ 367,781.79
HOME GRANT FUNDS /COPS UNIVERSAL #1032895	\$ 10.00		\$ 10.00
ESCROW FUND #1025873	\$ -		\$ -
PARK FUND #7014236	\$ -		\$ -
POLICE DRUG & MISC FUND #1025675	\$ 10,675.64		\$ 10,675.64
INVESTMENTS - GENERAL FUND		\$ 200,000.00	\$ 200,000.00
TEXPOOL - GENERAL FUND # 00003		\$ 622,903.73	\$ 622,903.73
TEXPOOL - RESERVE FUND # 00005		\$ -	\$ -
TOTAL GENERAL FUND	\$ 378,467.43	\$ 822,903.73	\$ 1,201,371.16
<u>CONSTRUCTION FUND</u>			
BUILDING FUND #1058528	\$ -		\$ -
CONSTRUCTION ACCOUNT #1058544	\$ 331,607.38 *		\$ 331,607.38
BOK Financial Series 2017A	\$ 953,181.53		\$ 953,181.53
BOK Financial Series 2017BA	\$ 1,565,742.20		\$ 1,565,742.20
TEXPOOL - CONST # 00009		\$ 254,716.54	\$ 254,716.54
INVESTMENTS - CONSTRUCTION		\$ -	\$ -
TOTAL CONSTRUCTION FUND	\$ 2,850,531.11	\$ 254,716.54	\$ 3,105,247.65
<u>DEBT SERVICE FUND</u>			
DEBT SERVICE FUND #7024730	\$ 165,694.79		\$ 165,694.79
TEXPOOL DEBT SERVICE # 00008	\$ -	\$ 296,462.45	\$ 296,462.45
TOTAL DEBT SERVICE FUND	\$ 165,694.79	\$ 296,462.45	\$ 462,157.24
<u>COURT SECURITY FUND</u> #1070580	\$ 5,907.00	\$ -	\$ 5,907.00
<u>COURT TECHNICAL FUND</u> #1058361	\$ 33,825.42	\$ -	\$ 33,825.42
<u>GRANT FUND</u>			
HOME GRANT ACCOUNT #1059104	\$ 5,737.63		\$ 5,737.63
GRANT ACCOUNT #1048479	\$ 80.73		\$ 80.73
TOTAL GRANT FUND	\$ 5,818.36	\$ -	\$ 5,818.36
<u>HOTEL OCCUPANCY TAX FUND</u> #1025253	\$ 13,116.28	\$ -	\$ 13,116.28
<u>MEDC</u>			
CHECKING ACCOUNT #1017938	\$ 26,749.12		\$ 26,749.12
TEXPOOL - MEDC # 00003		\$ 787,523.91	\$ 787,523.91
INVESTMENTS - MEDC		\$ 150,000.00	\$ 150,000.00
TOTAL MEDC	\$ 26,749.12	\$ 937,523.91	\$ 964,273.03
<u>POLICE ASSET FORFEITURES</u> #1047745	\$ 6,221.99		\$ 6,221.99
<u>UTILITY FUND</u>			
UTILITY FUND #1017383	\$ 352,937.51		\$ 352,937.51
CUSTOMER DEPOSITS FUND #1017417	\$ -		\$ -
WATER WORKS & SAN SEWER #7013840	\$ -		\$ -
TEXPOOL - UTILITY FUND # 00002		\$ 774,627.66	\$ 774,627.66
TOTAL UTILITY FUND	\$ 352,937.51	\$ 774,627.66	\$ 1,127,565.17
<u>TOTAL ALL FUNDS</u>	\$ 3,839,269.01	\$ 3,086,234.29	\$ 6,925,503.30

INVESTMENTS

TEXPOOL - GENERAL FUND	\$	622,903.73
INVESTMENTS - GENERAL FUND	\$	200,000.00
TEXPOOL - CONST # 00009	\$	254,716.54
TEXPOOL - DEBT SERVICE # 00008	\$	296,462.45
TEXPOOL - MEDC	\$	787,523.91
INVESTMENTS - MEDC	\$	150,000.00
TEXPOOL - UTILITY	\$	774,627.66
TOTAL ALL INVESTMENTS	\$	3,086,234.29

*Notes: FYI - There are Debt Service Payments due on 9/1/19 that I will be transferring from the bank at the end of August



MUNICIPAL ACCOUNTS
& CONSULTING, L.P.

City of Montgomery

Bookkeeper's Report

July 31, 2019

City of Montgomery
Account Balances

As of July 31, 2019

Financial Institution (Acct Number)	Issue Date	Maturity Date	Interest Rate	Account Balance	Notes
Fund: Operating					
Certificates of Deposit					
SPIRIT OF TEXAS BANK (XXXXX0144)	02/04/2019	08/04/2019	2.45 %	100,000.00	
TEXAS CAPITAL BANK (XXXXX0242)	07/03/2019	12/30/2019	2.50 %	100,000.00	
Money Market Funds					
TEXPOOL (XXXXX0003)	08/01/2005		2.38 %	622,903.73	
Checking Account(s)					
FIRST FINANCIAL BANK (XXXXX7375)			0.00 %	367,781.79	Checking Account
FIRST FINANCIAL BANK (XXXXX5675)			0.00 %	10,675.64	Police Drug & Misc Fund
FIRST FINANCIAL BANK (XXXXX5873)			0.00 %	0.00	Escrow
FIRST FINANCIAL BANK (XXXXX2895)			0.00 %	10.00	Home Grant / COPS Universal
FIRST FINANCIAL BANK (XXXXX4236)			0.00 %	0.00	Park
Totals for Operating Fund:				\$1,201,371.16	
Fund: Capital Projects					
Money Market Funds					
TEXPOOL (XXXXX0009)	12/27/2012		2.38 %	254,716.54	
Checking Account(s)					
BOK Financial (XXXXX3014)			0.00 %	953,181.53	BOKF, NA Escrow - Series 2017A
BOK Financial (XXXXX4012)			0.00 %	1,565,742.20	BOKF, NA Escrow - Series 2017B
FIRST FINANCIAL BANK (XXXXX8528)			0.00 %	0.00	Building Fund
FIRST FINANCIAL BANK (XXXXX8544)			0.00 %	331,607.38	Const Ckg-W&S Proj 1058544
Totals for Capital Projects Fund:				\$3,105,247.65	
Fund: Debt Service					
Money Market Funds					
TEXPOOL (XXXXX0008)	12/27/2012		2.38 %	296,462.45	
Checking Account(s)					
FIRST FINANCIAL BANK (XXXXX4730)			0.00 %	165,694.79	Checking Account
Totals for Debt Service Fund:				\$462,157.24	
Fund: CT Security					
Checking Account(s)					
FIRST FINANCIAL BANK (XXXXX0580)			0.00 %	5,907.00	Cash In Bank
Totals for CT Security Fund:				\$5,907.00	
Fund: CT Tech					
Checking Account(s)					
FIRST FINANCIAL BANK (XXXXX8361)			0.00 %	33,825.42	Cash In Bank
Totals for CT Tech Fund:				\$33,825.42	
Fund: Grant					
Checking Account(s)					
FIRST FINANCIAL BANK (XXXXX8479)			0.00 %	80.73	Grant Account
FIRST FINANCIAL BANK (XXXXX9104)			0.00 %	5,737.63	Checking Account
Totals for Grant Fund:				\$5,818.36	

City of Montgomery
Account Balances

As of July 31, 2019

Financial Institution (Acct Number)	Issue Date	Maturity Date	Interest Rate	Account Balance	Notes
Fund: Hotel Occupancy Tax					
Checking Account(s)					
FIRST FINANCIAL BANK (XXXX5253)			0.00 %	13,116.28	Cash In Bank
Totals for Hotel Occupancy Tax Fund:				\$13,116.28	
Fund: MEDC					
Certificates of Deposit					
BANCORPSOUTH (XXXX4045)	01/27/2019	01/28/2020	2.75 %	150,000.00	
Money Market Funds					
TEXPOOL (XXXX0006)	08/01/2005		2.38 %	787,523.91	
Checking Account(s)					
FIRST FINANCIAL BANK (XXXX7938)			0.00 %	26,749.12	MEDC Checking
Totals for MEDC Fund:				\$964,273.03	
Fund: Policy Asset Forfeiture					
Checking Account(s)					
FIRST FINANCIAL BANK (XXXX7745)			0.00 %	6,221.99	Cash In Bank
Totals for Policy Asset Forfeiture Fund:				\$6,221.99	
Fund: Utility					
Money Market Funds					
TEXPOOL (XXXX0002)	08/01/2005		2.38 %	774,627.66	
Checking Account(s)					
FIRST FINANCIAL BANK (XXXX7383)			0.00 %	352,937.51	Water & Sewer Fund
FIRST FINANCIAL BANK (XXXX7417)			0.00 %	0.00	Customer Deposit Acct
FIRST FINANCIAL BANK (XXXX3840)			0.00 %	0.00	Water Works
Totals for Utility Fund:				\$1,127,565.17	
Grand total for City of Montgomery:				\$6,925,503.30	

City of Montgomery - General
Cash Flow Report - Checking Account
As of July 31, 2019

Num	Name	Memo	Amount	Balance
BALANCE AS OF 07/01/2019				\$431,310.62
Receipts				
	MEDC -Admin Tsf thru 6/30/19		21,930.98	
	Sales tax revenue 7/12/19		189,741.79	
	Transfer from MEDC for Cabin Repair		3,600.00	
	Quarterly Beverage Tax Revenue		9,388.68	
	Tax Revenue CL 7/19		33,718.29	
	Tax P&I CL 7/19		5,078.49	
	Tax Rev OS 7/19		979.36	
	Tax Rev EOM 7/19		227.36	
	Misc Revenue CL 7/19		42,504.43	
	Misc Revenue OS 7/19		1,025.00	
	Court Revenue CL 7/19		31,761.80	
	Interest		19.07	
Total Receipts			339,975.25	
Disbursements				
29400	Office of the Attorney General	0012055266, 0012541428, 0013412154, 001382311	(2,290.52)	
29401	Accurate Utility Supply, LLC	Invoice 150738	(55.00)	
29402	AT&T Mobility	Inv#15018937 - Cell Phones	(1,008.41)	
29403	Card Service Center	Part - First Financial Credit Card Account XXXX 0	(3,431.63)	
29404	Christy Reed	Travel Reimbursement for Court Clerk Seminar 7/	(318.56)	
29405	Entergy	Part Utilities per spreadsheet - June 2019	(1,370.10)	
29406	Houston Chronicle	INV 222716125 Ad # 196742	(183.60)	
29407	Kimberly Duckett	Reimbursement of Travel - Legislative update - Ho	(165.00)	
29408	Milton Weinzettle	Inv 225124 - repair latch on Dump trailer	(150.00)	
29409	Nexem Staffing, Inc.	Corporate- Diana Cooley-Week Worked 6/24-6/30	(940.10)	
29410	O'Reilly First Call	Inv 1838-112060	(32.37)	
29411	Personalized Communications, Inc.	Answering Service Inv#18253-062619	(52.26)	
29412	Price Air Conditioning	Inv 3400 - Repair to A/C - Drain Clogged	(110.00)	
29413	R. S. Waste Services, Inc.	MEDC Event 8/24/19 - Portable Toilets (duc fro	(390.00)	
29414	Rick Hanna, CBO	Inv 18070, 18071	(7,846.44)	
29415	Stowes' Wrecker & Collision	Police - Auto repairs Inv 4953	(654.98)	
29416	Swank Motion Pictures Inc.	Inv DB 2696793 Grease 6/29/19	(300.00)	
29417	TCCA	New Membership for Christy Reed - Inv 03691	(55.00)	
29418	Thomas Lundsten	Cedar Brake Park Garden- June 2019 Maintenance	(65.00)	
29419	Thomas Printing & Publishing	1,500 - Court Doc Jackets - Inv 10113	(436.11)	
29420	TML-IRP	Contract# 6827 Insurance Premium July 2019	(4,624.49)	
29421	Tyler Technologies, Inc	Monthly fee - Web Site and On Line Billing Compo	(41.00)	
29422	Valero Marketing & Supply Company	Acct #6224 9487 - Fuel thru 6/15/19 (police)	(2,553.86)	
29423	Weisinger Materials, Inc	Inv 080065	(105.00)	
29424	TMRS	0877, 00877	(13,533.15)	
29425	Allen's Safe and Lock, LLC	Inv 54031	(37.50)	
29426	Amazon Capital Services	1CPW-CW31-PJWH, 199K-7YXD-7KYN, 1C1G-	(480.91)	
29427	American Tire Distributors	Tires Inv. S124076263	(967.20)	
29428	Auto Trust Repairs	Task 31314, 31342	(783.48)	
29429	City of Conroe	Acct#52035 - Fleet Service Maintenance Inv 00907	(1,582.73)	
29430	City of Montgomery - Utility Fund	/Water Usage @ Parks, City Hall, Com Center - Ju	(1,414.97)	
29431	Easley Enterprises of Texas, Inc.	City Hall General Cleaning 6/19 Inv 5754	(375.00)	
29432	Evident Crime Scene Products, Inc	Invoice 134886	(78.67)	
29433	Ewing Irrigation Products, Inc.	Inv 7720531, 7755444	(449.50)	
29434	Grainger	INV 9218728278 Lamp, 1000 Watt	(30.70)	

City of Montgomery - General
Cash Flow Report - Checking Account
As of July 31, 2019

Num	Name	Memo	Amount	Balance
Disbursements				
29435	Innovative Outdoors	Mowing - Inv# 2396	(6,667.00)	
29436	Jones & Carter, Inc	286727,722,720,719,732,767,733,734,735,736, part	(8,778.37)	
29437	Leadership Montgomery County, Inc	LMC Class of 2020Tuition	(1,200.00)	
29438	McCoy's Building Supply Corporation	Inv 11325340,CM6558, 6561, 113255520,11325821	(304.85)	
29439	Montgomery County Elections Administrator	Balance due at 7/10/19 for May 4, 2019 Election C	(2,795.00)	
29440	Purchase Power	Acct-8000-9090-1015-0170 -Postage Refill 5/29/19	(500.00)	
29441	Texas Keys Express	Inv SO-001066 (Tax Exempt)	(300.00)	
29442	Texas Top Cop Shop	Inv 39178,36665,36782,37937	(394.62)	
29443	UniFirst Holdings, Inc.	1/2 of several bills	(224.84)	
29444	Verizon Wireless	521590387-00001	(98.92)	
29445	WRI Outdoors	Tractor repair - Inv 37177	(2,497.30)	
29446	Daspit, Laurence F	Payroll 7/19/19	(76.19)	
29447	Hensley, Susan L	Buy Down of Vacation Hours as approved	(2,009.02)	
29448	Accurate Utility Supply, LLC	Invoice 150917	(369.60)	
29449	Alliance Realty Advisors	Appraisal Report Narrative - Parcel ID R123963	(2,950.00)	
29450	Consolidated Communications	936-597-6434 Telephone Service 6/1-6/30/19	(794.40)	
29451	Darden,Fowler & Creighton, L.L.P.	Legal Fees 6/19	(4,356.86)	
29452	Entergy	Acct # 140207580 / Inv#380002966168	(1,033.78)	
29453	GALLS, LLC	Uniforms - Solomon - Inv 012781861	(28.00)	
29454	GTIN	Inv 20512, 20549	(9,064.88)	
29455	Harlan Scott Howard	Community Bldg Deposit Refund (Reissue - Neve	(150.00)	
29456	Houston Chronicle		(313.20)	
29457	LDC	CM100017 Gas 101 Plantersville 5/31-7/2/19	(28.40)	
29458	Michael Shirley	Court Prosecutor Duties 6/20 and 7/11/19	(900.00)	
29459	Municipal Accounts & Consulting, L.P.	Bookkeeping- Part Inv 58041 6/19	(5,264.70)	
29460	Northwest Pest Patrol	Acct# 32791 Mosquito fogging 6/19	(580.00)	
29461	O'Reilly Auto Parts	Acct #102 - Invoices 1838108063, 8112060	(36.36)	
29462	Office Depot Business Credit	Supplies 6/1-6/30/19	(1,949.82)	
29463	Pecan Hill Florist	Invoice 5970 - Kim's Grandmother	(75.00)	
29464	Pitney Bowes Global Financial Svcs, LLC	Lease Acct 0018228782 Inv 3309283940 Contract	(428.46)	
29465	Price Air Conditioning	Service Call Inv 3633	(435.00)	
29466	Rick Hanna, CBO	Inv 18090, 91	(6,090.51)	
29467	Solomon Electric, Inc.	Inv 19049 - Upsize breaker	(338.00)	
29468	Stowes' Wrecker & Collision	Police - Auto repairs Inv 5002	(179.26)	
29469	T. J. Wilkerson	Reimbursement of Comm. Building Rental Security	(150.00)	
29470	A & A Plants and Produce	Sales Slip 17183 (1) 35 gallon Green Ash & (1) 35	(156.00)	
29471	Allen's Safe and Lock, LLC	Inv 53881 - Monarch Exit Trim and Labor to Instal	(545.00)	
29472	Amazon Capital Services	Inv 1CCQ-RF7K-RWQY,AQYR2GQY5HCIZ ,1	(1,069.55)	
29473	Consolidated Communications	936-043-5910/0 7/11-8/10/19	(116.67)	
29474	Davis Investigation Services	Pre-Employment Screening (Cooley) Inv 1907200	(66.28)	
29475	DOGGETT	U79137	(18.56)	
29476	Edmundo Guerra	Com Bldg Deposit Refund	(150.00)	
29477	Grainger	INV 9222995293 Electronic Ballast, T8 Lamps	(206.70)	
29478	GTIN	Inv 20551, 20574	(8,538.70)	
29479	Innovative Outdoors	Fernland Park Renovation and Bird Bath Inv 2428	(2,935.00)	
29480	Jim's Hardware	Acct #102 -Several Invoices 6/4-6/28/19	(598.97)	
29481	Kara Virtue	Com Bldg Deposit Refund	(150.00)	
29482	Kologik	Inv 7018171	(1,200.00)	
29483	Municipal Code Corp.	Website Enhancement (for MEDC)	(750.00)	
29484	Nexem Staffing, Inc.	Diana Cooley- Part inv 54302 6/17-6/21/19	(952.00)	
29485	Price Air Conditioning	Inv 3720 - Replacement of power distribution box,	(650.00)	
29486	Sales Revenue, Inc.	Sales Tax Tracking Inv 2873 August 2019	(1,400.00)	

City of Montgomery - General
Cash Flow Report - Checking Account
As of July 31, 2019

Num	Name	Memo	Amount	Balance
Disbursements				
29487	State Comptroller	State Criminal Costs and Fees Qtr Ending 6/30/19	(34,240.17)	
29488	Stowes' Wrecker & Collision	Inv 3431, 5039, 5048	(462.43)	
29489	Tiffin Metal Products	Quote #Q071819CC 8-Door - PASS-THRU, Digi	(3,864.00)	
29490	UBEO of East Texas, Inc.	Acct No. 124715 Inv #64212596 7/1-7/31/19	(1,965.00)	
29491	Valero Marketing & Supply Company-2	Acct 7137 8863 1/2 Fuel exp- Public Works Dept	(833.31)	
29492	Vulcan Materials Company	Inv# 61937284, 61937285	(166.92)	
29493	Robert Rosenquist	Municipal Court Judge - 6/19	(1,500.00)	
ACH	Office of the Attorney General	0012055266, 0012541428, 0013412154, 001382311	(2,610.10)	
DD	Aguirre, Abel	Payroll 7/5/19	(1,794.24)	
DD	Bauer, Timothy M	Payroll 7/5/19	(1,417.43)	
DD	Belmares, Jose N.	Payroll 7/5/19	(626.30)	
DD	Bracht, James C.	Payroll 7/5/19	(2,096.77)	
DD	Brown, Jackson A	Payroll 7/5/19	(1,047.03)	
DD	Carswell, Christopher M	Payroll 7/5/19	(1,904.86)	
DD	Duckett, Kimberly T.	Payroll 7/5/19	(1,676.81)	
DD	Goode, Kristen N	Payroll 7/5/19	(1,285.74)	
DD	Hensley, Susan L	Payroll 7/5/19	(2,055.03)	
DD	Hernandez, George J.	Payroll 7/5/19	(1,557.19)	
DD	Kohl, Julie J	Payroll 7/5/19	(473.31)	
DD	Kowarsch, Robert D	Payroll 7/5/19	(244.73)	
DD	Lozano, Daniel T	Payroll 7/5/19	(727.66)	
DD	McCorquodale, David D.	Payroll 7/5/19	(1,307.81)	
DD	McRae, Jacob I	Payroll 7/5/19	(1,038.48)	
DD	Muckleroy, Micha D.	Payroll 7/5/19	(2,121.61)	
DD	Paulton, Lawrence	Payroll 7/5/19	(766.96)	
DD	Ravari, Justin R.	Payroll 7/5/19	(1,597.62)	
DD	Redman, Leslie A.	Payroll 7/5/19	(1,352.44)	
DD	Reed, Christy M	Payroll 7/5/19	(872.12)	
DD	Salas, Francisco A.	Payroll 7/5/19	(1,599.42)	
DD	Standifer, Eric L.	Payroll 7/5/19	(1,692.82)	
DD	Thomas, Ryan A	Payroll 7/5/19	(1,598.45)	
DD	Thompson, Kevin A.	Payroll 7/5/19	(582.47)	
DD	Tramm, Richard J	Payroll 7/5/19	(4,239.41)	
DD	Yates, Jack R	Payroll 7/5/19	(2,048.79)	
DD	Solomon, Anthony D	Payroll 7/5/19	(2,517.11)	
DD	Tramm, Richard J	Payroll 7/19/19	(4,239.41)	
DD	Aguirre, Abel	Payroll 7/19/19	(1,732.77)	
DD	Bauer, Timothy M	Payroll 7/19/19	(1,515.69)	
DD	Belmares, Jose N.	Payroll 7/19/19	(626.29)	
DD	Bracht, James C.	Payroll 7/19/19	(2,148.78)	
DD	Brown, Jackson A	Payroll 7/19/19	(1,038.41)	
DD	Carswell, Christopher M	Payroll 7/19/19	(1,851.33)	
DD	Cooley, Diana M	Payroll 7/19/19	(1,319.74)	
DD	Duckett, Kimberly T.	Payroll 7/19/19	(1,676.81)	
DD	Goode, Kristen N	Payroll 7/19/19	(1,304.70)	
DD	Hensley, Susan L	Payroll 7/19/19	(2,055.04)	
DD	Hernandez, George J.	Payroll 7/19/19	(1,701.67)	
DD	Kohl, Julie J	Payroll 7/19/19	(490.70)	
DD	Kowarsch, Robert D	Payroll 7/19/19	(90.04)	
DD	Lozano, Daniel T	Payroll 7/19/19	(613.21)	
DD	McCorquodale, David D.	Payroll 7/19/19	(1,227.90)	
DD	McRae, Jacob I	Payroll 7/19/19	(1,441.93)	

City of Montgomery - General
Cash Flow Report - Checking Account
As of July 31, 2019

Num	Name	Memo	Amount	Balance
Disbursements				
DD	Muckleroy, Micha D.	Payroll 7/19/19	(2,121.63)	
DD	Paulton, Lawrence	Payroll 7/19/19	(959.89)	
DD	Rains, Eva S.	Payroll 7/19/19	(41.56)	
DD	Ravari, Justin R.	Payroll 7/19/19	(1,525.34)	
DD	Redman, Leslie A.	Payroll 7/19/19	(1,352.44)	
DD	Reed, Christy M	Payroll 7/19/19	(872.12)	
DD	Salas, Francisco A.	Payroll 7/19/19	(1,386.17)	
DD	Solomon, Anthony D	Payroll 7/19/19	(2,517.11)	
DD	Standifer, Eric L.	Payroll 7/19/19	(1,692.83)	
DD	Thomas, Ryan A	Payroll 7/19/19	(1,544.85)	
DD	Thompson, Kevin A.	Payroll 7/19/19	(902.05)	
DD	Yates, Jack R	Payroll 7/19/19	(1,532.74)	
DM	ETS Corporation	ETS Fees 7/19	(300.00)	
DM	ETS Corporation	ETS and Merch Service Fees 7/19	(245.66)	
POL	EFTPS	Payroll Liabilities 7/5/19	(13,868.02)	
POL	Texas Workforce Commission	99-881774-9	(39.07)	
POL	EFTPS	Payroll Liabilities 7/19/19	(14,296.90)	
POL	EFTPS	Add'l Payroll Liabilities 7/19/19	(990.32)	
Transfer	City of Montgomery - MEDC	Sales Tax Transfer thru 6/30/19	(118,577.41)	
Total Disbursements			<u>(403,504.08)</u>	<u>(403,504.08)</u>
BALANCE AS OF 07/31/2019				<u><u>\$367,781.79</u></u>

City of Montgomery - General
Cash Flow Report - Police Drug & Misc Fund Account
As of July 31, 2019

