

NOTICE OF PUBLIC HEARING and REGULAR MEETING

September 24, 2019

MONTGOMERY CITY COUNCIL

STATE OF TEXAS

AGENDA

COUNTY OF MONTGOMERY

CITY OF MONTGOMERY

NOTICE IS HEREBY GIVEN that an informal **Public Hearing and Regular Meeting** of the Montgomery City Council will be held on **Tuesday, September 24, 2019** at 6:00 p.m. at the City of Montgomery City Hall, 101 Old Plantersville Road, Montgomery, Texas for the purpose of considering the following:

CALL TO ORDER

INVOCATION

PLEDGE OF ALLEGIANCE TO FLAGS

VISITOR/CITIZENS FORUM:

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

PRESENTATION:

1. Presentation of Plaque of Appreciation to outgoing City Administrator Jack Yates for his years of service and dedication to the City of Montgomery.

INFORMAL – PUBLIC HEARING

2. City Council will conduct an informal Public Hearing for the purpose of giving all interested persons the right to appear and be heard regarding a possible future rezoning for a proposed hotel/motel type project requesting to be located at 1062 Clepper Street, Montgomery, as submitted by Larry Jacobs.

Adjourn Informal Public Hearing

Reconvene into Regular Meeting

CONSENT AGENDA:

3. Matters related to the approval of minutes of the Public Hearing and Regular Meeting held on September 10, 2019.
4. Consideration and possible action regarding approval of an Alcohol Beverage Permit Application for H-Wines Winery to be located at 14343 Liberty Street, Montgomery, as submitted by Domaine des Hospitalieres, LLC.

5. Consideration and possible action regarding a road closure request from Bears Etc. for OctoBEARfest to be held on October 12, 2019.
6. Consideration and possible action regarding approval of a parking lot lease extension number 5 with Consolidated Communications of Texas Company.
7. Consideration and possible action regarding approval of the Montgomery Economic Development Corporation Budget for Fiscal Year 2019-2020.
8. Consideration and possible action regarding a road closure for Montgomery Police Department National Night Out.

CONSIDERATION AND POSSIBLE ACTION:

9. 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
10. Consideration and possible action regarding 1062 Clepper Street, Montgomery, as submitted by Larry Jacobs.
11. Consideration and possible action regarding the Replat for The Shoppes at Montgomery, Section 2.
12. Consideration and possible action regarding an Encroachment and Maintenance Agreement with First Hartford Realty Corporation for a private storm sewer in a public sanitary sewer easement.
13. Consideration and possible action regarding an Encroachment and Maintenance Agreement for Monument Signage by and between the City of Montgomery and CBH Properties Montgomery, LLC (Christian Brothers Automotive) for a monument sign within a public utility easement.

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.

14. 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; and

- b) Section 551.087 (deliberation regarding economic development negotiations) regarding Town Creek Crossing.

15. Reconvene into Open Session.

POSSIBLE ACTION FROM EXECUTIVE SESSION:

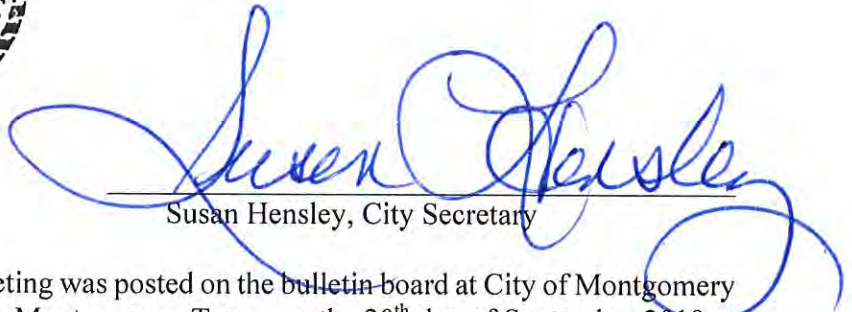
16. Consideration and possible action regarding item(s) listed under Executive Session.

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 20th day of September 2019 at **3:15** o'clock p.m. I further certify that the following news media was notified of this meeting as stated above: The Courier

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

Montgomery City Council
AGENDA REPORT

Meeting Date: September 24, 2019	Budgeted Amount: N/A
Department: Administrative	
Prepared By: Dave McCorquodale	Exhibits: Information packet for property owners within 200 feet of the project location
Date Prepared: September 20, 2019	

Subject

Informal Public Hearing to receive input on a proposed project at 1062 Clepper Street as submitted by Larry Jacobs.

Description

Mr. Jacobs presented this project to Council at the August 27th meeting as a general introduction. This informal hearing was requested by Council to provide surrounding property owners the opportunity to learn about the project and provide feedback to Council. Thirteen property owners within 200 feet of the project site were notified:

- Letter & info packet mailed on September 10th
- Door hangers with info packet left on doors September 17th

Item 7 on the agenda will request action/direction from Council on whether to move forward with the process. This public hearing is to gain public input from surrounding property owners.

Recommendation

Listen to and consider public input.

Approved By

Asst. to City Admin.	Dave McCorquodale <i>DM</i>	Date: 9/20/19
City Administrator	Richard Tramm <i>RT</i>	Date: 9/20/19



September 18, 2019

RE: Clepper Street rental cottage project

Dear property owner,

A short-term rental lodging project consisting of 14 cottages on 2.5 acres of land directly east of Jim's Hardware is being proposed by Larry Jacobs. The property will be gated and rental of the units will be managed through a website maintained by the Jacobs family. Access to the property will be from Clepper Street via a driveway and pedestrian gate. The City Council wants to notify nearby residents and adjacent property owners of the proposed project. The City is providing an opportunity at the September 24th City Council for residents to learn more about the project and express their comments to City Council in an open forum through an informal public hearing. The meeting details are below:

When: Tuesday September 24th, 2019 at 6:00 p.m.

Where: City Hall in the City Council Chambers, 101 Old Plantersville Road

Included in this letter are:

- Site Location Map
- Project Description
- Project Site Plan
- Character images illustrating the proposed cottage features and finishes

If you have any questions or need any additional information, please feel free to contact Dave McCorquodale or myself at (936) 597-6434 and we will be glad to discuss in more detail.

Sincerely,

Richard Tramm

Richard Tramm
City Administrator



Larry & Beverley Jacobs
Larry cell: 936-537-8039
larrytxland@gmail.com

Larry and Beverley Jacobs, and the Jacobs family, would like to introduce you to MOON OVER MONTGOMERY, an upscale village of distinctive short-term rental cottages. The village is designed for mature visitors to Montgomery, and those visiting the area for events such as weddings, antiques festivals, wine festivals, cookie walks, and bike rides.

THE SITE - The 2.5-acre parcel has beautiful pecan trees near Clepper Street that careful planning is protecting. The site has an existing dense vegetation screen along the north line and upper east line. Once again, careful planning will help accent the green space of the village, while providing noise abatement and maintaining privacy for the neighborhood.

Additionally, the northern cottages will face south, thus directing conversation from the porches away from Buffalo Springs. The remaining cottage porches will be angled toward Clepper Street keeping noise directed toward the Community Center.

Our site plan will be engineered to control storm water run-off. Utilizing both detention and green space, neighbors will be protected.

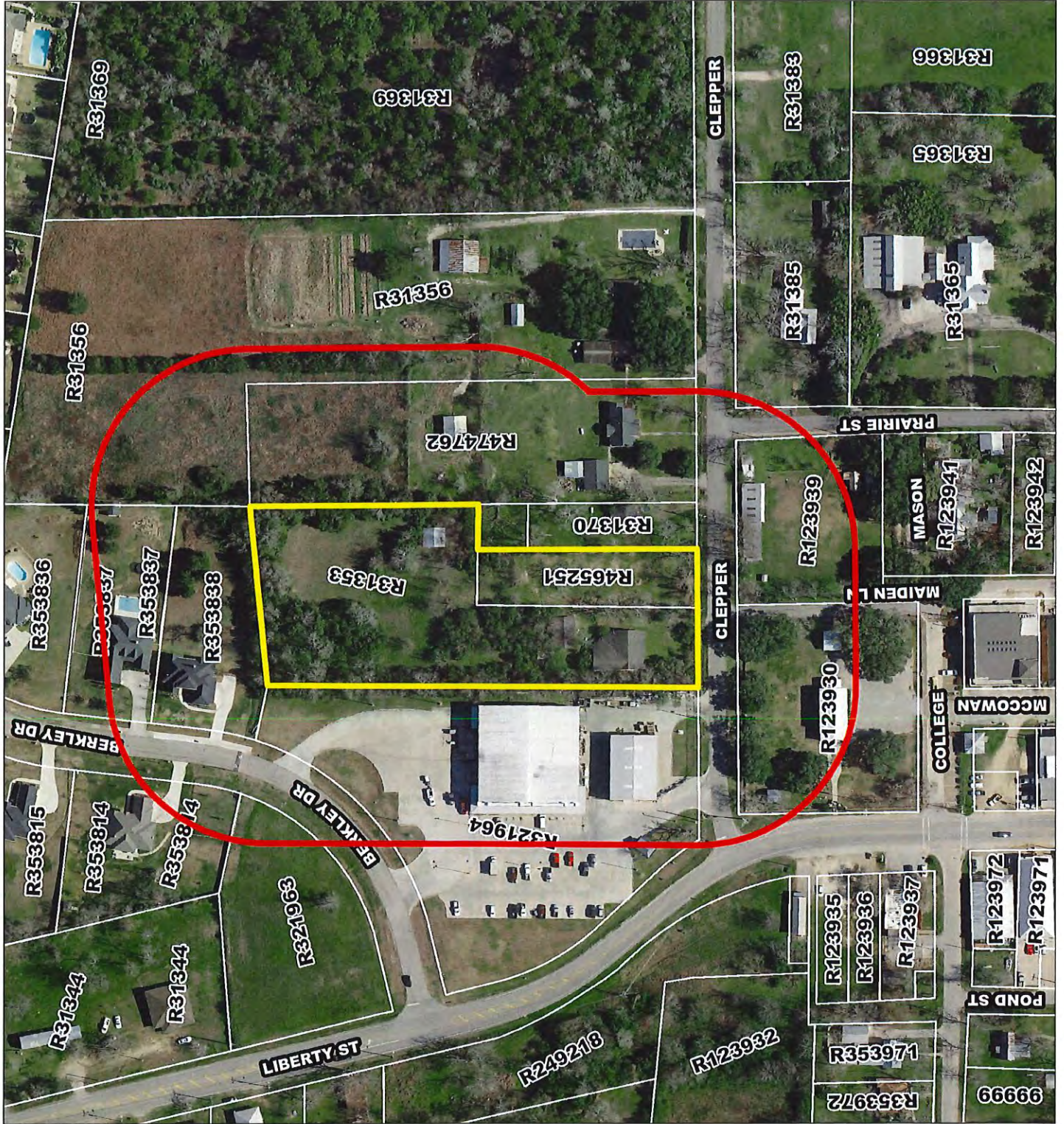
Along Clepper Street we would like to replicate the rock wall around the Community Center, adding wrought iron on top for security. The drive gate and walking gate will have electronic controls for security.

THE COTTAGES - The 14 cottages are custom designed by Karl Voelker. The initial plans are Victorian, modern farmhouse, and rustic western style cottages. Units of varying sizes from 358 square feet to approximately 600 square feet will provide luxury accommodations to our guests. Each cottage will offer guests a microwave, refrigerator, and coffee pot. No stove or cook tops will be provided. Photos of the typical interiors are provided.

Two small covered pavilions, similar in style to the old ice house pavilion south of the Community Center, will offer guest a relaxing outdoor area for conversation around fire and water features. Landscaping will accent the cottage themes.

As neighbors in downtown Montgomery for 20 years, our family is excited about MOON OVER MONTGOMERY and hope it adds to our legacy of being good neighbors and good citizens of our town.





LEGEND

- Tract Boundary
- 200-ft Notification Boundary

Public Hearing Date:

City Council: 9/24/19 -- 6:00 PM



Moon Over Montgomery

Proposed Project
Public Hearing

Ward Tract

1062 Clepper Street
North of Community Building,
East of Jim's Hardware

1 inch equals 200 Feet

MINUTES OF PUBLIC HEARING and REGULAR MEETING

September 10, 2019

MONTGOMERY CITY COUNCIL

CALL TO ORDER

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

Present: Sara Countryman Mayor
Jon Bickford City Council Place # 1
John Champagne, Jr. City Council Place # 2
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
Susan Hensley City Secretary
Larry Foerster City Attorney
Chris Roznovsky City Engineer

INVOCATION

T.J. Wilkerson gave the Invocation.

PLEDGE OF ALLEGIANCE TO FLAGS

PUBLIC HEARING

Convene into Public Hearing:

For the purpose of giving all interested persons the right to appear and be heard regarding the following:

1. Budget Public Hearing: for the proposed of hearing public comments regarding the proposed 2019-2020 City of Montgomery Fiscal Year Operating Budget.

“THIS BUDGET WILL RAISE MORE TOTAL PROPERTY TAXES THAN LAST YEAR'S BUDGET BY \$72,975 OR 7.19%, AND OF THAT AMOUNT, \$62,185 IS TAX REVENUE TO BE RAISED FROM NEW PROPERTY ADDED TO THE TAX ROLL THIS YEAR.”

Mayor Countryman convened the Budget Public Hearing at 6:04 p.m.

Mr. Tramm stated that while the Mayor read the required legal wording into the record, the vast majority of the increase came from new properties that were added to the City, such as vacant land that might have been constructed on and a lot of commercial and residential property. Mr. Tramm said a small portion actually came from assessment of existing properties.

Jon Bickford stated he felt the point is they did not have to increase taxes to any of the citizens. Mr. Tramm said the City is keeping the tax rate the same as it was in the last year. Mr. Tramm said the City is providing increased services to the City, with increased staff, infrastructure and increased planning ahead of the bulk of the growth that is beginning in the City. Jon Bickford said those are good points and thanked Mr. Tramm for bringing those up.

Mayor Countryman closed the Public Hearing at 6:06 p.m.

Adjourn Public Hearing

Reconvene into Regular Meeting

VISITOR/CITIZENS FORUM:

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

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

There were no comments made during this item.

CONSENT AGENDA:

2. Matters related to the approval of minutes for the Tax Public Hearing No. 1 held on August 27, 2019, Regular Meeting held on August 27, 2019, and Tax Public Hearing No. 2 held on September 3, 2019.
3. Consideration and possible action regarding casting the vote for Paul Virgadamo to serve on the 9-1-1 Board of Managers Appointment for the term of October 1, 2019 – September 30, 2021.

Jon Bickford asked about Item 2 and whether Mr. Virgadamo was the only candidate for that position. Mr. Tramm said Mr. Virgadamo was the only person nominated for that position and he currently serves in that capacity.

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

CONSIDERATION AND POSSIBLE ACTION:

4. Consideration and possible action regarding adoption of the following Ordinance:
AN ORDINANCE OF THE CITY OF MONTGOMERY, TEXAS ADOPTING AN OPERATING BUDGET FOR FISCAL YEAR 2019-2020.
“This budget will raise more revenue from property taxes than last year’s budget by an amount of \$72,975, which is a 7.19 percent increase from last year’s budget. The property tax revenue to be raised from new property added to the tax roll this year is \$62,185.”

Mr. Tramm advised this would be the same information as was stated during the Public Hearing.

John Champagne moved to approve the Ordinance adopting the Proposed Budget for Fiscal Year 2019-2020 as presented. Tom Cronin seconded the motion.

Discussion: Rebecca Huss stated to be clear the revenues were proposed at \$4.085 million dollars and the expenses are \$4.196 million dollars for a net negative budget of \$110,000 dollars. John Champagne stated there was a transfer included in the budget. Rebecca Huss said the transfer in would make a net income of zero dollars.

The motion carried unanimously. (5-0)

Jon Bickford	City Council Place # 1 - Aye
John Champagne, Jr.	City Council Place # 2 - Aye
T.J. Wilkerson	City Council Place # 3 - Aye
Rebecca Huss	City Council Place # 4 - Aye
Tom Cronin	City Council Place # 5 - Aye

5. Consideration and possible action to set by Order the 2019 Ad Valorem Tax Rate for Maintenance and Operations, \$0.2112 /\$100.

Jon Bickford moved to set by Order the 2019 Ad Valorem Tax Rate for Maintenance and Operations at \$0.2112/\$100. Rebecca Huss seconded the motion, the motion carried unanimously. (5-0)

6. Consideration and possible action to set by Order the 2019 Ad Valorem Tax Rate for Debt Service, \$0.1888/\$100.

Rebecca Huss moved to set by Order the 2019 Ad Valorem Tax Rate for Debt Service, \$0.1888/\$100. Tom Cronin seconded the motion, the motion carried unanimously. (5-0)

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

AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF MONTGOMERY, TEXAS, SETTING THE AD VALOREM TAX RATE OF THE CITY OF MONTGOMERY, FOR THE YEAR 2019 AT A RATE OF \$0.4000 PER ONE HUNDRED DOLLARS (\$100.00) VALUATION ON ALL TAXABLE PROPERTY WITHIN THE CORPORATE LIMITS OF THE CITY OF MONTGOMERY AS OF JANUARY 1, 2019 SPECIFYING SEPARATE COMPONENTS OF SUCH RATE FOR OPERATIONS AND MAINTENANCE AND FOR DEBT SERVICE; LEVYING AN AD VALOREM TAX FOR THE YEAR 2019 PROVIDING FOR DUE AND DELINQUENT DATES TOGETHER WITH PENALTIES AND INTEREST; PROVIDING FOR COLLECTION AND ORDAINING OTHER RELATED MATTERS.

Rebecca Huss said this is the item that they must use the specific wording as provided by the Montgomery County Tax Assessor/Collector Tammy McRae. Mr. Tramm said that was provided in the letter from Ms. McRae.

Rebecca Huss moved that the property tax rate be increased by the adoption of a tax rate of \$0.4000/\$100, which is effectively a 1.42 percent increase in the tax rate. Jon Bickford seconded the motion.

Discussion: John Champagne asked about the statement which names a 1.42 percent increase in the tax rate and asked if that would be better said in the tax revenue because the rate has not changed. Mr. Tramm said he agreed and said they discussed that information with the Tax Assessor's Office, but the language here is specifically specified by law. Mr. Tramm said the City is not changing the tax rate from last year and it was \$0.4000 and will remain at \$0.4000. John Champagne said he rests his case and he feels better. John Champagne said it is double talk. Rebecca Huss said the City did not raise one percent, they raised 7.1 percent, so she is not sure where that number comes from. Mr. Tramm said this is the portion that is from the existing properties that have increased in value, but not the new property, which is why he previously specified that information.

The motion carried unanimously 5-0 as follows:

Jon Bickford City Council Place # 1 - Aye
John Champagne, Jr. City Council Place # 2 - Aye

T.J. Wilkerson City Council Place # 3 - Aye
Rebecca Huss City Council Place # 4 - Aye
Tom Cronin City Council Place # 5 – Aye

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

AN ORDINANCE BY THE CITY COUNCIL OF THE CITY OF MONTGOMERY, TEXAS AMENDING SECTION 98-29 OF THE CITY CODE OF ORDINANCES, BY APPOINTING THE CITY COUNCIL TO SERVE AS THE CITY ZONING BOARD OF ADJUSTMENT TO MAKE SPECIAL EXCEPTIONS TO THE TERMS OF THE CITY ZONING ORDINANCE; REPEALING ALL ORDINANCES OR PARTS OF ORDINANCES IN CONFLICT HEREWITH; PROVIDING FOR A SAVINGS CLAUSE; PROVIDING FOR A TEXAS OPEN MEETING ACT CLAUSE; AND PROVIDING AN EFFECTIVE DATE UPON PUBLICATION.

Mr. Tramm stated this item has been previously discussed and advised the Board of Adjustment effectively has the authority to provide exception to ordinances that City Council has passed. Mr. Tramm advised there has been some discussion that City Council might want to take over this responsibility on themselves and this is an ordinance to that effect.

Jon Bickford said given the past circumstance that they had, which they can't discuss because it was an Executive Session item, if they have a case where an independent appointed, not elected, board independent from City Council could make a decision that could impact the finances of the City negatively. Jon Bickford said they must have checks and balances by City Council.

Rebecca Huss said they are different from all the other Boards; the decisions of the Board of Adjustment are not repealable or approved by City Council. John Champagne said they are not reviewable by City Council. Rebecca Huss said all the other Boards decisions go through City Council one way or the other. Jon Bickford said the City was almost put in a very expensive situation that City Council could have easily resolved themselves and had no issue with, yet City Council had no authority to do so. Jon Bickford said knowing the way City Council has traditionally acted and has been responsible for the last eight years that he has been on City Council, to him, it would make sense to pull this in, so they do not get into another

situation again. John Champagne said he felt it was in the best interest of the community that the diverse opinion City Council brings to every decision reflects more of the community, as opposed to a Board that might have an ax to grind or may not have a perspective as wide and varied as City Council, which is why he would support this action.

Rebecca Huss asked if since most of the issues deal with Planning and Zoning type of decisions and the Planning and Zoning decisions are reviewable by City Council, is this something that could somehow be diverted to the Planning and Zoning Commission. Rebecca Huss said she feels the main issue is City Council has lost the ability to take on ultimate responsibility for the costs of decisions that are made.

Mr. Foerster said the statute which is found in Chapter 211 of the Texas Local Government Code provides that a City Council can create a Board of Adjustment and it provides for the number on the Board, and for alternates, and under subparagraph (g) that if the City Council chooses, it can appoint itself as the Board of Adjustment. Mr. Foerster said the question that City Council has, which is not addressed in the Zoning Code, is whether they would want the Planning and Zoning Commission to have that authority. Mr. Foerster said he could not think of any reason why City Council could not give that authority should they wish to. Rebecca Huss asked why the Planning and Zoning Commission can't answer the question of whether a flagpole could be 130 feet tall, and then have it go to City Council as the normal course, why does it have to be a Board of Adjustment question. Mr. Foerster said under the statute it provides the appeal by any ruling by the Board of Adjustment and can only be in District Court, so they still have the same problem which was addressed before. Rebecca Huss said her question was why there are items that go to the Board of Adjustment which seem like they are Planning and Zoning type questions. Jon Bickford said what started all of this was whether they could move the Board of Adjustment responsibility to the Planning and Zoning Commission and the answer is they could do that, but would they also be granted the same authority as the old Board of Adjustment had. Mr. Foerster said the statute specifically states that authority. Rebecca Huss asked how they get rid of the need for the Board of Adjustment to answer questions that seem to be a Planning and Zoning Commission type of issue.

John Champagne said he would suggest as the governing body of the City, they delegate that the Planning and Zoning Commission review the matter, then City Council can take their

suggestions under advisement and City Council would make the final decision. Mr. Foerster said he thought City Council could do that, but they would not delegate the authority, the Commission would just be reviewing the information. Jon Bickford said the Planning and Zoning Commission would give their opinion to the Board of Adjustment. Rebecca Huss said she thought that would be perfect, because that would get more opinions from the body that spends the most time thinking about Planning and Zoning. Jon Bickford said the Board of Adjustment is to look outside of the ordinances, which is not what the Planning and Zoning Commission does.