Num	Name	Memo	Amount	Balance
BALANCE AS OF 07/01/2019				\$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 07/31/2019				<u><u>\$10,675.64</u></u>

City of Montgomery - General
Cash Flow Report - Home Grant / COPS Universal Account
 As of July 31, 2019

Num	Name	Memo	Amount	Balance
BALANCE AS OF 07/01/2019				\$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 07/31/2019				<u><u>\$10.00</u></u>

City of Montgomery - General Fund
Profit & Loss Budget Performance-All
July 2019

	Jul 19	Budget	\$ Over B...	Oct '18 - J...	YTD Bud...	\$ Over B...	Annual B...
Ordinary Income/Expense							
Income							
14000.1 · Taxes & Franchise Fees							
14103 · Beverage Tax	9,388.68	1,000.00	8,388.68	15,714.35	10,000.00	5,714.35	12,000.00
14111 · Franchise Tax	2,299.90	6,000.00	-3,700.10	16,048.34	60,000.00	-43,951.66	72,000.00
14320 · Ad Valorem Taxes							
14320.1 · PID Tax Revenue	0.00	0.00	0.00	35,375.46	35,775.00	-399.54	35,775.00
14320 · Ad Valorem Taxes - Other	15,995.82	43,340.42	-27,344.60	518,097.37	433,404.16	84,693.21	520,085.00
Total 14320 · Ad Valorem Taxes	15,995.82	43,340.42	-27,344.60	553,472.83	469,179.16	84,293.67	555,860.00
14330 · Penalties & Interest on Adv Tax	4,585.77	428.57	4,157.20	8,621.88	2,142.86	6,479.02	3,000.00
14331 · Rendition Penalties	0.00	8.33	-8.33	0.00	83.34	-83.34	100.00
14600 · Sales Tax							
14600.1 · Sales Tax ILO AdValorem Tax	0.00	0.00	0.00	0.00	739,377.00	-739,377.00	739,377.00
14600 · Sales Tax - Other	142,306.35	125,096.83	17,209.52	1,537,843.67	1,250,968.34	286,875.33	1,501,162.00
Total 14600 · Sales Tax	142,306.35	125,096.83	17,209.52	1,537,843.67	1,990,345.34	-452,501.67	2,240,539.00
Total 14000.1 · Taxes & Franchise Fees	174,576.52	175,874.15	-1,297.63	2,131,701.07	2,531,750.70	-400,049.63	2,883,499.00
14000.2 · Permits & Licenses							
14105 · Building Permits/MEP	22,849.50	16,666.67	6,182.83	266,729.47	166,666.66	100,062.81	200,000.00
14146 · Vendor/Beverage Permits	175.00	41.67	133.33	702.50	416.66	285.84	500.00
14611 · Sign Fee	90.35	150.00	-59.65	2,075.35	1,500.00	575.35	1,800.00
14612 · Misc Permit Fees(plats,& Zoning	0.00	166.67	-166.67	5,410.40	1,666.66	3,743.74	2,000.00
14000.2 · Permits & Licenses - Other	0.00	8.33	-8.33	50.00	83.34	-33.34	100.00
Total 14000.2 · Permits & Licenses	23,114.85	17,033.34	6,081.51	274,967.72	170,333.32	104,634.40	204,400.00
14000.4 · Fees for Service							
14380 · Community Bldg Rental	300.00	458.33	-158.33	4,915.00	4,583.34	331.66	5,500.00
14381 · Kiosk Revenue	0.00	5.00	-5.00	0.00	30.00	-30.00	30.00
14385 · Right of Way Use Fees	0.00	250.00	-250.00	5,906.35	2,500.00	3,406.35	3,000.00
Total 14000.4 · Fees for Service	300.00	713.33	-413.33	10,821.35	7,113.34	3,708.01	8,530.00
14000.5 · Court Fines & Forfeitures							
14101 · Collection Fees	411.00	2,000.00	-1,589.00	7,461.70	20,000.00	-12,538.30	24,000.00
14102 · Asset Forfeitures	1,564.61	0.00	1,564.61	1,564.61	400.00	1,164.61	400.00
14106 · Child Belt/Safety (Dedicated)	0.00	16.67	-16.67	955.80	166.66	789.14	200.00
14108 · Court Fees	0.00			28.56			
14110 · Fines	29,931.90	39,166.67	-9,234.77	324,017.28	391,666.66	-67,649.38	470,000.00
14118 · OMNI	30.00	166.67	-136.67	1,116.24	1,666.66	-550.42	2,000.00
14125 · Warrant Fees	0.00	10.00	-10.00	0.00	50.00	-50.00	50.00
14126 · Judicial Efficiency (Dedicated)	103.20	125.00	-21.80	1,025.48	1,250.00	-224.52	1,500.00
14130 · Accident Reports	24.00	18.33	5.67	149.32	183.34	-34.02	220.00
Total 14000.5 · Court Fines & Forfeitures	32,064.71	41,503.34	-9,438.63	336,318.99	415,383.32	-79,064.33	498,370.00
14000.6 · Other Revenues							
14001 · Grant Funds Revenue	0.00			1,683.84			
15380 · Unanticipated Income	3,719.70	166.67	3,553.03	9,695.10	1,666.66	8,028.44	2,000.00
15391 · Interest Income	19.07	50.00	-30.93	546.25	500.00	46.25	600.00
15392 · Interest on Investments	2,635.78	458.33	2,177.45	14,989.52	4,583.34	10,406.18	5,500.00
Total 14000.6 · Other Revenues	6,374.55	675.00	5,699.55	26,914.71	6,750.00	20,164.71	8,100.00
15350 · Proceeds from sales	0.00	0.00	0.00	0.00	200.00	-200.00	200.00
15351 · Proceeds Insurance Reimbursemen	14,550.00			52,450.70			
15393 · Police Grant Revenue	0.00	0.00	0.00	0.00	300.00	-300.00	300.00
Total Income	250,980.63	235,799.16	15,181.47	2,833,174.54	3,131,830.68	-298,656.14	3,603,399.00
Expense							
16000 · Personnel							
16353.1 · Health Ins.	11,237.70	10,483.50	754.20	116,413.53	104,835.00	11,578.53	125,802.00
16353.4 · Unemployment Ins.	50.39	403.84	-353.45	461.03	4,038.32	-3,577.29	4,846.00
16353.5 · Workers Comp.	0.00	2,371.66	-2,371.66	18,734.84	23,716.68	-4,981.84	28,460.00
16353.6 · Dental & Vision Insurance	1,158.60	1,051.57	107.03	9,424.38	10,515.86	-1,091.48	12,619.00

City of Montgomery - General Fund
Profit & Loss Budget Performance-All
July 2019

	Jul 19	Budget	\$ Over B...	Oct '18 - J...	YTD Bud...	\$ Over B...	Annual B...
16353.7 · Life & AD&D Insurance	144.41	93.33	51.08	559.03	933.34	-374.31	1,120.00
16353.8 · Crime-Ins	0.00			362.06	0.00	362.06	0.00
16560 · Payroll Taxes	9,729.84	9,007.08	722.76	91,328.32	90,070.84	1,257.48	108,085.00
16600 · Wages	103,596.55	109,859.67	-6,263.12	1,027,947.53	1,098,596.66	-70,649.13	1,318,316.00
16600.1 · Overtime	4,235.10	2,416.67	1,818.43	50,006.07	24,166.66	25,839.41	29,000.00
16620 · Retirement Expense	6,715.27	5,348.33	1,366.94	64,928.50	53,483.34	11,445.16	64,180.00
Total 16000 · Personnel	136,867.86	141,035.65	-4,167.79	1,380,165.29	1,410,356.70	-30,191.41	1,692,428.00
16001 · Communications							
16338 · Advertising/Promotion							
16338.1 · Legal Notices and Pnb	658.80	325.00	333.80	7,772.52	3,250.00	4,522.52	3,900.00
16338.2 · Recording Fees	0.00	166.67	-166.67	0.00	1,666.66	-1,666.66	2,000.00
16338 · Advertising/Promotion - Other	0.00	166.67	-166.67	0.00	1,666.66	-1,666.66	2,000.00
Total 16338 · Advertising/Promotion	658.80	658.34	0.46	7,772.52	6,583.32	1,189.20	7,900.00
Total 16001 · Communications	658.80	658.34	0.46	7,772.52	6,583.32	1,189.20	7,900.00
16002 · Contract Services							
16102 · General Consultant Fees							
16102.1 · Sales Tax Tracking	0.00	1,540.00	-1,540.00	0.00	15,400.00	-15,400.00	18,480.00
16102 · General Consultant Fees - Other	8,071.53	2,666.67	5,404.86	47,281.50	26,666.66	20,614.84	32,000.00
Total 16102 · General Consultant Fees	8,071.53	4,206.67	3,864.86	47,281.50	42,066.66	5,214.84	50,480.00
16220 · Omni Expense	510.00	333.33	176.67	1,416.00	3,333.34	-1,917.34	4,000.00
16242 · Prosecutors Fees	900.00	1,041.67	-141.67	8,550.00	10,416.66	-1,866.66	12,500.00
16280 · Mowing	9,602.00	10,666.67	-1,064.67	77,783.42	106,666.66	-28,883.24	128,000.00
16281 · Records Shredding	0.00	271.67	-271.67	338.05	2,416.66	-2,078.61	2,860.00
16299 · Inspections/Permits/Backflow Ex	9,658.47	9,583.33	75.14	183,050.51	95,833.34	87,217.17	115,000.00
16310 · Judge's Fee	1,500.00	1,500.00	0.00	15,000.00	15,000.00	0.00	18,000.00
16320 · Legal	2,947.44	2,375.00	572.44	32,454.85	23,750.00	8,704.85	28,500.00
16321 · Audit Fees	0.00	0.00	0.00	29,633.50	22,000.00	7,633.50	22,000.00
16322 · Engineering	0.00	11,000.00	-11,000.00	75,808.35	110,000.00	-34,191.65	132,000.00
16326 · Collection Agency Fees	0.00	3,333.33	-3,333.33	9,934.97	33,333.34	-23,398.37	40,000.00
16333 · Accounting Fees	0.00	4,583.33	-4,583.33	77,993.55	45,833.34	32,160.21	55,000.00
16335 · Repairs & Maintenance							
16332 · Downtown Repairs	0.00	83.33	-83.33	326.98	833.34	-506.36	1,000.00
16335.1 · Maintenance - Vehicles & Equip							
16334 · Gas/Oil	0.00	3,016.67	-3,016.67	24,021.67	30,166.66	-6,144.99	36,200.00
16343 · Tractor & Mower	0.00	83.33	-83.33	1,000.00	833.34	166.66	1,000.00
16357 · Auto Repairs	3,009.69	2,083.33	926.36	22,739.07	20,833.34	1,905.73	25,000.00
16373 · Equipment repairs	66.63	708.34	-641.71	5,718.50	7,083.32	-1,364.82	8,500.00
16374 · Building Repairs-City Hall/Comm	2,992.17	1,541.67	1,450.50	11,937.83	15,416.66	-3,478.83	18,500.00
16375 · Street Repairs - Minor	697.90	2,825.00	-2,127.10	6,687.28	28,250.00	-21,562.72	33,900.00
16335.1 · Maintenance - Vehicles & Equip - O...	31.54	200.00	-168.46	942.54	2,000.00	-1,057.46	2,400.00
Total 16335.1 · Maintenance - Vehicles & Equip	6,797.93	10,458.34	-3,660.41	73,046.89	104,583.32	-31,536.43	125,500.00
16376 · Building Maintenance							
16376.1 · .1 Blight Removal	0.00			1,400.00			
Total 16376 · Building Maintenance	0.00			1,400.00			
16335 · Repairs & Maintenance - Other	1,426.37	1,541.67	-115.30	7,983.57	15,416.66	-7,433.09	18,500.00
Total 16335 · Repairs & Maintenance	8,224.30	12,083.34	-3,859.04	82,757.44	120,833.32	-38,075.88	145,000.00
16337 · Street Signs	265.00	500.00	-235.00	3,247.62	5,000.00	-1,752.38	6,000.00
16340 · Printing & Office supplies	405.94	650.01	-244.07	5,206.09	6,499.98	-1,293.89	7,800.00
16342 · Computers/Website	6,259.50	2,328.33	3,931.17	25,399.01	23,283.34	2,115.67	27,940.00
16350 · Postage/Delivery	554.78	475.00	79.78	5,143.79	4,750.00	393.79	5,700.00
16351 · Telephone	5,047.26	1,466.67	3,580.59	26,961.48	14,666.66	12,294.82	17,600.00
16360 · Tax Assessor Fees	2,267.94	0.00	2,267.94	7,189.82	7,500.00	-310.18	7,500.00
16370 · Election	2,795.00	0.00	2,795.00	6,339.00	12,000.00	-5,661.00	12,000.00
17030 · Mobil Data Terminal	0.00	1,333.33	-1,333.33	13,531.04	13,333.34	197.70	16,000.00

City of Montgomery - General Fund
Profit & Loss Budget Performance-All
July 2019

	Jul 19	Budget	\$ Over B...	Oct '18 - J...	YTD Bud...	\$ Over B...	Annual B...
17031 · Police Officer Scheduling Serv	0.00	0.00	0.00	0.00	100.00	-100.00	100.00
17040 · Computer/Technology	1,763.97	1,756.25	7.72	14,731.27	17,562.50	-2,831.23	21,075.00
17510 · State Portion of Fines/Payouts	0.00	15,833.33	-15,833.33	109,101.34	158,333.34	-49,232.00	190,000.00
16002 · Contract Services - Other	0.00			1,400.00	0.00	1,400.00	0.00
Total 16002 · Contract Services	60,773.13	85,321.26	-24,548.13	860,252.60	894,512.48	-34,259.88	1,065,055.00
16003 · Supplies & Equipment							
16244 · Radio Fees	0.00	366.50	-366.50	0.00	3,665.00	-3,665.00	4,398.00
16328 · Uniforms & Safety Equip	358.02	966.66	-608.64	10,413.92	9,666.68	747.24	11,600.00
16328.1 · Protective Gear	0.00	166.67	-166.67	1,736.70	1,666.66	70.04	2,000.00
16358 · Copier/Fax Machine Lease	1,965.00	1,716.66	248.34	15,748.73	17,166.68	-1,417.95	20,600.00
16460 · Operating Supplies (Office)							
16460.1 · Streets and Drainage	321.69	306.25	15.44	3,204.03	3,062.50	141.53	3,675.00
16460.2 · Cedar Brake Park	52.73	291.67	-238.94	2,886.93	2,916.66	-29.73	3,500.00
16460.3 · Homecoming Park	52.73	166.67	-113.94	1,031.81	1,666.66	-634.85	2,000.00
16460.4 · Fernland Park	74.01	218.75	-144.74	2,385.50	2,187.50	198.00	2,625.00
16460.5 · Community Building	-347.27	166.67	-513.94	2,049.96	1,666.66	383.30	2,000.00
16460.6 · Tools, Etc	322.72	254.17	68.55	2,314.37	2,541.66	-227.29	3,050.00
16460.7 · Memory Park	52.73	250.00	-197.27	1,787.19	2,500.00	-712.81	3,000.00
16460 · Operating Supplies (Office) - Other	940.33	1,895.84	-955.51	19,161.55	18,958.32	203.23	22,750.00
Total 16460 · Operating Supplies (Office)	1,469.67	3,550.02	-2,080.35	34,821.34	35,499.96	-678.62	42,600.00
16503 · Code Enforcement Expenses	0.00	83.33	-83.33	0.00	833.34	-833.34	1,000.00
17010 · Emergency Equipment	0.00	333.33	-333.33	419.70	3,333.34	-2,913.64	4,000.00
17100 · Capital Purchase Furniture	0.00	458.33	-458.33	589.02	5,783.34	-5,194.32	6,700.00
16003 · Supplies & Equipment - Other	0.00	125.00	-125.00	870.90	1,250.00	-379.10	1,500.00
Total 16003 · Supplies & Equipment	3,792.69	7,766.50	-3,973.81	64,600.31	78,865.00	-14,264.69	94,398.00
16004 · Staff Development							
16241 · Training/Education	0.00	375.00	-375.00	3,075.98	3,750.00	-674.02	4,500.00
16339 · Dues & Subscriptions	179.00	461.67	-282.67	13,846.04	4,296.66	9,549.38	4,900.00
16341 · Community Relations	363.88	245.84	118.04	5,827.25	2,458.32	3,368.93	2,950.00
16354 · Travel & Training (Travel)	1,434.20	2,383.34	-949.14	21,240.27	23,833.32	-2,593.05	28,600.00
16004 · Staff Development - Other	0.00	0.00	0.00	0.00	100.00	-100.00	100.00
Total 16004 · Staff Development	1,977.08	3,465.85	-1,488.77	43,989.54	34,438.30	9,551.24	41,050.00
16005 · Maintenance							
16228 · Park Maint-Memory Pk	59.85	625.00	-565.15	4,498.03	6,250.00	-1,751.97	7,500.00
16229 · Park Maint - Fernland	83.59	333.33	-249.74	9,499.41	3,333.34	6,166.07	4,000.00
16230 · Park Maint-Cedar Brake Park	65.00	525.00	-460.00	1,586.14	5,250.00	-3,663.86	6,300.00
16231 · Park Maint. - Homecoming Park	156.00	250.00	-94.00	276.91	2,500.00	-2,223.09	3,000.00
Total 16005 · Maintenance	364.44	1,733.33	-1,368.89	15,860.49	17,333.34	-1,472.85	20,800.00
16006 · Insurance							
16353.2 · Liability Ins.	50.00	1,883.33	-1,833.33	19,547.08	18,834.34	712.74	22,601.00
16353.3 · Property Ins.	0.00	1,060.08	-1,060.08	7,680.66	10,600.84	-2,920.18	12,721.00
Total 16006 · Insurance	50.00	2,943.41	-2,893.41	27,227.74	29,435.18	-2,207.44	35,322.00
16007 · Utilities							
16352.0 · Electronic Sign-City	66.46	50.00	16.46	472.46	500.00	-27.54	600.00
16352.1 · Street Lights	1,035.80	1,241.67	-205.87	10,401.47	12,416.66	-2,015.19	14,900.00
16352.2 · Downtown Utilities	105.04	100.00	5.04	902.19	1,000.00	-97.81	1,200.00
16352.3 · Utilities-Cedar Brake Park	182.73	250.00	-67.27	1,777.30	2,500.00	-722.70	3,000.00
16352.4 · Utilities-Homecoming Park	94.73	114.00	-19.27	1,115.72	1,137.00	-21.28	1,365.00
16352.5 · Utilities-Fernland Park	240.88	408.33	-167.45	3,676.53	4,083.34	-406.81	4,900.00
16352.6 · Utilities - City Hall	980.08	918.75	61.33	7,548.95	9,187.50	-1,638.55	11,025.00
16352.8 · Utilities - Comm Center Bldg	431.52	405.00	26.52	3,604.80	4,050.00	-445.20	4,860.00
16352.9 · Utilities-Memory Pk	867.17	1,166.67	-299.50	4,585.90	11,666.66	-7,080.76	14,000.00
16007 · Utilities - Other	0.00	8.33	-8.33	96.66	83.34	13.32	100.00
Total 16007 · Utilities	4,004.41	4,662.75	-658.34	34,181.98	46,624.50	-12,442.52	55,950.00
16008 · Capital Outlay							
16590.2 · Property 149/105	0.00	7,753.58	-7,753.58	107,565.33	89,035.84	18,529.49	104,543.00

City of Montgomery - General Fund
Profit & Loss Budget Performance-All
July 2019

	Jul 19	Budget	\$ Over B...	Oct '18 - J...	YTD Bud...	\$ Over B...	Annual B...
17070 · Capital Outlay - Police Cars							
17070.3 · Watch Guard	0.00	4,585.42	-4,585.42	0.00	45,854.16	-45,854.16	55,025.00
17070.4 · Tsf To CPF-Vehicle Replacement	0.00	0.00	0.00	0.00	15,000.00	-15,000.00	15,000.00
Total 17070 · Capital Outlay - Police Cars	0.00	4,585.42	-4,585.42	0.00	60,854.16	-60,854.16	70,025.00
17071 · Cap Purchase - Computers/Equip							
17071.1 · Copsync	0.00	791.67	-791.67	5,910.84	7,916.66	-2,005.82	9,500.00
17071.2 · Radar	3,864.00	666.67	3,197.33	3,864.00	6,666.66	-2,802.66	8,000.00
17071.4 · Laser Fish (Software Equip)	0.00	183.33	-183.33	3,445.87	3,733.34	-287.47	4,100.00
17071.6 · Investigative and Testing Equip	0.00	333.33	-333.33	698.98	3,333.34	-2,634.36	4,000.00
17071.7 · Ballistic Vests & Shields	0.00	0.00	0.00	4,286.02	4,500.00	-213.98	4,500.00
17071.8 · Capital Outlay Miscellaneous	4,128.74	2,125.00	2,003.74	10,141.04	21,250.00	-11,108.96	25,500.00
17071 · Cap Purchase - Computers/Equip - Other	0.00	1,125.00	-1,125.00	16,455.38	22,750.00	-6,294.62	25,000.00
Total 17071 · Cap Purchase - Computers/Equip	7,992.74	5,225.00	2,767.74	44,802.13	70,150.00	-25,347.87	80,600.00
17071.5 · Patrol Weapons	725.00	0.00	725.00	3,173.00	5,200.00	-2,027.00	5,200.00
17072 · Capital Outlay-PWorks Items	890.34	1,075.00	-184.66	11,895.93	10,750.00	1,145.93	12,900.00
17080 · Capital Outlay-Improvements	0.00	416.67	-416.67	1,988.44	9,166.66	-7,178.22	10,000.00
Total 16008 · Capital Outlay	9,608.08	19,055.67	-9,447.59	169,424.83	245,156.66	-75,731.83	283,268.00
16009 · Miscellaneous Expenses							
16590 · Misc. Expense							
16590.1 · 175th Birthday	0.00			21.00			
16590 · Misc. Expense - Other	547.16	358.33	188.83	9,439.27	3,583.34	5,855.93	4,300.00
Total 16590 · Misc. Expense	547.16	358.33	188.83	9,460.27	3,583.34	5,876.93	4,300.00
Total 16009 · Miscellaneous Expenses	547.16	358.33	188.83	9,460.27	3,583.34	5,876.93	4,300.00
16010 · Contingency	0.00	8.33	-8.33	0.00	83.34	-83.34	100.00
16356 · Contract Labor- Streets	2,950.00	9,808.33	-6,858.33	26,715.90	98,083.34	-71,367.44	117,700.00
16500 · Leases - Parks and Recreation							
16504 · Adams Park	0.00	0.00	0.00	5,695.89	4,200.00	1,495.89	4,200.00
Total 16500 · Leases - Parks and Recreation	0.00	0.00	0.00	5,695.89	4,200.00	1,495.89	4,200.00
17000 · Capital Purchase	0.00	250.00	-250.00	0.00	2,500.00	-2,500.00	3,000.00
17500 · Tax Rebatement							
17500.1 · Sales Tax Rebate	0.00	0.00	0.00	104,218.00	169,125.00	-64,907.00	169,125.00
17500.2 · 380 Ad Valorem Tax Rebate	0.00	0.00	0.00	0.00	83,408.00	-83,408.00	83,408.00
17500.3 · PID Property Tax Reimbursement	0.00	0.00	0.00	35,375.46	35,775.00	-399.54	35,775.00
Total 17500 · Tax Rebatement	0.00	0.00	0.00	139,593.46	288,308.00	-148,714.54	288,308.00
Total Expense	221,593.65	277,067.75	-55,474.10	2,784,940.82	3,160,063.50	-375,122.68	3,713,779.00
Net Ordinary Income	29,386.98	-41,268.59	70,655.57	48,233.72	-28,232.82	76,466.54	-110,380.00
Other Income/Expense							
Other Income							
14000.3 · Transfers In							
14620.2 · Admin Transfer from MEDC	0.00	0.00	0.00	75,625.00	80,625.00	-5,000.00	107,500.00
14620.4 · Admin Trf from Court Security	0.00	0.00	0.00	2,160.00	2,160.00	0.00	2,880.00
Total 14000.3 · Transfers In	0.00	0.00	0.00	77,785.00	82,785.00	-5,000.00	110,380.00
Total Other Income	0.00	0.00	0.00	77,785.00	82,785.00	-5,000.00	110,380.00
Net Other Income	0.00	0.00	0.00	77,785.00	82,785.00	-5,000.00	110,380.00
Net Income	29,386.98	-41,268.59	70,655.57	126,018.72	54,552.18	71,466.54	0.00

City of Montgomery - Capital Projects
Cash Flow Report - Const CkgW&S Proj 1058544 Account
As of July 31, 2019

Num	Name	Memo	Amount	Balance
BALANCE AS OF 07/01/2019				\$163,176.09
Receipts				
	Transfer from TWDB 2017B per Draw		4,907.02	
	Admin Transf from Utility per Budget		77,400.00	
	Revenues received from 1st Hartford		<u>169,582.40</u>	
Total Receipts				251,889.42
Disbursements				
1287	Jones & Carter, Inc.	Inv 286726, 286730	(3,179.26)	
1288	Neil Technical Services, Corp.	Install Auto Dialer- Lift St #9 Inv 87425	(3,775.00)	
1289	Jones & Carter, Inc.	Several Invoices payable from TWDB Issue	(66,581.85)	
1290	Jones & Carter, Inc.	TWDB Issue Inv 281572,3616,3617,4340	(4,907.02)	
DM	Bank Fees	Wire fee - due from bank 7/1/19	(15.00)	
Transfer	City of Montgomery - Grant Fund	To Correct Error Deposit 5/17/19	<u>(5,000.00)</u>	
Total Disbursements				(83,458.13)
BALANCE AS OF 07/31/2019				<u><u>\$331,607.38</u></u>

City of Montgomery - Capital Projects
Cash Flow Report - BOKF, NA Escrow Series 2017A Account
As of July 31, 2019

Num	Name	Memo	Amount	Balance
BALANCE AS OF 07/01/2019				\$951,641.97
Receipts				
	Interest on acct		<u>1,539.56</u>	
Total Receipts				1,539.56
Disbursements				
	No Disbursements Activity		<u>0.00</u>	
Total Disbursements				<u>0.00</u>
BALANCE AS OF 07/31/2019				<u><u>\$953,181.53</u></u>

City of Montgomery - Capital Projects
Cash Flow Report - BOKF, NA Escrow Series 2017B Account
As of July 31, 2019

Num	Name	Memo	Amount	Balance
BALANCE AS OF 07/01/2019				\$1,568,265.54
Receipts				
	Interest on acct		2,383.68	
Total Receipts				2,383.68
Disbursements				
1	City of Montgomery - Construction Fund	Transfer from TWDB 2017B per Draw 6	(4,907.02)	
Total Disbursements				(4,907.02)
BALANCE AS OF 07/31/2019				<u>\$1,565,742.20</u>

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

Accrual Basis

July 2019

	Jul 19	Budget	% of Bud...	Oct '18 - J...	YTD Budget	% of Bud...	Annual Bu...
Ordinary Income/Expense							
Income							
43901 · Capital Proj Funding Sourc							
43901.1 · Transfer from MEDC-Hou St	0.00			0.00	0.00	0.0%	0.00
43901.2 · Trns from General-Hou St.	0.00	0.00	0.0%	0.00	0.00	0.0%	0.00
43947 · Transfer from Utility Fund							
43947A · Tsf from Utility - Capital	0.00	0.00	0.0%	0.00	0.00	0.0%	0.00
43947B · Tsf from Utility - Malnt	38,700.00	0.00	100.0%	77,400.00	91,400.00	84.7%	91,400.00
43947C · Tsf fr Utility - Cap Costs Proj	38,700.00	0.00	100.0%	77,400.00	91,400.00	84.7%	91,400.00
43947D · Revenue -Lift Sta 1 Replacement	0.00	0.00	0.0%	0.00	91,400.00	0.0%	91,400.00
Total 43947 · Transfer from Utility Fund	77,400.00	0.00	100.0%	154,800.00	274,200.00	56.5%	274,200.00
43948 · Transfer from Grant Fund	0.00			0.00	0.00	0.0%	0.00
43949 · Transfers from General Fund							
43949.1 · Tsf fr Gen - Police Veh Replace	0.00	0.00	0.0%	0.00	0.00	0.0%	15,000.00
Total 43949 · Transfers from General Fund	0.00	0.00	0.0%	0.00	0.00	0.0%	15,000.00
43952 · Other Fund Reserves/Transfers							
43952.1 · 380 Agt-1st Hrtford-18" SS line	169,582.40	0.00	100.0%	169,582.40	437,500.00	38.8%	437,500.00
43952.2 · Util Ext Proj-Waterstone on LC	0.00	0.00	0.0%	0.00	0.00	0.0%	0.00
43952.3 · Proceeds GLO	0.00	0.00	0.0%	0.00	2,306,000.00	0.0%	2,306,000.00
43952 · Other Fund Reserves/Transfers - Other	0.00			0.00	0.00	0.0%	0.00
Total 43952 · Other Fund Reserves/Transfers	169,582.40	0.00	100.0%	169,582.40	2,743,500.00	6.2%	2,743,500.00
Total 43901 · Capital Proj Funding Sourc	246,982.40	0.00	100.0%	324,382.40	3,017,700.00	10.7%	3,032,700.00
43956 · Proceeds - TWDB 2017 A	0.00			0.00	0.00	0.0%	0.00
43959 · FEMA Grant Revenue							
43956.1 · FEMA DR4272- Bridge	0.00	0.00	0.0%	157,528.32	641,616.00	24.6%	641,616.00
43956.2 · FEMA-DR4272-Plez Morgan St	0.00	0.00	0.0%	0.00	250,000.00	0.0%	250,000.00
43956.3 · Impact Fees (from Customers)	0.00			0.00	0.00	0.0%	0.00
43956.4 · FEMA -DR4332-Hurricane Harvey	0.00	0.00	0.0%	0.00	435,000.00	0.0%	435,000.00
43956.5 · FEMA - Baja Proj	0.00	0.00	0.0%	0.00	300,000.00	0.0%	300,000.00
43956.6 · FEMA Rev -#4332- Atkins Creek	0.00			7,828.48			
Total 43959 · FEMA Grant Revenue	0.00	0.00	0.0%	165,356.80	1,626,616.00	10.2%	1,626,616.00
43961 · Grant Funds-CDBG							
43961.1 · Bridge Repair - CDBG DR 7217037	0.00	0.00	0.0%	59,819.30	88,230.00	67.8%	88,230.00
43961.2 · Baja,W/S Drainag, MLK-CD7217230	0.00	0.00	0.0%	33,992.00	300,000.00	11.3%	300,000.00
Total 43961 · Grant Funds-CDBG	0.00	0.00	0.0%	93,811.30	388,230.00	24.2%	388,230.00
43964 · Proceeds-TWDB 2017 B	0.00			0.00	0.00	0.0%	0.00
45391 · Interest Earned							
45391.1 · Interest Earned Ser 2017A	1,539.56	416.66	369.5%	15,333.67	4,166.68	368.0%	5,000.00
45391.2 · Interest Earned Ser 2017B	2,383.68	591.66	402.9%	23,879.11	5,916.68	403.6%	7,100.00
45391 · Interest Earned - Other	515.46	0.00	100.0%	6,803.55	0.00	100.0%	0.00
Total 45391 · Interest Earned	4,438.70	1,008.32	440.2%	46,016.33	10,083.36	456.4%	12,100.00
Total Income	251,421.10	1,008.32	24,934.7%	629,566.83	5,042,629.36	12.5%	5,059,646.00
Expense							
43889 · Grant Administrative Expenses							
43889.1 · Bridge-CDBG-DR #7217037	0.00	416.66	0.0%	7,000.00	4,166.68	168.0%	5,000.00
43889.2 · Baja Project CDBG #7217320	0.00	0.00	0.0%	6,650.00	9,975.00	66.7%	20,000.00
43889.3 · GLO - All Proj	0.00	13,650.00	0.0%	0.00	136,500.00	0.0%	163,800.00
Total 43889 · Grant Administrative Expenses	0.00	14,066.66	0.0%	13,650.00	150,641.68	9.1%	188,800.00
43890 · Engineering							
43890.1 · Catahoula Aquifer WW	0.00			0.00	0.00	0.0%	0.00
43890.2 · WP #3 Improvements-TWDB	0.00	9,583.33	0.0%	19,705.14	95,833.34	20.6%	115,000.00
43890.3 · Lift St #1 Expansion-TWDB	0.00	7,500.00	0.0%	65,885.60	75,000.00	87.8%	90,000.00
43890.4 · Waterline replacement/HouSt	0.00	0.00	0.0%	0.00	0.00	0.0%	0.00
43890.5 · LS#3/Force Main Re-Rte-TWDB	0.00	1,583.33	0.0%	696.25	15,833.34	4.4%	19,000.00
43890.7 · Downtown/SH105 Imp-TWDB	0.00	7,833.33	0.0%	5,735.50	78,333.34	7.3%	94,000.00
43890.8 · 18" SS Line	0.00	4,750.00	0.0%	33,265.98	47,500.00	70.0%	57,000.00
43890.9 · Bridge Water Line	0.00	833.33	0.0%	8,780.50	8,333.34	105.4%	10,000.00

City of Montgomery - Capital Projects Acct
Profit & Loss Budget Performance
 July 2019

Accrual Basis

	Jul 19	Budget	% of Bud...	Oct '18 - J...	YTD Budget	% of Bud...	Annual Bu...
43890.A · Baja Project - CDBG	0.00	3,333.33	0.0%	19,368.57	33,333.34	58.1%	40,000.00
43890.B · Buff Sp Brdg Emb Rep - FEMA	0.00	5,000.00	0.0%	13,736.25	50,000.00	27.5%	60,000.00
43890.C · Atkins Creek W,SS,STS Rep-FEMA	0.00	0.00	0.0%	59,788.63	0.00	100.0%	0.00
43890.D · Buff Sp Brdg - CDBG	0.00	1,250.00	0.0%	0.00	12,500.00	0.0%	15,000.00
43890.E · Eng-All GLO	0.00	25,000.00	0.0%	0.00	250,000.00	0.0%	300,000.00
43890.F · Plez Morgan FEMA	0.00	4,166.66	0.0%	0.00	41,666.68	0.0%	50,000.00
43890.G · Hurricane Harvey - FEMA	0.00	11,666.66	0.0%	0.00	116,666.68	0.0%	140,000.00
43890 · Engineering - Other	0.00			0.00	0.00	0.0%	0.00
Total 43890 · Engineering	0.00	82,499.97	0.0%	226,962.42	825,000.06	27.5%	990,000.00
43995 · Const Cost-Contingencies							
43995.1 · LS#3 Force Main ReRoute- TWDB	0.00	0.00	0.0%	0.00	36,000.00	0.0%	36,000.00
43995.2 · LS#1 Replacement/Expans - TWDB	0.00	0.00	0.0%	0.00	140,000.00	0.0%	140,000.00
43995.3 · WP#3 Improvements- TWDB	0.00	0.00	0.0%	0.00	154,000.00	0.0%	154,000.00
43995.4 · Downtown/SH05 Improve - TWDB	0.00	0.00	0.0%	0.00	126,000.00	0.0%	126,000.00
43995 · Const Cost-Contingencies - Other	0.00			0.00	0.00	0.0%	0.00
Total 43995 · Const Cost-Contingencies	0.00	0.00	0.0%	0.00	456,000.00	0.0%	456,000.00
44000 · Wastewater System							
44006 · LS #1-Replmnt/Expans-TWDB	0.00	47,500.00	0.0%	0.00	475,000.00	0.0%	570,000.00
44007 · LS#3 Forcemain Reroute-TWDB	0.00	12,083.33	0.0%	0.00	120,833.34	0.0%	145,000.00
44008 · 18" Gravity S.S. Line Const	0.00	36,458.33	0.0%	329,542.50	364,583.34	90.4%	437,500.00
44009 · Lift St #3 Improvements-GLO	0.00	12,500.00	0.0%	0.00	125,000.00	0.0%	150,000.00
Total 44000 · Wastewater System	0.00	108,541.66	0.0%	329,542.50	1,085,416.68	30.4%	1,302,500.00
45000 · Water System- Capital Proj							
43975 · WP #3 Generator - GLO	0.00	40,500.00	0.0%	0.00	405,000.00	0.0%	486,000.00
43976.1 · Downtown/SH 105 W Ln Imp-TWDB	0.00	41,833.33	0.0%	0.00	418,333.34	0.0%	502,000.00
43992.1 · Water Plant #3 - Imp-TWDB	0.00	36,666.66	0.0%	0.00	366,666.68	0.0%	440,000.00
43992.4 · WP#3 Imp - Other Costs-TWDB	0.00	14,583.33	0.0%	0.00	145,833.34	0.0%	175,000.00
43992.5 · CDBG - Baja	0.00	20,000.00	0.0%	27,342.00	200,000.00	13.7%	240,000.00
Total 45000 · Water System- Capital Proj	0.00	153,583.32	0.0%	27,342.00	1,535,833.36	1.8%	1,843,000.00
46000 · Roadway System Improvements							
46001 · Plez Morgan Street- (FEMA4272)	0.00	16,666.66	0.0%	0.00	166,666.68	0.0%	200,000.00
46002 · Buf SpBrg RepFEMA4272-CD7217307	0.00	48,468.00	0.0%	195,005.51	484,680.00	40.2%	581,616.00
46003 · Downtown/SH 105 Improvements	0.00			0.00	0.00	0.0%	0.00
46006 · Buf Sp Brdg -CDBG7307	0.00	5,685.83	0.0%	0.00	56,858.34	0.0%	68,230.00
Total 46000 · Roadway System Improvements	0.00	70,820.49	0.0%	195,005.51	708,205.02	27.5%	849,846.00
47000 · Capital Costs Projects							
47001 · Blank 7	0.00	16,666.66	0.0%	0.00	166,666.68	0.0%	200,000.00
47000 · Capital Costs Projects - Other	0.00			0.00	0.00	0.0%	0.00
Total 47000 · Capital Costs Projects	0.00	16,666.66	0.0%	0.00	166,666.68	0.0%	200,000.00
48000 · Cap Outlay-Fac, Equip, Etc							
48000.1 · Buffalo Sp Bridge Proj	0.00			0.00	0.00	0.0%	0.00
48000.2 · Kroger Project	0.00			0.00	0.00	0.0%	0.00
48000.3 · Houston Street Rehab	0.00	0.00	0.0%	0.00	0.00	0.0%	0.00
48001 · GRP Capital Projects	0.00	0.00	0.0%	0.00	0.00	0.0%	0.00
48002 · Util ProjPrev Maint	0.00	4,166.66	0.0%	18,779.50	41,666.68	45.1%	50,000.00
48003 · Buf Spgs-Water Line-Util ExProj	0.00	7,250.00	0.0%	92,378.15	72,500.00	127.4%	87,000.00
48004 · Police Vehicle Replacement	0.00	0.00	0.0%	0.00	15,000.00	0.0%	15,000.00
48005 · Baja/MLK Wtr & Drg Imp-TXCDBG	0.00	20,000.00	0.0%	0.00	200,000.00	0.0%	240,000.00
48005.A · Baja / MLK - GLO	0.00	59,675.00	0.0%	0.00	596,750.00	0.0%	716,100.00
48005.B · Baja/MLK - FEMA	0.00	4,166.66	0.0%	0.00	41,666.68	0.0%	50,000.00
48006 · Hurricane Harvey Exp (FEMA)	0.00	24,583.33	0.0%	0.00	245,833.34	0.0%	295,000.00
48007 · Impact Pec-WL Ext-Pkwy/Buff Sp	0.00			0.00	0.00	0.0%	0.00
48008 · Andres Branch - GLO	0.00	40,841.66	0.0%	0.00	408,416.68	0.0%	490,100.00
Total 48000 · Cap Outlay-Pac, Equip, Etc	0.00	160,683.31	0.0%	111,157.65	1,621,833.38	6.9%	1,943,200.00
Total Expense	0.00	606,862.07	0.0%	903,660.08	6,549,596.86	13.8%	7,773,346.00
Net Ordinary Income	251,421.10	-605,853.75	-41.5%	-274,093.25	-1,506,967.50	18.2%	-2,713,700.00

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

Accrual Basis

July 2019

	<u>Jul 19</u>	<u>Budget</u>	<u>% of Bud...</u>	<u>Oct '18 - J...</u>	<u>YTD Budget</u>	<u>% of Bud...</u>	<u>Annual Bu...</u>
Net Income	251,421.10	-605,853.75	-41.5%	-274,093.25	-1,506,967.50	18.2%	-2,713,700.00

City of Montgomery - Debt Service
Cash Flow Report - Checking Account
As of July 31, 2019

Num	Name	Memo	Amount	Balance
BALANCE AS OF 07/01/2019				\$285,694.54
Receipts				
	Admin Transfer from MEDC		80,000.00	
	Interest		<u>25.25</u>	
Total Receipts				80,025.25
Disbursements				
D/M		Wire fees charged - Due from Bank	(25.00)	
Transfer	City of Montgomery Debt Service Fund	Transfer of excess funds to investments	<u>(200,000.00)</u>	
Total Disbursements				(200,025.00)
BALANCE AS OF 07/31/2019				<u>\$165,694.79</u>

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 Accrual Basis

**City of Montgomery - Debt Service
 Profit & Loss Budget Performance
 July 2019**

	<u>Jul 19</u>	<u>Budget</u>	<u>\$ Over B...</u>	<u>Oct '18 - ...</u>	<u>YTD Bud...</u>	<u>\$ Over B...</u>	<u>Annual ...</u>
Income							
34000 · Taxes & Franchise Fees							
34320 · Ad Valorem Taxes	18,929.19	40,897.58	-21,968.39	493,764.57	408,975.84	84,788.73	490,771.00
34330 · Penalty & Interest	492.72	0.00	492.72	4,658.63	0.00	4,658.63	0.00
Total 34000 · Taxes & Franchise Fees	<u>19,421.91</u>	<u>40,897.58</u>	<u>-21,475.67</u>	<u>498,423.20</u>	<u>408,975.84</u>	<u>89,447.36</u>	<u>490,771.00</u>
34100 · Transfers							
34301.4 · Transfers In-MEDC Fund	0.00	0.00	0.00	120,000.00	80,000.00	40,000.00	160,000.00
34301.5 · Transfers in - Utility Fund	0.00	0.00	0.00	153,040.00	76,520.00	76,520.00	153,040.00
Total 34100 · Transfers	<u>0.00</u>	<u>0.00</u>	<u>0.00</u>	<u>273,040.00</u>	<u>156,520.00</u>	<u>116,520.00</u>	<u>313,040.00</u>
35000 · Other Revenues							
35390 · Interest on Checking	0.00	7.88	-7.88	21.71	59.58	-37.87	75.00
35391 · Interest on Investments	310.66	327.08	-16.42	1,334.49	3,270.84	-1,936.35	3,925.00
Total 35000 · Other Revenues	<u>310.66</u>	<u>334.96</u>	<u>-24.30</u>	<u>1,356.20</u>	<u>3,330.42</u>	<u>-1,974.22</u>	<u>4,000.00</u>
Total Income	<u>19,732.57</u>	<u>41,232.54</u>	<u>-21,499.97</u>	<u>772,819.40</u>	<u>568,826.26</u>	<u>203,993.14</u>	<u>807,811.00</u>
Expense							
37000 · Debt Service							
37360 · Interest Payments On Note	0.00	0.00	0.00	21,665.75	21,665.75	0.00	42,566.50
37363 · Paying Agent Fees	0.00	0.00	0.00	650.00	1,250.00	-600.00	2,500.00
37365 · Interest 2012 Series Premium	0.00	0.00	0.00	92,396.88	92,396.88	0.00	181,803.13
37395 · Principal Note Payments	0.00	0.00	0.00	445,000.00	445,000.00	0.00	445,000.00
Total 37000 · Debt Service	<u>0.00</u>	<u>0.00</u>	<u>0.00</u>	<u>559,712.63</u>	<u>560,312.63</u>	<u>-600.00</u>	<u>671,869.63</u>
Total Expense	<u>0.00</u>	<u>0.00</u>	<u>0.00</u>	<u>559,712.63</u>	<u>560,312.63</u>	<u>-600.00</u>	<u>671,869.63</u>
Net Income	<u>19,732.57</u>	<u>41,232.54</u>	<u>-21,499.97</u>	<u>213,106.77</u>	<u>8,513.63</u>	<u>204,593.14</u>	<u>135,941.37</u>

City of Montgomery - Ct Security Fund
Cash Flow Report - Checking Account
As of July 31, 2019

Num	Name	Memo	Amount	Balance
BALANCE AS OF 07/01/2019				\$6,057.00
Receipts				
	No Receipts Activity		<u>0.00</u>	
Total Receipts				0.00
Disbursements				
1043	Larry Evans	Baliff Fees 6/26/19	(75.00)	
1044	Larry Evans	Baliff Fees 7/9/19	<u>(75.00)</u>	
Total Disbursements				<u>(150.00)</u>
BALANCE AS OF 07/31/2019				<u><u>\$5,907.00</u></u>

City of Montgomery - Ct Tech Fund
Cash Flow Report - Checking Account
 As of July 31, 2019

Num	Name	Memo	Amount	Balance
BALANCE AS OF 07/01/2019				\$35,579.42
Receipts				
	Interest		<u>0.90</u>	
Total Receipts				0.90
Disbursements				
1087	Tyler Technologies	Inv 025-259285	<u>(1,754.90)</u>	
Total Disbursements				<u>(1,754.90)</u>
BALANCE AS OF 07/31/2019				<u><u>\$33,825.42</u></u>

City of Montgomery - Grant
Cash Flow Report - Grant Account Account
 As of July 31, 2019

Num	Name	Memo	Amount	Balance
BALANCE AS OF 07/01/2019				\$3,580.73
Receipts				
	No Receipts Activity		0.00	
Total Receipts			<u>0.00</u>	0.00
Disbursements				
	Transfer	Transfer to Grant Account cover Payment made fr	(3,500.00)	
Total Disbursements			<u>(3,500.00)</u>	<u>(3,500.00)</u>
BALANCE AS OF 07/31/2019				<u><u>\$80.73</u></u>

City of Montgomery - Grant
Cash Flow Report - Checking Account
 As of July 31, 2019

Num	Name	Memo	Amount	Balance
BALANCE AS OF 07/01/2019				\$2,237.63
Receipts				
	To correct Error deposit to Construction (Nic Houston)		5,000.00	
	Transfer from Home Grant Account cover Pmt made from wrong acc		<u>3,500.00</u>	
Total Receipts				8,500.00
Disbursements				
1039	Public Management	Contract # 7215102 - Kroger Project - Inv TCF72	<u>(5,000.00)</u>	
Total Disbursements				<u>(5,000.00)</u>
BALANCE AS OF 07/31/2019				<u><u>\$5,737.63</u></u>

City of Montgomery - Hotel Occupancy Tax Fund
Cash Flow Report - Checking Account
As of July 31, 2019

Num	Name	Memo	Amount	Balance
BALANCE AS OF 07/01/2019				\$12,533.96
Receipts				
	Hotel Revenue		582.00	
	Interest		<u>0.32</u>	
Total Receipts				582.32
Disbursements				
	No Disbursements Activity		<u>0.00</u>	
Total Disbursements				<u>0.00</u>
BALANCE AS OF 07/31/2019				<u><u>\$13,116.28</u></u>

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

Accrual Basis

July 2019

	<u>Jul 19</u>	<u>Budget</u>	<u>\$ Ovc...</u>	<u>Oct '1...</u>	<u>YTD B...</u>	<u>\$ Over ...</u>	<u>Annual...</u>
Income							
44300 · Taxes & Franchise Fees							
44330 · Hotel Occupancy Taxes	582.00	83.33	498.67	2,092.80	833.34	1,259.46	1,000.00
Total 44300 · Taxes & Franchise Fees	<u>582.00</u>	<u>83.33</u>	<u>498.67</u>	<u>2,092.80</u>	<u>833.34</u>	<u>1,259.46</u>	<u>1,000.00</u>
44400 · Other Revenues							
44360 · Interest Earned On Checking	0.00	0.58	-0.58	0.00	5.84	-5.84	7.00
44490 · Interest Income	0.32			2.25			
Total 44400 · Other Revenues	<u>0.32</u>	<u>0.58</u>	<u>-0.26</u>	<u>2.25</u>	<u>5.84</u>	<u>-3.59</u>	<u>7.00</u>
Total Income	<u>582.32</u>	<u>83.91</u>	<u>498.41</u>	<u>2,095.05</u>	<u>839.18</u>	<u>1,255.87</u>	<u>1,007.00</u>
Expense							
46600 · Miscellaneous Expenses	0.00	333.33	-333.33	0.00	3,333.34	-3,333.34	4,000.00
Total Expense	<u>0.00</u>	<u>333.33</u>	<u>-333.33</u>	<u>0.00</u>	<u>3,333.34</u>	<u>-3,333.34</u>	<u>4,000.00</u>
Net Income	<u><u>582.32</u></u>	<u><u>-249.42</u></u>	<u><u>831.74</u></u>	<u><u>2,095.05</u></u>	<u><u>-2,494.16</u></u>	<u><u>4,589.21</u></u>	<u><u>-2,993.00</u></u>

City of Montgomery - MEDC
Cash Flow Report - MEDC Checking Account
As of July 31, 2019

Num	Name	Memo	Amount	Balance
BALANCE AS OF 07/01/2019				\$113,702.69
Receipts				
	Sales Tax Revenue thru 6/30/19		118,577.41	
Total Receipts				118,577.41
Disbursements				
Transfer	City of Montgomery - General Fund	Admin Tsf thru 6/30/19-less 5,000 - & Reimb of	(21,930.98)	
Transfer	City of Montgomery Debt Srv Fund	Admin Transfer Thru 6/30/19	(80,000.00)	
Transfer	City of Montgomery - General Fund	Transfer to General to cover part of Crane Cabin re	(3,600.00)	
Transfer	City of Montgomery	Transfer excess funds to investments	(100,000.00)	
Total Disbursements				(205,530.98)
BALANCE AS OF 07/31/2019				\$26,749.12