Mr. Foerster said subparagraph (c) of the current Code of Ordinances, 98-29, references the alternate members of the Board of Adjustment so he had deleted that section, but it might be a good place to put some language that would state "the City Council, at its discretion may refer this to the Planning and Zoning Commission." Rebecca Huss said that would mean they are giving them the authority, and what they are asking for is advice, and the ultimate questions would be answered by City Council which is what she thought was being expressed. Rebecca Huss said if they put that into the ordinance, it will make it sound as if they are giving the final decision to the Planning and Zoning Commission. Mr. Foerster said he was saying City Council could refer the item to the Planning and Zoning Commission for recommendations. Jon Bickford asked why they would need to put that into the ordinance. Mr. Foerster said they did not have to do that, but mentioned that now with the new state law, they have a 30-day window to approve plans and site plans, etc., so if they are going to refer something to the Planning and Zoning Commission, it might slow the process down. Rebecca Huss said the first Council Meeting of the month would be fine, but the second meeting might be a problem. Jon Bickford asked how many Board of Adjustment issues they had in 2018. Rebecca Huss said there were four or five issues.

Jon Bickford asked if it would be wise to conduct a public hearing to see if the public has any input on this matter. Jon Bickford said he would be interested in what the public has to say about them getting rid of the Board of Adjustment and pulling it into City Council. John Champagne said he felt like they were streamlining the process. Jon Bickford said he did too. Rebecca Huss said the only people that ever attended any of the meetings were people being directly heard and the Planning and Zoning Commission.

John Champagne asked to confirm if they added what Mr. Foerster has suggested to the ordinance to standardize the process, did Mr. Foerster see any problems with transferring authority of the Board of Adjustment to the Planning and Zoning Commission. Mr. Foerster said no, if they are just asking for input from the Planning and Zoning Commission. John Champagne said that was all they were asking from them. Mr. Foerster said they could do that whether they have it in the ordinance or not, City Council always has the authority to do that. John Champagne said the only reason he is bringing this up is because City Council has said there is a danger of transferring authority if they put it in the ordinance and said he did not feel that was the case, but he was asking legal counsel and he is saying there is no danger so he would suggest they standardize that the Planning and Zoning Commission looks at them all and City Council makes the decision. Mr. Foerster said the ordinance would be worded “at the discretion of City Council.”

Mr. Foerster said City Council has the option of voting on the ordinance with the wording to state “at the discretion of the City Council, the Board of Adjustment, the matter can be referred to the Planning and Zoning Commission for their recommendation.”

Rebecca Huss moved to adopt the ordinance as previously read with the amendment that item “c” be inserted to state the Planning and Zoning Commission may be consulted at City Council’s discretion. Tom Cronin seconded the motion, the motion carried unanimously. (5-0)

9. Consideration and possible action regarding acceptance of bids and award of contract for the Water and Drainage Improvements on Dr. Martin Luther King, Jr. Drive – Phase II.

Mr. Roznovsky advised they had received four bids on September 4, 2019 ranging from \$89,000 to \$204,000. Mr. Roznovsky said the low bidder was MMG Contractors who is the same contractor who will be completing Phase I, so his recommendation is the City Council award the contract to MMG Contractors based on their low base bid of \$89,000.

Jon Bickford asked if Mr. Roznovsky was comfortable with the performance of MMG and capability. Mr. Roznovsky said yes, they have worked with this contractor a lot and they are

a good contractor. Mr. Roznovsky said it was extremely beneficial that they are completing Phase I and it is the same contractor and group completing Phase II.

John Champagne asked what a 1295 Form was. Mr. Roznovsky advised it was a conflict of interest disclosure. John Champagne asked if MMG was the only contractor that submitted the form. Mr. Roznovsky said that was correct.

Mayor Countryman asked if Mr. Roznovsky had any hesitation whatsoever. Mr. Roznovsky said he did not and said even if MMG had not been the low bidder, he would still recommend them based on the continuity between contractors and their experience with them, and that they are a good contractor to work with. Mayor Countryman asked what their timeframe would be for the project to be completed. Mr. Roznovsky said the plan for Phase I is they are going to have a preconstruction meeting this week and they are waiting for the check and bonds to come in this week. Mr. Roznovsky said they are working on the contracts and when they are prepared, they will be signed by the City. Mr. Roznovsky said Phase I is 60 days to completion and Phase II is a 30-day contract with some overlap between the two contracts. Mayor Countryman said that would be a total of 90-days outside of all the contracts being executed. Mr. Roznovsky said it would be 90-days after the contracts are signed. Mayor Countryman asked if they would be done by January 1, 2020. Mr. Roznovsky said the goal is to be done in November 2019. Mayor Countryman said she just wanted to make sure they got all the answers because before they accepted the contractors at face value, they want to make sure they are worth the amount seen here and they will get the job done in a timely manner because it is time to get it done.

T.J. Wilkerson asked if they would complete Phase II first. Mr. Roznovsky said they would finish Phase I and then continue to Phase II. Mr. Roznovsky said if the clearance with the grant goes fine, which they are already cleared for Phase I, then they should be able to continue working on Phase II and finish them both at the same time. Mr. Roznovsky said there should not be any delay between the two Phases. T.J. Wilkerson asked if they will have to redo the beginning of MLK. Mr. Roznovsky said they hope the restart will be next week because their crews are ready to go. Mayor Countryman asked if this was a local company. Mr. Roznovsky said they are out of Houston.

T.J. Wilkerson asked when they plan on having the community meeting for the residents to let them know about the work that will be done on their street. Mr. Roznovsky said they will do a doorhanger first to let everyone know the timeline since the contract for Phase I just got signed last week, and then they can schedule a Town Hall Meeting to update everyone on what is going on. Mayor Countryman asked where the Town Hall Meeting would be held. Mr. Roznovsky said they have discussed having the meeting at one of the area churches.

Tom Cronin asked to confirm that Mr. Roznovsky had a history with MMG and they have never had any issues with them. Mr. Roznovsky said that was correct and said they have been a good contractor which they would recommend. T.J. Wilkerson asked if the contract was signed this week when he goes to church on Sunday, when can he say they will they start working. Mr. Roznovsky said he will know more this week. Mr. Roznovsky said if MMG can have their bonds in this week, which as of yesterday they were still waiting on the bonding company to send them back in paper form so they can be reviewed, they should be able to start next week, but they will know more tomorrow.

Rebecca Huss asked if they were approving the base bid and alternate. Mr. Roznovsky said it was just the base bid.

Rebecca Huss moved to approve MMG Contractors LLC for a base bid price of \$89,317.89. Jon Bickford seconded the motion, the motion carried unanimously. (5-0)

EXECUTIVE SESSION:

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

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

- a) 551.074 (personnel matters) concerning City Administrator Review at conclusion of probationary period;
- b) 551.071 (consultation with city attorney) concerning pending claims and other confidential attorney-client privileged matters; and
- c) 551.087 (deliberation regarding economic development negotiations) regarding Town Creek Crossing.

Mayor Countryman adjourned into Executive Session at 6:38 p.m.

11. Reconvene into Open Session.

Mayor Countryman reconvened into Open Session at 8:13 p.m.

POSSIBLE ACTION FROM EXECUTIVE SESSION:

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

There was no action taken.

COUNCIL INQUIRY:

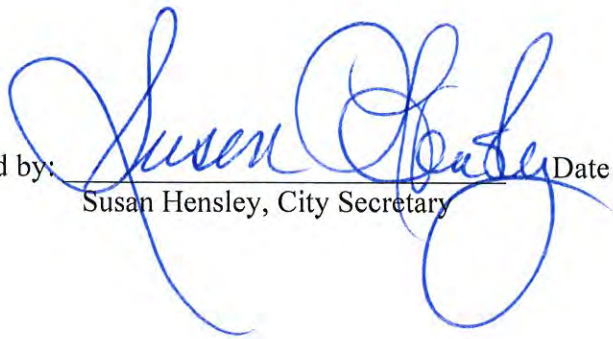
Pursuant to Texas Government Code Sect. 551.042 the Mayor and Council Members may inquire about a subject not specifically listed on this Agenda. Responses are limited to recitation of existing policy or a statement of specific factual information given in response to the inquiry. Any deliberation or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

There were no inquiries.

ADJOURNMENT

John Champagne moved to adjourn the meeting at 8:13 p.m. Rebecca Huss seconded the motion, the motion carried unanimously. (5-0)

Submitted by:



Susan Hensley, City Secretary

Date Approved: _____

Mayor Sara Countryman

Montgomery City Council
AGENDA REPORT

Meeting Date: September 24, 2019	Budgeted Amount:
Department: Administrative	
Prepared By: Susan Hensley, City Secretary	Exhibits: Beverage Permit Application Pack
Date Prepared: September 19, 2019	

Subject

Application by H-Wines to be located at 14343 Liberty Street, Montgomery for an On-Premise Winery Permit as submitted by Domaine des Hospitalieres LLC.

Recommendation

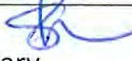

Approval of the Winery Permit On-Premise Beverage Permit Application for H-Wines to be located at 14343 Liberty Street, Montgomery, as submitted by Domaine des Hospitalieres LLC.

Discussion

The Montgomery Code of Ordinances states the following:

City Code - Sec. 6-33. – Approval of license application by City Council. After all the requirements for a license application under the provisions of this article have been met as determined by the City Administrator, the application shall be presented to the City Council for approval at a public meeting.

Approved By

City Secretary	Susan Hensley, City Secretary 	Date: September 19, 2019
City Administrator	Richard Tramm, City Administrator 	Date: September 19, 2019



City of Montgomery Alcohol Beverage License Application

City of Montgomery, Texas
P.O. Box 708
Montgomery, Texas 77356
936-597-3288
www.montgomerytexas.gov

APPLICATION FOR THE SALE OF ALCOHOLIC BEVERAGE LICENSE

Date Received by the City: 9/11/19

1. Type of Alcoholic Beverage License: (attach completed TABC Application Form)

- (1) Category A – Off Premises Consumption Sale of All Alcoholic Beverages – Package Store
- (2) Category B – Off Premises Consumption Sale of Wine, Beer or Ale.
- (3) Category C – Off Premises Consumption Sale of Beer.
- (4) Category D – On Premises Consumption Sale of Beer, Wine and Mixed beverages – Restaurant or Café, where the sale of beer, wine and mixed beverage on the premises would be incidental to the restaurant or café.
- (5) Category E – On Premises Consumption Sale of Beer, Wine and Mixed beverages – Tavern, Lounge, or Bar. The sale of Beer, Wine and Mixed beverages for On-Premises Consumption being the principal business line.
- (6) Category F – Warehouse storage of Beer, Wine or Liquor for Distributors – No sale of Beer for on or Off-Premises Consumption permitted on the Premises.

(7) CATEGORY G - WINERY - ALLOWS ON PREMISE CONSUMPTION.

2. Legal Description of the property for which License is sought. (Either by Lot and Block number or by a Metes and Bounds Description: MONTGOMERY TOWNSHIP 02 TR 28 AREA B 40'x78')

3. Exact Nature of the Business to be operated. (Must be fully described in cover letter on company letterhead).

DOMAINE DES HOSPITALIERES/H-WINES/WINERY

4. Attach a Plat of the property to the Application showing the improvements, parking areas, location of signage and other structures on the property and within three hundred (300) feet to scale.

5. Description of signs and the hours they will be operated to be attached as a separate document.

6. Attach floor plan of the building in which the business is to be conducted (showing fixtures, furniture, restrooms, kitchen and other equipment).

7. Attach a verified statement stating that the building is not within three hundred (300) feet of a church, school or hospital and that the building is in compliance with the requirements of this chapter for separate and adequate toilet facilities for men and women if used for on-premises consumption of beer, liquor or wine. This can be included in cover letter.

8. Business Owner: STEVE HARI / PHILIPPE LEGRAND Phone: 832 942 2032
Address: 9073 STONE OAK DR.
Home Address: MONTGOMERY 77356 Phone: _____
Check if you are leasing property:

9. Land Owner: _____ Phone: _____
Address: _____

10. Business Partners: _____ Phone: _____
Address: _____
Home Address: _____ Phone: _____

This is to certify that I, Steve HARI have complied with all State, County, Codes and Regulations of the City of Montgomery, Texas.

Business Owner and/or Lessee

or
Partner if Applicable

City of Montgomery, Texas
P.O. Box 708
Montgomery, Texas 77356

Domaine des Hospitalieres/H-Wines
9073 Stone Oak Dr
Montgomery, Texas 77356
832-870-9303
info@h-wines.com

Montgomery, 11 th September 2019,

Subject : cover letter

The activity of Domaine des Hospitalieres LLC, H-Wines at the 14343 Liberty Street is based on the experience both Steve HARI and Philippe Legrand bring to the business.

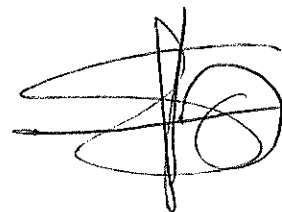
Steve has been in the wine making business for over 27 years in France, had an estate in MEURSANGES Burgundy France, making about 40,000 bottles a year of both reds and white Burgundy style wines.

Philippe is also tied to the wine and retail business having his grandparents as wine distributors in AUBUSSON France, and helping filling barrels, bottling, labeling, delivering wine during his childhood summer vacation.

The list of activities the winery and tasting room offers include :

- Educational winery where the wine making process is explained for Champagne, Rose, Red and White wines drawing from Steve's knowledge and wine making experiences.
- Wine sampling, with wines come from different area in France and we propose the Texas wines come from our winery in Coldspring Texas.
- Wine pairing.
- Vine pruning, classroom types work and field exercise on how to work a vine, grow and pruning techniques.
- Selling wines come from France and Texas.
- Harvesting classes and following the process to the winery (press, crusher-destemmer).
- Wine education, taste, recognize the flavors, aromas....
- Making wines, labeling, storing.

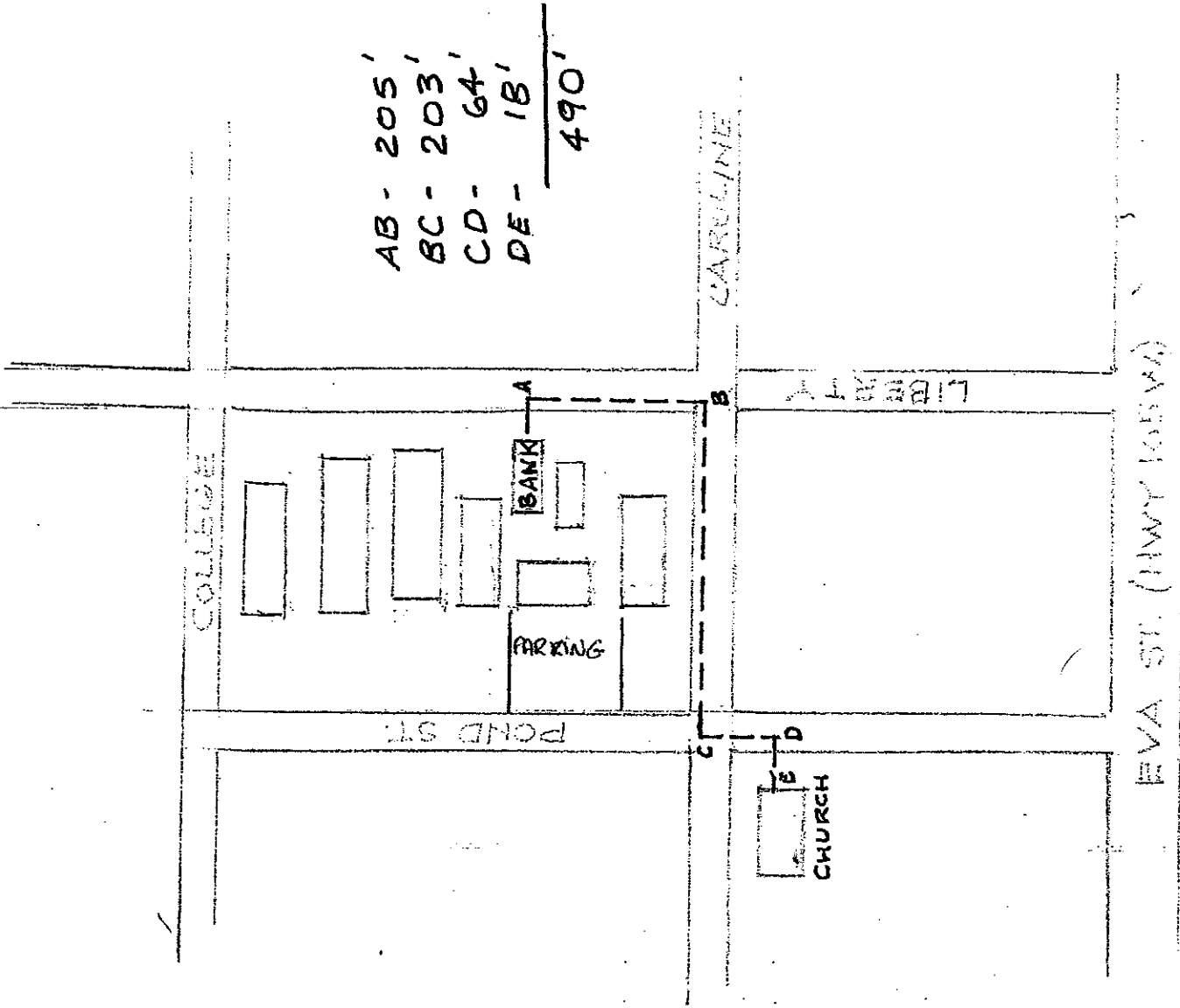
Steve HARI, Manager H-Wines



Received 9/11/19 SH.

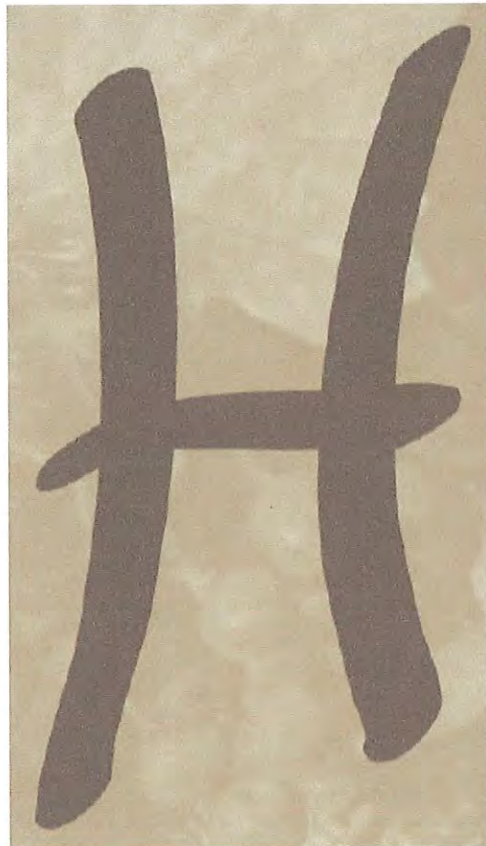
AB - 205'
 BC - 203'
 CD - 64'
 DE - 18'

 490'



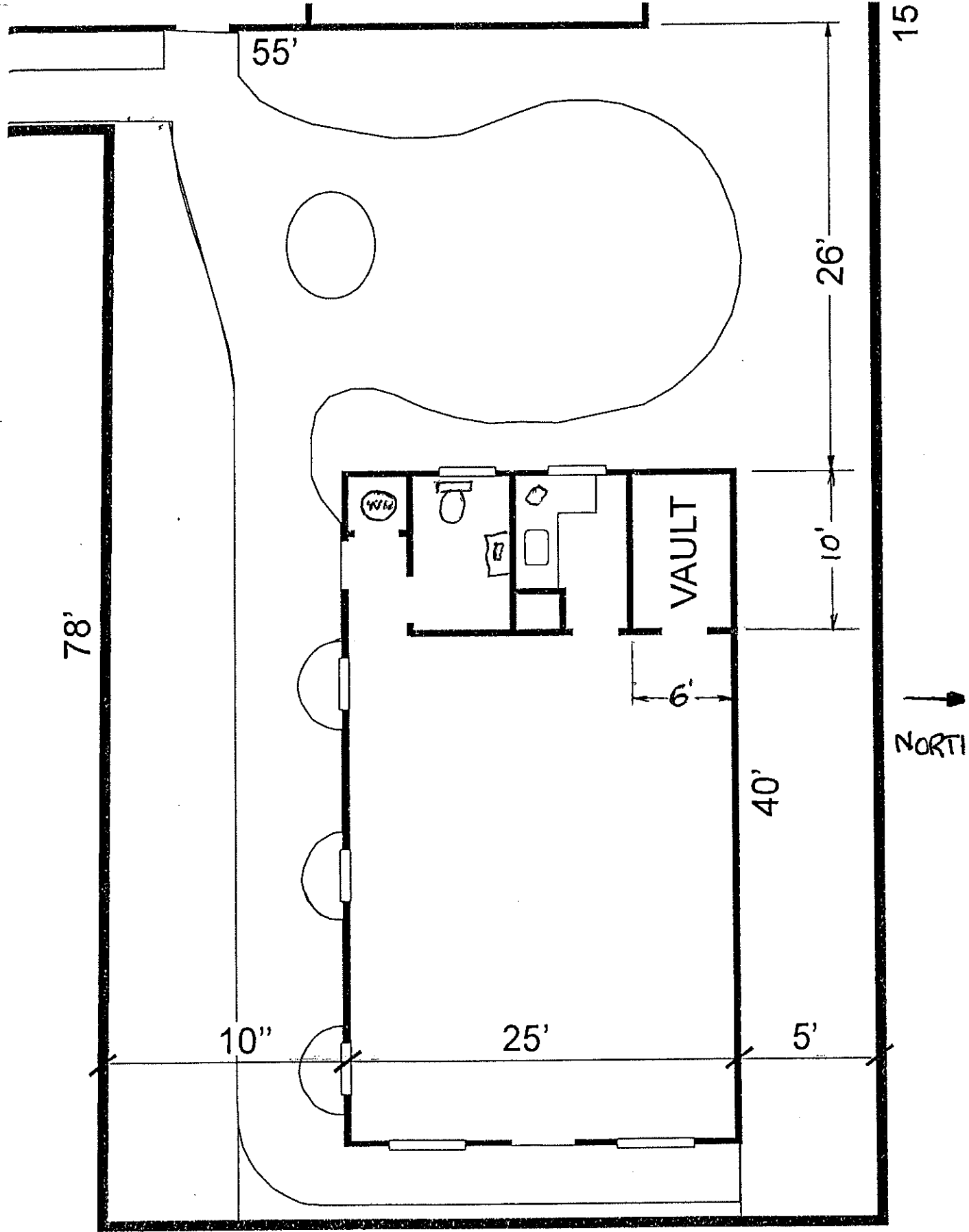
Business Hours
Domaine des Hospitalieres
H-Wines
14343 Liberty St
Montgomery, Texas 77356

Sunday : 1pm-6pm
Monday : Closed
Tuesday : 5pm-8pm
Wednesday : 5pm-8pm
Thursday : 5pm-9pm
Friday : 5pm-10pm
Saturday : 1pm-10pm





Window Sign



15

55'

26'

78'

10'

VAULT

6'

NORTH

40'

10''

25'

5'

40'

LIBERTY STREET (FM149)



TEXAS ALCOHOLIC BEVERAGE COMMISSION

Texans Helping Businesses & Protecting Communities

WHOLESALER'S, DISTRIBUTOR'S, MANUFACTURER'S PREQUALIFICATION PACKET

L-W (8/2019)

Submit this packet to the proper governmental entities to obtain certification for the type of license/permit for which you are applying as required by Sections 11.37, 11.39, 11.46(b), 61.37, 61.38, 61.42 and Rule §33.13
 Contact your local TABC office to verify requirements of Sections 11.391 and 61.381 as you may be required to post a sign at your proposed location 60-days prior to the issuance of your license/permit.
 All statutory and rule references mentioned in this application refer to and can be found in the Texas Alcoholic Beverage Code or Rules located on our website. www.tabc.texas.gov/laws/code_and_rules.asp

LOCATION INFORMATION

1. Application for: Original Add a Subordinate License/Permit Number _____
 Reinstatement Reinstatement and Change of Trade Name License/Permit Number _____
 Change of Location Change of Location and Trade Name License/Permit Number **G1064342**

2. Type of Wholesaler's, Distributor's, and Manufacturer's License/Permit

<input type="checkbox"/> W Wholesaler's Permit	<input type="checkbox"/> J Bonded Warehouse Permit
<input type="checkbox"/> X General Class B Wholesaler's Permit	<input type="checkbox"/> JD Bonded Warehouse Permit (Dry Area)
<input type="checkbox"/> O Private Carrier's Permit	<input type="checkbox"/> BB General Distributor's License
<input type="checkbox"/> L Private Storage Permit	<input type="checkbox"/> BC Branch Distributor's License
<input type="checkbox"/> K Public Storage Permit	<input type="checkbox"/> BI Importer's License
<input type="checkbox"/> GS Winery Storage Permit	<input type="checkbox"/> BJ Importer's Carrier's License
<input type="checkbox"/> GF Winery Festival Permit	<input type="checkbox"/> BA Manufacturer's License -- allows on-premise consumption
<input type="checkbox"/> DA Brewer's Self Distribution Permit	<input type="checkbox"/> B Brewer's Permit -- allows on-premise consumption
<input type="checkbox"/> DB Manufacturer's Self Distribution License	<input type="checkbox"/> D Distiller's and Rectifier's Permit -- allows on-premise consumption
<input checked="" type="checkbox"/> G Winery Permit -- allows on-premise consumption	

3. Trade Name of Location (Name of distribution company, distillery, etc.)
H-Wines

4. Location Address of Primary Permit
14343 Liberty Street

City Montgomery	County Montgomery	State TX	Zip Code 77316
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5. Mailing Address 9073 Stone Oak Drive	City Montgomery	State TX	Zip Code 77316
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6. Business Phone No. 832-870-9303	Alternate Phone No. 512-614-2008	E-mail Address aigo@mfliquorlaw.com
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OWNER INFORMATION

7. Type of Owner

<input type="checkbox"/> Individual	<input type="checkbox"/> Limited Liability Partnership	<input type="checkbox"/> Joint Venture
<input type="checkbox"/> Partnership	<input type="checkbox"/> Corporation	<input type="checkbox"/> Trust
<input type="checkbox"/> Limited Partnership	<input checked="" type="checkbox"/> Limited Liability Company	<input type="checkbox"/> Other _____

8. Owner of Business/Applicant (Name of Corporation, LLC, etc.)
Domaine des Hospitalieres LLC

PRIMARY CONTACT PERSON

The primary contact person should be a person who can answer questions TABC may have about the application. The contact phone and email are mandatory and must be active and updated regularly. If additional information is needed, it will be requested from this contact person. Delays in responding to requests may delay the processing and approval of your permit/license.

9. Contact Person: Amy Igo	Relation to Business: paralegal
Phone (mandatory): 512-614-2008	Email (mandatory): aigo@mfliquorlaw.com

TABC DATESTAMP

10. Are you, the applicant, a veteran-owned business?	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No
11. Are you, the applicant, a Historically Underutilized Business (HUB)?	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No
12. Does any alcoholic beverage manufacturer, wholesaler or employee have an ownership interest in your business? If "Yes," attach explanation	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No

13. If Applicant is:	Who Must be Listed Below: (attach L-OIC if additional space is needed)		
Individual	Individual Owner		
Partnership	All Partners		
Limited Partnership	All General Partners		
Corporation	All Officers		
Limited Liability Company	All Officers or Managers		
Joint Venture	Venturers		
Trust	Trustee(s)		

Last Name Hari	First Name Steve	MI	Title Manager
Last Name Legrand	First Name Philippe	MI	Title Manager
Last Name	First Name	MI	Title

**DISTILLER'S/RECTIFIER'S PERMIT (D), BREWER'S PERMIT (B), MANUFACTURER'S LICENSE (BA)
60-DAY SIGN INFORMATION**

14. As required under Section 11.391 and 61.381, enter the exact date this sign was posted at your location.	Exact Date (MM/DD/YYYY)
15. Does the applicant, intend to sell for on-premise consumption during the life of this license/permit? This permission will not be allowed without city/county certification to sell for on-premise consumption.	<input type="checkbox"/> Yes <input type="checkbox"/> No

DISTILLERS (D)

16. Does the applicant, intend to sell commemorative bottles for off-premise consumption? This permission will not be allowed without city/county certification to sell for on-premise consumption.	<input type="checkbox"/> Yes <input type="checkbox"/> No
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**MEASUREMENT INFORMATION
Section 109.31 et. seq**

17. Will your business be located within 300 feet of a church or public hospital? <i>NOTE: For churches or public hospitals measure from front door to front door, along the property lines of the street fronts and in a direct line across intersections.</i>	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No
18. Will your business be located within 300 feet of any private/public school? <i>NOTE: For private/public schools measure in a direct line from the nearest property line of the school to the nearest property line of the place of business, and in a direct line across intersections.</i> <i>NOTE: If located on or above the fifth story of a multistory building: measure in a direct line from the property line of the private/public school to property line of your place of business in a direct line across intersections vertically up the building at the property line to the base of the floor on which your business is located.</i>	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No

PUBLIC STORAGE PERMIT (K) OR WINERY STORAGE PERMIT (GS)

If applying for a Public Storage Permit (K) or Winery Storage Permit (GS) include the Bonded Warehouse Permit (J) or Bonded Warehouse Permit (Dry Area) (JD) number. A Public Storage permit (K) may only be issued in the same county as your primary permit as per Section 45.03.

19. Name of Public or Winery Storage Facility	
20. For Public Storage: Bonded Warehouse Permit J -	21. For Winery Storage: Bonded Warehouse Permit (Dry Area) JD -

22. Location Address of Storage Facility:			
City:	County:	State:	Zip:

PRIVATE STORAGE PERMIT (L)

If applying for a Private Storage Permit (L) complete question 23. A Private Storage Permit (L) may only be issued in the same county as your primary permit as per Section 45.03.

For the location address of the Private Storage Permit (L) indicate owner of the property on Owner of Property form (L-OP).

23. Location Address of Private Storage Permit			
City	County	State	Zip Code

ALL APPLICANTS

24. CHECK HERE IF NOT IN CITY LIMITS

I, the applicant, have confirmed I am not located in the city limits of any city and therefore all city certificates are not required.

COMPLETE THE FOLLOWING CHECKLIST BEFORE SUBMITTING YOUR APPLICATION

- All required forms have been completed.
- I have reviewed all forms to ensure they are complete.
- I have obtained all required local and state certifications (pages 3-4).
- All application packets have been notarized.
- Certification of publication in local newspaper has been completed (page 4).
- A copy of the newspaper publication is attached (page 4).
- Phone numbers and email address for Contact Person are up to date.
- If required, out of state criminal history checks are attached (PHS #7).
- All additional documentation as required by the application packets is attached

- Yes No
- Yes No
- Yes No
- Yes No
- Yes No
- Yes No
- Yes No
- Yes No
- Yes No

WARNING AND SIGNATURE

If Applicant is/Must Sign

Individual	Individual Owner
Partnership	Partner
Limited Partnership	General Partner
Corporation	Officer
Limited Liability Company	Officer or Manager

WARNING: Section 101.69 of the Texas Alcoholic Beverage Code states: "a person who makes a false statement or false representation in an application for a permit or license or in a statement, report, or other instrument to be filed with the Commission and required to be sworn commits an offense punishable by imprisonment in the Texas Department of Criminal Justice for not less than 2 nor more than 10 years."

BY SIGNING YOU ARE SWEARING TO ALL INFORMATION AND ATTACHMENTS TO THIS PACKET.

PRINT NAME

Steve Hari

SIGN HERE

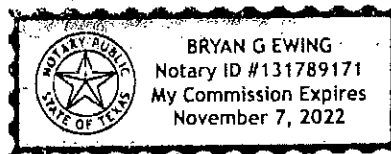
Manager

TITLE

Before me, the undersigned authority, on this 6th day of September, 2019, the person whose name is signed to the foregoing application personally appeared and, duly sworn by me, states under oath that he or she has read the said application and that all the facts therein set forth are true and correct.

SIGN HERE

Bryan G Ewing
NOTARY PUBLIC



SEAL

CONTINUED ON PAGE 4

CERTIFICATE OF CITY SECRETARY FOR: (W, X, G, J, BB, BC & BI)

I hereby certify on this _____ day of _____, 20____, that the location for which the license/permit is sought is inside the boundaries of this city or town, in a "wet" area for such license/permit excluding wineries, and not prohibited by charter or ordinance in reference to the sale of such alcoholic beverages.

SIGN HERE _____, TEXAS
City Secretary/Clerk City

SEAL

CERTIFICATE OF CITY SECRETARY FOR: (B, D & BA)

I hereby certify on this _____ day of _____, 20____, that the location for which the license/permit is sought is inside the boundaries of this city or town, in a "wet" area for such license/permit excluding wineries, and not prohibited by charter or ordinance in reference to the sale of such alcoholic beverages, and

does does not

allow for on-premise consumption and

does does not

allow for off-premise consumption in accordance with 501.035 of the Election Code.

SIGN HERE _____, TEXAS
City Secretary/Clerk City

SEAL

**CERTIFICATE OF CITY SECRETARY FOR: (L & K)
ADDRESS FOR STORAGE PERMITS AND MANUFACTURER'S WAREHOUSE LICENSE**

CHECK HERE IF NOT IN CITY LIMITS

I hereby certify on this _____ day of _____, 20____, that the location for which the license/permit is sought is inside the boundaries of this city or town, in a "wet" area for such license/permit, and not prohibited by charter or ordinance in reference to the sale of such alcoholic beverages.

SIGN HERE _____, TEXAS
City Secretary/Clerk City

SEAL

CERTIFICATE OF COUNTY CLERK FOR: (W, X, G, J, BB, BC & BI)

I hereby certify on this _____ day of _____, 20____, that the location for which the license/permit is sought is in a "wet" area for such license/permit excluding wineries, and is not prohibited by any valid order of the Commissioner's Court.

SIGN HERE _____ COUNTY
County Clerk

SEAL

CERTIFICATE OF COUNTY CLERK FOR: (B, D & BA)

I hereby certify on this _____ day of _____, 20____, that the location for which the license/permit is sought is in a "wet" area for such license/permit excluding wineries, and is not prohibited by any valid order of the Commissioner's Court, and

does does not

allow for on-premise consumption and

does does not

allow for off-premise consumption in accordance with 501.035 of the Election Code.

SIGN
HERE _____ COUNTY
County Clerk

S E A L

**CERTIFICATE OF COUNTY CLERK FOR: (L & K)
ADDRESS FOR STORAGE PERMITS AND MANUFACTURER'S WAREHOUSE LICENSE**

I hereby certify on this _____ day of _____, 20____, that the location for which the license/permit is sought is in a "wet" area for such license/permit, and is not prohibited by any valid order of the Commissioner's Court.

SIGN
HERE _____ COUNTY
County Clerk

S E A L

**COMPTROLLER OF PUBLIC ACCOUNTS CERTIFICATES FOR:
(W, X, B, D, G, BB, BC, BI & BA)**

This is to certify on this _____ day of _____, 20____, the applicant holds or has applied for and satisfies all legal requirements for the issuance of a Sales Tax Permit under the Limited Sales, Excise and Use Tax Act or the applicant as of this date is not required to hold a Sales Tax Permit.

Sales Tax Permit Number 32061861335 **Outlet Number** 00003

Print Name of Comptroller Employee _____

Print Title of Comptroller Employee _____

SIGN
HERE _____ FIELD OFFICE _____

S E A L

PUBLISHER'S AFFIDAVIT FOR: (W, X, B, D, G, BB, BC, BI & BA)

Name of newspaper		ATTACH PRINTED COPY OF THE NOTICE HERE <u>Hover over to see example</u>
City, County		
Dates notice published in daily/weekly newspaper (MM/DD/YYYY)		
<i>Publisher or designee certifies attached notice was published in newspaper stated on dates shown</i>		
Signature of publisher or designee		
Sworn to and subscribed before me on this date		
Signature of Notary Public		
S E A L		



TEXAS ALCOHOLIC BEVERAGE COMMISSION

Texans Helping Businesses & Protecting Communities

LOCATION PACKET FOR WHOLESALERS, DISTRIBUTORS AND MANUFACTURERS

L-LW (7/2019)

The Location Packet (L-LW) should be completed by all Wholesalers, Distributors and Manufacturers submitting an original, reinstatement, and/or change of location application. This packet (L-LW) along with the Prequalification Packet (L-W) must be submitted to your local TABC office.

All statutory and rule references mentioned in this application refer to and can be found in the Texas Alcoholic Beverage Code or Rules located on our website. www.tabc.texas.gov/laws/code_and_rules.asp

1. Application for: [] Original [] Reinstatement [] Reinstatement and Change of Trade Name License/Permit Number

[x] Change of Location [] Change of Location and Trade Name License/Permit Number G1064342

2. Trade Name of Location (Name of distribution company, distillery, etc.) H-Wines

3. Location Address 14343 Liberty Street, Montgomery, Montgomery County, 77316

4. Owner of Business/Applicant-(Name of Corporation, LLC, etc.) Domaine des Hospitalieres LLC

5. Federal Employer Identification Number (FEIN): 81-4568566

INITIAL INFORMATION

6. Do you have a current and active license/permit issued by TABC under the above FEIN? [x] Yes [] No G1064342

7. If you hold a current license/permit under the above FEIN has there been any change in the ownership or structure of the business since the last application was filed? [] Yes [x] No

OWNERSHIP/LEASE/SUBLEASE/MANAGEMENT INFORMATION

8. Do you, the applicant, own the land and building at this proposed licensed location? [] Yes [x] No

9. If operating under a lease at this location, indicate: Expiration date(s)/Options 08/31/2020 Monthly rental amount \$ 2,000 Other fees and payments to landlord NA

10. Are you operating under a sublease at this location? [] Yes [x] No

11. Will the license or permit embrace the entire location address as shown in question #3? [x] Yes [] No

If "NO," attach a diagram of your premise as required by Section 11.49. The location will be inspected prior to approval of your application.

12. Do you, the applicant, share the premises with another business entity? [] Yes [x] No

If "YES," indicate the tradename(s) of business(es) and sales and use tax number(s) for other business(es): Trade Name Sales & Use Tax Number

FINANCE INFORMATION

13. What is the amount of total investment from all sources for this location? \$ 15,000 funds from current operations
 Please be prepared to provide copies of all documents related to the financing of this location.

14. List any and all sources of funds advanced to you for your business. If a partnership or corporation, list entity along with partners/officers.

(If more space is needed, attach additional page.)

SSN or FEIN	Issuing State/DL No.	Date of Birth (mm/dd/yyyy)	Amount \$
Name, Corporation, Partner/Officer		Terms	
SSN or FEIN	Issuing State/DL No.	Date of Birth (mm/dd/yyyy)	Amount \$
Name, Corporation, Partner/Officer		Terms	
SSN or FEIN	Issuing State/DL No.	Date of Birth (mm/dd/yyyy)	Amount \$
Name, Corporation, Partner/Officer		Terms	
SSN or FEIN	Issuing State/DL No.	Date of Birth (mm/dd/yyyy)	Amount \$
Name, Corporation, Partner/Officer		Terms	
SSN or FEIN	Issuing State/DL No.	Date of Birth (mm/dd/yyyy)	Amount \$
Name, Corporation, Partner/Officer		Terms	
SSN or FEIN	Issuing State/DL No.	Date of Birth (mm/dd/yyyy)	Amount \$
Name, Corporation, Partner/Officer		Terms	
SSN or FEIN	Issuing State/DL No.	Date of Birth (mm/dd/yyyy)	Amount \$
Name, Corporation, Partner/Officer		Terms	

BONDED WAREHOUSE PERMIT (J / JD) (Wet / Dry)

15. In general terms, specify what other goods and commodities are stored in this warehouse.

16. Are you providing services to permit holders other than storage? Yes No
17. Is at least 50% of gross revenue during each three (3) month quarter derived from goods and merchandise other than alcoholic beverages? Yes No
18. Is the location in a wet or dry area? Wet Dry

BREWERS (B) (Malt greater than 4% of alcohol by weight)

19. Do you, the applicant, intend to engage in the business of brewing and packaging ale in Texas within the three-year period covered by the original license and one successive renewal in quantities to qualify as a bona fide brewing manufacturer? Yes No
20. Do you, the applicant, intend to contract with another brewery to produce your product? If "Yes," provide the TABC license/permit number of that brewery. _____
Is your product brewed at their location? Yes No
21. Do you, the applicant, intend to utilize an alternating proprietorship agreement to produce your product? Yes No
If "Yes," provide TABC license/permit number of that brewery. _____
Is your product brewed at their location? Yes No

MANUFACTURERS (BA) (Malt 4% or less of alcohol by weight)

22. Do you, the applicant, intend to engage in the business of manufacturing and packaging beer in Texas within the three-year period covered by the original license and one successive renewal in quantities to qualify as a bona fide brewing manufacturer? Yes No
23. Do you, the applicant, intend to contract with another manufacturer to produce your beer product? Yes No
If "Yes," provide the TABC license/permit number of that manufacturer. _____
Is your product manufactured at their location? Yes No
24. Do you, the applicant, intend to utilize an alternating proprietorship agreement to produce your beer product? Yes No
If "Yes," provide TABC license/permit number of that manufacturer. _____
Is your product manufactured at their location? Yes No

MANUFACTURERS (BA) and BREWERS (B)

25. If you intend to operate under an alternating or contract brewing agreement; do you, the applicant, own a fee interest in a brewing facility? Yes No
If "No," please submit a Fee Interest Bond which must be on file and approved prior to the issuance of your license/permit.
Fee Interest Bond form and instructions: <http://www.tabc.state.tx.us/forms>
26. Do you, the applicant, hold a Brewer's Notice issued by the Alcohol and Tobacco Tax and Trade Bureau of the United States Department of the Treasury? Yes No
If "Yes," please provide TTB Brewers Notice Number _____
and attach copy.

MANUFACTURERS (BA), BREWERS (B), DISTILLERS (D) and WINERIES (G)

27. Is any property line of your premises within 300 feet of a residential address or established neighborhood association? **Click Notice of Application to view and print notice.** Yes No
If "YES," and you intend to sell for on-premise consumption, you must notify each residential address and established neighborhood association(s). A copy of the completed notice must be submitted along with a list of all addresses notified; as required by Section 11.393 and 61.38

WHOLESALEERS (W)

28. Do you, the applicant, intend to sell ale or malt liquor? Yes No

NOTE: You must submit a territorial agreement from the actual manufacturer of the product.

DISTRIBUTORS (BB, BC & BD)

29. Do you, the applicant, have an adequate building, storage facilities, sufficient employees, delivery vehicles and rolling stock to provide service and sales for each brand of beer in an amount equal to the demand for the product from all retailers in applicant's assigned territory? Yes No

NOTE: If you are applying for a General Distributor's License, Local Distributor's License or Branch Distributor's License, you must submit a territorial agreement from the actual manufacturer of each beer product you are handling.

WINERIES (G)

30. Do you, the applicant, hold or have you applied for a Federal Winemaker's and Blender's Basic Permit issued by the Alcohol and Tobacco Tax and Trade Bureau (TTB)? Yes No

If "YES," attach a copy of the Federal Winemaker's and Blender's Basic Permit issued by the TTB. Be advised a copy of this permit must be presented before issuance.

31. Do you, the applicant, intend to engage in any activity authorized by the winery permit on the permitted premise of another winery? Yes No

If "YES," provide the TABC permit number of that winery _____ and attach copy of any agreement(s).

WARNING AND SIGNATURE

If Applicant is:	Who Must Sign
Individual	Individual Owner
Partnership	Partner
Limited Partnership	General Partner
Corporation	Officer
Limited Liability Company	Officer or Manager

EACH LICENSEE OR PERMITEE SHALL HAVE EXCLUSIVE OCCUPANCY AND CONTROL OF THE ENTIRE LICENSED LOCATION WITH RESPECT TO SALE OF ALCOHOLIC BEVERAGES. ANY ARRANGEMENT THAT SURRENDERS SUCH CONTROL OF THE EMPLOYEES, PREMISES OR BUSINESS, INCLUDING PROFITS AND LOSSES, TO PERSONS OTHER THAN THE LICENSEE OR PERMITEE IS UNLAWFUL.

WARNING: Section 101.69 of the Texas Alcoholic Beverage Code states: "... a person who makes a false statement or false representation in an application for a permit or license or in a statement, report, or other instrument to be filed with the Commission and required to be sworn commits an offense punishable by imprisonment in the Texas Department of Criminal Justice for not less than 2 nor more than 10 years."

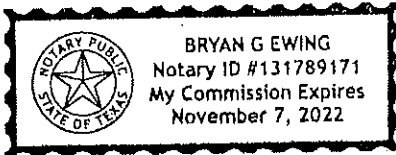
BY SIGNING YOU ARE SWEARING TO ALL INFORMATION AND ATTACHMENTS TO THIS PACKET.

PRINT NAME Steve Hari SIGN HERE [Signature]
TITLE Manager

Before me, the undersigned authority, on this 6th day of September, 2019, the person whose name is signed to the foregoing application personally appeared and, duly sworn by me, states under oath that he or she has read the said application and that all the facts therein set forth are true and correct.

SIGN HERE [Signature]
NOTARY PUBLIC

SEAL



Montgomery City Council
AGENDA REPORT

Meeting Date: September 24, 2019	Budgeted Amount: N/A
Department: Administrative	
Prepared By: Richard Tramm	Exhibits: OctoBEARfest Letter and Map
Date Prepared: September 18, 2019	

Subject

Discussion and Consideration of road closure request from Bears Etc. for OctoBEARfest on October 12, 2019.

Description

Bears Etc. is requesting the closure of the "T" with two closure points on College Street and one closure point on McCown Street, as shown in the attached map. Both the Police Department and Public Works Department have been provided with the attached information for any coordination needed from their departments.