City of Montgomery - MEDC
Actual to Budget Performance
July 2019

	Jul 19	Budget	\$ Over B...	Oct '18 - ...	YTD Bu...	\$ Over Bu...	Annual B...
Income							
55000 · Taxes & Franchise Fees							
55400 · Sales Tax	47,435.44	47,916.67	(481.23)	512,614.52	479,166.66	33,447.86	575,000.00
Total 55000 · Taxes & Franchise Fees	47,435.44	47,916.67	(481.23)	512,614.52	479,166.66	33,447.86	575,000.00
55300 · Other Revenues							
55391 · Interest Income	1,243.20	266.67	976.53	10,211.54	2,666.66	7,544.88	3,200.00
Total 55300 · Other Revenues	1,243.20	266.67	976.53	10,211.54	2,666.66	7,544.88	3,200.00
Total Income	48,678.64	48,183.34	495.30	522,826.06	481,833.32	40,992.74	578,200.00
Expense							
56000 · Pub Infrastructure - Category I							
56000.6 · Downtown Dev Improvements	0.00	5,000.00	(5,000.00)	0.00	50,000.00	(50,000.00)	60,000.00
56000.8 · Utility Extensions	0.00	3,266.67	(3,266.67)	0.00	32,666.66	(32,666.66)	39,200.00
56430 · Tef to Debt Service	0.00	0.00	0.00	120,000.00	120,000.00	0.00	160,000.00
Total 56000 · Pub Infrastructure - Category I	0.00	8,266.67	(8,266.67)	120,000.00	202,666.66	(82,666.66)	259,200.00
56001 · Business Dev & Ret -Category II							
56001.8 · Sales Tax Reimbursement	0.00	0.00	0.00	50,917.00	76,900.00	(25,983.00)	76,900.00
56423 · Economic Development Grant Prog	0.00	1,250.00	(1,250.00)	4,200.00	12,500.00	(8,300.00)	15,000.00
Total 56001 · Business Dev & Ret -Category II	0.00	1,250.00	(1,250.00)	55,117.00	89,400.00	(34,283.00)	91,900.00
56002 · Quality of Life - Category III							
56404 · Seasonal Decorations	0.00	0.00	0.00	7,600.00	7,600.00	0.00	7,600.00
56420.2 · Christmas Lighting(Civic Assn)	0.00	0.00	0.00	1,500.00	0.00	1,500.00	0.00
56420.3 · Fermland Improvements	3,600.00	0.00	3,600.00	3,600.00	6,300.00	(2,700.00)	6,300.00
56423.1 · Walking Tours	0.00	0.00	0.00	771.59	6,000.00	(5,228.41)	6,000.00
56429 · Removal of Blight	0.00	0.00	0.00	3,661.83	8,700.00	(5,038.17)	8,700.00
56434 · Events							
55602 · Neighborhood Water Party	0.00	0.00	0.00	770.12	700.00	70.12	700.00
55603 · Texas Flag Celebration	0.00	0.00	0.00	631.66	4,000.00	(3,368.34)	4,000.00
55604 · Ply the Texas Flag	0.00	0.00	0.00	208.50	300.00	(91.50)	300.00
55605 · Antiques Show & Fest	0.00	0.00	0.00	9,900.00	9,900.00	0.00	9,900.00
56434A · Lone Star Flag Fest							
56434.1 · Marketing/signage/logo	0.00	0.00	0.00	49.00	0.00	49.00	0.00
56434A · Lone Star Flag Fest - Other	0.00	0.00	0.00	0.00	1,000.00	(1,000.00)	1,000.00
Total 56434A · Lone Star Flag Fest	0.00	0.00	0.00	49.00	1,000.00	(951.00)	1,000.00
56434 · Events - Other	0.00	2,000.00	(2,000.00)	49.00	15,100.00	(15,051.00)	19,100.00
Total 56434 · Events	0.00	2,000.00	(2,000.00)	11,608.28	31,000.00	(19,391.72)	35,000.00
56439 · Downtown Enhancement Projects	0.00	1,666.67	(1,666.67)	0.00	16,666.66	(16,666.66)	20,000.00
Total 56002 · Quality of Life - Category III	3,600.00	3,666.67	(66.67)	28,741.70	76,266.66	(47,524.96)	83,600.00
56003 · Marketing & Tourism-Category IV							
56413 · Brochures/Printed Literature	0.00	833.33	(833.33)	19.50	8,333.34	(8,313.84)	10,000.00
56419 · Website	750.00	250.00	500.00	750.00	2,500.00	(1,750.00)	3,000.00
Total 56003 · Marketing & Tourism-Category IV	750.00	1,083.33	(333.33)	769.50	10,833.34	(10,063.84)	13,000.00
56004 · Administration - Category V							
56004.1 · Admin Transfers to Gen Fund	0.00	0.00	0.00	75,625.00	80,625.00	(5,000.00)	107,500.00
56004.3 · Miscellaneous Expenses	0.00	83.33	(83.33)	444.65	833.34	(388.69)	1,000.00
56004.5 · Internship Program	0.00	833.33	(833.33)	0.00	8,333.34	(8,333.34)	10,000.00
56327 · Consulting (Professional servl)	0.00	833.33	(833.33)	1,130.00	8,333.34	(7,203.34)	10,000.00
56354 · Travel & Training Expenses	0.00	166.67	(166.67)	247.80	1,666.66	(1,418.86)	2,000.00
Total 56004 · Administration - Category V	0.00	1,916.66	(1,916.66)	77,447.45	99,791.68	(22,344.23)	130,500.00
Total Expense	4,350.00	16,183.33	(11,833.33)	282,075.65	478,958.34	(196,882.69)	578,200.00
Net Income	44,328.64	32,000.01	12,328.63	240,750.41	2,874.98	237,875.43	0.00

City of Montgomery - Police Asset Forfeiture
Cash Flow Report - Checking Account
As of July 31, 2019

Num	Name	Memo	Amount	Balance
BALANCE AS OF 07/01/2019				\$6,221.99
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 07/31/2019				<u><u>\$6,221.99</u></u>

City of Montgomery - Water & Sewer
Cash Flow Report - Water & Sewer Fund Account
As of July 31, 2019

Num	Name	Memo	Amount	Balance
BALANCE AS OF 07/01/2019				\$664,458.28
Receipts				
	A/R Revenue CL 7/31/19		179,987.89	
	A/R Revenue OS 7/31/19		155.00	
	A/R Revenue OS Recap & Bank 7/19		1,259.30	
	Customer Meter Deposits CL 7/31/19		3,550.00	
	Fees Received on ETS collections 7/19		213.75	
	A/R Revenue CL Bank OS Recap		63.77	
	Interest		25.88	
Total Receipts				185,255.59
Disbursements				
14449	Accurate Utility Supply, LLC	Meter Expense Inv #15073	(110.98)	
14450	DH Homes	Deposit Refund	(15.80)	
14451	Entergy	Part Utilities 6/19	(6,406.70)	
14452	Liberty Home Builders	Deposit Refund	(94.78)	
14453	Magna Flow Environmental, Inc	Inv 56145,56150,56892	(6,563.13)	
14454	Nexem Staffing, Inc.	Hailey Cantrell Part Inv #54644 6/24-6/30/19	(448.00)	
14455	Stylecraft Builders	Deposit refund 219 and 239 Racetrack Lane	(136.80)	
14456	TML - IRP	Insurance Premiums July	(2,620.67)	
14457	Stylecraft Builders	Deposit refund 113, 117 Dudley Rd	(115.14)	
14458	Stylecraft Builders	Deposit refund 175 Brocks Ln, and 305 Brocks Ct.	(116.36)	
14459	Berger Communications	Deposit refund	(472.78)	
14460	Holly Houston	Deposit refund	(175.39)	
14461	Ironclad Enterprises, LLC	Deposit refund	(183.29)	
14462	Lauri A. Meeler	Deposit refund	(57.51)	
14463	Mary Cheatham	Deposit refund	(75.39)	
14464	Paul De Meo	Deposit refund	(164.73)	
14465	Stuart Teutsch	Deposit refund	(6.18)	
14466	Tommy Hauser	Deposit refund	(71.95)	
14467	City of Montgomery - Utility Fund	Water Usage thru 6/17/19	(415.04)	
14468	DataProse, Inc.	DP1902073, 3P43840, 43841	(1,426.25)	
14469	DXI Industries Inc.	Chlorine WP#3 055010623-19	(641.62)	
14470	Jones & Carter, Inc	Inv 26718, 724, 1/2 or 286731	(8,285.88)	
14471	Magna Flow Environmental, Inc	Inv 56146,47,48,49	(5,260.57)	
14472	McCoy's Building Supply	Inv 11325425,25916,25962	(162.77)	
14473	NAPA Auto Parts	Inv 401013	(35.00)	
14474	Nexem Staffing, Inc.	Hailey Cantrell Inv #55092 7/1-7/7/19	(448.00)	
14475	State Comptroller	TIN 1-74-2063592-6 Sales Tax - Fees - 6/19	(1,005.57)	
14476	Tyler Technologies	Insite Transaction Fees - Utility Billing #025-2647	(87.50)	
14477	UniFirst Holdings, Inc.	1/2 Inv# 8440857324,8206,9090,9970,860863, and	(224.86)	
14478	Waste Management (2)	Acct 7-23166-83000 - Inv5638291-1792-5 6/1-6/3	(662.67)	
14479	Accurate Utility Supply, LLC	Meter Expense Inv #150925	(4,012.38)	
14480	Consolidated Communications	597-3353,7657,8846 6/19	(118.10)	
14481	Darden, Fowler & Creighton, L.L.P.	Legal Fees 6/19	(810.00)	
14482	Entergy	Acct #137172433 Inv 105005503771, Acct #14097	(1,858.32)	
14483	Gulf Utility Service, Inc.	Inv 17077, 17136 May and June Operations	(35,541.85)	
14484	Houston Chronicle	Legal notices - 3rd Bid Atkins Creek	(234.00)	
14485	LDC	Hwy 105 West (GAS) UTILITIES Lift Station # 5	(61.61)	
14486	Municipal Accounts & Consulting, L.P.	Accounting Service Inv # 58041 6/19	(2,800.00)	
14487	Nexem Staffing, Inc.	Hailey Cantrell Inv #55437 7/8-7/14/19	(407.01)	
14488	RACO Manufacturing & Engineering Co.	AA Service 2019 - Inv 99716	(1,080.00)	

City of Montgomery - Water & Sewer
Cash Flow Report - Water & Sewer Fund Account
As of July 31, 2019

Num	Name	Memo	Amount	Balance
Disbursements				
14489	Verizon Connect NWF, Inc	Monthly Service - Inv OSV000001811191	(75.80)	
14490	Waste Management	Customer ID# 7-23067-13005 inv 5640189-1792-	(21,363.62)	
14491	Oryx Communications	Reissue of Deposit refund (voided check #14359)	(295.74)	
14492	Blue Tarp Credit Services, Inc.	Inv 42878925	(1,024.36)	
14493	Coburn's Supply Co., Inc.	Inv 502368617, 502368667	(412.88)	
14494	Consolidated Communications	936-597-4774/0 Recurring Charges 7/11-8/10/19	(38.83)	
14495	DSHS Central Lab MC2004	Acct CEN CD2782_062019 PWS ID #1700022	(158.97)	
14496	DXI Industries Inc.	Chlorine WP#3 DE05005321-19	(100.00)	
14497	Magna Flow Environmental, Inc	Clean out manhole @ 15636 Summit Park Inv 5661	(2,279.75)	
14498	Neil Technical Services, Inc	Inv 88147,88029,88146,88148,88416	(7,704.20)	
14499	Nexem Staffing, Inc.	Part Inv 54302, and Inv 55824	(806.40)	
14500	Texas Excavation Safety System, Inc.	Monthly Message Fees for 6/19 Inv#19-12399	(89.30)	
14501	Valero Marketing and Supply Company	1/2 Fuel exp- Public Works Dept thru 6/30	(833.31)	
DM	ETS Corporation	ETS Fees, Merch Serv Fees and Auth.Net Fees 7/1	(778.62)	
Transfer	City of Montgomery Capital Projects	Admin transfer per budget	(77,400.00)	
Transfer	City of Montgomery - Utility Fund	Transfer excess funds to investments	(300,000.00)	
Total Disbursements				<u>(496,776.36)</u>
BALANCE AS OF 07/31/2019				<u><u>\$352,937.51</u></u>

**City of Montgomery - Water & Sewer Fund
Actual to Budget Performance - Utility Fund
July 2019**

	<u>Jul 19</u>	<u>Budget</u>	<u>\$ Over Bu...</u>	<u>Oct '18 - J...</u>	<u>YTD Bud...</u>	<u>\$ Over Bu...</u>	<u>Annual B...</u>
Ordinary Income/Expense							
Income							
24000 · Charges for Service							
24100 · Water Revenue	1,814.75	46,666.67	(44,851.92)	464,391.66	466,666.66	(2,275.00)	560,000.00
24118 · Surface Water Revenue	(55.65)	500.00	(555.65)	5,075.70	5,000.00	75.70	6,000.00
24119 · Application Fee	0.00	125.00	(125.00)	0.00	1,250.00	(1,250.00)	1,500.00
24120 · Disconnect Reconnect	1,725.00	458.33	1,266.67	8,925.00	4,583.34	4,341.66	5,500.00
24200 · Sewer Revenue	(6,616.69)	41,000.00	(47,616.69)	448,974.48	410,000.00	38,974.48	492,000.00
24310 · Tap Fees/Inspections	23,730.00	20,833.33	2,896.67	388,522.72	208,333.34	180,189.38	250,000.00
24319 · Grease Trap Inspections	1,550.00	1,100.00	450.00	13,100.00	11,000.00	2,100.00	13,200.00
24330 · Late Charges	2,690.54	1,250.00	1,440.54	18,254.33	12,500.00	5,754.33	15,000.00
24333 · Returned Ck Fee	0.00	16.67	(16.67)	200.00	166.66	33.34	200.00
24334 · Blank	0.00	416.67	(416.67)	0.00	4,166.66	(4,166.66)	5,000.00
25403 · Solid Waste Revenue	12,285.08	8,708.33	3,576.75	113,910.67	87,083.34	26,827.33	104,500.00
Total 24000 · Charges for Service	37,123.03	121,075.00	(83,951.97)	1,461,354.56	1,210,750.00	250,604.56	1,452,900.00
24101 · Taxes and Franchise Fees							
24110 · Sales Tax Rev for Solid Waste	1,003.84	666.67	337.17	9,304.29	6,666.66	2,637.63	8,000.00
Total 24101 · Taxes and Franchise Fees	1,003.84	666.67	337.17	9,304.29	6,666.66	2,637.63	8,000.00
24121 · Groundwater Reduction Revenue	(1,311.75)	13,750.00	(15,061.75)	119,667.90	137,500.00	(17,832.10)	165,000.00
25000 · Other Revenues							
25000.1 · Impact Fees							
25000.2 · Capital Cost Fees	0.00	16,666.67	(16,666.67)	0.00	166,666.66	(166,666.66)	200,000.00
25000.1 · Impact Fees - Other	0.00	6,250.00	(6,250.00)	0.00	62,500.00	(62,500.00)	75,000.00
Total 25000.1 · Impact Fees	0.00	22,916.67	(22,916.67)	0.00	229,166.66	(229,166.66)	275,000.00
25391 · Interest Income	25.88	18.33	7.55	163.91	183.34	(19.43)	220.00
25392 · Interest earned on Investments	1,095.86			8,599.47	0.00	8,599.47	0.00
25399 · Misc Rev & ETS Rev	222.50	108.33	114.17	2,575.90	1,083.34	1,492.56	1,300.00
Total 25000 · Other Revenues	1,344.24	23,043.33	(21,699.09)	11,339.28	230,433.34	(219,094.06)	276,520.00
Total Income	38,159.36	158,535.00	(120,375.64)	1,601,666.03	1,585,350.00	16,316.03	1,902,420.00
Expense							
26001 · Personnel							
26353.1 · Health Ins.	1,094.76	2,083.33	(988.57)	10,843.28	20,833.34	(9,990.06)	25,000.00
26353.4 · Unemployment Ins	0.00	35.83	(35.83)	314.64	358.34	(43.70)	430.00
26353.5 · Workers Comp.	321.82	158.33	163.49	2,636.45	1,583.34	1,053.11	1,900.00
26353.6 · Dental Insurance	100.80	186.67	(85.87)	1,028.96	1,866.66	(837.70)	2,240.00
26353.7 · Life & AD&D Insurance	55.53	75.00	(19.47)	549.58	750.00	(200.42)	900.00
26353.8 · Crime Insurance	32.93			296.31			
26501 · Retirement Expense	538.56	625.00	(86.44)	5,668.68	6,250.00	(581.32)	7,500.00
26560 · Payroll Taxes	672.10	1,200.00	(527.90)	7,086.22	12,000.00	(4,913.78)	14,400.00
26600 · Wages	8,785.62	17,937.50	(9,151.88)	92,629.78	169,375.00	(76,745.22)	205,250.00
Total 26001 · Personnel	11,602.12	22,301.66	(10,699.54)	121,053.90	213,016.68	(91,962.78)	257,620.00
26200 · Contract Services							
26102 · General Consultant Fees	1,213.41	908.75	304.66	18,495.01	9,087.50	9,407.51	10,905.00
26320 · Legal Fees	1,580.00	1,421.08	158.92	11,730.00	14,210.84	(2,480.84)	17,053.00
26322 · Engineering	0.00	6,250.00	(6,250.00)	89,006.90	62,500.00	26,506.90	75,000.00
26323 · Operator	0.00	3,365.00	(3,365.00)	29,700.00	33,650.00	(3,950.00)	40,380.00
26324 · Billing and Collections	1,332.91	1,783.33	(450.42)	19,602.94	17,833.34	1,769.60	21,400.00
26328 · Teating	205.41	1,200.00	(994.59)	11,564.03	12,000.00	(435.97)	14,400.00
26331 · Sales Tax for Solid Waste	1,008.45	718.58	289.87	9,350.60	7,185.84	2,164.76	8,623.00
26333 · Accounting Fees	0.00	400.00	(400.00)	5,600.00	4,000.00	1,600.00	4,800.00
26336 · Sludge Hauling	0.00	1,604.17	(1,604.17)	15,795.00	16,041.66	(246.66)	19,250.00
26340 · Printing	0.00	0.00	0.00	259.30	100.00	159.30	100.00
26350 · Postage	380.89	308.33	72.56	4,185.47	3,083.34	1,102.13	3,700.00
26351 · Telephone	1,346.42	395.83	950.59	3,750.74	3,958.34	(207.60)	4,750.00
26370 · Tap Fees & Inspections	0.00	2,500.00	(2,500.00)	37,994.00	25,000.00	12,994.00	30,000.00
26399 · Garbage Pickup	10,942.44	8,916.67	2,025.77	115,013.23	89,166.66	25,846.57	107,000.00
Total 26200 · Contract Services	18,009.93	29,771.74	(11,761.81)	372,047.22	297,817.52	74,229.70	357,361.00
26300 · Communications							

	Jul 19	Budget	\$ Over Bu...	Oct '18 - J...	YTD Bud...	\$ Over Bu...	Annual B...
26338 · Advertising/Promoton	234.00	83.33	150.67	1,518.00	833.34	684.66	1,000.00
Total 26300 · Communications	234.00	83.33	150.67	1,518.00	833.34	684.66	1,000.00
26326 · Permits & Licenses	0.00	1,616.67	(1,616.67)	15,453.96	16,166.66	(712.70)	19,400.00
26371 · Dues & Subscriptions	0.00	166.67	(166.67)	328.00	1,666.66	(1,338.66)	2,000.00
26400.1 · Supplies & Equipment							
26342 · Chemicals	536.02	1,583.33	(1,047.31)	18,329.38	15,833.34	2,496.04	19,000.00
26358 · Copier/Pax Machine Lease	0.00			152.90	0.00	152.90	0.00
26460 · Operating Supplies	4,969.92	6,333.33	(1,363.41)	58,982.34	63,333.34	(4,351.00)	76,000.00
26485 · Uniforms	187.03	266.67	(79.64)	1,919.06	2,666.66	(747.60)	3,200.00
27040 · ComputerTechnology Equipment	489.00	316.67	172.33	5,261.04	3,166.66	2,094.38	3,800.00
26400.1 · Supplies & Equipment - Other	0.00			212.43	0.00	212.43	0.00
Total 26400.1 · Supplies & Equipment	6,181.97	8,500.00	(2,318.03)	84,857.15	85,000.00	(142.85)	102,000.00
26401 · Groundwater Reduction Expenses	0.00	0.00	0.00	0.00	100.00	(100.00)	100.00
26500 · Staff Development							
26354 · Travel & Training (Travel)	60.00	458.33	(398.33)	930.00	4,583.34	(3,653.34)	5,500.00
26355 · Employee Relations (Education)	0.00	16.67	(16.67)	706.79	166.66	540.13	200.00
Total 26500 · Staff Development	60.00	475.00	(415.00)	1,636.79	4,750.00	(3,113.21)	5,700.00
26600.2 · Maintenance							
26335 · Repairs & Maintenance	11,159.65	18,812.50	(7,652.85)	204,866.26	188,125.00	16,741.26	225,750.00
26335.1 · Vehicle Rep. & Maint.	0.00	125.00	(125.00)	1,027.82	1,250.00	(222.18)	1,500.00
26349 · Gas & Oil	0.00	516.67	(516.67)	4,418.67	5,166.66	(747.99)	6,200.00
Total 26600.2 · Maintenance	11,159.65	19,454.17	(8,294.52)	210,312.75	194,541.66	15,771.09	233,450.00
26700 · Insurance Expense							
26353.2 · Liability Ins.	189.80	245.42	(55.62)	1,708.20	2,454.16	(745.96)	2,945.00
26353.3 · Property Ins.	2,076.12	1,744.33	331.79	18,852.15	17,443.34	1,408.81	20,932.00
Total 26700 · Insurance Expense	2,265.92	1,989.75	276.17	20,560.35	19,897.50	662.85	23,877.00
26800 · Utilities Expense							
26352.1 · Utilities - Gas for Generators	146.07	83.33	62.74	2,472.22	833.34	1,638.88	1,000.00
26352.2 · Utilities-Water Plants	4,471.67	5,775.00	(1,303.33)	47,563.43	57,750.00	(10,186.57)	69,300.00
26352.3 · Utilities-WW Treatment Plants	2,018.96	3,375.00	(1,356.04)	21,360.47	33,750.00	(12,389.53)	40,500.00
26352.4 · Utilities - Lift Stations	1,127.29	1,183.33	(56.04)	12,676.83	11,833.34	843.49	14,200.00
Total 26800 · Utilities Expense	7,763.99	10,416.66	(2,652.67)	84,072.95	104,166.68	(20,093.73)	125,000.00
26900 · Capital Outlay							
26900.4 · Capital Outlay-Sewer/Plant Imp	1,680.38	2,916.67	(1,236.29)	8,221.03	29,166.66	(20,945.63)	35,000.00
Total 26900 · Capital Outlay	1,680.38	2,916.67	(1,236.29)	8,221.03	29,166.66	(20,945.63)	35,000.00
26901 · Util Projects/Prev Maint-Transf							
26901.1 · Util Proj/Prev Maint-Tsf to CPF	0.00	0.00	0.00	12,131.20	91,400.00	(79,268.80)	91,400.00
26901.2 · Capital Costs-Tsf to CPF	0.00	0.00	0.00	0.00	91,400.00	(91,400.00)	91,400.00
26901.3 · Impact Fees - Tsf to CPF	0.00	0.00	0.00	0.00	91,400.00	(91,400.00)	91,400.00
Total 26901 · Util Projects/Prev Maint-Transf	0.00	0.00	0.00	12,131.20	274,200.00	(262,068.80)	274,200.00
27000 · Miscellaneous Expenses							
26359 · Misc Expense	0.00			107.64	0.00	107.64	0.00
26361 · Bank Charges/ETS	778.62	83.33	695.29	6,208.28	833.34	5,374.94	1,000.00
27000 · Miscellaneous Expenses - Other	0.00			57.95			
Total 27000 · Miscellaneous Expenses	778.62	83.33	695.29	6,373.87	833.34	5,540.53	1,000.00
Total Expense	59,736.58	97,775.65	(38,039.07)	938,567.17	1,242,156.70	(303,589.53)	1,437,708.00
Net Ordinary Income	(21,577.22)	60,759.35	(82,336.57)	663,098.86	343,193.30	319,905.56	464,712.00
Other Income/Expense							
Other Expense							
27001 · Other Expenses							
27001.2 · Transfer to Debt Service	0.00	0.00	0.00	153,040.00	153,040.00	0.00	153,040.00
27002 · Transfer to Construction Fund	77,400.00	0.00	77,400.00	154,800.00	154,800.00	0.00	154,800.00
Total 27001 · Other Expenses	77,400.00	0.00	77,400.00	307,840.00	307,840.00	0.00	307,840.00

	<u>Jul 19</u>	<u>Budget</u>	<u>\$ Over Bu...</u>	<u>Oct '18 - J...</u>	<u>YTD Bud...</u>	<u>\$ Over Bu...</u>	<u>Annual B...</u>
Total Other Expense	77,400.00	0.00	77,400.00	307,840.00	307,840.00	0.00	307,840.00
Net Other Income	(77,400.00)	0.00	(77,400.00)	(307,840.00)	(307,840.00)	0.00	(307,840.00)
Net Income	<u>(98,977.22)</u>	<u>60,759.35</u>	<u>(159,736.57)</u>	<u>355,258.86</u>	<u>35,353.30</u>	<u>319,905.56</u>	<u>156,872.00</u>

City of Montgomery
District Debt Service Payments

07/01/2019 - 09/30/2020

Paying Agent	Series	Date Due	Date Paid	Principal	Interest	Total Due
Debt Service Payment Due 09/01/2019						
Amegy Bank of Texas	2012	09/01/2019		0.00	53,412.50	53,412.50
Amegy Bank of Texas	2012R	09/01/2019		0.00	35,993.75	35,993.75
First National Bank of Huntsville	2015R	09/01/2019		0.00	6,376.25	6,376.25
Bank of Texas	2017A	09/01/2019		0.00	4,767.25	4,767.25
Bank of Texas	2017B	09/01/2019		0.00	9,757.25	9,757.25
Total Due 09/01/2019				0.00	110,307.00	110,307.00
Debt Service Payment Due 03/01/2020						
Amegy Bank of Texas	2012	03/01/2020		130,000.00	53,412.50	183,412.50
Amegy Bank of Texas	2012R	03/01/2020		110,000.00	35,993.75	145,993.75
First National Bank of Huntsville	2015R	03/01/2020		85,000.00	6,376.25	91,376.25
Bank of Texas	2017A	03/01/2020		50,000.00	4,767.25	54,767.25
Bank of Texas	2017B	03/01/2020		80,000.00	9,757.25	89,757.25
Total Due 03/01/2020				455,000.00	110,307.00	565,307.00
Debt Service Payment Due 09/01/2020						
Amegy Bank of Texas	2012	09/01/2020		0.00	51,462.50	51,462.50
Amegy Bank of Texas	2012R	09/01/2020		0.00	34,756.25	34,756.25
First National Bank of Huntsville	2015R	09/01/2020		0.00	5,526.25	5,526.25
Bank of Texas	2017A	09/01/2020		0.00	4,767.25	4,767.25
Bank of Texas	2017B	09/01/2020		0.00	9,753.25	9,753.25
Total Due 09/01/2020				0.00	106,265.50	106,265.50
District Total				\$455,000.00	\$326,879.50	\$781,879.50



MUNICIPAL ACCOUNTS
& CONSULTING, L.P.

City of Montgomery

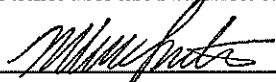
Quarterly Investment Inventory Report Period Ending June 30, 2019

BOARD OF DIRECTORS
City of Montgomery

Attached is the Quarterly Investment Inventory Report for the
Period ending June 30, 2019.

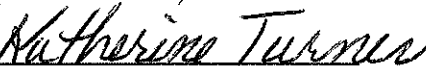
This report and the District's investment portfolio are in compliance with the
investment strategies expressed in the District's investment policy, and the
Public Funds Investment Act.

I, hereby certify that, pursuant to Senate Bill 253 and in connection with the
preparation of the investment report, I have reviewed the divestment lists
prepared and maintained by the Texas Comptroller of Public Accounts, and the
District does not own direct or indirect holdings in any companies identified on such lists.



Mark M. Burton

(Investment Officer)



Katherine Turner

(Investment Officer)

COMPLIANCE TRAINING

HB 675 states the Investment Officer must attend at least one training seminar for (6) six hours
Within twelve months of taking office and requires at least (4) four hours training within each (2)
two year period thereafter.

INVESTMENT OFFICERS

Mark M. Burton

Katherine Turner

CURRENT TRAINING

October 26, 2009 (Texpool Academy 10 Hours)
November 5, 2011 (Texpool Academy 10 Hours)
November 5, 2013 (Texpool Academy 10 Hours)
November 27, 2015 (Texpool Academy 10 Hours)
December 26, 2017 (Texpool Academy 10 Hours)

October 25-30, 2009 (Texpool Online 10 Hours)
December 5, 2011 (Texpool Academy 10 Hours)
January 9, 2014 (Texpool Academy 10 Hours)
January 14, 2016 (Texpool Academy 10 Hours)
February 25, 2018 (Texpool Academy 11.5 Hours)

City of Montgomery
Summary of Money Market Funds
 04/01/2019 - 06/30/2019

Fund: Operating

Financial Institution: **TEXPOOL**

Account Number: **XXXX0003** Date Opened: **08/01/2005** Current Interest Rate: **2.38%**

Date	Description	Begin Balance	Cash Added	Cash Withdrawn	Int. Earned	End Balance
04/01/2019		735,026.65				
04/30/2019					1,470.69	
05/08/2019	Transfe to checking			(200,000.00)		
05/31/2019					1,186.85	
06/04/2019	Sales Tax Transfer to MEDC			(41,379.20)		
06/04/2019	Tax Revenue tsf to I&S			(19,801.66)		
06/04/2019	Reimbursement due from Utili		41,317.02			
06/06/2019	WT FROM ALLEG CD XXXX2047		100,000.00			
06/06/2019	ALLEG CD XXXX2047 INTEREST		2,032.69			
06/17/2019	GREEN CD XXXX0365 INTEREST		1,171.78			
06/17/2019	WT FROM GREEN CD XXXX0365		100,000.00			
06/30/2019	Interest				1,275.82	
Totals for Account XXXX0003:		<u>\$735,026.65</u>	<u>\$244,521.49</u>	<u>(\$261,180.86)</u>	<u>\$3,933.36</u>	<u>\$722,300.64</u>
Totals for Operating Fund:		<u><u>\$735,026.65</u></u>	<u><u>\$244,521.49</u></u>	<u><u>(\$261,180.86)</u></u>	<u><u>\$3,933.36</u></u>	<u><u>\$722,300.64</u></u>

Methods Used For Reporting Market Values

Certificates of Deposits:	Face Value Plus Accrued Interest
Securities/Direct Government Obligations:	Market Value Quoted by the Seller of the Security and Confirmed in Writing
Public Fund Investment Pool/MM Accounts:	Balance = Book Value = Current Market

City of Montgomery
Summary of Money Market Funds
 04/01/2019 - 06/30/2019

Fund: Capital Projects

Financial Institution: TEXPOOL

Account Number: XXXX0009 Date Opened: 12/27/2012 Current Interest Rate: 2.38%

Date	Description	Begin Balance	Cash Added	Cash Withdrawn	Int. Earned	End Balance
04/01/2019		302,612.98				
04/30/2019	Transfer to checking			(50,000.00)		
04/30/2019					575.39	
05/31/2019					516.20	
06/30/2019					496.51	
Totals for Account XXXX0009:		\$302,612.98		(\$50,000.00)	\$1,588.10	\$254,201.08
Totals for Capital Projects Fund:		\$302,612.98		(\$50,000.00)	\$1,588.10	\$254,201.08

Methods Used For Reporting Market Values

Certificates of Deposits:	Face Value Plus Accrued Interest
Securities/Direct Government Obligations:	Market Value Quoted by the Seller of the Security and Confirmed in Writing
Public Fund Investment Pool/AM Accounts:	Balance = Book Value = Current Market

City of Montgomery
Summary of Money Market Funds
 04/01/2019 - 06/30/2019

Fund: Debt Service

Financial Institution: **TEXPOOL**

Account Number: XXXX0008 Date Opened: 12/27/2012 Current Interest Rate: 2.38%

Date	Description	Begin Balance	Cash Added	Cash Withdrawn	Int. Earned	End Balance
04/01/2019		75,884.65				
04/30/2019					151.83	
05/31/2019					155.00	
06/04/2019	Tax Revenue Transfer thru 4/		19,801.66			
06/30/2019					183.90	
Totals for Account XXXX0008:		<u>\$75,884.65</u>	<u>\$19,801.66</u>		<u>\$490.73</u>	<u>\$96,177.04</u>
Totals for Debt Service Fund:		<u>\$75,884.65</u>	<u>\$19,801.66</u>		<u>\$490.73</u>	<u>\$96,177.04</u>

Methods Used For Reporting Market Values

Certificates of Deposits:	Face Value Plus Accrued Interest
Securities/Direct Government Obligations:	Market Value Quoted by the Seller of the Security and Confirmed in Writing
Public Fund Investment Pool/MM Accounts:	Balance = Book Value = Current Market

City of Montgomery
Summary of Money Market Funds
 04/01/2019 - 06/30/2019

Fund: MEDC

Financial Institution: TEXPOOL

Account Number: XXXX0006 Date Opened: 08/01/2005 Current Interest Rate: 2.38%

Date	Description	Begin Balance	Cash Added	Cash Withdrawn	Int. Earned	End Balance
04/01/2019		539,554.05				
04/30/2019					1,079.58	
05/31/2019					1,102.19	
06/04/2019	sales tax tsf from general		41,379.20			
06/30/2019					1,133.00	
Totals for Account XXXX0006:		<u>\$539,554.05</u>	<u>\$41,379.20</u>		<u>\$3,314.77</u>	<u>\$584,248.02</u>
Totals for MEDC Fund:		<u>\$539,554.05</u>	<u>\$41,379.20</u>		<u>\$3,314.77</u>	<u>\$584,248.02</u>

Methods Used For Reporting Market Values

Certificates of Deposits:	Face Value Plus Accrued Interest
Securities/Direct Government Obligations:	Market Value Quoted by the Seller of the Security and Confirmed in Writing
Public Fund Investment Pool/MM Accounts:	Balance = Book Value = Current Market

City of Montgomery
Summary of Money Market Funds
 04/01/2019 - 06/30/2019

Fund: Utility

Financial Institution: TEXPOOL

Account Number: XXXX0002 Date Opened: 08/01/2005 Current Interest Rate: 2.38%

Date	Description	Begin Balance	Cash Added	Cash Withdrawn	Int. Earned	End Balance
04/01/2019		511,845.84				
04/30/2019					1,024.16	
05/31/2019					1,045.63	
06/04/2019	Reimb of expense - Gen Fund			(41,317.02)		
06/30/2019					933.19	
Totals for Account XXXX0002:		\$511,845.84		(\$41,317.02)	\$3,002.98	\$473,531.80
Totals for Utility Fund:		\$511,845.84		(\$41,317.02)	\$3,002.98	\$473,531.80

Methods Used For Reporting Market Values

Certificates of Deposits:	Face Value Plus Accrued Interest
Securities/Direct Government Obligations:	Market Value Quoted by the Seller of the Security and Confirmed in Writing
Public Fund Investment Pool/MMI Accounts:	Balance = Book Value = Current Market

City of Montgomery
Summary of Certificates of Deposit with Money Market
 04/01/2019 - 06/30/2019

Financial Institution	Investment Number	Issue Date	Maturity Date	Beginning Balance	Principal From Cash	Principal From Investment	Principal Withdrawn	Principal Reinvested	Ending Balance	Interest Rate	Beg. Acc. Interest	Interest Earned	Interest Reinvested	Interest Withdrawn	Accrued Interest
Fund: Operating															
Certificates of Deposit															
SPIRIT OF TEXAS BANK	XXXX0144	02/04/19	08/03/19	100,000.00	0.00	0.00	0.00	0.00	100,000.00	2.45%	375.89	0.00	0.00	0.00	980.00
	Rollover FROM CD XXXX0787														
TEXAS CAPITAL BANK	XXXX0242	01/03/19	07/02/19	100,000.00	0.00	0.00	0.00	0.00	100,000.00	2.37%	571.40	0.00	0.00	0.00	1,155.78
VERITEX COMMUNITY BANK	XXXX0365	12/17/18	06/16/19	100,000.00	0.00	0.00	100,000.00	0.00	0.00	2.35%	676.03	1,171.78	0.00	1,171.78	0.00
	CLOSED TO TXPL XXXX0003														
Totals for Operating Fund:				300,000.00	0.00	0.00	100,000.00	0.00	200,000.00	N/A	1,623.32	1,171.78	0.00	1,171.78	\$2,135.78

Beginning Balance:	\$300,000.00	Interest Earned:	\$1,171.78
Plus Principal From Cash:	\$0.00	Less Beg Accrued Interest:	\$1,623.32
Less Principal Withdrawn:	\$100,000.00	Plus End Accrued Interest:	\$2,135.78
Plus Interest Reinvested:	\$0.00	Fixed Interest Earned:	\$1,684.24
Fixed Balance:	\$200,000.00	MM Interest Earned:	\$3,933.36
MM Balance:	\$722,300.64	Total Interest Earned:	\$5,617.60
Total Balance:	\$922,300.64		

Methods Used For Reporting Market Values

Certificates of Deposits:	Face Value Plus Accrued Interest
Securities/Direct Government Obligations:	Market Value Quoted by the Seller of the Security and Confirmed in Writing
Public Fund Investment Pool/MM Accounts:	Balance = Book Value = Current Market

City of Montgomery
Summary of Certificates of Deposit with Money Market
 04/01/2019 - 06/30/2019

Financial Institution	Investment Number	Issue Date	Maturity Date	Beginning Balance	Principal From Cash	Principal From Investment	Principal Withdrawn	Principal Reinvested	Ending Balance	Interest Rate	Beg. Acc. Interest	Interest Earned	Interest Reinvested	Interest Withdrawn	Accrued Interest
Fund: MEDC															
Certificates of Deposit															
ALLEGIANCE BANK	XXXX2047	06/06/18	06/05/19	100,000.00	0.00	0.00	100,000.00	0.00	0.00	2.00%	1,638.36	2,032.69	0.00	2,032.69	0.00
CLOSED TO TXPL XXXX0003															
BANCORPSOUTH	XXXX4045	01/27/19	01/28/20	150,000.00	0.00	0.00	0.00	0.00	150,000.00	2.75%	723.29	0.00	0.00	0.00	1,740.41
Totals for MEDC Fund:				250,000.00	0.00	0.00	100,000.00	0.00	150,000.00	N/A	2,361.65	2,032.69	0.00	2,032.69	\$1,740.41

Beginning Balance:	\$250,000.00	Interest Earned:	\$2,032.69
Plus Principal From Cash:	\$0.00	Less Beg Accrued Interest:	\$2,361.65
Less Principal Withdrawn:	\$100,000.00	Plus End Accrued Interest:	\$1,740.41
Plus Interest Reinvested:	\$0.00	Fixed Interest Earned:	\$1,411.45
Fixed Balance:	\$150,000.00	MM Interest Earned:	\$3,314.77
MM Balance:	\$584,248.02	Total Interest Earned:	\$4,726.22
Total Balance:	\$734,248.02		

Methods Used For Reporting Market Values

Certificates of Deposits:	Face Value Plus Accrued Interest
Securities/Direct Government Obligations:	Market Value Quoted by the Seller of the Security and Confirmed in Writing
Public Fund Investment Pool/MM Accounts:	Balance = Book Value = Current Market

City of Montgomery
Detail of Pledged Securities

04/01/2019 - 06/30/2019

Financial Institution: FIRST FINANCIAL BANK								
Security: FHLLB CUSIP: 3137F4X64	Par Value:	500,000.00	Maturity Date:	10/25/2027	Pledged:	09/01/2018	Released:	Amount Released:
	Date	Value						
	04/30/2019	504,524.24						
	05/31/2019	503,991.58						
	06/30/2019	503,492.68						
Security: FHLMC CUSIP: 067626HA2	Par Value:	360,000.00	Maturity Date:	04/01/2022	Pledged:	07/31/2017	Released:	Amount Released:
	Date	Value						
	04/30/2019	363,682.59						
	05/31/2019	363,347.81						
	06/30/2019	363,013.03						
Security: FHLMC CUSIP: 3137B3NA2	Par Value:	300,000.00	Maturity Date:	04/25/2023	Pledged:	02/10/2019	Released:	Amount Released:
	Date	Value						
	04/30/2019	309,538.61						
	05/31/2019	309,325.38						
	06/30/2019	309,111.74						
Security: FHLMC CUSIP: 3138ERUQ1	Par Value:	2,000,000.00	Maturity Date:	07/01/2031	Pledged:	02/01/2019	Released:	Amount Released:
	Date	Value						
	04/30/2019	1,424,993.65						
	05/31/2019	1,402,431.67						
	06/30/2019	1,374,537.27						
Security: FHLMC CUSIP: 66748PHH8	Par Value:	555,000.00	Maturity Date:	10/01/2025	Pledged:	09/10/2015	Released:	Amount Released:
	Date	Value						
	04/30/2019	555,975.14						
	05/31/2019	555,780.11						
	06/30/2019	555,585.08						
Security: FNMA CUSIP: 4211103Y1	Par Value:	2,000,000.00	Maturity Date:	02/15/2034	Pledged:	10/01/2018	Released:	Amount Released:
	Date	Value						
	04/30/2019	157,189.87						
	05/31/2019	157,112.95						
	06/30/2019	157,036.03						

Methods Used For Reporting Market Values

Certificates of Deposits:	Face Value Plus Accrued Interest
Securities/Direct Government Obligations:	Market Value Quoted by the Seller of the Security and Confirmed in Writing
Public Fund Investment Pool/AMA Accounts:	Balance = Book Value = Current Market

Montgomery City Council
AGENDA REPORT

Meeting Date: August 27, 2019	Budgeted Amount:
Department: Administrative	
Prepared By: Richard Tramm	Exhibits: MEDC Agenda Report and all Exhibits for Texas Target Communities Design Project
Date Prepared: August 22, 2019	

Subject

Consideration and possible action to approve Montgomery Economic Development Corporation expenditure of \$15,393 for participation in the Texas Target Communities design project.

Description

Please review the attached Agenda Report from the Montgomery Economic Development Corporation meeting on August 19, 2019 that details the proposed project. Dave McCorquodale will be presenting this item to City Council.

Recommendation

Discuss and consider the matter for approval. This item is presented for City Council approval of the as the amount of the item is greater \$10,000.

Approved By

City Administrator	Richard Tramm <i>RT</i>	Date: 8/22/19

Montgomery Economic Development Corporation
AGENDA REPORT

Meeting Date: August 19, 2019	Budgeted Amount: N/A
Department: Administrative	
Prepared By: Dave McCorquodale	Exhibits: Staff memo, sample TXTC project
Date Prepared: August 8, 2019	

Subject

Consideration and possible action regarding approval of Texas Target Communities design project.

Description

See the attached memo for and project sample for a description of the proposed project. The benefits of using the TXTC's landscape architecture studios for this phase of the project are:

- Multiple designs for a variety of projects—able to select specific concepts
- Ideas from an entity focused on learning and exploring current design trends
- Cost effective relative to professional design studios

The final product of this process will be drawings, written narratives, and design element examples that take the project through concept development (i.e. doesn't include final design docs or construction drawings ready to bid & build). The next step would be to contract with a design firm to refine the design and produce construction drawings. Subsequent steps would include bidding and project construction.

The goal of this phase of the project is to have a collection of ideas and be able to refine the City's vision for these project areas.

Recommendation

Consider whether to approve the expenditure of \$15,393 for the Texas Target Communities design project.

Approved By

Asst. to City Admin.	Dave McCorquodale <i>DM</i>	Date: 8/8/19
City Administrator	Richard Tramm <i>RT</i>	Date: 8/8/19



July 29, 2019

RE: Memo for participation in Texas Target Communities

In late April, the City submitted a Letter of Interest in response to TAMU's Texas Target Communities 2019 Call for Community Planning Projects. This program partners with small communities around the state to provide community planning support utilizing design studios in TAMU's Landscape Architecture and Planning programs.

- Projects are senior-level design projects
- Proposal is for 2 studios of approximately 20 students each + 2 professors
- Areas of focus
 1. Downtown Revitalization
 2. Historic Preservation and Tourism
 3. Ecological Connectivity
 4. Walkability and Active Living
 5. New Residential Typologies
- Proposal for participation cost of \$15,393 + help of Dave McCorquodale as a liaison
- Proposed meeting the morning of August 27th with the City & professors (2 hours)
- Final project completion/presentation mid-December

Place in Budget Narrative and MOA

Institution Name Texas A&M University
Program Texas Target Communities
Partner City of Montgomery
Item

	Total
Personnel (<i>Student Worker- Hourly</i>)	\$7,500.00
Courses	\$4,500.00
SUB-TOTAL PERSONNEL & BENEFITS	\$12,000.00
Travel	\$393.00
Supplies	\$2,000.00
Final production	\$1,000.00
TOTAL DIRECT COSTS	\$15,393.00
TOTAL DIRECT & INDIRECT COSTS (Project Total Costs)	\$15,393.00

See memo for project description

Montgomery Economic Development Corporation
Statement of Income, Expenditures, and Changes in Net Assets

	2016-17	2017-18	2017-18	2018-19
	Actual	Budget	Estimated	Adopted Budget
Beginning net assets (fund balance)	\$ 834,815	\$ 648,220	\$ 786,030	\$ 748,230
Income				
Sales tax (one-half of one percent)	500,557	530,000	575,000	575,000
Interest Income	2,979	950	3,000	3,200
Miscellaneous	-	-	-	-
Total Income	503,536	530,950	578,000	578,200
Total Appraisable Funds	1,338,351	1,179,170	1,364,030	1,326,430
Expenditures				
Public Infrastructure (Category 1)				
Downtown development Improvements	83,295	55,000	66,000	60,000
Utility extensions	159,987	180,000	150,000	39,200
Flagship development Improvements	9,000	8,000	4,500	-
Transfer to debt service	130,500	160,000	160,000	160,000
Total Infrastructure	383,582	403,000	380,500	259,200
Business development and retention (Category 2)				
Sales tax reimbursement	-	35,000	47,500	76,900
Economic development grant program	-	20,000	20,000	15,000
Total business development	-	55,000	67,500	91,900
Quality of life (Category 3)				
Seasonal decorations	9,940	6,000	1,300	7,600
Christmas lighting, civic association	2,543	1,600	2,500	-
Walking tour	500	4,000	6,000	6,000
Downtown enhancement projects	-	20,000	10,000	20,000
Removal of blight	10,791	15,000	12,000	15,000
Downtown signs	-	1,000	-	-
Fernland Improvements	-	4,000	-	-
Heritage village detention pond Improvements	10,450	-	-	-
Events	-	-	-	35,000
Total quality of life	34,224	51,600	31,800	83,600
Marketing and tourism (Category 4)				
Promotional video	1,900	1,500	3,000	-
Website	7,976	2,000	3,000	3,000
Brochures / printed literature	5,626	5,000	7,500	10,000
Events	-	-	-	-
Christmas In Montgomery	5,000	5,000	5,000	-
Wine and music festival	9,500	10,000	10,000	-
Antique show and festival	10,000	10,000	10,000	-
Texan heritage festival	16,000	8,000	-	-
Total marketing and tourism	56,002	41,500	38,500	13,000
Administration (Category 5)				
Reimbursement of General fund expenses	37,500	37,500	37,500	107,500
Montgomery area chamber of commerce office	30,800	32,000	32,000	-
Internship program	-	10,000	2,500	10,000
Miscellaneous expense	4,372	6,000	9,000	1,000
Consulting (professional services)	2,667	10,000	15,000	10,000
Travel and training	3,174	2,800	1,500	2,000
Total administration	78,513	98,300	97,500	130,500
Total expenditures	552,321	649,400	615,800	578,200
Net Income (loss)	(48,785)	(118,450)	(37,800)	-
Ending net assets (fund balance)	\$ 786,030	\$ 529,770	\$ 748,230	\$ 748,230

2019 Call for Community Planning Projects
Texas Target Communities - Texas Planning Initiative



TEXAS A&M
UNIVERSITY

Texas A&M University's Texas Target Communities Program (TXTC) is seeking small towns/cities with populations less than 15,000 and rural counties interested in technical assistance on strategic planning, development projects, or long-term recovery planning to increase resiliency in your communities.

PURPOSE & BACKGROUND

TXTC is an award winning service learning program and university-wide community engagement initiative, where faculty, professional staff, and students from the Department of Landscape Architecture and Urban Planning and the Public Partnership & Outreach efforts of Texas A&M University join with your citizens to provide technical assistance in developing locally tailored planning, design, and development strategies. This annual *Call for Community Planning Projects* allows Texas A&M an opportunity to identify uniquely positioned and timed needs of Texas communities.

MISSION

TXTC is committed to shaping the future of Texas' underserved communities by providing process facilitation and access to information from the array of discipline expertise at Texas A&M University. TXTC seeks to help citizens become more informed, engaged and effective decision makers in the face of complex choices, which influence their collective community resiliency.