Recommendation

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

Approved By

City Administrator	Richard Tramm <i>RT</i>	Date: 09/05/19

OctoBEARfest

Saturday October 12th, 2019



BEAR AND EXOTIC ANIMAL
RESCUE SANCTUARY

Dear City Council,

Saturday, October 12th, we would like to hold our second annual OctoBearfest including BBQ cook off, children's area, crafter's market, nonmotorized lawnmower races and bake sale.

We are requesting permission for the use of the community center and the lawn around it and to enclose the **"T" of College and McCown** for the evening before (5pm Fri. Oct. 11th) and day of, (as the cook off teams arrive Fri to set up) for the safety of the festival goers. The **"T" in marked in green** on the attached map and will allow for ease of traffi flow along McCown to circle in and out of the parking lot in front of the Steak House. Should there be an deliveries on this day, we will manage the road blocks to accommodate drivers.

The entire event will be closed by 5pm Sat. This leaves plenty of time for clean up from the day and for patrons to have time to shop in other stores in the area.

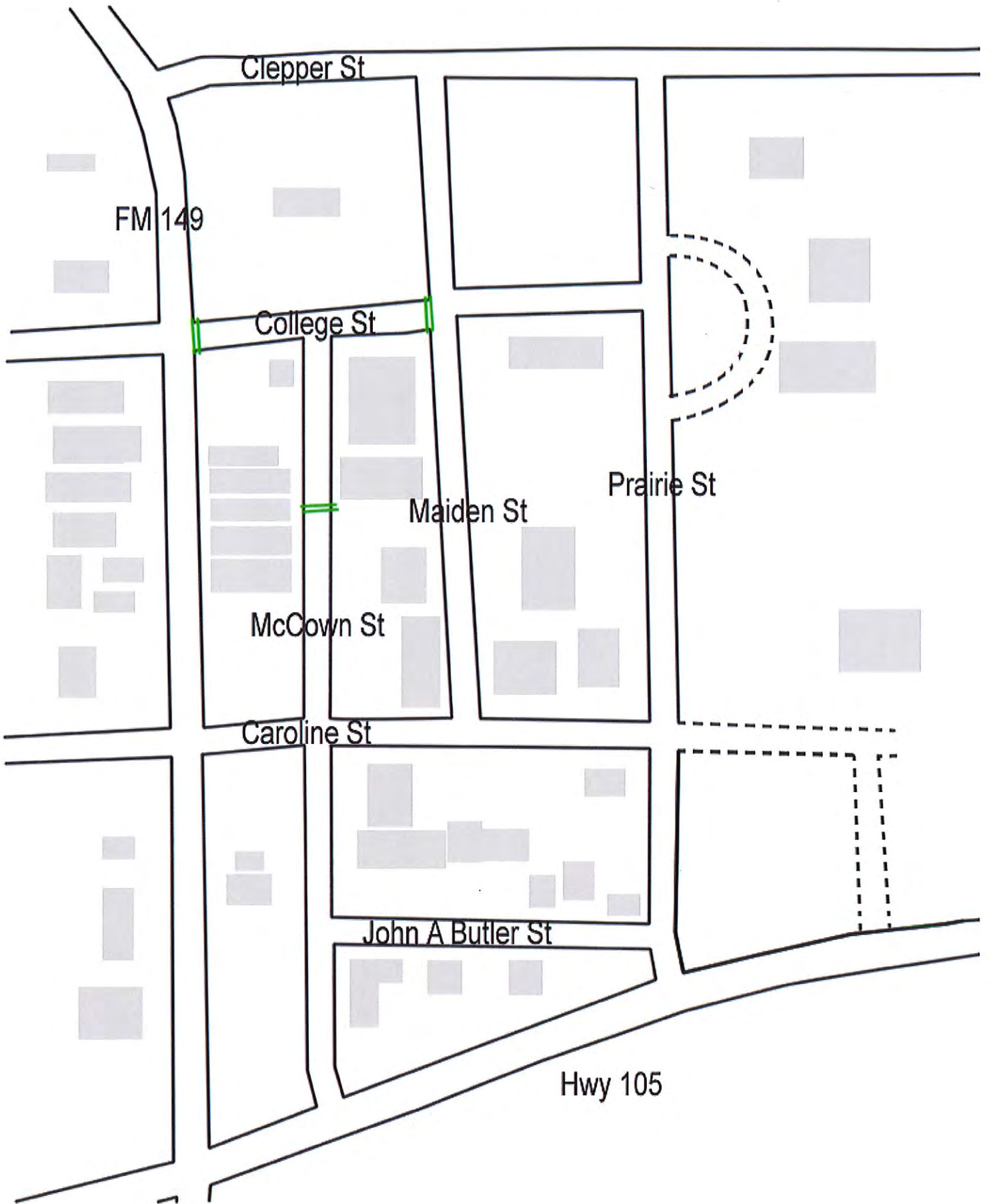
As our community grows, we want to add a reason for people to come to our community to live, and enjoy life, with the festivals and activities it has to offer. This event will be an other way to bring the community together as a family, and partner with our local businesses, to fullfill our mission to be a community based organization.

We can't wait for this year's OctoBearfests for the community. We love this community and love that Bears Etc. can be a part of it.

Thank you so much for your support!

Respectfully yours,
Kati Krouse
Executive Director
Bears Etc.

The Bear and Exotic Animal Rescue Sanctuary (Bears Etc.) was founded as a non-profit organization in 2017 dedicated to providing a permanent, community-based, self-sustainable refuge for displaced exotic and wild animals and educate others about the natural world.



Montgomery City Council
AGENDA REPORT

Meeting Date: September 24, 2019	Budgeted Amount: N/A
Department: Administrative	
Prepared By: Richard Tramm	Exhibits: (1) Parking Lot Lease with Extensions 4 (current) and 5 (proposed). (2) Map Showing Parking Lot Area
Date Prepared: September 18, 2019	

Subject

Consideration and approval of parking lot lease extension number 5 with Consolidated Communications of Texas Company.

Description

The lease agreement was approved in December 2004 and has been extended 4 times since then. Extension 4 expires December 31, 2019. Approval of Extension 5 would continue to allow this space to be used as public parking on a daily basis until December 31, 2024.

Recommendation

Review and consider approval of this item to allow this space to continue to be used as public parking on a daily basis.

Approved By

City Administrator	Richard Tramm <i>RT</i>	Date: 09/05/19

PARKING LOT LEASE

LEASE TERMS AND DEFINITIONS

Date: December 6, 2004

Landlord: Consolidated Communications of Texas Company

Landlord's Address: 350 South Loop 336 West
Conroe, Texas 77304-3308

Tenant: The City of Montgomery, Texas

Tenant's Address: Montgomery City Hall
215 Eva Street
P.O. Box 708
Montgomery, Texas 77356

Premises:

SURFACE ONLY of approximately one-seventh (1/7) of one acre (approximately 60 feet by 100 feet) of land, located at Liberty Street & Caroline Street, Montgomery, Montgomery County, Texas, as described on Exhibit "A."

Base Rent (for full term): \$1.00 and other good and valuable consideration

~~**Term (months):** Thirty-six (36) Months~~

~~**Commencement Date:** January 1, 2005~~

~~**Termination Date:** December 31, 2007,~~ unless earlier terminated by written notice from Landlord to Tenant. In such event, this lease shall terminate thirty (30) days from the date of such notice.

Use: Solely for public parking of personal vehicles on a daily basis. No long-term (more than 24 hours) parking or storage of vehicles or goods shall be permitted.

Amount of Liability Insurance: Death/bodily injury \$1,000,000; Property \$100,000.

"Rent" means Base Rent plus any other sums of money due Landlord by Tenant.

"Landlord" means Landlord, its agents, employees, guests, invitees, licensees, or visitors.

"Tenant" means Tenant, its agents, employees, guests, invitees, licensees, or visitors.

LEASE CLAUSES AND COVENANTS

A. Tenant agrees to--

1. Lease the premises for the entire term beginning on the commencement date and ending on the termination date, subject to Landlord's right to terminate this Lease on a date earlier than the termination date, as provided herein.
2. Accept the premises in their present condition "**as is, where is**" the premises being currently suitable for Tenant's intended use, subject to the improvements described in paragraph E.1. below.
3. Obey all laws, ordinances, orders, rules, and regulations applicable to the use, condition, and occupancy of the premises; and as a municipality, enforce all such laws, ordinances, orders, rules and regulations applicable to the premises and the use thereof.
4. Pay the base rent to Landlord at Landlord's address on or before the commencement date hereof.
5. Pay all costs and expenses associated with the premises during the term hereof, including all labor, fuel, maintenance, ad valorem taxes and utility services used by Tenant in connection with the premises.
6. To the extent applicable, pay all taxes on Tenant's personal property located on the premises.
7. Allow Landlord access to the premises, inspect the premises, and show the premises to prospective purchasers or tenants.
8. Repair, replace, and maintain any part of the premises during the term hereof.
9. Repair or replace any damage to the premises during the term hereof.
10. Maintain public liability insurance for the premises, naming Landlord as an additional insured, in the amounts stated in the lease terms and definitions.
11. Maintain insurance on Tenant's personal property.
12. Deliver certificates of insurance to Landlord before the commencement date and thereafter when requested.
13. To the full extent permitted by law, Tenant shall indemnify Landlord for and shall hold Landlord harmless from all fines, claims, liabilities, and suits (including costs and expenses of defending against same) resulting in connection with or from any use of the premises by Tenant or Tenant's agents, employees, licensees, guests, invitees or trespassers. This paragraph shall expressly survive termination of this lease.

14. Vacate the premises on termination of this lease.

B. Tenant agrees not to--

1. Use the premises for any purpose other than that stated in the lease terms and definitions. Tenant shall allow for free use of the premises for parking during the term hereof. In the event Tenant, or any third party, collects any fee, toll or similar charge in connection with the use of the premises, the gross amount of revenues collected shall be divided with Landlord and Tenant each receiving fifty percent of such amount. Tenant shall provide a monthly accounting of such revenues and deliver Landlord's share of such revenues on a monthly basis. Landlord shall incur no expense, cost or liability due to Tenant's use of the premises, including in the event funds are collected for the use of the premises.

2. Create or allow a nuisance or permit any waste of the premises, nor allow any hazardous waste or hazardous material to be stored, released or spilled on any portion of the premises.

3. Alter the premises except as specifically provided herein.

5. Allow a lien to be placed on the premises.

6. Assign this lease or sublease any portion of the premises without Landlord's written consent.

7. Litter or leave trash or debris on the premises.

C. Landlord agrees to--

1. Lease to Tenant the premises for the entire term beginning on the commencement date and ending on the termination date.

D. Landlord agrees not to--

1. Allow any use of the premises inconsistent with Tenant's permitted use as long as Tenant is not in default.

E. Landlord and Tenant agree to the following:

1. **Alterations.** Any physical additions or improvements to the premises made by Tenant will become the property of Landlord. Landlord may require that Tenant, at Tenant's cost, to remove any physical additions and improvements, repair any alterations, and restore the premises to the condition existing at the commencement date, normal wear excepted. However, Landlord and Tenant agree that Tenant, at Tenant's sole cost and expense, may prepare the

premises to be utilized as a parking facility and may lay a layer of asphalt, crushed stone, rock or caliche upon all or part of the premises. The Tenant's authorized improvements may also include any curb cuts, driveway installations and signage related to the use of the premises. Tenant shall not be required to remove the improvements at the termination of this lease, and all such improvements shall become the property of Landlord.

2. **Condemnation/Substantial or Partial Taking.** (a) If the premises cannot be used for the purposes contemplated by this lease because of condemnation or purchase in lieu of condemnation, this lease will terminate; and (b) Tenant will have no claim to the condemnation award or proceeds in lieu of condemnation.

3. **Default by Landlord/Events.** A default by Landlord is the failure to comply with any provision of this lease that is not cured within thirty days after written notice.

4. **Default by Landlord/Tenant's Remedies.** Tenant's remedies for Landlord's default is to terminate this lease.

5. **Default by Tenant/Events.** Events of default by Tenant are (a) abandoning or vacating a substantial portion of the premises; or (b) failing to comply within ten days after written notice with any other provision of this lease, other than the event of default set forth in (a) above.

6. **Default by Tenant/Landlord's Remedies.** Landlord's remedies for Tenant's default are to (a) enter upon and take possession of the premises, after which Landlord may relet the premises as Landlord sees fit; or (b) terminate this lease by written notice and sue for damages. Landlord may enter upon and take possession of the premises by self-help, by picking or changing locks if necessary, and may lock out Tenant or any other person who may be utilizing the premises, without being liable for damages.

7. **Default/Waiver/Mitigation.** It is not a waiver of default if the nondefaulting party fails to declare immediately an event of default or delays in taking any action. Pursuit of any remedies set forth in this lease does not preclude pursuit of other remedies in this lease or provided by law.

8. **Holdover.** If Tenant does not vacate the premises following termination of this lease, Tenant shall be deemed a tenant at will and shall vacate the premises immediately upon receipt of notice from Landlord. No holding over by Tenant, whether with or without the consent of Landlord, will extend the Term.

9. **Alternative Dispute Resolution Provision.** Landlord and Tenant agree to mediate in good faith before filing a suit for damages regarding matters related to this lease. However, this provision shall not prevent the filing of a suit in order to maintain standing or toll any statute of limitations.

10. **Attorney's Fees.** If either party retains an attorney to enforce this lease, the party who prevails at the time of trial is entitled to recover reasonable attorney's fees.

11. **Venue.** Venue is in the county in which the premises are located.

12. **Entire Agreement.** *This lease, together with any attached exhibits and riders, is the entire agreement of the parties, and there are no oral representations, warranties, agreements, or promises pertaining to this lease or to the expressly mentioned exhibits and riders not incorporated in writing in this lease.*

13. **Amendment of Lease.** *This lease may be amended only by an instrument in writing signed by Landlord and Tenant.*

14. **Limitation of Warranties.** *Landlord and Tenant agree that there are no implied warranties of merchantability, of fitness for a particular purpose, or of any other kind arising out of this lease, and there are no warranties that extend beyond those expressly stated in this lease.*

15. **Notices.** Any notice required by this lease shall be deemed to be delivered (whether or not actually received) when deposited with the United States Postal Service, postage prepaid, certified mail, return receipt requested, addressed to Landlord or Tenant at the addresses noted above.

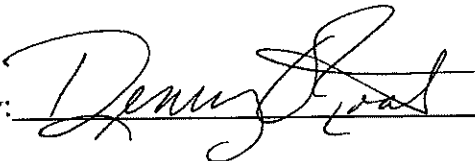
16. **Other Provisions.** Landlord may publish or use any advertising, sales promotion, press release, or publicity documents regarding this Agreement without Tenant's prior written approval.

17. **List of Exhibits and Riders.**

A. Property Description

"LANDLORD"

Consolidated Communications
of Texas Company, a Texas company

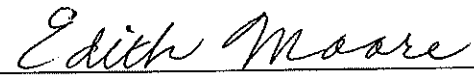
By: 

Name: Denny O'Neal

Title: Director, Supply Chain Management

"TENANT"

The City of Montgomery, Texas

By: 

Name: EDITH MOORE

Title: MAYOR

EXHIBIT A

PROPERTY DESCRIPTION

Approximately one-seventh (1/7) of one acre (approximately 60 feet by 100 feet) of land located on the South side of the property located at Liberty Street & Caroline Street, Montgomery, Montgomery County, Texas, 77356; Property ID R123999; Montgomery Townsite 03 TR 10.11 Area C; Cross Reference-7280-03-01100



CITY OF MONTGOMERY

P. O. BOX 708 MONTGOMERY, TEXAS 77356

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

December 23, 2004

Stephen Wilson, Manager
Supply Chain Management
Consolidated Communications
300 Decker Drive
Irving, TX 75062-8136

Dear Mr. Wilson;

Enclosed please find a set of originals for the parking lot lease between the City of Montgomery and Consolidated Communications. Thank you very much for your assistance with this issue.

Sincerely,

A handwritten signature in cursive script that reads "Edith Moore".

Edith L. Moore
Mayor

LEASE EXTENSION NO. 4

This **LEASE EXTENSION NO. 4** made and entered into this 22nd day of July, 2014 by and between **CONSOLIDATED COMMUNICATIONS OF TEXAS COMPANY**, hereinafter called "Lessor" and **THE CITY OF MONTGOMERY, TEXAS**, hereinafter called "Lessee".

WHEREAS, Lessor and Lessee have entered into a Lease Agreement dated the 6th day of December 2004, for space located at Liberty Street and Caroline Street, Montgomery, Montgomery County, Texas said space consisting of approximately one-seventh (1/7) of one acre (approximately 60 feet by 100 feet) of land and:

WHEREAS, Lessor and Lessee have extended the Lease Agreement by the First Lease Extension, effective the 15th day of February, 2008, through the 31st of December, 2010 and;

WHEREAS, Lessor and Lessee have extended the Lease Agreement by the Second Lease Extension, effective the 15th day of October, 2010, through the 31st of December, 2012 and;

WHEREAS, Lessor and Lessee have extended the Lease Agreement by the Third Lease Extension, effective the 13th day of August, 2012, through the 31st of December, 2014 and;

WHEREAS, both parties desire to extend the term of the Lease Agreement.

NOW THEREFORE, in consideration of the mutual covenants contained herein it is agreed as follows:

1. The term of the lease is hereby extended through December 31, 2019.
2. The base rent during the extension period shall be for full term:

\$1.00 and other good and valuable consideration

3. **Termination Date:** Notwithstanding anything to the contrary contained herein, provided that the Lessee is not in default of its obligations under this Lease, both parties shall have unilateral right to terminate this Lease thirty (30) days prior written notice to other party.

4. All other terms and conditions of the original Lease Agreement shall apply to the extension period.

LESSOR:

LESSEE:

AGREED TO BY CONSOLIDATED COMMUNICATIONS OF TEXAS COMPANY		ACCEPTED BY THE CITY OF MONTGOMERY, TEXAS	
SIGNATURE	<i>Jeff Perdue</i>	SIGNATURE	<i>John Fox</i>
PRINTED NAME	Jeff Perdue	PRINTED NAME	JOHN FOX
TITLE	MANAGER	TITLE	MAYOR
DATE	8-26-14	DATE	8-12, 2014

LEASE EXTENSION NO. 5

This **LEASE EXTENSION NO. 5** made and entered into on the last date signed ("Effective Date") by and between **CONSOLIDATED COMMUNICATIONS OF TEXAS COMPANY**, hereinafter called "Lessor" and **THE CITY OF MONTGOMERY, TEXAS**, hereinafter called "Lessee".

WHEREAS, Lessor and Lessee have entered into a Lease Agreement dated the 6th day of December 2004 (the "Lease Agreement"), for space located at Liberty Street and Caroline Street, Montgomery, Montgomery County, Texas said space consisting of approximately one-seventh (1/7) of one acre (approximately 60 feet by 100 feet) of land and:

WHEREAS, Lessor and Lessee have extended the Lease Agreement by the First Lease Extension, effective the 15th day of February, 2008, through the 31st of December, 2010 and;

WHEREAS, Lessor and Lessee have extended the Lease Agreement by the Second Lease Extension, effective the 15th day of October, 2010, through the 31st of December, 2012 and;

WHEREAS, Lessor and Lessee have extended the Lease Agreement by the Third Lease Extension, effective the 13th day of August, 2012, through the 31st of December, 2014 and;

WHEREAS, Lessor and Lessee have extended the Lease Agreement by the Fourth Lease Extension, effective the 22nd day of July, 2014, through the 31st of December, 2019 and;

WHEREAS, both parties desire to extend the term of the Lease Agreement.

NOW THEREFORE, in consideration of the mutual covenants contained herein it is agreed as follows:

1. The term of the lease is hereby extended through December 31, 2024.
2. The base rent during the extension period shall be for full term:

\$1.00 and other good and valuable consideration

3. **Termination Date:** Notwithstanding anything to the contrary contained herein, provided that the Lessee is not in default of its obligations under this Lease, both parties shall have unilateral right to terminate this Lease thirty (30) days prior written notice to other party.

4. All other terms and conditions of the original Lease Agreement shall apply to the extension period.

Each individual executing this Amendment for and on behalf of a party represents that he or she is fully authorized and empowered to do so for and on behalf of his or her principal.

LESSOR:

LESSEE:

AGREED TO BY CONSOLIDATED COMMUNICATIONS OF TEXAS COMPANY:		ACCEPTED BY THE CITY OF MONTGOMERY, TEXAS:	
SIGNATURE		SIGNATURE	
PRINTED NAME		PRINTED NAME	
TITLE	DATE	TITLE	DATE

Consolidated Communications Parking Lot



1 inch equals 75 Feet



Montgomery City Council
AGENDA REPORT

Meeting Date: September 24, 2019	Budgeted Amount: N/A
Department: Administrative	
Prepared By: Richard Tramm	Exhibits: MEDC Draft Budget for FY 2019-2020
Date Prepared: September 18, 2019	

Subject

Review and consideration of approval of Montgomery Economic Development Corporation Budget for Fiscal Year 2019-2020.

Description

The draft budget is enclosed for City Council approval. This year's draft budget includes \$76,000 for Streets and Sidewalks (56000.7) that was not in the previous year's budget and \$50,000 for Utility Extensions (56000.8) that is an increase of \$10,800 from the previous year's budget. In addition, the money for Events (56434) is in a primary category that will be allotted to individual events as those are acted upon by the Board of Directors of the Montgomery Economic Development Corporation.

Recommendation

Please review and consider as you see fit.