BENEFIT TO COMMUNITIES & TEXAS A&M UNIVERSITY

TXTC utilizes a community-focused process to identify and leverage local assets to pursue promising strategies. A local *community taskforce* commits to participate in regularly scheduled meetings where they learn from past, create a vision for the future, prioritize strategies and identify needed steps for implementation. The *community task force* will have access to subject matter experts from the academic fields and affiliated state agencies at Texas A&M University; while our faculty, staff and students receive real world experience and information on effects of effective planning.

TXTC provides each *community task force* with a point of contact for facilitation, data to inform strategy selection, designs for alternative scenarios, consultation on implementation and a written planning document, which includes full documentation of the process and planning that can be used by community leadership to advance direction setting and apply for appropriate implementation funding.

PAST PLANNING PROJECT SUCCESS

Since 1980, TXTC has assisted over 60 communities across Texas and has been recognized by the national American Planning Association for exemplary efforts and quality of work. See examples of past work at <http://ttc.arch.tamu.edu> or:

Liberty County Strategic Plan <http://oaktrust.library.tamu.edu/handle/1969.1/158267>
Nolanville Comprehensive Plan <http://oaktrust.library.tamu.edu/handle/1969.1/155934>

HOW TO PARTNER WITH TEXAS A&M UNIVERSITY

The lead administrator for your city or county should submit a letter of interest (LOI) describing your community's planning project need, community history, current conditions, and ability to recruit a diverse community task force of stakeholders willing to work collaboratively on the community planning project. The LOI should be no longer than two (2) pages. **DEADLINE is April 29, 2019.** Selected projects will be notified by May 15th and planning work will be coordinated with each selected community between June 2019 and September 2020.

FORWARD ANY QUESTIONS, COMMENTS AND LOI SUBMISSIONS:

Texas Target Community
MS 1245 TAMU
401 Joe Routt Blvd #800
College Station TX 77843-1245

slharms@tamu.edu
979-845-7673

**PUBLIC PARTNERSHIP &
OUTREACH**

**INSTITUTE FOR SUSTAINABLE
COMMUNITIES**

**LANDSCAPE ARCHITECTURE &
URBAN PLANNING**

VISION THEMES



Preserved Social and Historic Fabric



Hometown Atmosphere



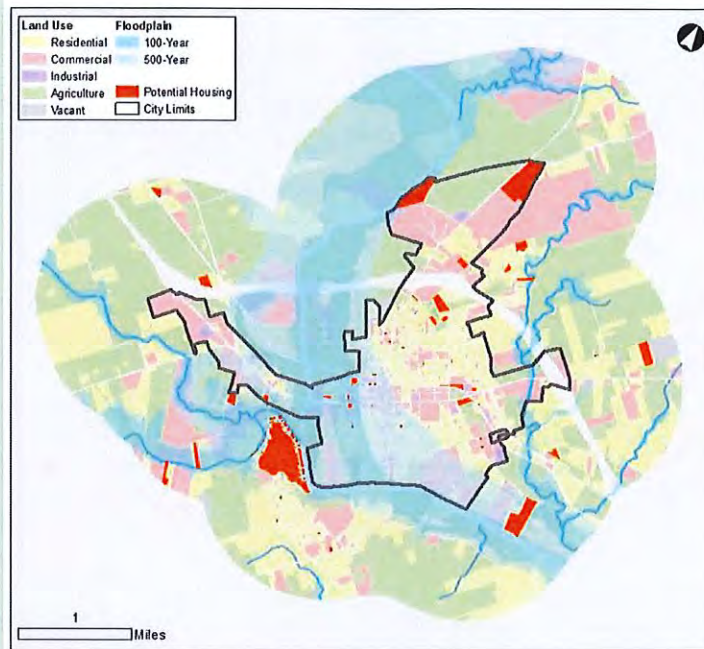
Quality Development

KEY MOTIVATION

- Limited parcel vacancies within City Limits
 - 3% vacancy rate
- Housing need for middle income levels
 - 30% of homeowners & 47% of renters are cost-burdened
- Hurricane Harvey recovery
- Mitigate flood hazards
 - 29% of residential homes are located within the 100 or 500 year floodplain



RECOMMENDATIONS



1) SPACE FOR HOUSING

Parcels highlighted in orange are vacant and owned by Fayetteville County, the City of La Grange, or by private landowners. These parcels are recommended for potential land acquisition for the location of the Community Land Trust or for the City's Land Acquisition Fund.

2) ACCESSORY DWELLING UNITS (ADUs)

ADUs - often referred to as accessory apartments, second units, or granny flats - are additional living quarters on single-family lots that are independent of the primary dwelling unit. ADUs provide affordable housing, reduce sprawling development through urban infill, and allow seniors to age in place. Additionally, ADUs increase the supply of affordable housing and can supplement homeowners' mortgage payments.

NEXT STEPS

- Utilize existing ordinance that allows Accessory Dwelling Units (ADUs)
- Adopt recent International Building Code regulations
- Identify vacant parcels available for land acquisition
- Create a Land Acquisition Fund through the City
- Coordinate with local nonprofit groups to create a Community Land Trust
- Update floodplain regulations

COMMUNITY LAND TRUST

A Community Land Trust is a non-profit, democratically governed local organization which acquires and governs land on behalf of the community. The Trust owns the land and the residents buy or rent the home, making the home affordable.

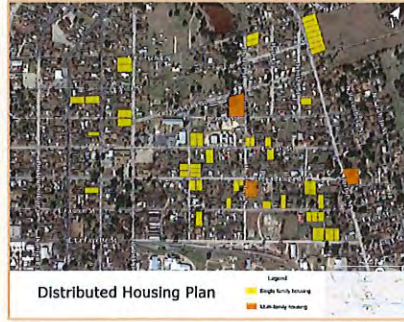


FUNDING

- Nonprofit Organizations
- City Fund
- Grants
 - Federal Emergency Management Agency (FEMA)
 - Texas General Land Office
 - U.S. Department of Housing and Urban Development

A Infill Housing Trust

A housing trust facilitates the development of affordable housing and sale of homes while leasing out the land they stand on. Centralized housing trusts develop a large parcel into a subdivision, while distributed housing trusts choose a distributed set of vacant parcels on which to construct new homes. Residents agree to limit the amount that they resell their homes for, making housing trusts a long-term solution to an affordable housing shortage.



RECOMMENDATIONS

- ❖ Implement a distributed housing trust model in La Grange
- ❖ Initial pricing and lease payments should be affordable
- ❖ Build homes on vacant parcels
- ❖ Locate new homes throughout already populated areas
- ❖ Consider current demand for affordable housing
- ❖ Acquire funding from outside sources
- ❖ Provide multi-family housing options

Proposed Single-Family Design



HUD's Fayette County NSP Income Limits 2018

Occupants	50% AMI*	Monthly cost	120% AMI	Monthly cost
1	22850	\$ 571.25	54750	\$ 1,368.75
2	26100	\$ 652.50	62600	\$ 1,565.00
3	29350	\$ 733.75	70400	\$ 1,760.00
4	32600	\$ 815.00	78250	\$ 1,956.25
5	35250	\$ 881.25	84500	\$ 2,112.50
6	37850	\$ 946.25	90750	\$ 2,268.75

*HUD requires that a minimum of 25% of households in the trust are below 50% Fayette County's median income of \$51,280 to receive funding.

Proposed Multi-Family Design



Demand

Currently:

- ❖ Affordable housing for an average household in La Grange costs \$882/month including utilities, property tax, maintenance, and furnishings
- ❖ Every household that makes less than \$35k is housing cost burdened
- ❖ Demand for affordable housing is very high, but supply is low
- ❖ About 2,500 people commute into La Grange

By 2030:

- ❖ The population is expected to grow by 1,480 people
- ❖ 640 additional housing units will be needed to accommodate for the growth

B Housing Trust Scenario

PURPOSE

- ❖ Provide housing for low to moderate income families
- ❖ Help families build equity
- ❖ Increase city's overall housing stock
- ❖ Assist in recovery for Hurricane Harvey survivors

Existing Conditions

- ❖ Shortage of affordable housing in La Grange
- ❖ Over 300 homes destroyed by Hurricane Harvey
- ❖ Need of 518 additional homes by 2040

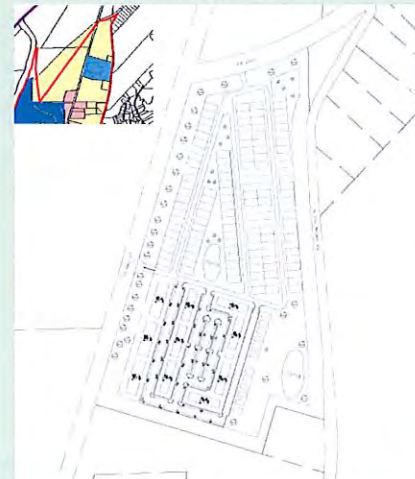
NEXT STEPS

- ❖ Create nonprofit to be Housing Trust
- ❖ Apply for grants
- ❖ Set Board of Directors
- ❖ Acquire land

RECOMMENDATIONS

- ❖ Housing Trust requires a large, flat parcel of land located outside of the floodplain
- ❖ Land immediately north of St. Mark's Medical Center meets all 3 criteria
- ❖ Utilize volunteer organizations for construction
- ❖ Build in phases to reduce upfront cost
- ❖ Apply for grants through Rebuild Texas and the Department for Housing and Urban Development

Housing Trust Site Plan



Cost Analysis

Average Cost	\$75,000.00
Homes Built	146
Cost of Homes	\$10,950,000.00
Cost of apartments	\$125/ft ²
Number of apartment per building	12
Ft ² per apartment	1000
Total ft ² per building	12000
Cost per building	\$1,500,000.00
Number of apartment buildings	7
Total cost of apartments	\$10,500,000.00
Cost of Land	\$1,600,000
Total cost of Development	\$23,050,000.00

Townhome Example



Single Family Housing Example



VISION THEMES



KEY MOTIVATION

- Quality parks are beneficial to communities physically, mentally, and economically
- Green space benefits include reducing stress, blood pressure, improving mood, and increasing physical activity
- Parks can bring economic benefits such as higher property values and tourism
- Parks can be used by people of all ages and economic status
- Many community members involved in the planning process expressed an interest in:
- Connecting multiple parks will allow citizens and visitors to access the natural resources of the city
- Utilizing the river as a recreational asset will help increase economic growth
- Continual maintenance and amenities at specific parks can help increase their usage
- Determining areas that are prone to flooding and designating them as greenspace areas with limited future development will decrease flood damage in the future

COMMUNITY FEEDBACK

- During previous meetings, many community members involved in the planning process expressed an interest in:

-A river trail connecting multiple parks to each other and areas throughout the city

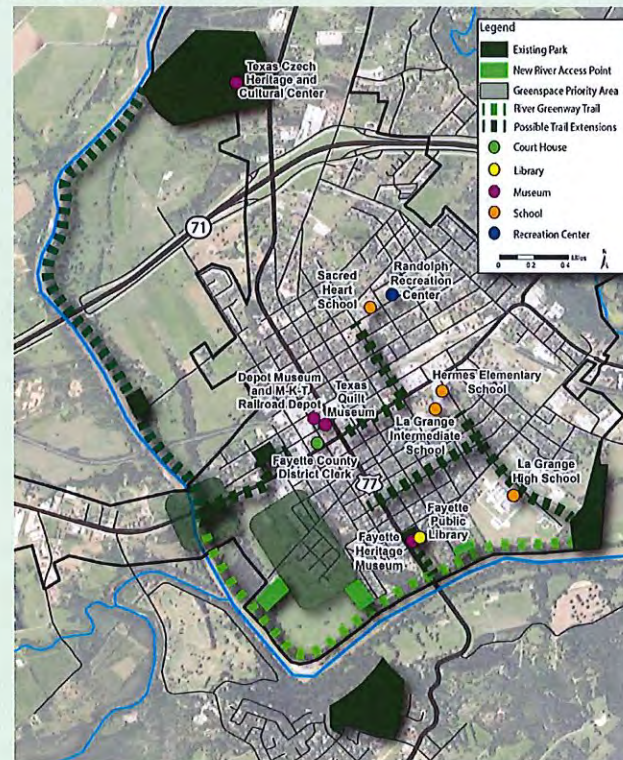
-Utilizing the river as a recreational asset

-Upgrading maintenance and amenities at specific parks

CURRENT AMENITIES

Parks	Amenities																
	Restrooms	Picnic Tables	Handicap Accessible	Playground	Baseball Fields	Softball Fields	Basketball Court	Volleyball Court	Soccer Fields	Disc Golf Course	Walking Trails	Boat Ramp	Swimming Pool	Gazebo	Canoe Launch	Fishing Pier	Group Tent
Buffalo Trail Park (Boat Ramp Park)		●	●					●				●					●
Fayette County Fairgrounds	●		●		●					●							
Heritage Park		●	●	●										●			
Krushol Park		●	●	●	●		●	●			●	●					
Northside Park	●	●	●					●									
White Rock Park	●	●	●	●				●	●		●					●	●
Monument Hill & Kreishe Brewery State Historical Parks	●	●	●	●													●

RECOMMENDATIONS



Proposed River Trail and Access Map

NEXT STEPS

- Increase monitoring of parks for maintenance needs
- Create an ordinance to institute park signage that alerts citizens to park operating hours and amenities
- Increase connectivity between parks by establishing a trail connecting the Fayette County Fairgrounds, Northside Park, Buffalo Trail Park, and White Rock Park
- Inventory all parks for amenity availability
- Inventory the river for most suitable areas for access points
- Institute weekly public activities at lesser used parks



Example of Trail



Example of River Recreation



Example of Park Signage



Example of Skate Park

FUNDING

- TPDW Local Park Grant Program
- TDPW Recreational Trails Grant
- Impact fees
- Land Dedication

A Colorado River Conservation Trails

Phase 1 This initial phase will include the addition of several miles of trails, as well as new access points to the river.

Phase 2 will focus on the northern part of the river by the fairgrounds. Extending the first phase and adding several stormwater management elements.

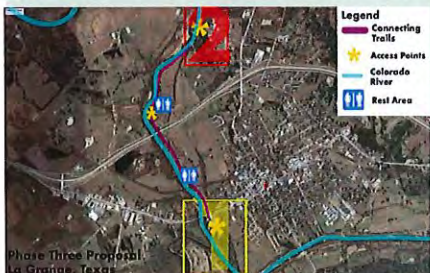
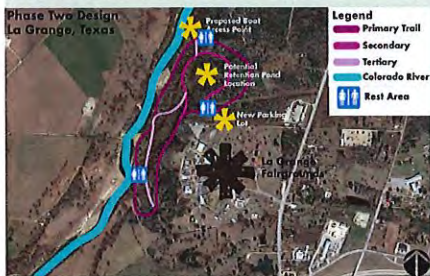
Phase 3 will be the connection phase, allowing pedestrian flow between the first two phases.

Each phase will specialize in recreation and conservation.

NEXT STEPS

- Propose plans for River Greenway Trail
- Solidify details with stakeholders
- Secure Funding for Phase One
- Start acquisition process
- Consult with developers, landscape architects, etc
- Begin Phase One, Repeat for Other Phases

RECOMMENDATIONS



B Recreation, Conservation, and Education: A River Trail

A proposed river trail would be designed to incorporate green elements, educational and recreational opportunities, as well as efforts towards conservation and restoration. The purpose of the trail is to encourage healthy lifestyles, environmental and natural habitat conservation, and to provide engaging activities for all age groups. The need for such a trail in La Grange is great, as there is no other development like it.

Potential Funding Opportunities

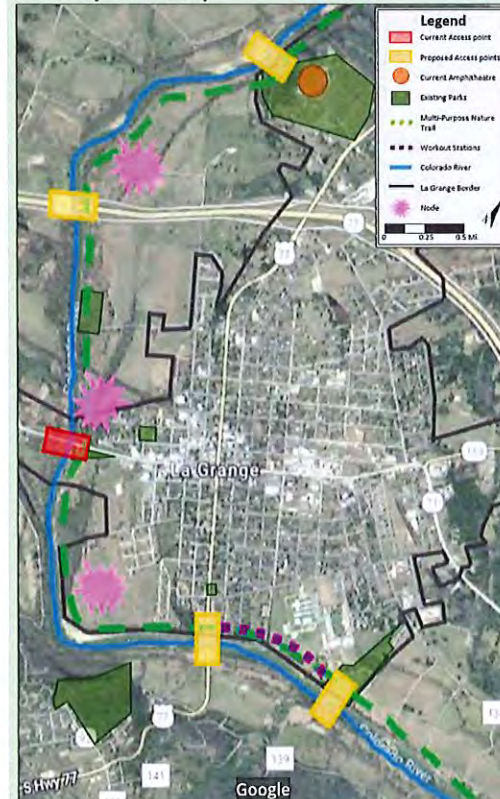
- ❖ Grants for Wildlife Habitat Conservation through Texas Parks and Wildlife
- ❖ Tourism Grant Program
- ❖ River, Trails, and Conservation Assistance Program through the National Park Service
- ❖ Grants through KaBoom

KEY FEATURES

- ❖ A 4.77 mile trail connecting the Fayette County Fairgrounds to White Rock Park (P1 - P4)
- ❖ Additional access points along river trail (P2)
- ❖ An outdoor classroom for school field trips, outdoor concerts, festivals, etc. (P2)
- ❖ A recreational equipment rental facility, providing items relating to kayaking, fishing, tubing, rollerblading, skating, etc. (P2)
- ❖ A boat launch station (P2)
- ❖ A monarch butterfly conservation habitat and sanctuary (P3)
- ❖ A wheeled-sports element for rollerblading and skateboarding (P3)
- ❖ Geocaching opportunities (P3)
- ❖ Workout and memory stations for use of people of all age groups (P3)
- ❖ Pedestrian bridges to easily cross river (P4)

RECOMMENDATIONS

Conceptual Map



Proposed Design Elements





COMMUNITY FACILITIES & INFRASTRUCTURE

5

VISION THEMES



1. Desirable living environment



2. Residential character



3. Economic strength



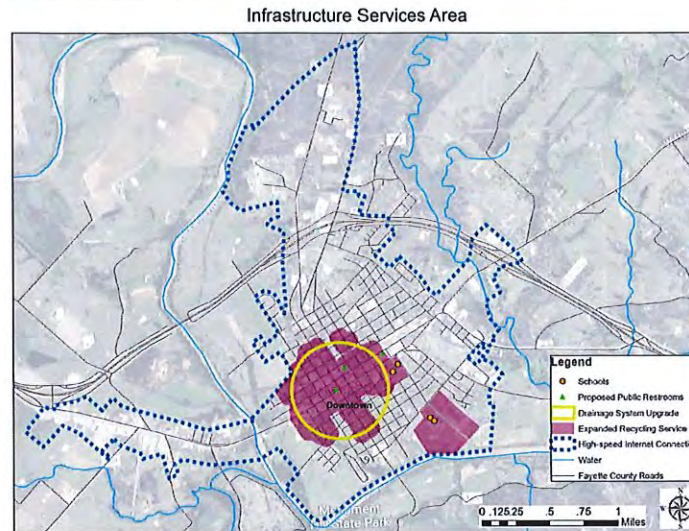
4. Quality of life

KEY MOTIVATION

- Reduce response time by EMS, fire and police - additional services and resources.
- Enact measures for citizen welfare from natural and manmade disasters through development outside the floodplain.
- Promote historic and cultural aspects to attract tourists through increased signage.
- Improve accessibility of high-speed internet to benefit businesses and educational services.
- Promote recycling programs in residential, business, and educational facilities.



RECOMMENDATIONS



Goal 1: Providing adequate safety facilities.

Goal 2: Engaging facilities for the welfare of residents of all ages.

Goal 3: Maintain and protect historic facilities to enhance the sense of community and attract visitors to La Grange.

Goal 4: Reliable water, sewer, and drainage systems that serve the community equitably.

Goal 5: Well-connected and sustainable utility services throughout the community

NEXT STEPS

- Build additional EMS facilities to address standard response time, specifically areas to the north where the most growth is occurring.
- Identify funding opportunities to hire additional police officers at competitive pay compared to surrounding areas.
- Develop and plan community facilities outside the floodplain.
- Enhance visibility of historic facilities through signage, online promotions, and maps.
- Develop a cooperation with reliable commercial recycling organization to implement and promote programs in the community.
- Establish and promote infrastructure improvement and new housing development timelines.
- Plan high-speed internet services throughout the community as identified within the infrastructure plan.

FUNDING

- Assistance to Firefighters Grants (AFG)
- Certified Local Government Grants (CLG)
- Community Facilities Grants
- Local Historic Property Tax Incentives
- Rural Community Development Initiative
- Smart Growth Implementation Assistance (SGIA) program
- Clean Water State Revolving Fund (CWSRF)
- Community Development Block Grant (CDBG)
- Community Development Fund (Rural)
- Electric and Telecommunications Program
- Planning Capacity Building Fund (Rural)
- Rural Broadband Program
- Regional Solid Waste Grants Program
- Rural Water and Wastewater Disposal Loan and Grant Program
- Regional Water Supply and Wastewater Facilities Planning Program
- Small Towns Environmental Programs Fund (Rural)
- Water and Environmental Programs



COMMUNITY FACILITIES

6

A WATER CONSERVATION

Goals:

- Lower water consumption, especially in summer months
- Save money on capital projects
- Increase groundwater sustainability for future generations
- Improve drought management

NEXT STEPS

- Survey resident interest
- Reach out to the La Grange Garden Club
- Implement policies
- Research Funding Opportunities:
 - U.S. Bureau of Reclamation Small Scale Water Efficiency Grants
 - Texas Water Development Board

RECOMMENDATIONS

Low-Flow Toilet Replacement Program

- Average home water use
 - 69.3 gpd
 - 26.7% used for toilets
- Average low-flow toilet saving
 - Between 30-42 gpd per toilet savings
- Eligibility
 - Home built before 1994
 - Reside in La Grange
- Benefits to City
 - Lower capital costs
 - Less stress on municipal and wastewater systems
 - Less aquifer demand



DID YOU KNOW?



Rainwater Harvesting

- Low cost; high savings
 - 1 inch of rainfall can yield about 600 gallons of water per 1,000 ft² of roof
- Benefits to using rainwater for gardening
 - Rainwater is free
 - Better for plants
- Community education
 - School programs
 - Workshops
 - Make your own rain barrel

Dry Landscape Rebate Program

- Eligibility
 - Reside in La Grange Water District
 - Must convert at least 500 ft² total
 - Plants must be from pre-approved list
- Benefits
 - Average savings of 96,000 gallons annually, 30% in total annual consumption
 - \$206 per annum in direct maintenance costs
 - 2.2 hrs-per-month reduction in landscape maintenance
 - 55.8 gallons/ft² savings yielded annually (SNWA, 2004)



B COMMUNITY ENGAGEMENT IN SUSTAINABLE SOLUTIONS

NEXT STEPS

Build on successful sustainability practices and apply additional opportunities to leverage taxpayer dollars in:

- Consumption Reduction
- Community Green Space
- Water
- Education

Sustainability

Ordinances & Programs

Community Involvement

Plan & Organize Sustainability Events



RECOMMENDATIONS

Sustainable Theme	School System (Ages 5-12)	School System (Ages 13-18)	Adult Volunteers (Ages 19+)	City Support
Consumption Reduction	Existing <ul style="list-style-type: none"> • LGISD Recycling Program Opportunities <ul style="list-style-type: none"> • Water bottle refill stations 	Existing <ul style="list-style-type: none"> • LGISD Recycling Program Opportunities <ul style="list-style-type: none"> • Water bottle refill stations • Bike racks 	Existing <ul style="list-style-type: none"> • Lion's Club • Rotary Int. Opportunities <ul style="list-style-type: none"> • Expand clean up efforts • City clean up days 	Existing <ul style="list-style-type: none"> • LED lights • Recycling program Opportunities <ul style="list-style-type: none"> • Recycle/trash bins • Plastic bottle collection • No plastic bags
Community Green Space	Opportunities <ul style="list-style-type: none"> • School gardens • Picnic area 	Opportunities <ul style="list-style-type: none"> • School gardens • Outdoor classes 	Existing <ul style="list-style-type: none"> • Bluebonnet Master Gardener Association Opportunities <ul style="list-style-type: none"> • Senior facility 	Opportunities <ul style="list-style-type: none"> • Recreation Center • Nature Trails
Water	Opportunities <ul style="list-style-type: none"> • Low-flow toilet replacement • Rainwater harvesting 	Opportunities <ul style="list-style-type: none"> • Low-flow toilet replacement • Rainwater harvesting 	Existing <ul style="list-style-type: none"> • Texas Water Savers Co. Opportunities <ul style="list-style-type: none"> • Low-flow toilet replacement • Rainwater harvesting 	Opportunities <ul style="list-style-type: none"> • Low-flow toilet replacement • Rainwater harvesting
Education	Existing <ul style="list-style-type: none"> • Recycling education Opportunities <ul style="list-style-type: none"> • Enhance recycling education 	Existing <ul style="list-style-type: none"> • Recycling education Opportunities <ul style="list-style-type: none"> • Enhance recycling education 	Opportunities <ul style="list-style-type: none"> • Recycling education • Conservation 	Opportunities <ul style="list-style-type: none"> • Earth Day • Social Media • Business participation • Keep America Beautiful

Funding Opportunities

- Keep America Beautiful
- Building Blocks for Sustainable Communities
- Rural Business Opportunity Grants (RBOG)
- Rotary International



Rotary Club Highway Clean-Up.