Approved By

City Administrator	Richard Tramm <i>RT</i>	Date: 09/05/19

MONTGOMERY ECONOMIC DEVELOPMENT CORPORATION
Statement of Income, Expenditures, and Changes in Net Assets
2019-2020

	2017-18 Actual	2017-18 Budget	2018-19 Estimated	2018-19 Budget	2019-2020 Proposed Budget
Beginning Net Assets (Fund Balance)	\$ 786,030	\$ 793,235	\$ 883,962	\$ -	\$ 1,176,994
Income					
55000 · Taxes & Franchise Fees					
55400 · Sales Tax	600,355	530,000	653,654	575,000	654,000
Total 55000 · Taxes & Franchise Fees	600,355	530,000	653,654	575,000	654,000
55300 · Other Revenues					
55391 · Interest Income	6,488	950	11,933	3,200	10,000
Total 55300 · Other Revenues	6,488	950	11,933	3,200	10,000
Total Income	606,843	530,950	665,587	578,200	664,000
Total Appropriable Funds	1,392,873	1,324,185	1,549,549	578,200	1,840,994
Expense					
56000 · Pub Infrastructure - Category I					
56000.6 · Downtown Dev Improvements	34,751	55,000	0	60,000	60,000
56000.7 · Streets & Sidewalks	0	0	0	0	76,000
56000.8 · Utility Extensions	142,226	180,000	0	39,200	50,000
56000.9 · Flagship Dev Improvements	4,465	8,000	0	0	0
56430 · Tsf to Debt Service	160,000	160,000	160,000	160,000	160,000
Total 56000 · Pub Infrastructure - Category I	341,442	403,000	160,000	259,200	346,000
56001 · Business Dev & Ret -Category II					
56001.8 · Sales Tax Reimbursement	0	35,000	76,900	76,900	79,500
56423 · Economic Development Grant Prog	22,070	20,000	10,800	15,000	20,000
Total 56001 · Business Dev & Ret -Category II	22,070	55,000	87,700	91,900	99,500
56002 · Quality of Life - Category III					
56404 · Seasonal Decorations	5,276	6,000	7,600	7,600	0
56420.2 · Christmas Lighting (Civic Assn)	2,469	1,600	1,500	0	0

MONTGOMERY ECONOMIC DEVELOPMENT CORPORATION
Statement of Income, Expenditures, and Changes in Net Assets
2019-2020

	2017-18 Actual	2017-18 Budget	2018-19 Estimated	2018-19 Budget	2019-2020 Proposed Budget
56420.3 · Fernland Improvements	0	4,000	6,300	6,300	0
56420.4 · Memory Park Improvements	0	0	0	10,000	0
56423.1 · Walking Tours	5,170	4,000	772	6,000	1,000
56429 · Removal of Blight	7,910	15,000	3,662	8,700	15,000
56433 · Downtown Signs	0	1,000	0	0	0
56434 · Events	0	0	0	9,100	35,000
55602 · Neighborhood Water Party	0	0	770	700	0
55603 · Texas Flag Celebration	0	0	4,000	4,000	0
55604 · Fly the Texas Flag	0	0	209	300	0
55605 · Antiques Show & Fest	0	0	9,900	9,900	0
55606 · Lighting Up Montgomery	0	0	0	0	1,500
56434A · Lone Star Flag Fest	0	0	0	1,000	0
56434.1 · Marketing/signage/logo	0	0	49	0	0
56439 · Downtown Enhancement Projects	0	20,000	0	20,000	30,000
Total 56002 · Quality of Life - Category III	20,825	51,600	34,762	83,600	82,500
56003 · Marketing & Tourism-Category IV					
56408.1 · Promotional Video	3,000	1,500	0	0	0
56409 · Antique Show & Fest	10,000	10,000	0	0	0
56413 · Brochures/Printed Literature	7,030	5,000	20	10,000	10,000
56414 · Wine & Music Fest	9,500	10,000	0	0	0
56415 · Texian/Heritage Festival	0	8,000	0	0	0
56418 · Christmas in Montgomery	5,000	5,000	0	0	0
56419 · Website/On Line Marketing	525	2,000	750	3,000	3,000
Total 56003 · Marketing & Tourism-Category IV	35,055	41,500	770	13,000	13,000
56004 · Administration - Category V					
56004.1 · Admin Transfers to Gen Fund	37,500	37,500	87,500	107,500	107,500
56004.2 · MACC Administration & Office	30,800	32,000	0	0	0
56004.3 · Miscellaneous Expenses	8,253	6,000	445	1,000	500

MONTGOMERY ECONOMIC DEVELOPMENT CORPORATION
Statement of Income, Expenditures, and Changes in Net Assets
2019-2020

	2017-18 Actual	2017-18 Budget	2018-19 Estimated	2018-19 Budget	2019-2020 Proposed Budget
56004.5 · Internship Program	0	10,000	0	10,000	0
56327 · Consulting (Professional servi)	11,951	10,000	1,130	10,000	10,000
56354 · Travel & Training Expenses	1,015	2,800	248	2,000	5,000
Total 56004 · Administration - Category V	89,519	98,300	89,323	130,500	123,000
Total Expense	508,911	649,400	372,555	578,200	664,000
Net Income	97,932	(118,450)	293,033	0	0
Ending Net Assets (Fund Balance)	883,962	674,785	1,176,994	0	1,176,994

Montgomery City Council
AGENDA REPORT

Meeting Date: September 24, 2019	Budgeted Amount: N/A
Department: Administrative	
Prepared By: Richard Tramm	Exhibits: Request Letter
Date Prepared: September 20, 2019	

Subject

Consideration and possible action to approve street closure request for National Night Out on Monday October 1, 2019

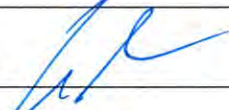

Description

City of Montgomery Police Department is requesting closure of Sheppard Street from Eva Street to Caroline Street from 5:45 pm to 9:00 pm on Monday, October 1, 2019 in conjunction with the National Night Out activities.

Recommendation

Please review the attached request and consider the item requested as you see fit.

Approved By

Police Chief	Anthony Solomon 	Date: 09/20/19
City Administrator	Richard Tramm 	Date: 09/20/19



**101 OLD PLANTERSVILLE RD
MONTGOMERY, TX 77356
(O): (936) 597-6866**

Date: September 19, 2019

To: Montgomery City Council Members
From: Anthony Solomon
Chief of Police
Montgomery, TX

Re: Road Closure

I am writing to request a permit for closure of Sheppard St. from Eva to Caroline Street. The road closure will start at 5:45 pm and remain until 9:00 pm Monday October 1, 2019.

The reason for this request is that each year the city of Montgomery holds an annual National Night out event. This year we have a number agencies scheduled to participate and will be bringing equipment that will need to be staged on the roadway. The closing of the street will help us to insure the safety of both the participants and the spectators.

I would like to say thanks in advance and, if you need to contact me, please feel free to do so by phone, or via the email address listed below.

Sincerely,

A handwritten signature in blue ink, appearing to read "Anthony Solomon", is written over the word "Sincerely,".

Anthony Solomon
Chief of Police
City of Montgomery
101 Plantersville Rd.
Montgomery Tx. 77356
asolomon@ci.montgomery.tx.us
832-250-4468



City Administrator's Report – August/September 2019

Last week we received a moderate amount of rain from Tropical Storm Imelda. As of Tuesday afternoon, the storm appeared to be on a course that would have tracked directly through the Montgomery area. However, the storm appeared to follow a more easterly path as it came north and spared Montgomery of the heavier rains that areas to our east and south received.

Development meetings in the last month included meetings with Datson Development, with Chris Cheatham and also with Philip LeFevre related to both new and existing developments.

In my last report I discussed that Mac Woodward with the Sam Houston Memorial Museum of Sam Houston State University had provided contact information on a vendor they had successfully used for log cabin repairs that might be helpful for the Crane Cabin repair at Fernland. Since that time the City has met with and received pricing for this item. We are currently waiting on insurance confirmation before the work will be scheduled. This treatment method will be less costly and completed more quickly than the work that was being previously considered.

The City meetings that I have attended over the last month included MEDC Budget Workshop on Budget Workshop on September 3rd, City Council Tax Public Hearing #2 on September 3rd, City Council Budget Public Hearing and Council Meeting on September 10th, Montgomery Economic Development Corporation meeting on September 16th.

In the coming month we will be continuing discussion at the staff level on the use policies of the Community Building downtown and the

city parks. I expect to be coming back to Council with recommendations for consideration on these during October. Last month I described a future educational session for training on avoiding cyber-attacks. This got pushed back due to work on other items but we will work on moving forward on this soon.

The preconstruction meeting was held on Friday, September 13th for the Community Development Block Grant project for Baja and MLK, and the work for the new contractor began their onsite work on Monday, September 16th. An effort to schedule a community meeting to discuss the work with the residents of the area is being planned. The GLO Projects are currently undergoing environmental review before they can move forward.

The Wine and Music Fest will be held in the City during the weekend between this report going out and the City Council Meeting. The Public Works Department and the Police Department are each prepared to coordinate with the Montgomery Area Chamber of Commerce for this event. This year's event is expected to attract a larger crowd than previous events.

As this fiscal year is coming to a close, we have started to look ahead to the upcoming audit process. Staff has been in contact with the auditor for preliminary conversations on documents to be provided and scheduling.

Last month there was a question that came up on the historic bridge the City is seeking for moving to a future park location. City staff had followed up with the Precinct 1 Commissioner's Office on this item. Our understanding is the subject of the bridge being made available to the City will be on the September 24th Commissioner's Court Agenda, although that agenda has not been posted as of the completion of this report.

I plan to be travelling out of the area October 24th – 25th in order to participate in the Marine Corps Marathon. I will be available by cell phone and email during the working days that I will be out of the area.

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.

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 August 2019

Water

- Tagged new fire hydrants in Hills of Town Creek and added to inventory.
- Replaced leaking 2" gate valve on Terra Vista blow off.
- Installed new 2" master meter for Cedar Crest mobile home park.
- Activated/deactivated 11 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 4 work orders for endpoint maintenance issues.
- Completed 3 work orders for water leaks.
- Completed 11 work orders for miscellaneous water issues.
- Completed 3 work orders for water taps.

Wastewater

- Installed wooden pickets on gate of Lift Station 4.
- Extended buried manhole in front of Fire Department.
- Extended manhole in front of Spirit of Texas bank to be flush with ground level.
- Started replacing fence weaving on Lift Station 12.
- Continued pumping the manhole in Terra Vista three times a week as we wait for repairs to be made.
- Completed 2 work orders for sewer taps.
- Completed 0 work orders for sewer-stop up.

Streets/Drainage/ROW

- Uretek repaired three storm drain catch basins in Terra Vista. Public Works backfilled around the basins in preparation for this work to be performed.
- Excavated ditch on north side of Church St. for better drainage.
- Repaired sidewalks and asphalt from previous water leaks on Caroline St.
- Trimmed low hanging limbs throughout the city.
- Added stabilized sand to ditch in front of Pizza Shack for erosion control.
- Completed 0 work orders for streetlight request.
- Buffalo Springs bridge potholes repaired by contractor.

- 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

- Coordinated painting at City Hall with contractor on Administration side. We will finish the remaining areas next fiscal year.
- Delivered barricades for event at Whitley Vineyards.
- Installed new soap dispenser and 4 hand sanitizer dispensers at City Hall.
- Replaced flags at City Hall.
- 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.
- Honored half-staff alerts.
- Completed weekly cleaning of Community Center.
- Completed monthly check of all irrigation systems and made repairs as necessary.
- Completed 21 work orders for general-City Hall maintenance.

Parks/Recreation

- Several repairs completed on Memory Park irrigation.
- Sprayed for crazy ants at Memory Park.
- Repaired the waterfall pump at Memory Park.
- Repaired toilet paper dispenser and door to women's restroom at Homecoming Park.
- Setup and cleanup from Flag Festival.
- Replaced dead trees at Homecoming Park and Cedar Brake Park.
- Stained the wooded footbridge at Cedar Brake Park.
- Installed new "Kiddie Cushion" in Cedar Brake and Homecoming Parks.
- Completed 35 work orders for maintenance-parks issues.
- Purchased and delivered items requested by Fernland docents.
- M/W/F cleaning of all restrooms and grounds.
- Fernland docents reported 336 visitors and provided 28 tours for the month. They also provided an estimate of 300-500 visitors to the park during the Flag Festival and provided 25-50 tours on that day.

General

- Attended walkthrough of Villas of Mia Lago section 2.
- Attended conference call with Randy Burleigh and Accurate Meter to resolve compound meter discussions.
- Attended monthly meeting with Julie Kohl for Fernland Park issues.
- Attended meeting with Dr. Beau Rees and Rebecca Huss for Flag Festival planning.
- Met with SHSU representative at Fernland Park to look at Crane Cabin.
- Attended budget workshop.
- Attended monthly Public Works Directors meeting.

- Met with Ted Mendoza with TML to discuss safety training opportunities.
- Francisco Salas attended Chlorinator Maintenance class in Conroe.
- Met with contractor to look at Crane Cabin repairs.
- Completed 9 work orders for maintenance-garbage issues.
- Completed 9 work orders for maintenance-general issues.
- Completed monthly safety meeting with department and safety officer.
- Attended bi-weekly conference calls with utility operator and engineer.
- Completed weekly pre trip inspections of crew trucks.
- Attended general discussion meeting with City Administrator and City Engineer.

Report prepared by:
Mike Muckleroy
Director of Public Works
September 18, 2019



Montgomery Police Department
Chief Anthony Solomon

Activity Report

August 1, 2019 – August 31, 2019

Patrol Division

Calls for Service	-	157
Total Reports	-	31
Citations Issued	-	261
Warnings Issued	-	442
Arrests	-	11
Accidents	-	5

Personnel/Training

2 officers attended training in August.

Investigation Division

Total number of assigned cases to C.I.D. for the month: 3

Breakdown by Offense Category

Assault/Family Violence	1
Possession of Controlled Substance/Marijuana	4
Robbery	1
Missing Person – Juvenile	1
Burglary	1
DWI	1

Major Incidents

A robbery occurred at the T-Mobile store in town on August 8th at approximately 11:55 am. The suspect is still at large.

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!

Traffic and safety Initiatives

The police department is in the second 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 for the second month has yielded 4 Warnings and 1 Citation for a total of 5 stops during deployment.

Municipal Court-Monthly Report

August 2019

Kimberly Duckett
Court Administrator



Comparison Chart

Citations and Revenue January 2016 - Present

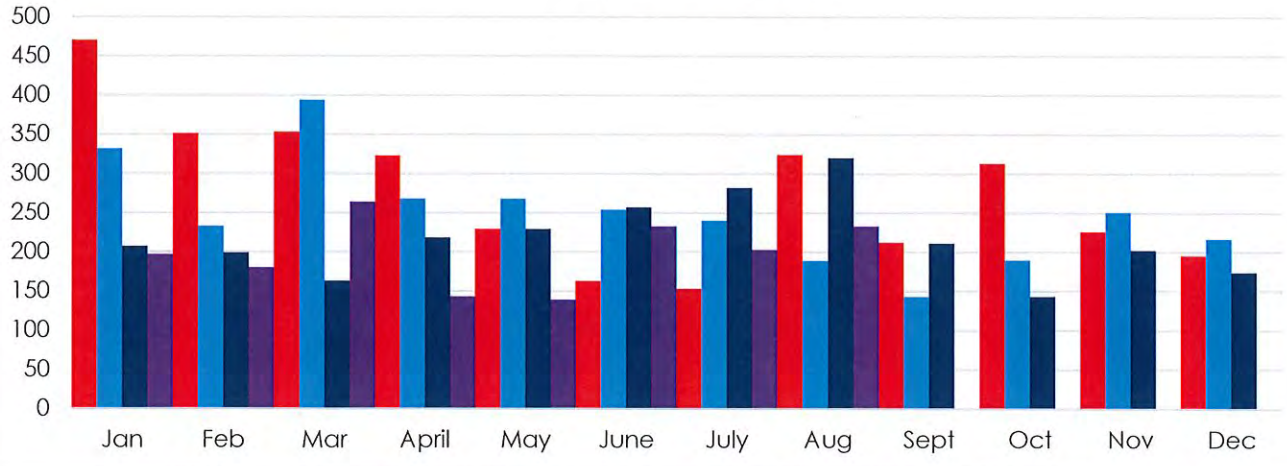
	Citations Filed			
	2016	2017	2018	2019
<i>Jan</i>	470	332	207	197
<i>Feb</i>	351	233	199	180
<i>Mar</i>	353	394	163	264
<i>April</i>	323	268	218	143
<i>May</i>	229	268	229	139
<i>June</i>	163	254	257	233
<i>July</i>	153	240	282	203
<i>Aug</i>	324	189	320	233
<i>Sept</i>	212	143	211	
<i>Oct</i>	313	190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

Totals 2164 2402 2605 1592

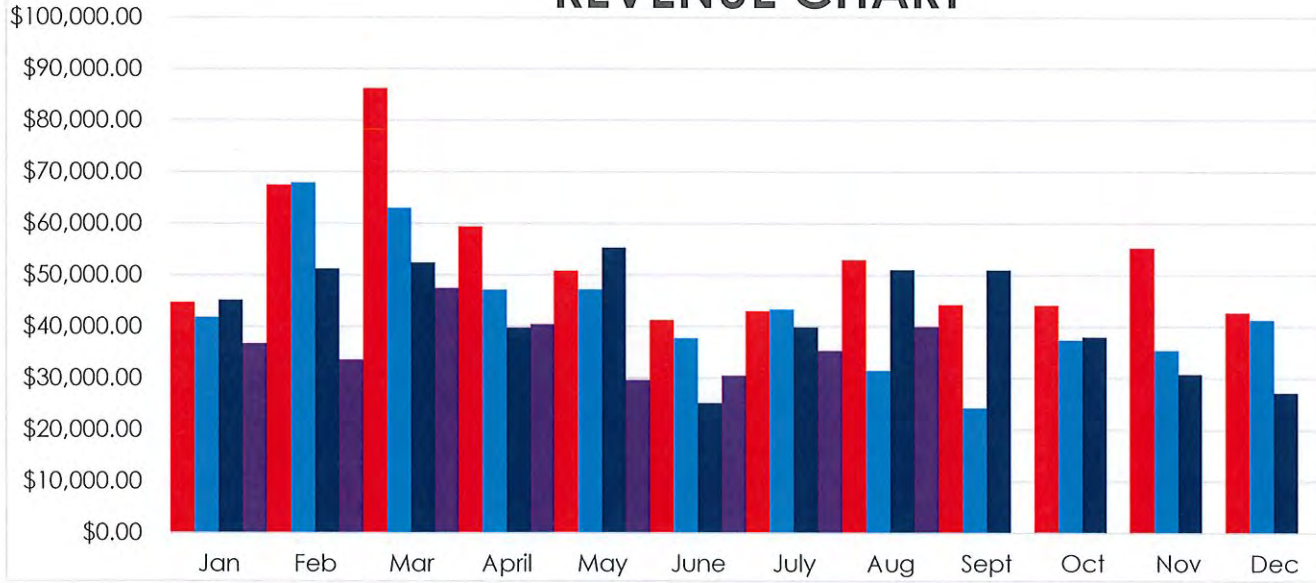
	Total Revenue Collected			
	2016	2017	2018	2019
<i>Jan</i>	\$44,702.82	\$41,830.44	\$45,128.89	\$36,756.35
<i>Feb</i>	\$67,466.54	\$67,937.61	\$51,188.10	\$33,590.10
<i>Mar</i>	\$86,201.43	\$62,992.57	\$52,380.12	\$47,500.50
<i>April</i>	\$59,388.14	\$47,163.40	\$39,781.86	\$40,450.17
<i>May</i>	\$50,854.90	\$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	\$40,020.15
<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 \$293,890.12

CITATIONS



REVENUE CHART



Fiscal Year 2018-2019	
2018	2019
<i>Oct</i>	
\$37,954.40	
<i>Nov</i>	
\$30,792.97	
<i>Dec</i>	
\$27,171.20	
<i>Jan</i>	\$36,756.35
<i>Feb</i>	\$33,590.10
<i>March</i>	\$47,500.00
<i>April</i>	\$40,450.17
<i>May</i>	\$29,687.31
<i>June</i>	\$30,546.14
<i>July</i>	\$35,339.40
<i>Aug</i>	\$40,020.15
<i>Sept</i>	

\$95,918.57 \$293,889.62

Total
\$389,808.19

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

\$114,141.64 \$410,896.72

Total
\$525,038.36

Warrants Division Monthly Report

Month: AUGUST Year: 2019

Number of warrants addressed: 363

Number of warrants cleared: 110

Total revenue collected: \$ 9984.85

Number of arrests: 10

UTILITY/GENERAL FUND REPORT – AUGUST 2019

TOTAL REVENUE

Utilities	\$210,136.21
Permits	\$30,577.00
Community Building	\$1,200.00
Flags Sold	\$28.00
Misc. General Fund	\$16,813.41
Monthly Total	\$258,754.62

UTILITIES

New Water Accts.	24
Disconnected Water Accts.	21
Total Number of Active Accts.	784

ARREARS

	60 Days	90 Days	120+ Days 2007-Sept 1, 2018
Number of Accounts	16	7	183
Amount	\$1,096.36	\$562.80	\$41,329.54
Total			\$42,988.70

PERMITS

Type	Permit Total	Revenue
Building-Commercial	3	\$6,560.00
Building-Residential	4	\$5,417.00
Plumbing	11	\$8,025.00
Irrigation	2	\$250.00
Mechanical	20	\$5,200.00
Electrical	8	\$4,725.00
Sign	0	\$0.00
Backflow Preventors	0	\$0.00
Manufactured Home	0	\$0.00
Photography	2	\$300.00
Parade	1	\$0.00
Residential Pool	0	\$0.00
Vendor	6	\$100.00
TOTAL	57	\$30,577.00

COMMUNITY BUILDING

Type of Rental	Number of Bookings	Revenue
Profit	4	\$1,200.00
Non - Profit	15	\$0

UTILITIES & PERMITS MONTHLY CALL LOG

MARCH	APRIL	MAY	JUNE	JULY	AUGUST	SEPT	OCT	NOV	DEC
596	622	603	579	1043	2182				

CITY ACCOUNT CONSUMPTION

	JUNE	JULY	AUGUST
Community Building – Irrigation (01-8732-00)	12,000	20,000	16,000
Community Building (01-0130-00)	0	3,000	3,000
City Cemetery (01-1110-00)	0	0	0
City Welcome Sign Irrigation at HWY 105 & Prairie – Rose Garden (01-8733-00)	0	1,000	0
Cedar Break Park Irrigation (01-8736-00)	2,000	4,000	1,000
Cedar Break Park Restrooms (01-8735-00)	2,000	1,000	1,000
Fernland (01-8737-00)	5,000	4,000	15,000
Memory Park (01-5885-00)	99,000	111,000	91,000
Community Building Stage Irrigation Rose Garden (01-6180-00)	2,000	2,000	1,000
City Hall & Irrigation (01-6190-00)	28,000	19,000	15,000
Homecoming Park Restrooms (01-8820-00)	1,000	0	1,000
Homecoming Park Drinking Ftn (01-8738-00)	0	0	0
Buffalo Springs Sewer Plant (01-8821-00)	1,000	1,000	1,000



City of Montgomery

Operations Report

August 2019

07/18/19-08/17/19

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

07/19/2019 – Water plant 3, Low System pressure

Upon arrival operator found ground storage tank in low lock out. Subcontractor was called to trouble shoot and replace liquid level controller and probes on ground storage tank 2. Operator continued to monitored facility.

07/28/2019 – WWTP1, Lift Station 1, 2 and Water plant 2, 3 - Power failure

Upon arrival operator found facilities with no power, alarm due to power surge in the area, plant was monitored until power was restored.

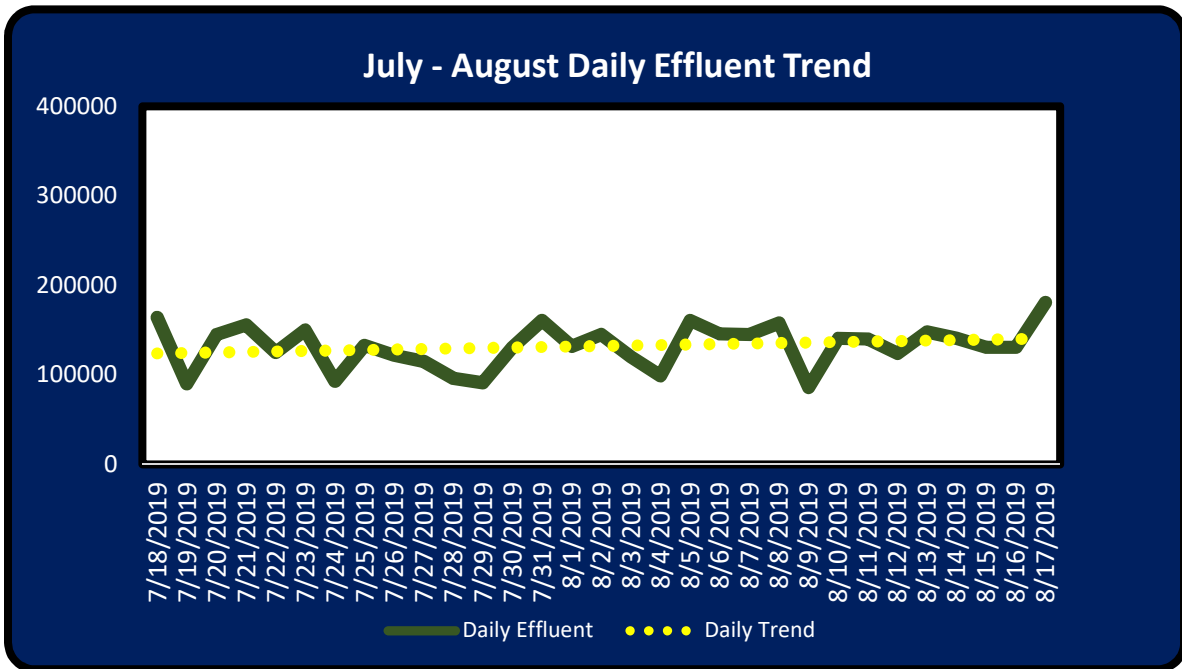
07/31/2019 – Water plant 3, Fail to Prime alarm

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

08/15/2019 – WWTP1, Power failure

Upon arrival operator found facility with no power, alarm due to power surge in the area. Operator was able to reset equipment to restore power.

Wastewater Plant Flow Detail



- Flow for the month of July – August was 4,101,000 gallons
- Daily peak flow August 17, 2019 was 181,000 gallons
- Average Daily Flow 132,300 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	7.90	no
Average Monthly NH3	2	mg/l	0.20	no
Minimal CL2 Residual	1	mg/l	1.01	no
Max CL2 Residual	4	mg/l	3.79	no
Rainfall for the Month		0.50	inches	

There were no excursions for the month of August



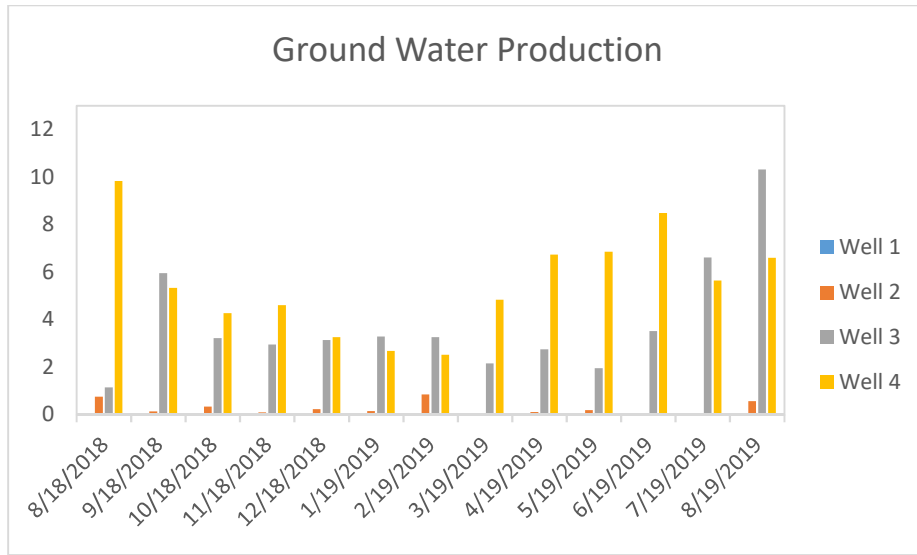
Water Report

07/18/2019-08/17/2019

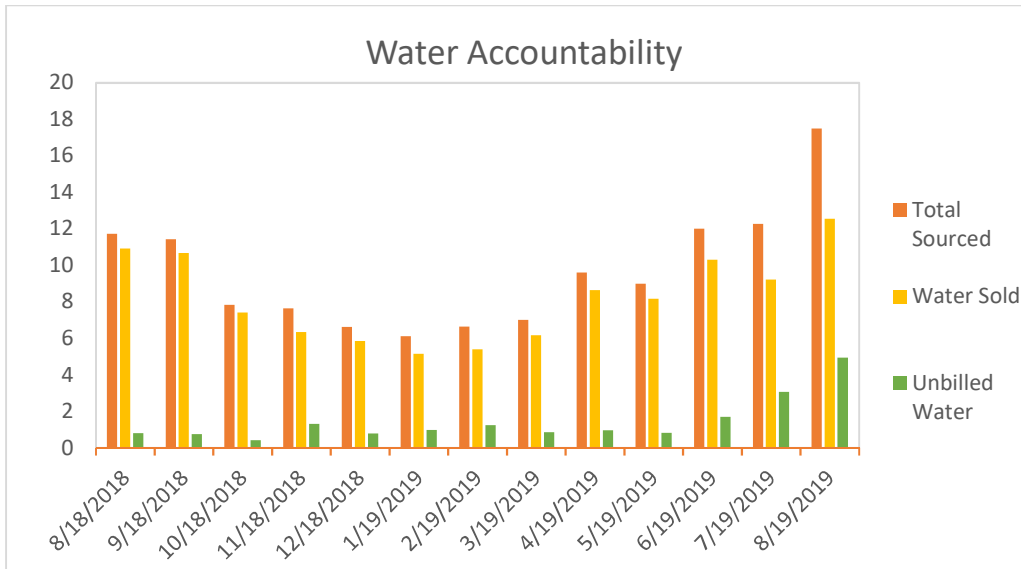
2019							
Well Name	Recorded Flow	% of Total	Rating G/Day	YTD Pumpage	YTD %	Permitted Value	Remaining Permit %
Well 2	0.571	3.27%	0.864	1.908	2.38%	47.551	24.80%
Well 3	10.319	59.01%	0.864	33.848	42.25%	47.551	24.80%
Well 4	6.596	37.72%	2.160	44.356	55.37%	90.000	50.72%
Total	17.486	100.00%	3.888	80.112	100%	122.651	
Flushing	1.598						
Subtotal	15.888						
Sold	12.548						
% Accounted	81%						

Accountability	
Total Water Sourced	17.486
Flushing	1.598
Subtotal	15.888
Sold	12.548
Accountability %	81%

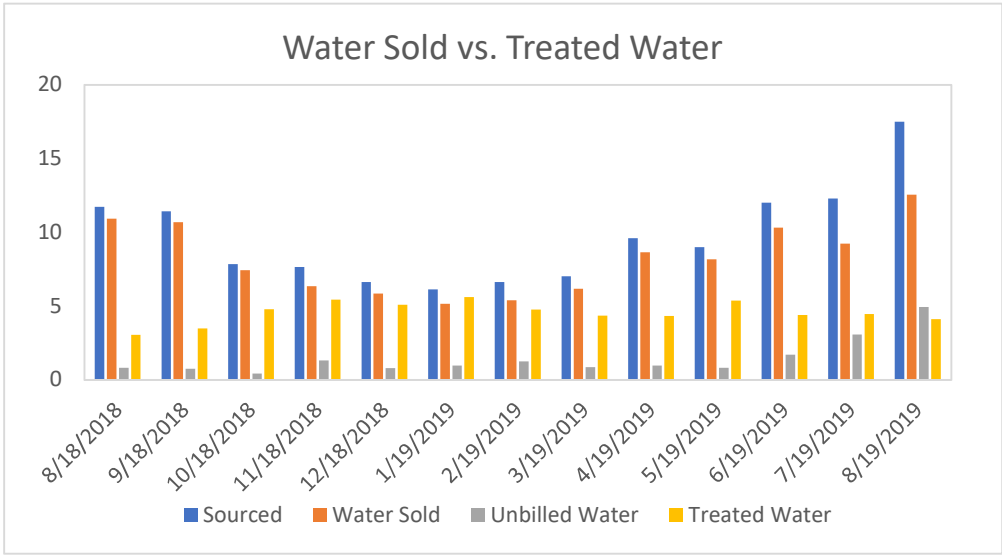
CONNECTIONS	
School	12
Commercial Inside	153
Commercial Outside	1
Residential Inside	660
Residential Outside	27
Church	13
City	15
Hydrant	7
Multifamily	11
n/a	2
Total	901



Date	Total	Well_1	Well_2	Well_3	Well_4
AVG	9.644	0.000	0.265	3.866	5.513
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
8/19/2019	17.486	0.000	0.571	10.319	6.596
Total	125.38	0.000	3.451	50.262	71.663



Date	Accountability	Unaccounted	Total Sourced	Water Sold	Flushing/Leaks	Unbilled Water
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
8/19/2019	81%	3.34	17.486	12.548	1.598	4.938



Date	Sourced	Water Sold	Unbilled Water	Treated Water	Return %	Rain
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
8/19/2019	17.486	12.548	4.929	4.101	33%	0.50

September 18, 2019

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

Re: Engineering Report
Council Meeting: September 24, 2019
City of Montgomery

Dear Mayor and Council:

The following information summarizes our activities on your behalf since the August 27, 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 held a pre-construction meeting on September 13th and issued a Notice to Proceed on September 16th. It is our understanding the contractor has mobilized and is beginning to move equipment and materials onsite.

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

The City awarded the contract to MMG Contractors, LLC at the September 10th Council meeting. We are preparing the contracts and will issue a Notice to Proceed once contracts are executed.

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

We held a pre-construction meeting at City Hall on September 4th and issued the Notice to Proceed at the meeting. We are continuing to receive submittals from the contractor, and it is our understanding the contractor plans to mobilize at the end of the month.

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

We are coordinating with the Texas Historical Commission to review the construction plans and all required submission documents to obtain environmental clearance from the TWDB.

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

The design is approximately 60% complete. We are conducting an internal review of the preliminary plans and specifications and plan to schedule a meeting with the TORC to discuss upon completion of our review.

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 issued a Notice to Proceed on September 9th, and are reviewing submittals from the contractor as they are received. The existing lift station will be demolished within the first 30 days of the Notice to Proceed, per the contract.
- 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 being placed temporarily on hold until the Lift Station No. 1 project is complete.
- i) **18” Gravity Sanitary Sewer Extension, Phase 2**
The contractor is proceeding with construction as anticipated. The contractor is coordinating with the contractor for the Lift Station No. 1 Replacement project regarding bypass pumping to ensure there is not a lapse in service.
- 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 are coordinating with GrantWorks regarding an initial underbrush cleanup of Ander’s Branch in anticipation of survey crews for the drainage improvements project. The proposed work is undergoing environmental review for compliance.

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 have requested and not received some required additional information from the developer. Once the information is received, we should be able to complete the study within approximately 2 weeks and present our findings at a future 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 received revised plans on September 4th and returned comments to the plans on September 12th.

Plan Reviews (cont.):

- iii. **Shoppes at Montgomery Retail Plaza** – We received revised plans on August 30th and returned comments to the plans on September 5th. We received additional revised plans on September 11th and plan to return either comments or plan approval this week.
- iv. **Louisa Lane Single Family Development** – We did not receive revised plans this month.
- v. **Chick-fil-A** – We did not receive revised plans this month.

c) Plat Reviews

- i. **The Shoppes at Montgomery Section 2 Replat** – We received the revised plat for this development on September 10th and offered no objections to the replat on September 12th.

Action Item – Consideration and possible action regarding the Replat for The Shoppes at Montgomery, Section 2.

- ii. **Louisa Lane Single Family Development** – We received the revised preliminary plat on September 13th and will be presenting to the Planning and Zoning Commission this month.

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

e) One-Year Warranty Inspections

- i. **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.
- ii. **Villas of Mia Lago, Section 2** – It is our understanding the contractor is working to address the items identified at the one-year warranty inspection.
- iii. **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 once additional funds are deposited into the developer's escrow account.

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.
- 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.

Meetings and Ongoing Activities (cont.):

- 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) **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.
- g) **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.
- h) **Design Manual Update** – We are preparing updates to the City’s Design Manual, as authorized by City Staff, in response to recent legislation that requires all plan review comments to reference a written rule. Updates include the addition and modification of standard details and City preferences for construction to be enforced in all proposed City and private developments.

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

Sincerely,



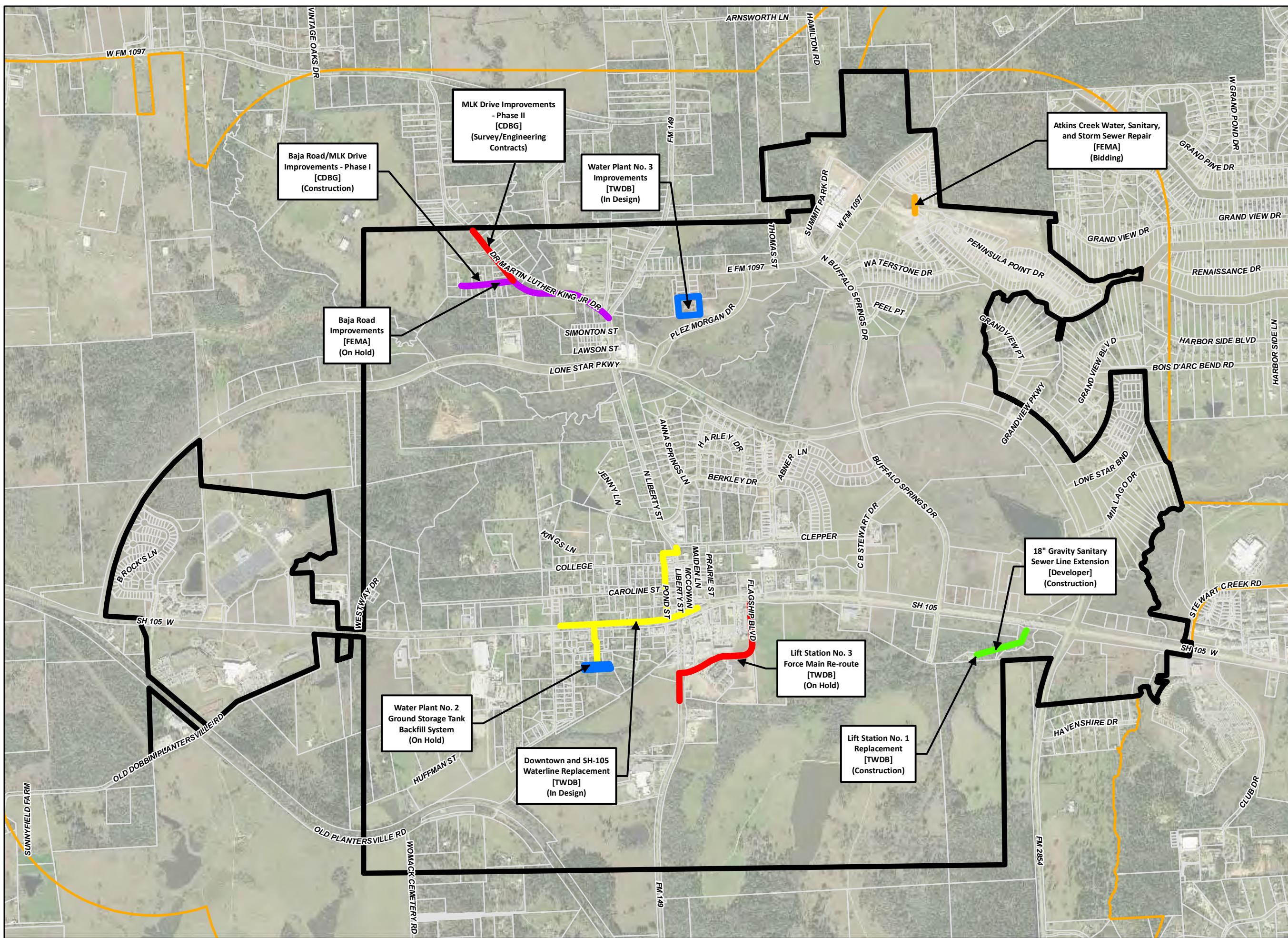
Chris Roznovsky, PE
Engineer for the City

CVR/kmv

K:\W5841\W5841-0900-00 General Consultation\Meeting Files\Status Reports\2019\Engineer's Report 9-24-19.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



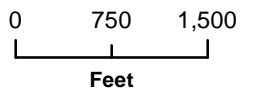
VICINITY MAP

Scale: 1 inch equals 20 miles

LEGEND

-  City Limits
-  City ETJ
-  MCAD Parcels

ACTIVE CAPITAL PROJECTS (SEPTEMBER 2019)

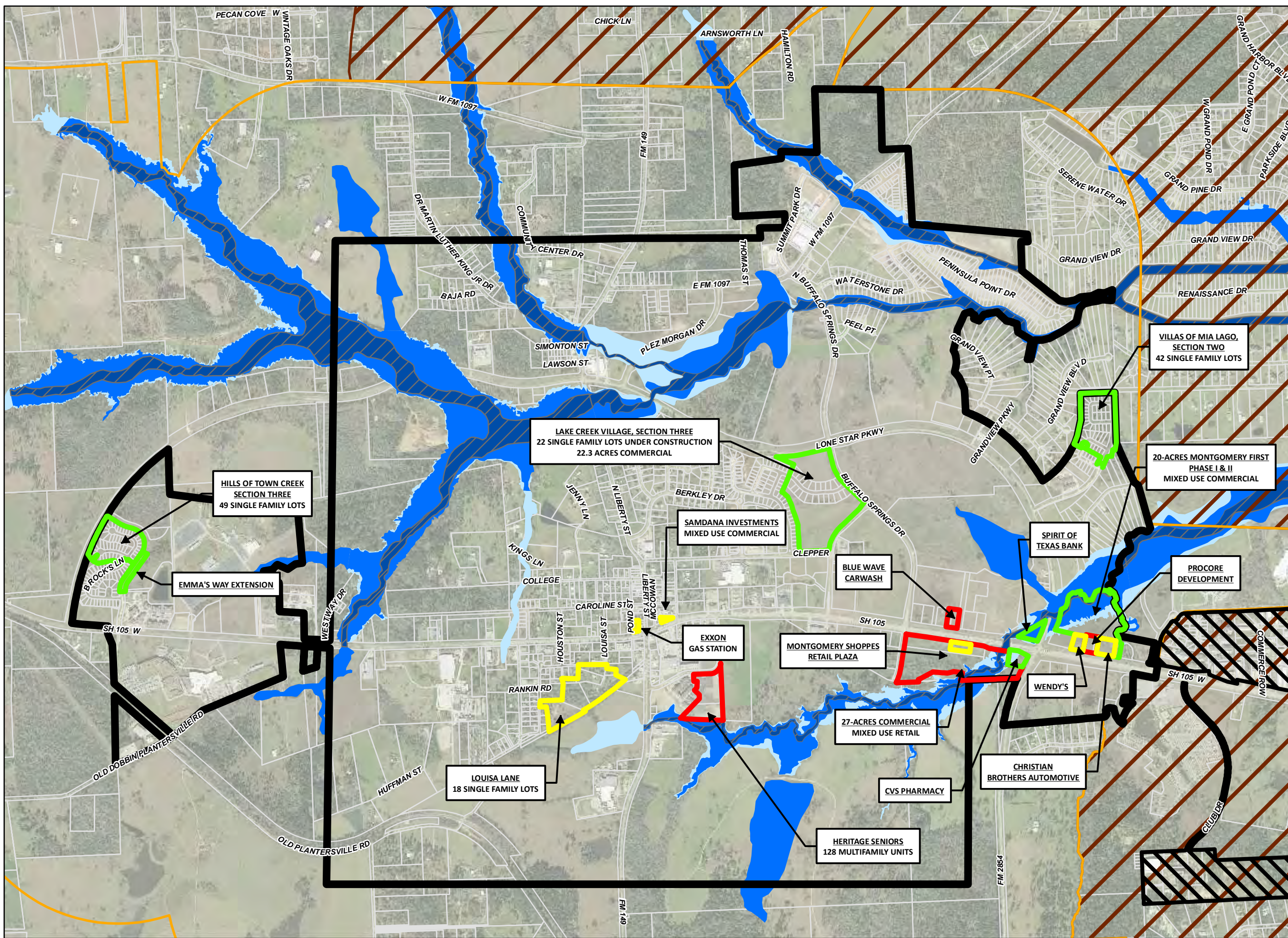


1 inch equals 1,500 feet



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

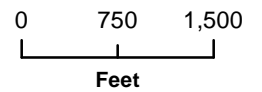
Scale: 1 inch equals 20 miles

LEGEND

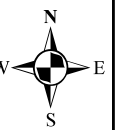
Active Development (Phase)

- 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 (SEPTEMBER 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.