COMMUNITY FACILITIES

A Teens and Tweens

Tween: Ages 9-12
Teen: 13- 19

Why?

- Vulnerable age where change and growth occurs
- Unoccupied youth have a higher risk of drinking
- Socializing young people in a positive environment contributes to healthy lifestyles

NEXT STEPS

Short Term Goals:

- Create a Youth Planning Committee

Intermediate Goal:

- Create low cost, weekly after school programs

Long Term Goal:

- Construct a movie theater

Funding Opportunities:

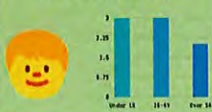
- Community Outdoor Outreach Program grant
- Local Parks grant

RECOMMENDATIONS

Survey Results:

14.4% OF LA GRANGE POPULATION ARE TWEEN/TEENS

AGE DISTRIBUTION



32
AVERAGE AGE OF PARTICIPANT

Existing Facilities:

- Randolph Recreation center
- Camp Lone Star
- 4H program
- Community pool
- Library
- Parks
- Amphitheater

Example Youth Center:



Fusion- Ingersoll, Ontario-

- Mission is to provide a safe, fun, and inclusive environment where youth become empowered
- \$5 membership gives access to all programs such as:
 - graphic design, cooking, and entrepreneurship training

WHAT IS YOUR FAVORITE THING TO DO IN LA GRANGE RIGHT NOW?



IT'S WHAT THE PEOPLE WANT!



Proposed Programming:



Nature and outdoor activities



After school cooking program



Photography or videography class



Activity and organized fitness classes

B Seniors

Senior Citizen: Age 65+

Why?

- Population aged 65 and over:

La Grange (18.7%) Fayette Co. (23.6%) Texas (11.5%)

- High risk for depression, obesity, lack of purpose and other negative effects on physical and mental health

- Cities need to be conscious of the often neglected age bracket

- There is a lack of accessibility to information by the community members

NEXT STEPS

Short Term Goals:

- Create an online platform to consolidate access to information

Intermediate Goal:

- Add staff to the city to run senior health and social programming

Long Term Goal:

- Implement an unassisted senior living community

Funding Opportunities:

- Older Americans Act (OAA)
- Texas Health and Human Services Grant

Senior Living

Living independently



Senior Living - unassisted



(Needed)

Senior Living - assisted



(Jefferson Place)
Type B assisted living facility

Nursing home



(Monument Hill)

Case Studies



The Villas

Schulenberg, Texas

- Independent living for elderly citizens
- Community environment with central activities such as game nights, library & dinners
- Amenities specific to senior citizens
- Typical size of these facilities is around 4 acres
- Onsite physical therapy/rehabilitation facilities

Forever in Motion

Saskatchewan, Canada

- A physical fitness program for adults 50+ years old
- For smaller communities like in the province of Saskatchewan, Canada
- Done at existing sites within the community
- Volunteers run program 1-2 times a week for 30-60 minutes
- Training for volunteers is \$40 and includes training, manual, shirt, DVD, and handouts

Recommendations:



NEIGHBOR TO NEIGHBOR
A Texas Village

Stronger presence of existing programs and additional staffing



Programs to encourage intergenerational interaction



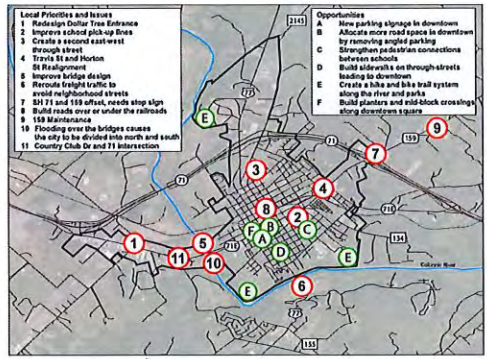
Fitness Program for Senior community members



Independent Living Community for Seniors

TRANSPORTATION

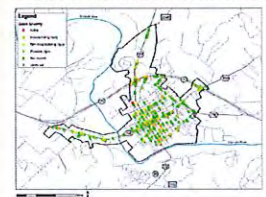
VISION THEMES



LOCAL PRIORITIES AND OPPORTUNITIES

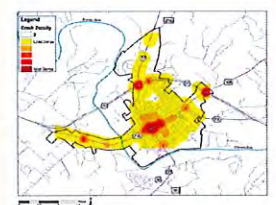
KEY MOTIVATION

- Decrease accidents, particularly along SH 77
- Provide increased access to downtown for visitors
- Create safe facilities for bicycles and pedestrians, especially along school routes
- Maintain road network
- Establish new road designations in areas with expected traffic volume increases

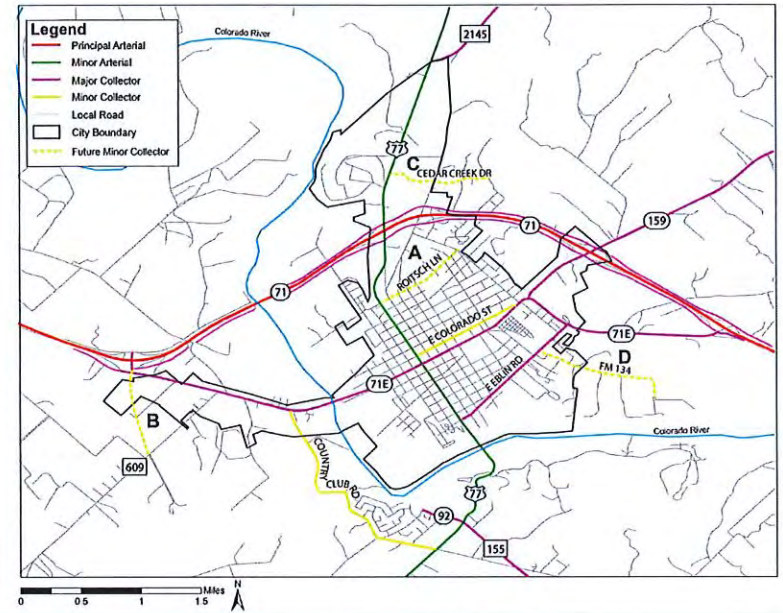


CRASH SEVERITY

CRASH DENSITY



RECOMMENDATIONS



RECOMMENDED THOROUGHFARE PLAN

RECOMMENDED THOROUGHFARE PLAN

- A. The city will experience improved mobility with the addition of an east-west minor collector south of SH 71
- A. A connection from FM 609 to SH 71 could benefit the city and bypass traffic around the west of town. This connection would help ease the flow of traffic through town and provide an additional freight route around the city. This could also help reduce the number of crashes seen at US 71E and FM 609.
- A. Extending Cedar Creek Drive to US 77 will provide additional capacity and connection for future housing developments in the area
- A. Updating FM 134 to a minor collector would help ease traffic movement as new developments are constructed

NEXT STEPS

- Upgrade E. Roitsch Ln. on the thoroughfare plan to become a minor collector
- Redesign the central angled parking segment along Colorado St. between N Main St. and N Washington St
- Design final routes of the trail system between the parks
- Prioritize routes to schools that have the highest number of these students
- Create signage and advertisements to showcase new routes, in addition to holding bicycle safety classes for students
- Conduct an inventory assessment to gather and categorize all transportation infrastructure facilities



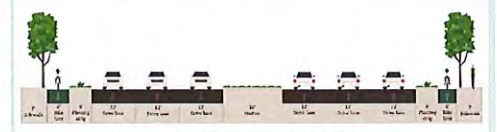
MINOR COLLECTOR CROSS SECTION



MAJOR COLLECTOR CROSS SECTION



MINOR ARTERIAL CROSS SECTION



PRINCIPAL ARTERIAL CROSS SECTION

FUNDING

- State Grant Programs
- Federal Grant Programs
- Capital Investment Fund
- General Bond Elections
- Tax Increment Financing



ECONOMIC DEVELOPMENT

VISION THEMES



1. Small-town feel, big city amenities



3. Resilient and diverse economy



2. Events and activities for all age groups



4. Attracting new residents and businesses



Small-business loan pool

Downtown Development



More downtown entertainment



Market-style events for all age groups

KEY MOTIVATION

Data Source:

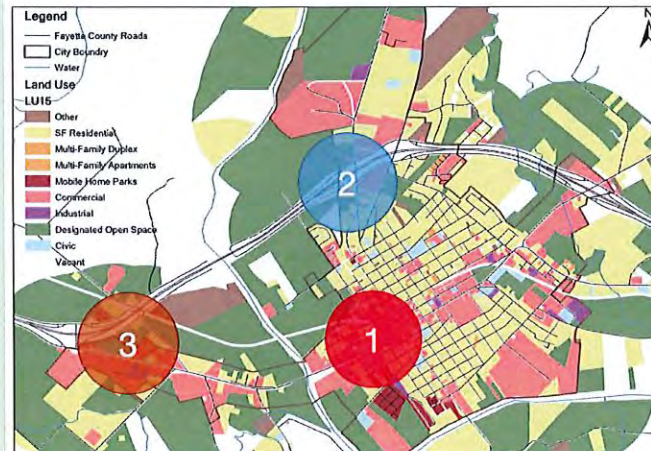
- As of 2014, La Grange had 3,087 total jobs. The median household income for La Grange is \$41,757.
- The unemployment rate of La Grange should be around 3.4%
- The economic growth rate is 12.58%.
- The poverty rate of La Grange is 24.5%.

Resident's Feedback:

- Expand upon the strengths of La Grange's downtown district
- Diversify the local economy by expanding small-scale industrial development
- Encourage more activity with local businesses through market-style events
- Create more opportunities for new businesses to develop out of La Grange

RECOMMENDATIONS

La Grange Land-Use Map and Economic Priority Zones



1. A revitalized downtown with a small-town atmosphere.



2. Controlled commercial development along Highway 71.



3. Prosperous industrial development on the city's periphery.

NEXT STEPS

- Coordinate with schools and the library to plan downtown events for various age groups
- Create a small-town loan pool for new entrepreneurs to get their business started
- Encourage small-scale manufacturing by planning a site for an industrial park
- Continuously work with local real estate and developers to coordinate large scale commercial development along SH71

IMPLEMENTATION

- Compose a site plan to provide walkability improvements
- Create and adopt a marketing or branding campaign that reflects the city's character
- Organize a Downtown Business-owners' Advisory Council to provide a place for owners to exchange ideas and incubate new business ideas in downtown
- Form a loan pool for aspiring business owners to be able to access more capital for upfront costs
- Partner with local schools or library to create a teen/tween friendly evening event
- Draft a small-area plan for a light industrial park to encourage new manufacturing development
- Zone large-scale commercial development to be along IH 71 and 77

Future Development: Industrial & Commercial



Example manufacturing



Retail and restaurants



Small-scale industrial development - Industrial Park concept

FUNDING

- Our Town Grant, National Endowment of the Arts
- Community Development Block Grant (CDBG), Texas Dept of Agriculture
- Small and Microenterprise Revolving Loan Fund, Texas Dept of Agriculture
- Texas Downtown Association Grant Awards



A Innovative Industries

La Grange can benefit from sustainable, high wage jobs for its residents.

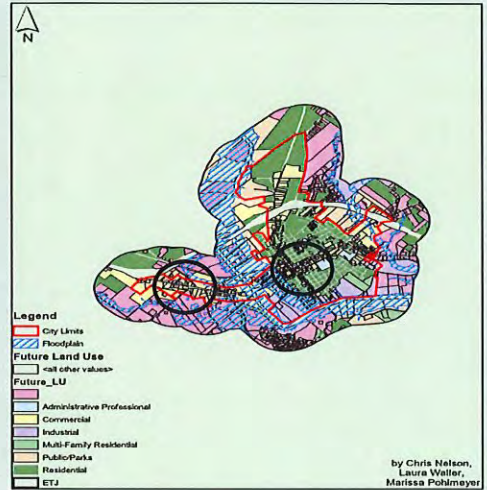


NEXT STEPS

- find local artisans
- find abandoned building to house artisan market
- acquire government funding
- grow local small businesses
- advertise artisan market
- establish a business park for tech companies
- recruit higher wage tech companies to La Grange

RECOMMENDATIONS

- Business Park Development in West La Grange
 - industrial/commercial
 - located near railroad and local airport along HW 71
 - attract sustainable tech companies
 - provide tax breaks
- Revitalized downtown district
 - administrative professional/commercial
 - add public transportation routes
 - tax incentives for small and local businesses
 - permanent marketplace for local vendors
 - ensure artisan market meets ADA requirements



Case Study: Oracle, Bozeman, MT

- small town removed from large cities
- business park built on existing dirt road
- tech jobs with high wages and low ecological footprint
- 500 jobs created

Case Study: Union Market, Washington, D.C

- highlights diverse culture and commerce
- mixed use hotel, residential, and permanent/seasonal commercial vendors
- features over 40 local artisans
- upstairs event warehouse space
- 20,000 jobs created
- Federal Tax Credit Program

B Innovative Industries

Innovative Industries that utilize the benefits of the river and floodplain while providing business growth to La Grange.

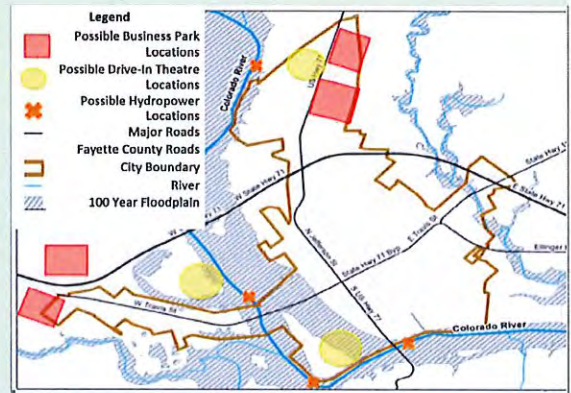
NEXT STEPS

- Annex properties west of La Grange on 71
- Reach out to businesses like the recommendations below
- Offer tax rebates to new businesses who meet certain performance goals

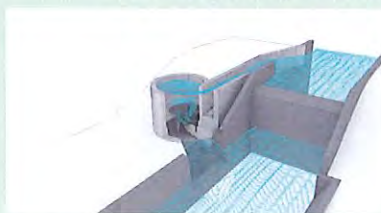
RECOMMENDATIONS

POTENTIAL BUSINESSES

- Business Park
- Bike Shop
- Additional Hotels and Motels
- Complimentary Parts Manufacturer



POTENTIAL BUSINESSES IN THE FLOODPLAIN



1) HYDROPOWER

- Hydropower plant company originated in Belgium
- 3-5 year return on investment
- Can power up to 60 homes per each unit



2) DRIVE-IN MOVIE THEATER

- A fun and new activity for the community
- There currently isn't a movie theater in the city
- This could be built at a relatively low cost
- Be developed on a tract of land that is located within the floodplain



C SUSTAINABLE SOLUTIONS

Researching the sustainable dividends of investing in green infrastructure

Propose Leafy And Natural Trees

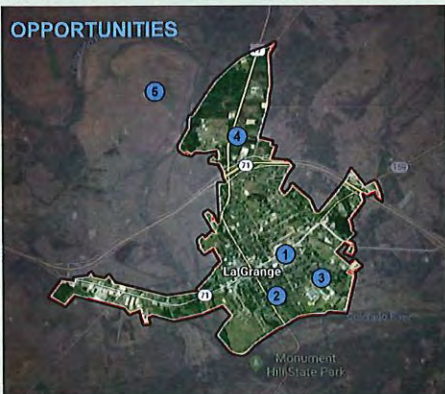


To Realize Entire Environmental Sustainability

NEXT STEPS

- 1 Establish a Tree Advisory Board
- 2 Secure Necessary Grant Funding
- 3 Hold a Community Activation Event

RECOMMENDATIONS



- Opportunity 1:** High density and low population make the sustainable solution efforts easier to expand
- Opportunity 2:** Encourages walkability in general public domain
- Opportunity 3:** Opportunity for smart growth and city codes to optimize the grid system
- Opportunity 4:** Large residential corridor, strong connections to downtown
- Opportunity 5:** Large surrounding natural habitat

RENDERING



Total benefits for Single Family Home	Single Post Oak Tree (AVG)
Overall Benefit	\$146
Water Interception	4,292 Gallons
Home Value Increase	\$80
Energy Saved	123 kWh

Dividends: from flood resistance to energy savings, trees can provide many benefits.

Cost before volunteer	8-10 Foot Tree
Per 5 Tree Cost	\$969
Labor (Hour)	\$38
Time	8
Total	\$1,273

Costs: The break-even benefits become apparent just before 5 years

D

NEXT STEPS

DESCRIPTION
PURPOSE
NEED

RECOMMENDATIONS



DOWNTOWN

MILTON RICO | MALINALI JIMENEZ | CAMERON MONSIVAIZ | CHRISTOPHER DAVILA
TEXAS A&M UNIVERSITY | LAUP
LAND 212 - SPRING 2018
PROF. REID | PROF. TEAL

DOWNTOWN LA GRANGE URBAN REVITALIZATION

MISSION STATEMENT

TO ENHANCE THE DOWNTOWN AREA BY CREATING A SAFE, INVITING, AND WALKABLE STREETScape DESIGN THAT PROUDLY REPRESENTS THE CITY OF LA GRANGE AND ITS HISTORIC BACKGROUND. THE DESIGN OF THIS SPACE SHOULD PROMOTE A BUSINESS-FRIENDLY DESTINATION WHERE PEOPLE OF ALL AGES CAN COME TOGETHER TO ENJOY FAMILY ACTIVITIES, CULTURAL EVENTS, AND SHOPPING WHILE POSITIVELY IMPACTING THE COMMUNITY.

PROPOSED DOWNTOWN ACTIVITIES



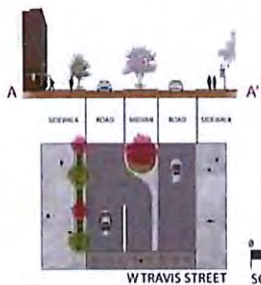
LEGEND

- PARKING
- INFORMATION
- GREEN SPACE
- FARMERS MARKET
- RAILROAD
- MONUMENT
- HISTORIC BLDG.
- MURAL ATTRACTION
- FOOD TRUCKS
- FOOD TRUCKS

BUBBLE DIAGRAM & DESIGN ASPECTS



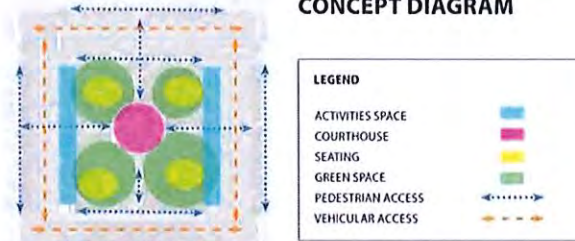
SECTION ELEVATIONS



SITEPLAN



CONCEPT DIAGRAM



INSPIRATIONAL PHOTOS



PERSPECTIVE: N. MAIN STREET



BIRD'S EYE VIEW



PERSPECTIVE: ACTIVITIES SPACE



PERSPECTIVE: MURAL ATTRACTION





DOWNTOWN

CURRENT CONDITIONS



DESIGN PRINCIPLE:
STRONG CENTERS

- GOALS:
 1. UNIFICATION
 2. BEAUTIFICATION
 3. CONNECTION

DOWNTOWN PROPOSAL



DESIGN GOAL

THROUGH THE INTEGRATION OF OPEN GREEN SPACES WITH TEXAS NATIVE PLANTS, PEDESTRIAN-FRIENDLY STREETS, A WALKABLE DOWNTOWN PLAZA, ALTERNATIVE TRAFFIC FLOWS, FOCAL FEATURES, AND VISUAL INTERESTS, OPPORTUNITIES FOR COLLABORATION WITHIN THE COMMUNITY OF LA GRANGE WILL BE HIGHLIGHTED AND INCENTIVISED.

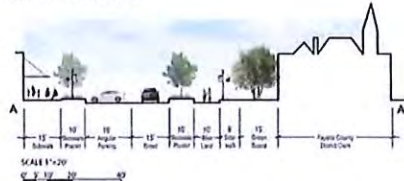
BROCHURE DESIGN



Brewski Path Perspective (3)

STREET SECTION PROPOSALS

ONE-WAY STREET



TWO-WAY STREET



SITE PLAN



- SIDEWALK EXTENSION
- DOG PARK
- SEATING/PICNIC AREA
- FLOWER BEDS
- FAYETTE COUNTY DISTRICT CLERK
- ADA ACCESSIBLE RAMP
- BREWSKI LOOP BEER TOUR
- FARMERS MARKET MULTIPURPOSE EVENT AREA
- SPEED TABLE CROSSWALKS
- MEDIAN
- BIOSWALES



Farmers Market Look In (4)



Birds Eye View (1)

INSPIRATIONAL PHOTOS



Two-Way Street Section Elevation



5FT Perspective (5)



Farmers Market View (2)

Sources:

- <https://www.timeout.com/newyork/shopping/the-best-farmers-markets-in-new-york-city>
- <https://traveltothwest.com/travelnew/where-is-arata-california/>
- <https://www.unishuna.com/2012/09/woodland-avenue-pedestrian-plaza-transformed-into-a-green-oasis-in-university-city-unveiling-to-take-place-wednesday-september-19/>



DOWNTOWN

ANGELICA CHAPPARO
NATHAN DEDEAR
BLAIR FERRELL
MICHAEL FINLEY

13



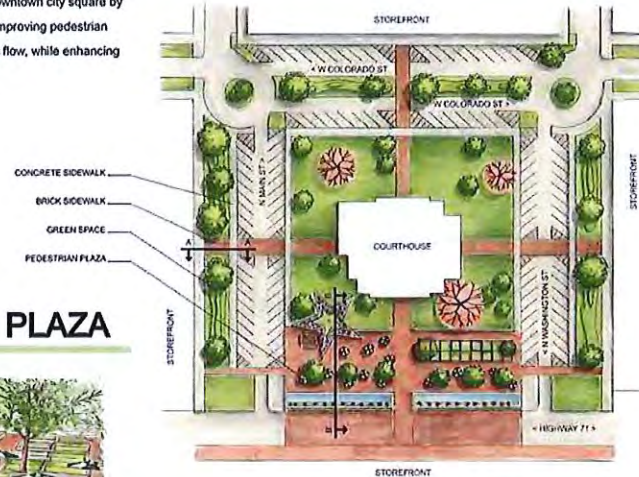
MISSION

Our goal is to revitalize the downtown city square by increasing green space and improving pedestrian safety through modified traffic flow, while enhancing LaGrange's tourist appeal.