CITY OF MONTGOMERY
ACCOUNT BALANCES @8/31/19
For Meeting of September 24, 2019

	<u>CHECKING ACCT BALANCES</u>	<u>PRIOR MONTH END INVESTMENTS</u>	<u>TOTAL FUNDS AVAILABLE</u>
<u>GENERAL FUNDS</u>			
OPERATING FUND #1017375	\$ 479,759.79		\$ 479,759.79
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		\$ 624,052.53	\$ 624,052.53
TEXPOOL - RESERVE FUND # 00005		\$ -	\$ -
TOTAL GENERAL FUND	\$ 490,445.43	\$ 824,052.53	\$ 1,314,497.96
<u>CONSTRUCTION FUND</u>			
BUILDING FUND #1058528	\$ -		\$ -
CONSTRUCTION ACCOUNT #1058544	\$ 329,997.38 *		\$ 329,997.38
BOK Financial Series 2017A	\$ 954,595.17		\$ 954,595.17
BOK Financial Series 2017BA	\$ 1,568,064.31		\$ 1,568,064.31
TEXPOOL - CONST # 00009		\$ 255,186.27	\$ 255,186.27
INVESTMENTS - CONSTRUCTION		\$ -	\$ -
TOTAL CONSTRUCTION FUND	\$ 2,852,656.86	\$ 255,186.27	\$ 3,107,843.13
<u>DEBT SERVICE FUND</u>			
DEBT SERVICE FUND #7024730	\$ 62,527.83		\$ 62,527.83
TEXPOOL DEBT SERVICE # 00008	\$ -	\$ 297,009.16	\$ 297,009.16
TOTAL DEBT SERVICE FUND	\$ 62,527.83	\$ 297,009.16	\$ 359,536.99
<u>COURT SECURITY FUND</u> #1070580	\$ 6,279.77	\$ -	\$ 6,279.77
<u>COURT TECHNICAL FUND</u> #1058361	\$ 34,910.07	\$ -	\$ 34,910.07
<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	\$ 13,116.64	\$ -	\$ 13,116.64
<u>MEDC</u>			
CHECKING ACCOUNT #1017938	\$ 168,511.16		\$ 168,511.16
TEXPOOL - MEDC # 00003		\$ 788,976.36	\$ 788,976.36
INVESTMENTS - MEDC		\$ 150,000.00	\$ 150,000.00
TOTAL MEDC	\$ 168,511.16	\$ 938,976.36	\$ 1,107,487.52
<u>POLICE ASSET FORFEITURES</u> #1047745	\$ 6,221.99		\$ 6,221.99
<u>UTILITY FUND</u>			
UTILITY FUND #1017383	\$ 365,856.61		\$ 365,856.61
CUSTOMER DEPOSITS FUND #1017417	\$ -		\$ -
WATER WORKS & SAN SEWER #7013840	\$ -		\$ -
TEXPOOL - UTILITY FUND # 00002		\$ 776,056.27	\$ 776,056.27
TOTAL UTILITY FUND	\$ 365,856.61	\$ 776,056.27	\$ 1,141,912.88
<u>TOTAL ALL FUNDS</u>	\$ 4,006,344.72	\$ 3,091,280.59	\$ 7,097,625.31

INVESTMENTS	
TEXPOOL - GENERAL FUND	\$ 624,052.53
INVESTMENTS - GENERAL FUND	\$ 200,000.00
TEXPOOL - CONST # 00009	\$ 255,186.27
TEXPOOL - DEBT SERVICE # 00008	\$ 297,009.16
TEXPOOL - MEDC	\$ 788,976.36
INVESTMENTS - MEDC	\$ 150,000.00
TEXPOOL - UTILITY	\$ 776,056.27
TOTAL ALL INVESTMENTS	\$ 3,091,280.59

*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

August 31, 2019

City of Montgomery
Account Balances

As of August 31, 2019

Financial Institution (Acct Number)	Issue Date	Maturity Date	Interest Rate	Account Balance	Notes
Fund: Operating					
Certificates of Deposit					
TEXAS CAPITAL BANK (XXXX0242)	07/03/2019	12/30/2019	2.50 %	100,000.00	
THIRD COAST BANK, SSB (XXXX7256)	08/05/2019	02/01/2020	2.40 %	100,000.00	
Money Market Funds					
TEXPOOL (XXXX0003)	08/01/2005		2.17 %	624,052.53	
Checking Account(s)					
FIRST FINANCIAL BANK (XXXX7375)			0.00 %	479,759.79	Checking Account
FIRST FINANCIAL BANK (XXXX5675)			0.00 %	10,675.64	Police Drug & Misc Fund
FIRST FINANCIAL BANK (XXXX5873)			0.00 %	0.00	Escrow
FIRST FINANCIAL BANK (XXXX2895)			0.00 %	10.00	Home Grant / COPS Universal
FIRST FINANCIAL BANK (XXXX4236)			0.00 %	0.00	Park
Totals for Operating Fund:				\$1,314,497.96	
Fund: Capital Projects					
Money Market Funds					
TEXPOOL (XXXX0009)	12/27/2012		2.17 %	255,186.27	
Checking Account(s)					
BOK Financial (XXXX3014)			0.00 %	954,595.17	BOKF, NA Escrow - Series 2017A
BOK Financial (XXXX4012)			0.00 %	1,568,064.31	BOKF, NA Escrow - Series 2017B
FIRST FINANCIAL BANK (XXXX8528)			0.00 %	0.00	Building Fund
FIRST FINANCIAL BANK (XXXX8544)			0.00 %	329,997.38	Const Ckg-W&S Proj 1058544
Totals for Capital Projects Fund:				\$3,107,843.13	
Fund: Debt Service					
Money Market Funds					
TEXPOOL (XXXX0008)	12/27/2012		2.17 %	297,009.16	
Checking Account(s)					
FIRST FINANCIAL BANK (XXXX4730)			0.00 %	62,527.83	Checking Account
Totals for Debt Service Fund:				\$359,536.99	
Fund: CT Security					
Checking Account(s)					
FIRST FINANCIAL BANK (XXXX0580)			0.00 %	5,279.77	Cash In Bank
Totals for CT Security Fund:				\$5,279.77	
Fund: CT Tech					
Checking Account(s)					
FIRST FINANCIAL BANK (XXXX8361)			0.00 %	34,910.07	Cash In Bank
Totals for CT Tech Fund:				\$34,910.07	
Fund: Grant					
Checking Account(s)					
FIRST FINANCIAL BANK (XXXX8479)			0.00 %	80.73	Grant Account
FIRST FINANCIAL BANK (XXXX9104)			0.00 %	5,737.63	Checking Account
Totals for Grant Fund:				\$5,818.36	

City of Montgomery
Account Balances

As of August 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 %	13,116.64	Cash In Bank
Totals for Hotel Occupancy Tax Fund:				\$13,116.64	
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		2.17 %	788,976.36	
Checking Account(s)					
FIRST FINANCIAL BANK (XXXX7938)			0.00 %	168,511.16	MEDC Checking
Totals for MEDC Fund:				\$1,107,487.52	
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		2.17 %	776,056.27	
Checking Account(s)					
FIRST FINANCIAL BANK (XXXX7383)			0.00 %	365,856.61	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:				\$1,141,912.88	
Grand total for City of Montgomery:				\$7,096,625.31	

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

Num	Name	Memo	Amount	Balance
BALANCE AS OF 08/01/2019				\$367,781.79
Receipts				
	OS Court Rev 7/31/19		3,659.30	
	Reimb of Expenses thru 7/19/19		36,923.35	
	Admin transfer for 3/31 & 6/30/19		1,440.00	
	Reimb of expense thru 7/22/19		1,513.30	
	DWI Step Grant Funds-Dept of Trans		1,500.15	
	To void check #28496 dated 8/24/18 to Nathaniel E. Franklin, Jr. -		150.00	
	Sales Tax Revenue 8/19		398,641.13	
	Centerpoint - Franchise Tax Rev		426.08	
	Remainder of MEDC contribution for Cabin Repair		2,700.00	
	DWI Step Grant Funds-Dept of Trans		583.20	
	Tax P&I Rev CL 8/19		296.62	
	Tax Revenue CL 8/19		388.92	
	Tax Revenue EOM 8/19		500.11	
	Misc Revenue CL 8/19		40,587.58	
	Misc Revenue OS 8/19		7,752.08	
	Court Revenue CL 8/19		36,177.15	
	Court Revenue OS 8/19		3,643.10	
	Interest		24.72	
Total Receipts			536,906.79	
Disbursements				
29494	Daspit, Laurence F	Payroll 8/2/19	(145.45)	
29495	Anthony Solomon	Texas Chief Leadership Series 8/5-8/9/19 - Hunts	(206.25)	
29496	Card Service Center	First Financial Credit Card Account XXXX 0869 -	(2,015.86)	
29497	City of Montgomery - Utility Fund	/Water Usage @ Parks, City Hall, Com Center - Jul	(1,464.77)	
29498	Crown Paper and Chemical	Supplies #124820	(173.70)	
29499	Dataprose LLC	Inv 3P44253, 3P44254	(338.88)	
29500	Ed Loucks Insurance	VOID: City Administrator Bond for Richard Tram	0.00	
29501	Entergy	Part Utilities per spreadsheet 7/19	(573.58)	
29502	Home Depot Credit Services	Acct # ***-9951 Inv 7513899	(4.87)	
29503	Houston Chronicle	INV 222716129 Ad # 198034 Blue Wave Varianc	(72.00)	
29504	Personalized Communications, Inc.	Answering Service Inv#18253-072419	(146.26)	
29505	Price Air Conditioning	Inv 3712 - System needed Freon	(685.00)	
29506	Purchase Power	Acct-8000-9090-1015-0170 -Postage Refill 7/31	(554.78)	
29507	Sam's Club	Acct #040241083268-7 Inv 009023, 000000	(253.62)	
29508	Sterling Regard Photography	1 Photo of Montgomery, TX Mural	(25.00)	
29509	Swank Motion Pictures Inc.	Inv DB 2712575 Honey I Shrunk the Kids 7/27/	(300.00)	
29510	Waller County Asphalt	Patch N Pave - Inv 16880	(675.00)	
29511	John M. Blankenship	Down Payment on Painting Job at City Hall	(400.00)	
29512	John M. Blankenship	Final Payment on Painting Job at City Hall	(1,300.00)	
29513	TMRS	0877, 00877 Through 7/31/19	(15,537.10)	
29514	GTIN	Inv# 20585 - Police Evidence PC and Install	(1,988.30)	
29515	Consolidated Communications	936-597-6434 Telephone Service 5/1-5/30/19	(1,974.66)	
29516	Crown Paper and Chemical	Supplies #125415	(40.20)	
29517	Dittert Rubber Stamp, Ltd.	Inv 256650, 6647	(72.90)	
29518	Dobie Supply	Inv# 24425	(265.00)	
29519	Eagle Mountain Flag & Flagpole	Inv#1560	(1,278.81)	
29520	Entergy	Part Utilities per spreadsheet 7/19	(844.46)	
29521	Ewing Irrigation Products, Inc.	Memory Park - Inv 7838387	(59.85)	
29522	Grainger	INV 9232744855 - Gasket	(2.92)	

City of Montgomery - General
Cash Flow Report - Checking Account

As of August 31, 2019

Num	Name	Memo	Amount	Balance
Disbursements				
29523	Houston Chronicle	Inv 222716127, 130	(417.60)	
29524	Jim's Hardware	Acct #102 -Several Invoices 7/1-7/31	(603.86)	
29525	McCoy's Building Supply Corporation	Inv 11326190,26285,26304,26600,26660,26716	(437.26)	
29526	Michael Shirley	Court Prosecutor 7/25/19	(450.00)	
29527	Neil Technical Services, Corp.	Memory Park Inv 88103	(360.00)	
29528	O'Reilly Auto Parts	Acct #102 - Invoices 1838118428, 120025,0332	(35.53)	
29529	PowerPlan	Equip Repairs - Inv U79137	(18.56)	
29530	Red Wing Shoes	Inv 42527 Inv 628-31	(170.99)	
29531	Rick Hanna, CBO	Inv 18095, 96	(7,367.96)	
29532	Robert Rosenquist	Municipal Court Judge - 7/19	(1,500.00)	
29533	Texas Police Chiefs Association	Management Study - Mont. Police Dept and Expen	(4,827.76)	
29534	Thomas Lundsten	Cedar Brake Park Garden- July maintenance	(65.00)	
29535	TML-Health	Health, Life & AD&D Insurance Period 2019-08	(19,804.13)	
29536	TML-IRP	Contract# 6827 Insurance Premium August 2019	(4,624.49)	
29537	TransUnion	Acct 300819 thru 7/31/19	(675.00)	
29538	Verizon Wireless	521590387-00001	(49.95)	
29539	Vulcan Materials Company	Inv# 61949548	(141.40)	
29540	Waste Management of Texas, Inc.	Acct ID - 7-23166-83000 - Inv 5641688-1792-7	(701.37)	
29541	McCoy's Building Supply Corporation	Inv 11326727,26741,26821,27113,27152,27176,272	(174.64)	
29542	Tropical Attitudes, LLC	Memory Park-Concrete Bag Bulkhead Extension 5	(4,993.00)	
29543	Tropical Attitudes, LLC	Memory Park-Concrete Bag Bulkhead Extension -	(4,992.25)	
29544	Ed Loucks Insurance	City Administrator Bond for Richard Tramm #061	(50.00)	
29545	Daspit, Laurence F	Payroll 8/16/19	(163.92)	
29546	Amazon Capital Services	1NW4-KJW4-NHCX Cannon Black Cartridge	(21.28)	
29547	AT&T Mobility	Inv 15133221, 15248358	(1,974.60)	
29548	Axon Enterprises, INC.	Acct# 456855 21 Ft Standard Cartridge, Inv SI-160	(725.00)	
29549	Bobcat of Houston	Inv# 25070048 - Rent Auger Drive and Bit, prote	(168.49)	
29550	Darden,Fowler & Creighton, L.L.P.	Legal Fees 7/19	(2,947.44)	
29551	Entergy	Acct # 140207580 / Inv#350002938283	(1,035.80)	
29552	Evident Crime Scene Products, Inc	Invoice 148261A	(95.82)	
29553	GALLS, LLC	Inv 13262785, 16421919, 16421918	(498.29)	
29554	GTIN	Laserfiche Server - Ext'd War Pro Support Next Bu	(215.31)	
29555	Houston Chronicle	Inv 222716116,117,118,119,120	(2,774.70)	
29556	Information Professionals, Inc.	Subscription to eWorkOrders from 9/1/19-11/30/	(555.00)	
29557	Innovative Outdoors	Mowing - Inv# 2468	(6,667.00)	
29558	Jones & Carter, Inc	Inv 287654,656,657,665,666,664 and 1/2 287662	(9,027.50)	
29559	LDC	CM100017 Gas 101 Plantersville 7/1-8/1/19	(85.80)	
29560	Michael Shirley	Court Prosecutor 8/8/19	(450.00)	
29561	Nathaniel E. Franklin Jr.	To void check #28496 dated 8/24/18 to Nathaniel	(150.00)	
29562	Northwest Pest Patrol	Acct-32791-Mosquito fogging / Inv#336739, 740,7	(725.00)	
29563	Office Depot Business Credit	Supplies 7/1-7/31/19	(1,110.88)	
29564	Omnibase Services of Texas, LP	2nd QTR 2019 Report# 219-114170	(510.00)	
29565	Perdue, Brandon, Fielder, Collins, & Mott	Attorney fees for Collections-Fines and Fees - 4/1-	(3,256.92)	
29566	Stowes' Wrecker & Collision	Inv 4694,5116,5128 - Police	(302.45)	
29567	UniFirst Holdings, Inc.	1/2 of bill - Acct#1446218-Inv# 8440861753,626	(187.03)	
29568	Vulcan Materials Company	Inv# 61925608	(2,202.19)	
29569	A & A Plants and Produce	Sales Slip 16768 - for Homecoming Park	(129.30)	
29570	Consolidated Communications	936-043-5910/0 8/11-9/10/19	(118.49)	
29571	Ewing Irrigation Products, Inc.	Inv 8060290, 8079186	(489.77)	
29572	GTIN	Complete Care Managed Services Agreement INV	(4,424.21)	
29573	Municipal Accounts & Consulting, L.P.	Bookkeeping- Part Inv 58464 7/19	(4,464.91)	
29574	Pecan Hill Florist	Invoice 5981 - Officer Thompson's Brother	(80.00)	

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

Num	Name	Memo	Amount	Balance
Disbursements				
29575	Price Air Conditioning	Inv 3915 - Replaced Contactor	(175.00)	
29576	Rick Hanna, CBO	Inv 18121, 18122	(11,376.56)	
29577	Sales Revenue, Inc.	Sales Tax Tracking Inv 2923 9/19	(1,400.00)	
29578	UBEO Business Services	Inv 787763, 807536	(179.34)	
29579	UBEO of East Texas, Inc.	Acct No. 124715 Inv #64632298 8/1-8/31/19	(2,015.00)	
29580	Urelift Gulf Coast, L.P.	Inv 190150 Sealed 3 Catch Basins	(7,335.00)	
29581	Valero Marketing & Supply Company-2	Acct 7137 8863 1/2 Fuel exp- Public Works Dept	(586.29)	
29582	Waller County Asphalt	Inv 17235	(270.00)	
29583	Valero Marketing & Supply Company	July and August billings - Acct #6224 9487	(5,252.85)	
29584	Daspit, Laurence F	Payroll 8/30/19	(207.79)	
29585	Barbara Smith	Community Bldg Deposit Refund	(150.00)	
29586	Card Service Center	First Financial Credit Card Account XXXX 0869 -	(2,351.76)	
29587	Crown Paper and Chemical	Supplies #125862	(153.75)	
29588	Ger Nay Pest Control	Pest control INV 13643, 41	(212.00)	
29589	Home Depot Credit Services	Acct # ***-9951 Inv 8093261,3023837,5074220,5	(814.00)	
29590	Houston Chronicle	Inv 222716132, 133	(1,153.45)	
29591	Jones & Carter, Inc	Inv 289579,580,281,295,and 1/2 289592	(8,690.00)	
29592	Kristen Goode	Mileage and meals - Basic and Advanced Records	(309.24)	
29593	Michelle Cannon Team, Inc.	Parking Variance Refund	(500.00)	
29594	Nathaniel E. Franklin Jr.	Community Bldg Dep Refund	(150.00)	
29595	Red Wing Shoes	Inv 628-35	(179.99)	
29596	Salt Grass Chapter - TMCA	2019 Salt Grass Chapter Dues - Susan Hensley	(70.00)	
29597	The Woodlands Area Chamber of Commerce	Membership Inv. Renewal 10/1/19-9/30/19 Inv 5	(240.00)	
29598	Thomas Printing & Publishing	Graphic Design-Brochure Layout - Fernland Histor	(185.00)	
29599	Tiffany Taliaferro	Community Building Deposit Refund	(150.00)	
29600	TML-Health	Health, Life & AD&D Insurance Period 2019-08	(19,911.70)	
29601	Weisinger Materials, Inc	Inv 081605	(70.00)	
29602	Dave McCourquodale	Public Manager Cert Course 5/23-24 and 6/20-21/	(595.00)	
29603	ThinkSign, Inc.	4G Router with 5 Yr 4G Data Inv Oiv-190829-01	(2,320.00)	
29604	Waste Management of Texas, Inc.	Acct ID - 7-23166-83000 - Inv 5647300-1792-3	(845.64)	
29605	Dave McCourquodale	Public Manager Cert Course 6/14, 7/19, 8/2/2019-	(695.00)	
29606	Dave McCourquodale	Public Manager Cert Course 7/18-19, and 8/15-16/	(595.00)	
Auto Draft	Office of the Attorney General	0012055266, 0012541428, 0013412154, 001382311	(2,545.63)	
DD	Aguirre, Abel	Payroll 8/2/19	(1,549.89)	
DD	Bauer, Timothy M	Payroll 8/2/19	(1,417.42)	
DD	Belmares, Jose N.	Payroll 8/2/19	(626.31)	
DD	Bracht, James C.	Payroll 8/2/19	(2,055.34)	
DD	Brown, Jackson A	Payroll 8/2/19	(1,055.62)	
DD	Carswell, Christopher M	Payroll 8/2/19	(1,408.21)	
DD	Cooley, Diana M	Payroll 8/2/19	(1,319.74)	
DD	Duckett, Kimberly T.	Payroll 8/2/19	(1,676.81)	
DD	Goode, Kristen N	Payroll 8/2/19	(1,263.49)	
DD	Hensley, Susan L	Payroll 8/2/19	(2,055.04)	
DD	Hernandez, George J.	Payroll 8/2/19	(1,390.11)	
DD	Kohl, Julie J	Payroll 8/2/19	(320.55)	
DD	Kowarsch, Robert D	Payroll 8/2/19	(173.16)	
DD	Lozano, Daniel T	Payroll 8/2/19	(382.34)	
DD	McCorquodale, David D.	Payroll 8/2/19	(1,309.67)	
DD	McRae, Jacob I	Payroll 8/2/19	(1,353.96)	
DD	Muckleroy, Micha D.	Payroll 8/2/19	(2,121.62)	
DD	Paulton, Lawrence R	Payroll 8/2/19	(900.61)	
DD	Ravari, Justin R.	Payroll 8/2/19	(1,333.65)	

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

Num	Name	Memo	Amount	Balance
Disbursements				
DD	Redman, Leslie A.	Payroll 8/2/19	(1,352.44)	
DD	Reed, Christy M	Payroll 8/2/19	(879.37)	
DD	Salas, Francisco A.	Payroll 8/2/19	(1,274.80)	
DD	Solomon, Anthony D	Payroll 8/2/19	(2,517.11)	
DD	Standifer, Eric L.	Payroll 8/2/19	(1,699.79)	
DD	Thomas, Ryan A	Payroll 8/2/19	(1,394.53)	
DD	Thompson, Kevin A.	Payroll 8/2/19	(802.85)	
DD	Tramm, Richard J	Payroll 8/2/19	(4,239.41)	
DD	Yates, Jack R	Payroll 8/2/19	(1,368.97)	
DD	Aguirre, Abel	Payroll 8/16/19	(1,585.62)	
DD	Bauer, Timothy M	Payroll 8/16/19	(1,417.44)	
DD	Belmares, Jose N.	Payroll 8/16/19	(626.29)	
DD	Bracht, James C.	Payroll 8/16/19	(2,009.88)	
DD	Brown, Jackson A	Payroll 8/16/19	(988.81)	
DD	Carswell, Christopher M	Payroll 8/16/19	(1,486.72)	
DD	Cooley, Diana M	Payroll 8/16/19	(1,319.74)	
DD	Duckett, Kimberly T.	Payroll 8/16/19	(1,676.81)	
DD	Goode, Kristen N	Payroll 8/16/19	(1,285.74)	
DD	Hensley, Susan L	Payroll 8/16/19	(2,055.04)	
DD	Hernandez, George J.	Payroll 8/16/19	(1,473.16)	
DD	Kohl, Julie J	Payroll 8/16/19	(348.02)	
DD	Kowarsch, Robert D	Payroll 8/16/19	(150.06)	
DD	Lozano, Daniel T	Payroll 8/16/19	(698.79)	
DD	McCorquodale, David D.	Payroll 8/16/19	(1,243.13)	
DD	McRae, Jacob I	Payroll 8/16/19	(1,143.63)	
DD	Muckleroy, Micha D.	Payroll 8/16/19	(2,121.61)	
DD	Paulton, Lawrence R	Payroll 8/16/19	(854.69)	
DD	Ravari, Justin R.	Payroll 8/16/19	(1,280.47)	
DD	Redman, Leslie A.	Payroll 8/16/19	(1,352.44)	
DD	Reed, Christy M	Payroll 8/16/19	(948.29)	
DD	Standifer, Eric L.	Payroll 8/16/19	(1,692.83)	
DD	Thomas, Ryan A	Payroll 8/16/19	(1,590.54)	
DD	Thompson, Kevin A.	Payroll 8/16/19	(933.78)	
DD	Tramm, Richard J	Payroll 8/16/19	(4,239.41)	
DD	Yates, Jack R	Payroll 8/16/19	(1,361.44)	
DD	Salas, Francisco A.	Payroll 8/16/19	(1,274.78)	
DD	Solomon, Anthony D	Payroll 8/16/19	(2,517.12)	
DD	Aguirre, Abel	Payroll 8/30/19	(1,585.61)	
DD	Bauer, Timothy M	Payroll 8/30/19	(1,417.43)	
DD	Belmares, Jose N.	Payroll 8/30/19	(626.30)	
DD	Bracht, James C.	Payroll 8/30/19	(2,009.88)	
DD	Brown, Jackson A	Payroll 8/30/19	(1,059.45)	
DD	Carswell, Christopher M	Payroll 8/30/19	(1,583.60)	
DD	Cooley, Diana M	Payroll 8/30/19	(1,319.74)	
DD	Duckett, Kimberly T.	Payroll 8/30/19	(1,684.35)	
DD	Goode, Kristen N	Payroll 8/30/19	(1,225.76)	
DD	Hensley, Susan L	Payroll 8/30/19	(2,055.04)	
DD	Hernandez, George J.	Payroll 8/30/19	(1,408.58)	
DD	Kohl, Julie J	Payroll 8/30/19	(402.97)	
DD	Kowarsch, Robert D	Payroll 8/30/19	(198.56)	
DD	Lozano, Daniel T	Payroll 8/30/19	(745.90)	
DD	McCorquodale, David D.	Payroll 8/30/19	(1,295.45)	