SITE PLAN

Scale: 1" = 50'-0"



SITE ANALYSIS

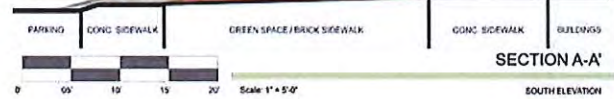


- Square / Casino Hall**
- Existing Public Parking**
 - 1) N Washington St (Historic)
 - 2) S Jefferson St
 - 3) Casino Hall Parking Lot
- Proposed Public Parking**
 - 4) N Washington St (N/S Expansion)
 - 5) S Jefferson St & Highway 71
- Existing Pocket Parks**
 - 6) W Colorado St
 - 7) W Colorado St (Salt Museum)
- Proposed Pocket Parks**
 - 8) S Main St & Highway 71
 - 9) S Washington St & W Crockett St
 - 10) S Washington St & Highway 71

PEDESTRIAN PLAZA



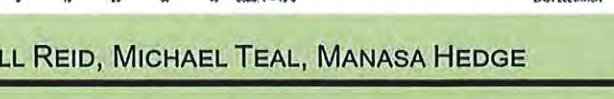
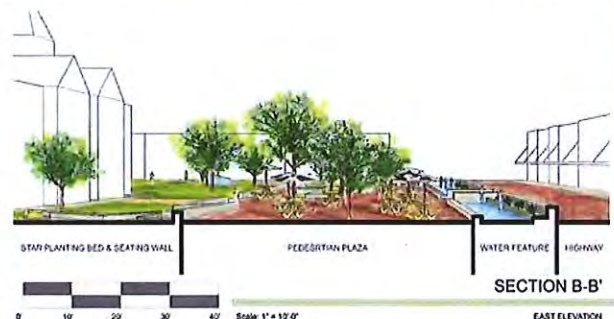
SECTION PERSPECTIVES



POCKET PARKS



- Located at the corner of S Main St & Highway 71 (8)
- Public gathering/driving space for surrounding stores and restaurants
- Visual design that mimics a quilt and creates a place for photo and social media opportunities





DOWNTOWN

Alberto Arenas
Alex Juarez
Allison Parks
Rachel Wooten

14

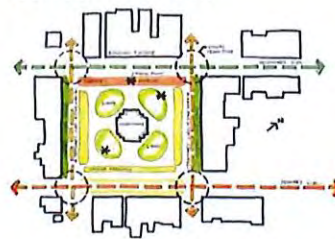
DESIGN GOALS

- » IMPROVE PEDESTRIAN SAFETY
- » INCREASE DAY AND NIGHT ACTIVITY
- » MAINTAIN & IMPROVE HISTORIC CHARACTER
- » IMPROVE PARKING OPPORTUNITIES
- » CREATE THE "DOWNTOWN DISTRICT"
- » ENHANCE GREEN

BUBBLE DIAGRAM



CONCEPT DIAGRAM



INSPIRATION PHOTOS



SITE PLAN



PATIO STREETScape PERSPECTIVE



RUSTED STEEL PLANTERS



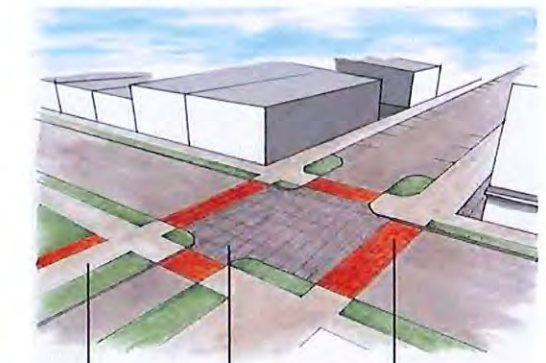
TEXAS WILDFLOWERS



LITTLE BLUE STEM



CROSSWALK PERSPECTIVE



SIDEWALK CONCRETE PAVING



SPEED TABLE CONCRETE PAVERS



CROSSWALK BRICK PAVERS

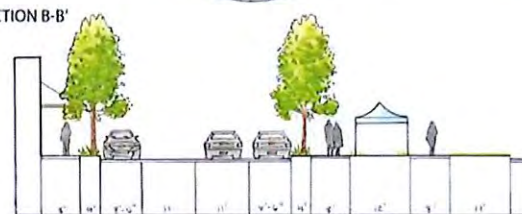


STREETSCAPES

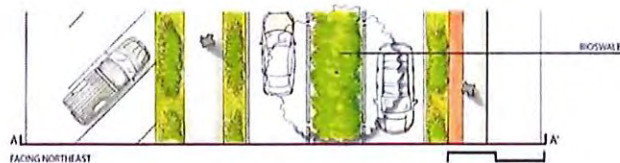
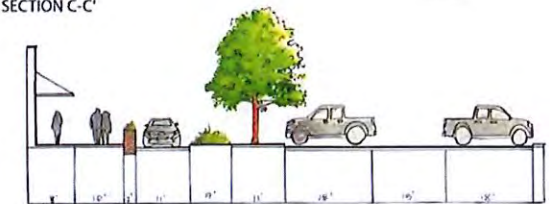
SECTION A-A'



SECTION B-B'

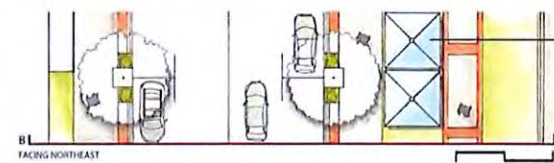


SECTION C-C'



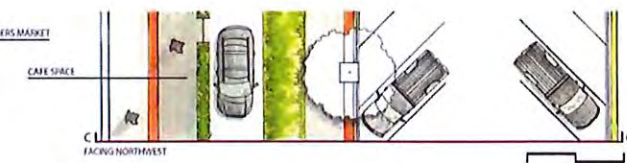
FACING NORTHEAST

SCALE: 1" = 10'



FACING NORTHEAST

SCALE: 1" = 10'



FACING NORTHWEST

SCALE: 1" = 10'



DOWNTOWN

lauren schulze
cindi mecla ten
leo lopez

15

mission:

to revitalize the downtown area of La Grange by celebrating its rich history, encouraging walkability, and attracting visitors. Our project aims to preserve the historical character of downtown while enhancing it as a social community-based attraction for both residents and visitors

goals:

- walkability
- pedestrian safety and accessibility
- provide functional event space for all ages
- provide a comfortable environment for users
- preserve the strong historical foundation of the city

objectives:

- implement landscaping into the street fronts
- add speed control tactics
- efficiently use lawn space for events
- make use of surrounding public parking lots
- make attractive and enjoyable spaces

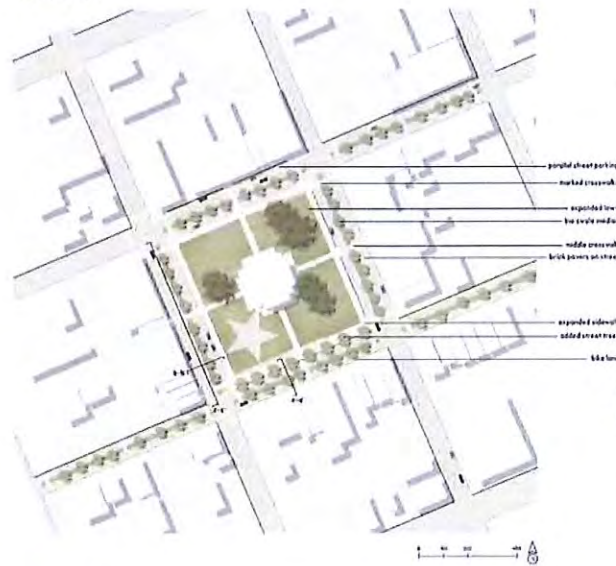
walkable street and expanded lawn:



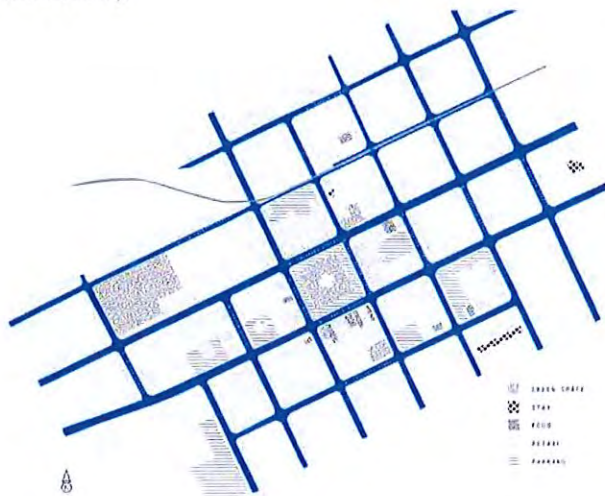
inspiration:



site plan:



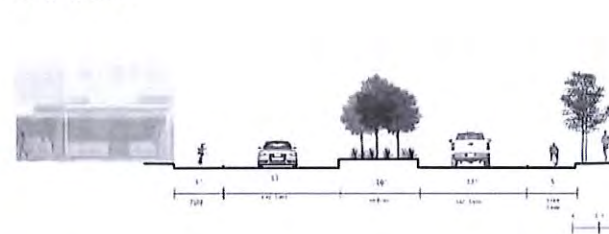
land use map:



west colorado street:



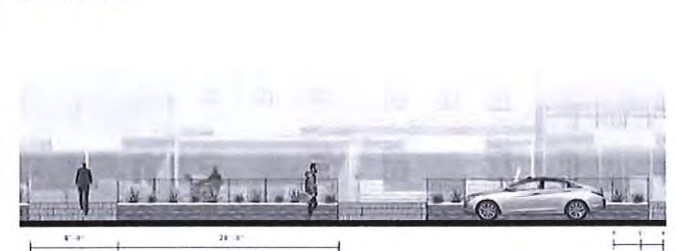
section a-a':



section b-b':



section c-c':





DOWNTOWN

Team Members: Daniel Douglas, Megan Fletcher, Andrew Sikes, Madison Wavra

OVERALL MISSION: Our mission is to help downtown La Grange become a more pedestrian-friendly, walkable, and admirable area with more green space, planting schemes, and inviting features.

- GOALS:**
- To improve pedestrian safety
 - Streetscaping enhancements
 - Create park spaces for visitors and locals
 - Preserve as much parking as possible

INSPIRATION PICTURES

POCKET PARK



WAYFINDING



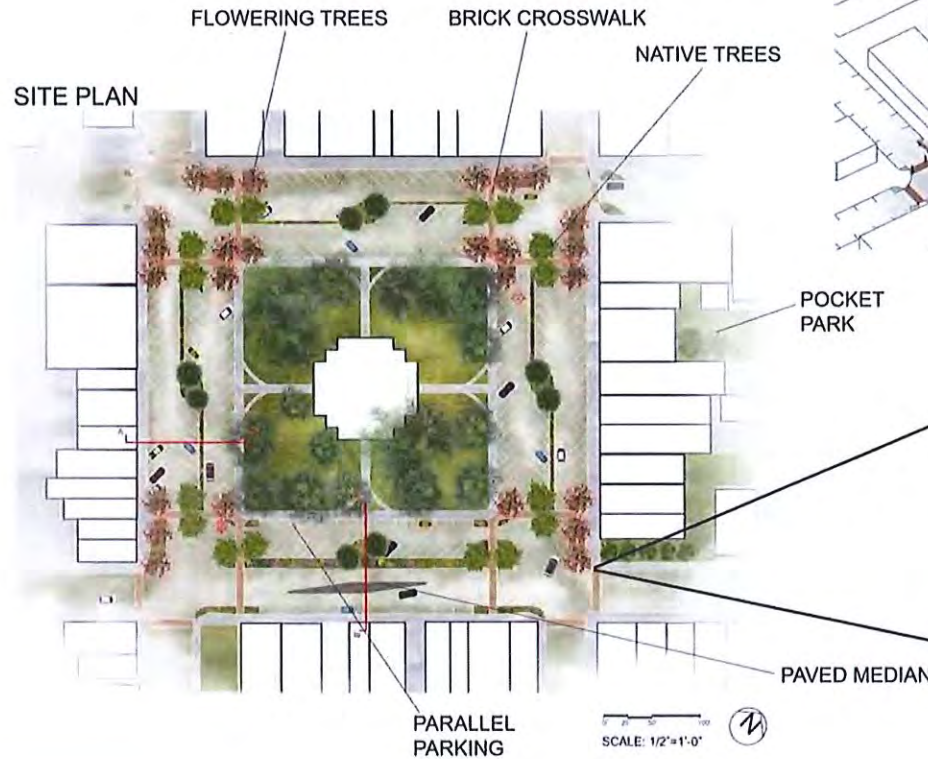
BRICK CROSSWALK



WALL MURAL



ISOMETRIC DRAWING



SECTION A



SECTION B



PERSPECTIVE A



PERSPECTIVE B



REFERENCES

- http://www.oregonlive.com/hg/index.ssf/2012/06/outdoor_murals_dress_up_sheds.html
- <http://www.parkville.com/gis/1476031399429263177p.html>
- <http://www.parkville.com/436000000.html>
- <http://www.arsitektur.com/prod/DetailView/produkt-59298-156812.html>



Mission, Goals, and Objectives

The concept behind our design focuses on honoring the past while encouraging progression in downtown La Grange.

Our goals and objectives include:

- Highlight the history, celebrate the current culture, and work towards future development
- Create a successful sense of place with the community
- Construct a safe and friendly environment
- Stimulate the economy through investment returns



Linkage, Wayfinding, and Connectivity

NEW SIGNAGE



HIDDEN GARDEN TRAIL

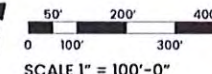
Scattered throughout the site, a series of 'hidden' gardens guide visitors and residents through downtown La Grange. The interactive environment of the gardens invites exploration and discovery of several sites.

Parking Lot
Bike Lane
Business Interaction
Bioswale

Existing Tree
Median
Town Hall
Proposed Tree
Pedestrian Walkway



Site Plan



FOUNDERS PARK



SPACE BETWEEN RESTAURANTS



CASINO HALL



OUTDOOR LOUNGE



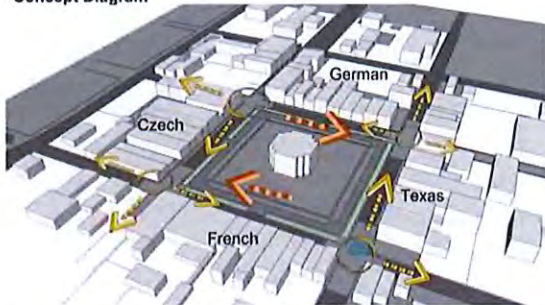


DOWNTOWN

Goals

- Honor the multicultural heritage of historic La Grange
- Address recent flooding issues by modeling infrastructure that prevents street flooding
- Redesign traffic flow from Highway 71 without deterring tourism
- Create a green boundary to better define the space
- Design additional parking to cater to both tourists and residents alike
- Build a downtown that can attract, adapt and sustain large crowds for long periods of time

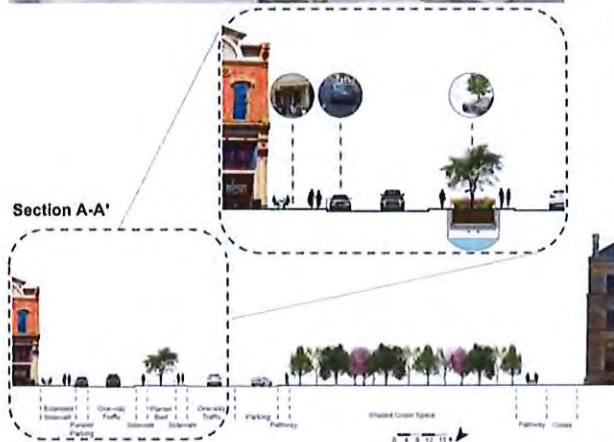
Concept Diagram



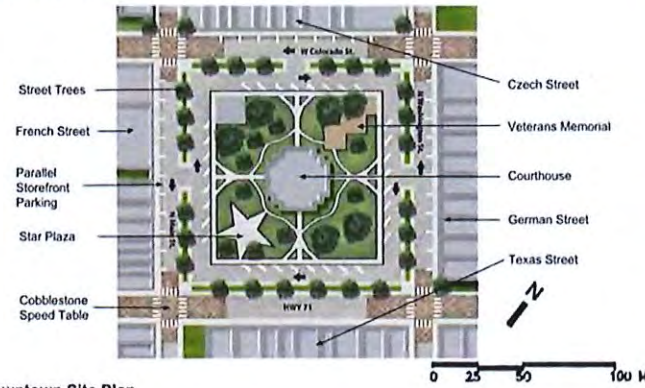
Bird's Eye View



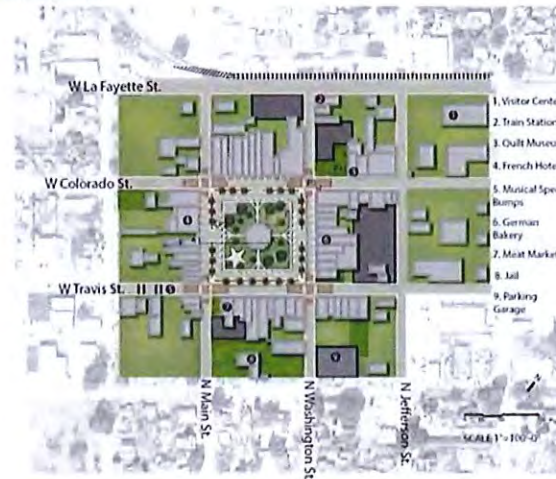
Section A-A'



Historic Square Site Plan



Downtown Site Plan



Plant List

	Barrier	Sidewalk	Barrier	Sidewalk
Texas	Century Plant	Cloud Sage	Rose	African Lily
German	Catalpa Mimosa	Cornflower	Chinese Holly	Dutch Iris

References

- [Texas A&M University - Land Use Planning](#)
- [Texas A&M University - Urban Planning](#)
- [Texas A&M University - Architecture](#)
- [Texas A&M University - Landscape Architecture](#)
- [Texas A&M University - Urban Design](#)
- [Texas A&M University - Transportation Planning](#)
- [Texas A&M University - Urban Policy](#)
- [Texas A&M University - Urban Form](#)
- [Texas A&M University - Urban Growth](#)
- [Texas A&M University - Urban Infrastructure](#)
- [Texas A&M University - Urban Services](#)
- [Texas A&M University - Urban Quality](#)
- [Texas A&M University - Urban Resilience](#)
- [Texas A&M University - Urban Sustainability](#)
- [Texas A&M University - Urban Innovation](#)
- [Texas A&M University - Urban Leadership](#)
- [Texas A&M University - Urban Vision](#)
- [Texas A&M University - Urban Future](#)

P1: French and Texas Street Perspective



P2: Hotel on French Street Perspective



P3: German Street Perspective



Montgomery City Council
AGENDA REPORT

Meeting Date: August 27, 2019	Budgeted Amount: N/A
Department: Administrative	
Prepared By: Dave McCorquodale	Exhibits: Memo summary, MCAD aerial map, owner's survey
Date Prepared: August 16, 2019	

Subject

Discussion regarding College Street Right-of-Way donation.

Description

A landowner at the west end of College Street also owns the land under the last 440' of College Street. The landowner has requested to donate a 40' ROW that is consistent with the remainder of the College St ROW, but less than the 50' minor residential ROW required by the Subdivision Ordinance. [Note: there are two adjacent properties not controlled by the landowner that are 40' apart; additional width of ROW would require coordination with these owners]

The City has 6" water and sewer lines that run along the roadway to where the pavement of College Street currently ends. The road has been paved and maintained by the City for an unknown number of years. The road is in reasonable condition—not requiring immediate repairs, but will need comparable maintenance to other roads in the Historic Preservation District in the future.

Said succinctly, the landowner is requesting to donate the land the City is already using as College Street.

Recommendation

Consider the donation request and provide feedback as you see fit, to include direction as to whether staff should proceed with the necessary steps for the donation.

Approved By

Asst. to City Admin.	Dave McCorquodale <i>DM</i>	Date: 8/16/19
City Administrator	Richard Tramm <i>RT</i>	Date: 8/16/19



Memo: College Street ROW donation

- Troy & Lisa Walker live on approximately 53 acres at the west end of College Street and have requested to donate the end of College Street to the City.
- Size of land is 0.405 acres
- No knowledge of how long the street has been paved/maintained by the City, but >15 years
- A survey was done for the land to be donated in March 2019.

Larry's thoughts on the process:

IF the City Council is willing to accept the dedication by deed of the College Street extension, it would include the following steps:

1. I would need the legal description of the tract involved. A copy of the owner's deed would be useful.
2. We would need a legal description of the street ROW that would be described in a deed to the City. So this involves a surveyor who prepares the ROW description.
3. I could then prepare the deed from the above information.
4. The executed street ROW deed would then be presented to city council for acceptance.
5. Once accepted it would be recorded.

It might be useful for the owner to be told that the acceptance of a ROW deed does not mean the City will immediately pave or repave the street.

Larry L. Foerster
Darden, Fowler & Creighton, LLP

Walker Property on College Street

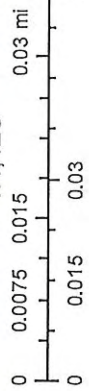


Disclaimer: This product is for informational purposes only and has not been prepared for or be suitable for legal, engineering, or surveying purposes. It does not represent an on-the-ground survey and represents only the approximate relative location of boundaries

June 4, 2019

- Parcels
- Lot Lines
- Abstracts
- Parcel ID
- Streets Names
- U.S. Highway
- Local Roads
- Interstate
- Major Roads
- Parcel Line

1:1, 128



Montgomery City Council
AGENDA REPORT

Meeting Date: August 27, 2019	Budgeted Amount: N/A
Department: Administrative	
Prepared By: Dave McCorquodale	Exhibits: Map of Huffman St and adjacent properties
Date Prepared: August 16, 2019	

Subject

Discussion regarding acquiring Huffman Street as a city street.

Description

Charlie Stowe, a landowner who lives on Huffman Street, has requested the City accept Huffman Street as a city street. Huffman Street runs west from Cedar Crest mobile home park and serves otherwise land-locked properties.

- Approx. 2,875 linear feet of roadway
- No current Right-of-Way. Staff understands there to be a 40' access easement recorded for each property.
- Road is gravel surface. Mr. Stowe, who is a former road builder, stated there is 14" of base material under the road.
- Mr. Stowe currently maintains the road and stated he cannot maintain the road any longer.
- Up to 9 separate property owners would need to donate ROW to the City.
- The street would need to be paved. Staff's understanding is that Pct. 1 Commissioner Meador would be willing to work under our interlocal agreement to provide labor to pave the road. The City would provide the material.

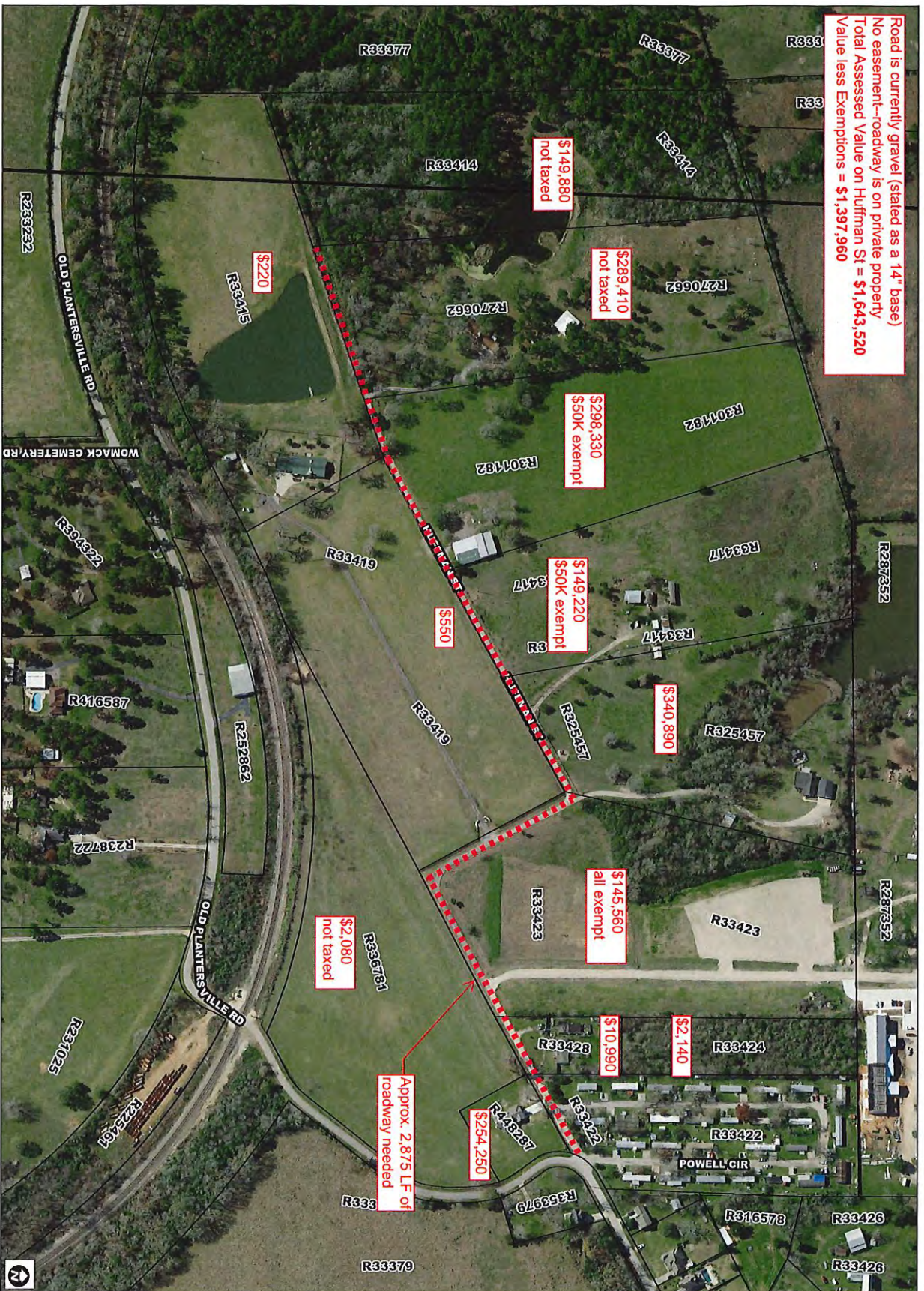
Recommendation

Consider the matter and provide feedback as you see fit, to include direction as to whether staff should proceed with the necessary steps to determine associated costs.
The City Administrator recommends having the current owner bring the street up to current City paving levels before accepting.

Approved By

Asst. to City Admin.	Dave McCorquodale	Date: 8/16/19
City Administrator	Richard Tramm <i>R7</i>	Date: 8/16/19

Road is currently gravel (stated as a "14" base)
 No easement—roadway is on private property
 Total Assessed Value on Huffman St = \$1,643,520
 Value less Exemptions = \$1,397,960



LEGEND
 City Limit
 City ETJ
 MCAD Property line

1 inch equals 275 Feet

Huffman Street