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

Num	Name	Memo	Amount	Balance
Disbursements				
DD	McRae, Jacob I	Payroll 8/30/19	(1,490.91)	
DD	Muckleroy, Micha D.	Payroll 8/30/19	(2,121.63)	
DD	Paulton, Lawrence R	Payroll 8/30/19	(696.04)	
DD	Rains, Eva S.	Payroll 8/30/19	(57.71)	
DD	Ravari, Justin R.	Payroll 8/30/19	(1,350.69)	
DD	Redman, Leslie A.	Payroll 8/30/19	(1,352.44)	
DD	Reed, Christy M	Payroll 8/30/19	(872.12)	
DD	Salas, Francisco A.	Payroll 8/30/19	(1,346.59)	
DD	Standifer, Eric L.	Payroll 8/30/19	(1,998.85)	
DD	Thomas, Ryan A	Payroll 8/30/19	(1,527.12)	
DD	Thompson, Kevin A.	Payroll 8/30/19	(837.59)	
DD	Tramm, Richard J	Payroll 8/30/19	(4,239.41)	
DD	Yates, Jack R	Payroll 8/30/19	(1,435.78)	
DD	Solomon, Anthony D	Payroll 8/30/19	(2,517.11)	
DM	ETS Corporation	ETS and Merch Service Fees 8/19	(527.88)	
Draft	Office of the Attorney General	0012055266, 0012541428, 0013412154, 001382311	(2,510.90)	
DRAFT	Office of the Attorney General	0012055266, 0012541428, 0013412154, 001382311	(2,641.83)	
POL	EFIPS	Payroll Liabilities 8/2/19	(13,459.86)	
POL	EFIPS	Payroll Liabilities 8/16/19	(13,686.54)	
POL	EFIPS	Payroll Liabilities 8/30/19	(13,878.20)	
Transfer	City of Montgomery - Utility Fund	Reimbursement of expense 6/3/19	(576.71)	
Transfer	City of Montgomery Court Security Fund	Transfer of Court Fees Revenue thru 6/30/19	(812.77)	
Transfer	City of Montgomery Court Technology Fund	Court Tech Fees Rev thru 6/30/19	(1,083.70)	
Transfer	City of Montgomery - MEDC	Sales Tax Transfer thru 7/12/19	(47,435.44)	
Transfer	City of Montgomery - Debt Service	Tax Revenue transfer thru 6/30/19	(7,831.20)	
Total Disbursements			(424,928.79)	(424,928.79)
BALANCE AS OF 08/31/2019				\$479,759.79

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

Num	Name	Memo	Amount	Balance
BALANCE AS OF 08/01/2019				\$10,675.64
Receipts				
	No Receipts Activity		0.00	
Total Receipts				0.00
Disbursements				
	No Disbursements Activity		0.00	
Total Disbursements				0.00
BALANCE AS OF 08/31/2019				\$10,675.64

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

As of August 31, 2019

Num	Name	Memo	Amount	Balance
BALANCE AS OF 08/01/2019				\$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 08/31/2019				<u><u>\$10.00</u></u>

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

	Aug 19	Budget	\$ Over B...	Oct '18 - ...	YTD Bud...	\$ Over B...	Annual B...
Ordinary Income/Expense							
Income							
14000.1 · Taxes & Franchise Fees							
14103 · Beverage Tax	0.00	1,000.00	-1,000.00	15,714.35	11,000.00	4,714.35	12,000.00
14111 · Franchise Tax	3,209.35	6,000.00	-2,790.65	19,257.69	66,000.00	-46,742.31	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	500.11	43,340.42	-42,840.31	518,597.48	476,744.58	41,852.90	520,085.00
Total 14320 · Ad Valorem Taxes	500.11	43,340.42	-42,840.31	553,972.94	512,519.58	41,453.36	555,860.00
14330 · Penalties & Interest on Adv Tax	137.68	428.57	-290.89	8,759.56	2,571.43	6,188.13	3,000.00
14331 · Rendition Penalties	0.00	8.33	-8.33	0.00	91.67	-91.67	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	298,980.85	125,096.83	173,884.02	1,836,824.52	1,376,065.17	460,759.35	1,501,162.00
Total 14600 · Sales Tax	298,980.85	125,096.83	173,884.02	1,836,824.52	2,115,442.17	-278,617.65	2,240,539.00
Total 14000.1 · Taxes & Franchise Fees	302,827.99	175,874.15	126,953.84	2,434,529.06	2,707,624.85	-273,095.79	2,883,499.00
14000.2 · Permits & Licenses							
14105 · Building Permits/MEP	29,119.50	16,666.67	12,452.83	295,848.97	183,333.33	112,515.64	200,000.00
14146 · Vendor/Beverage Permits	80.00	41.67	38.33	782.50	458.33	324.17	500.00
14611 · Sign Fee	0.00	150.00	-150.00	2,075.35	1,650.00	425.35	1,800.00
14612 · Misc Permit Fees(plats,& Zoning	565.00	166.67	398.33	5,975.40	1,833.33	4,142.07	2,000.00
14000.2 · Permits & Licenses - Other	0.00	8.33	-8.33	50.00	91.67	-41.67	100.00
Total 14000.2 · Permits & Licenses	29,764.50	17,033.34	12,731.16	304,732.22	187,366.66	117,365.56	204,400.00
14000.4 · Fees for Service							
14380 · Community Bldg Rental	600.00	458.33	141.67	5,515.00	5,041.67	473.33	5,500.00
14381 · Kiosk Revenue	0.00	0.00	0.00	0.00	30.00	-30.00	30.00
14385 · Right of Way Use Fees	1,312.44	250.00	1,062.44	7,218.79	2,750.00	4,468.79	3,000.00
Total 14000.4 · Fees for Service	1,912.44	708.33	1,204.11	12,733.79	7,821.67	4,912.12	8,530.00
14000.5 · Court Fines & Forfeitures							
14101 · Collection Fees	1,198.31	2,000.00	-801.69	8,660.01	22,000.00	-13,339.99	24,000.00
14102 · Asset Forfeitures	0.00	0.00	0.00	1,564.61	400.00	1,164.61	400.00
14106 · Child Belt/Safety (Dedicated)	25.00	16.67	8.33	980.80	183.33	797.47	200.00
14108 · Court Fees	0.00			28.56			
14110 · Fines	40,799.65	39,166.67	1,632.98	364,816.93	430,833.33	-66,016.40	470,000.00
14118 · OMNI	151.69	166.67	-14.98	1,267.93	1,833.33	-565.40	2,000.00
14125 · Warrant Fees	0.00	0.00	0.00	0.00	50.00	-50.00	50.00
14126 · Judicial Efficiency (Dedicated)	107.95	125.00	-17.05	1,133.43	1,375.00	-241.57	1,500.00
14130 · Accident Reports	41.75	18.33	23.42	191.07	201.67	-10.60	220.00
Total 14000.5 · Court Fines & Forfeitures	42,324.35	41,493.34	831.01	378,643.34	456,876.66	-78,233.32	498,370.00
14000.6 · Other Revenues							
14001 · Grant Funds Revenue	0.00			1,683.84			
15380 · Unanticipated Income	-322.00	166.67	-488.67	5,773.10	1,833.33	3,939.77	2,000.00
15391 · Interest Income	24.72	50.00	-25.28	570.97	550.00	20.97	600.00
15392 · Interest on Investments	2,338.12	458.33	1,879.79	17,327.64	5,041.67	12,285.97	5,500.00
Total 14000.6 · Other Revenues	2,040.84	675.00	1,365.84	25,355.55	7,425.00	17,930.55	8,100.00
14132 · Grant Rev-DWI Step Revenue	2,083.35			2,083.35			
15350 · Proceeds from sales	4,250.38	0.00	4,250.38	4,250.38	200.00	4,050.38	200.00
15351 · Proceeds Insurance Reimbursen	0.00			52,450.70			
15360 · MIDC Contributions	2,700.00			6,300.00			
15393 · Grant Revenue - Police	0.00	0.00	0.00	0.00	300.00	-300.00	300.00
Total Income	387,903.85	235,784.16	152,119.69	3,221,078.39	3,367,614.84	-146,536.45	3,603,399.00
Expense							
16000 · Personnel							
16353.1 · Health Ins.	16,755.24	10,483.50	6,271.74	133,168.77	115,318.50	17,850.27	125,802.00
16353.4 · Unemployment Ins.	10.15	403.84	-393.69	471.18	4,442.16	-3,970.98	4,846.00

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

	Aug 19	Budget	\$ Over B...	Oct '18 - ...	YTD Bud...	\$ Over B...	Annual B...
16353.5 · Workers Comp.	2,041.09	2,371.66	-330.57	20,775.93	26,088.34	-5,312.41	28,460.00
16353.6 · Dental & Vision Insurance	1,511.40	1,051.57	459.83	10,935.78	11,567.43	-631.65	12,619.00
16353.7 · Life & AD&D Insurance	285.90	93.33	192.57	844.93	1,026.67	-181.74	1,120.00
16353.8 · Crime-Ins	32.92			394.98	0.00	394.98	0.00
16560 · Payroll Taxes	14,154.69	9,007.08	5,147.61	105,483.01	99,077.92	6,405.09	108,085.00
16600 · Wages	152,700.85	109,859.67	42,841.18	1,180,648.38	1,208,456.33	-27,807.95	1,318,316.00
16600.1 · Overtime	1,166.33	2,416.67	-1,250.34	51,172.40	26,583.33	24,589.07	29,000.00
16620 · Retirement Expense	9,612.75	5,348.33	4,264.42	74,541.25	58,831.67	15,709.58	64,180.00
Total 16000 · Personnel	198,271.32	141,035.65	57,235.67	1,578,436.61	1,551,392.35	27,044.26	1,692,428.00
16001 · Communications							
16338 · Advertising/Promotion							
16338.1 · Legal Notices and Pub	2,405.40	325.00	2,080.40	10,177.92	3,575.00	6,602.92	3,900.00
16338.2 · Recording Fees	0.00	166.67	-166.67	0.00	1,833.33	-1,833.33	2,000.00
16338 · Advertising/Promotion - Other	0.00	166.67	-166.67	0.00	1,833.33	-1,833.33	2,000.00
Total 16338 · Advertising/Promotion	2,405.40	658.34	1,747.06	10,177.92	7,241.66	2,936.26	7,900.00
Total 16001 · Communications	2,405.40	658.34	1,747.06	10,177.92	7,241.66	2,936.26	7,900.00
16002 · Contract Services							
16102 · General Consultant Fees							
16102.1 · Sales Tax Tracking	1,400.00	1,540.00	-140.00	14,000.00	16,940.00	-2,940.00	18,480.00
16102 · General Consultant Fees - Other	1,853.06	2,666.67	-813.61	36,534.56	29,333.33	7,201.23	32,000.00
Total 16102 · General Consultant Fees	3,253.06	4,206.67	-953.61	50,534.56	46,273.33	4,261.23	50,480.00
16220 · Omni Expense	0.00	333.33	-333.33	1,416.00	3,666.67	-2,250.67	4,000.00
16242 · Prosecutors Fees	1,350.00	1,041.67	308.33	9,900.00	11,458.33	-1,558.33	12,500.00
16280 · Mowing	6,667.00	10,666.67	-3,999.67	84,450.42	117,333.33	-32,882.91	128,000.00
16281 · Records Shredding	114.49	221.67	-107.18	452.54	2,638.33	-2,185.79	2,860.00
16299 · Inspections/Permits/Backflow Ex	18,023.31	9,583.33	8,439.98	201,073.82	105,416.67	95,657.15	115,000.00
16310 · Judge's Fee	1,500.00	1,500.00	0.00	16,500.00	16,500.00	0.00	18,000.00
16320 · Legal	0.00	2,375.00	-2,375.00	32,454.85	26,125.00	6,329.85	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	-120.00	11,000.00	-11,120.00	83,504.60	121,000.00	-37,495.40	132,000.00
16326 · Collection Agency Fees	0.00	3,333.33	-3,333.33	9,934.97	36,666.67	-26,731.70	40,000.00
16333 · Accounting Fees	6,353.79	4,583.33	1,770.46	88,812.25	50,416.67	38,395.58	55,000.00
16335 · Repairs & Maintenance							
16332 · Downtown Repairs	0.00	83.33	-83.33	326.98	916.67	-589.69	1,000.00
16335.1 · Maintenance - Vehicles & Equip							
16334 · Gas/Oil	2,567.14	3,016.67	-449.53	29,860.81	33,183.33	-3,322.52	36,200.00
16343 · Tractor & Mower	0.00	83.33	-83.33	1,000.00	916.67	83.33	1,000.00
16357 · Auto Repairs	1,568.67	2,083.33	-514.66	24,609.92	22,916.67	1,693.25	25,000.00
16373 · Equipment repairs	2.55	708.34	-705.79	5,927.80	7,791.66	-1,863.86	8,500.00
16374 · Building Repairs-City Hall/Comm	1,952.94	1,541.67	411.27	14,124.68	16,958.33	-2,833.65	18,500.00
16375 · Street Repairs - Minor	687.76	2,825.00	-2,137.24	7,375.04	31,075.00	-23,699.96	33,900.00
16335.1 · Maintenance - Vehicles & Equip - O...	34.86	200.00	-165.14	206.56	2,200.00	-1,993.44	2,400.00
Total 16335.1 · Maintenance - Vehicles & Equip	6,813.92	10,458.34	-3,644.42	83,104.81	115,041.66	-31,936.85	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	1,800.64	1,541.67	258.97	9,848.12	16,958.33	-7,110.21	18,500.00
Total 16335 · Repairs & Maintenance	8,614.56	12,083.34	-3,468.78	94,679.91	132,916.66	-38,236.75	145,000.00
16337 · Street Signs	0.00	500.00	-500.00	3,247.62	5,500.00	-2,252.38	6,000.00
16340 · Printing & Office supplies	672.93	650.01	22.92	6,125.29	7,149.99	-1,024.70	7,800.00
16342 · Computers/Website	2,070.49	2,328.33	-257.84	27,469.50	25,611.67	1,857.83	27,940.00
16350 · Postage/Delivery	428.46	475.00	-46.54	5,573.30	5,225.00	348.30	5,700.00
16351 · Telephone	2,980.92	1,466.67	1,514.25	29,942.40	16,133.33	13,809.07	17,600.00
16360 · Tax Assessor Fees	0.00	0.00	0.00	7,189.82	7,500.00	-310.18	7,500.00

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

	Aug 19	Budget	\$ Over B...	Oct '18 - ...	YTD Bud...	\$ Over B...	Annual B...
16370 · Election	0.00	0.00	0.00	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	14,666.67	-1,135.63	16,000.00
17031 · Police Officer Scheduling Serv	0.00	0.00	0.00	0.00	100.00	-100.00	100.00
17040 · Computer/Technology	6,222.00	1,756.25	4,465.75	21,221.66	19,318.75	1,902.91	21,075.00
17510 · State Portion of Fines/Payouts	0.00	15,833.33	-15,833.33	109,101.34	174,166.67	-65,065.33	190,000.00
16002 · Contract Services - Other	0.00			1,150.00	0.00	1,150.00	0.00
Total 16002 · Contract Services	58,131.01	85,271.26	-27,140.25	934,238.39	979,783.74	-45,545.35	1,065,055.00
16003 · Supplies & Equipment							
16244 · Radio Fees	0.00	366.50	-366.50	283.50	4,031.50	-3,748.00	4,398.00
16328 · Uniforms & Safety Equip	813.18	966.66	-153.48	11,407.09	10,633.34	773.75	11,600.00
16328.1 · Protective Gear	0.00	166.67	-166.67	1,736.70	1,833.33	-96.63	2,000.00
16358 · Copier/Fax Machine Lease	2,015.00	1,716.66	298.34	17,763.73	18,883.34	-1,119.61	20,000.00
16460 · Operating Supplies (Office)							
16460.1 · Streets and Drainage	270.00	306.25	-36.25	3,474.03	3,368.75	105.28	3,675.00
16460.2 · Cedar Brake Park	0.00	291.67	-291.67	2,917.68	3,208.33	-290.65	3,500.00
16460.3 · Homecoming Park	9.86	166.67	-156.81	1,072.42	1,833.33	-760.91	2,000.00
16460.4 · Fernland Park	198.68	218.75	-20.07	2,614.93	2,406.25	208.68	2,625.00
16460.5 · Community Building	429.77	166.67	263.10	2,510.48	1,833.33	677.15	2,000.00
16460.6 · Tools, Etc	5.59	254.17	-248.58	2,319.96	2,795.83	-475.87	3,050.00
16460.7 · Memory Park	36.22	250.00	-213.78	1,854.16	2,750.00	-895.84	3,000.00
16460 · Operating Supplies (Office) - Other	667.65	1,895.84	-1,228.19	20,156.30	20,854.16	-697.86	22,750.00
Total 16460 · Operating Supplies (Office)	1,617.77	3,550.02	-1,932.25	36,919.96	39,049.98	-2,130.02	42,600.00
16503 · Code Enforcement Expenses	0.00	83.33	-83.33	0.00	916.67	-916.67	1,000.00
17010 · Emergency Equipment	0.00	333.33	-333.33	719.70	3,666.67	-2,946.97	4,000.00
17100 · Capital Purchase Furniture	0.00	458.33	-458.33	589.02	6,241.67	-5,652.65	6,700.00
16003 · Supplies & Equipment - Other	0.00	125.00	-125.00	870.90	1,375.00	-504.10	1,500.00
Total 16003 · Supplies & Equipment	4,445.95	7,766.50	-3,320.55	70,290.60	86,631.50	-16,340.90	94,398.00
16004 · Staff Development							
16241 · Training/Education	206.25	375.00	-168.75	3,222.23	4,125.00	-902.77	4,500.00
16339 · Dues & Subscriptions	190.12	461.67	-271.55	14,036.16	4,758.33	9,277.83	4,900.00
16341 · Community Relations	0.00	245.84	-245.84	6,035.75	2,704.16	3,331.59	2,950.00
16354 · Travel & Training (Travel)	2,951.49	2,383.34	568.15	24,786.76	26,216.66	-1,429.90	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	3,347.86	3,465.85	-117.99	48,080.90	37,904.15	10,176.75	41,050.00
16005 · Maintenance							
16228 · Park Maint-Memory Pk	489.77	625.00	-135.23	4,987.80	6,875.00	-1,887.20	7,500.00
16229 · Park Maint - Fernland	75.91	333.33	-257.42	9,575.32	3,666.67	5,908.65	4,000.00
16230 · Park Maint-Cedar Brake Park	1,544.31	525.00	1,019.31	3,130.45	5,775.00	-2,644.55	6,300.00
16231 · Park Maint. - Homecoming Park	2,234.93	250.00	1,984.93	3,047.20	2,750.00	297.20	3,000.00
Total 16005 · Maintenance	4,344.92	1,733.33	2,611.59	20,740.77	19,066.67	1,674.10	20,800.00
16006 · Insurance							
16353.2 · Liability Ins.	1,822.20	1,883.33	-61.13	21,369.28	20,717.67	651.61	22,601.00
16353.3 · Property Ins.	728.28	1,060.08	-331.80	8,408.94	11,660.92	-3,251.98	12,721.00
Total 16006 · Insurance	2,550.48	2,943.41	-392.93	29,778.22	32,378.59	-2,600.37	35,322.00
16007 · Utilities							
16352.0 · Electronic Sign-City	62.39	50.00	12.39	534.85	550.00	-15.15	600.00
16352.1 · Street Lights	0.00	1,241.67	-1,241.67	10,401.47	13,658.33	-3,256.86	14,900.00
16352.2 · Downtown Utilities	98.72	100.00	-1.28	1,000.91	1,100.00	-99.09	1,200.00
16352.3 · Utilities-Cedar Brake Park	171.91	250.00	-78.09	1,949.21	2,750.00	-800.79	3,000.00
16352.4 · Utilities-Homecoming Park	100.19	114.00	-13.81	1,215.91	1,251.00	-35.09	1,365.00
16352.5 · Utilities-Fernland Park	592.42	408.33	184.09	4,268.95	4,491.67	-222.72	4,900.00
16352.6 · Utilities - City Hall	902.91	918.75	-15.84	8,451.86	10,106.25	-1,654.39	11,025.00
16352.8 · Utilities - Comm Center Bldg	412.70	405.00	7.70	4,017.50	4,455.00	-437.50	4,860.00
16352.9 · Utilities-Memory Pk	707.77	1,166.67	-458.90	5,293.67	12,833.33	-7,539.66	14,000.00
16007 · Utilities - Other	0.00	8.33	-8.33	96.66	91.67	4.99	100.00
Total 16007 · Utilities	3,049.01	4,662.75	-1,613.74	37,230.99	51,287.25	-14,056.26	55,950.00

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

Accrual Basis

August 2019

	Aug 19	Budget	\$ Over B...	Oct '18 - ...	YTD Bud...	\$ Over B...	Annual B...
16008 · Capital Outlay							
16590.2 · Property 149/105	0.00	7,753.58	-7,753.58	107,565.33	96,789.42	10,775.91	104,543.00
17070 · Capital Outlay - Police Cars							
17070.3 · Watch Guard	23,385.05	4,585.42	18,799.63	23,385.05	50,439.58	-27,054.53	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	23,385.05	4,585.42	18,799.63	23,385.05	65,439.58	-42,054.53	70,025.00
17071 · Cap Purchase - Computers/Equip							
17071.1 · Copsync	1,200.00	791.67	408.33	7,110.84	8,708.33	-1,597.49	9,500.00
17071.2 · Radar	0.00	666.67	-666.67	3,864.00	7,333.33	-3,469.33	8,000.00
17071.4 · Laser Fish (Software Equip)	0.00	183.33	-183.33	3,445.87	3,916.67	-470.80	4,100.00
17071.6 · Investigative and Testing Equip	95.82	333.33	-237.51	1,134.80	3,666.67	-2,531.87	4,000.00
17071.7 · Ballistic Vests & Shields	0.00	0.00	0.00	5,104.38	4,500.00	604.38	4,500.00
17071.8 · Capital Outlay Miscellaneous	0.00	2,125.00	-2,125.00	10,141.04	23,375.00	-13,233.96	25,500.00
17071 · Cap Purchase - Computers/Equip - Other	900.00	1,125.00	-225.00	17,355.38	23,875.00	-6,519.62	25,000.00
Total 17071 · Cap Purchase - Computers/Equip	2,195.82	5,225.00	-3,029.18	48,156.31	75,375.00	-27,218.69	80,600.00
17071.5 · Patrol Weapons	0.00	0.00	0.00	3,173.00	5,200.00	-2,027.00	5,200.00
17072 · Capital Outlay-PWorks Items	0.00	1,075.00	-1,075.00	12,114.93	11,825.00	289.93	12,900.00
17080 · Capital Outlay-Improvements	0.00	416.67	-416.67	1,988.44	9,583.33	-7,594.89	10,000.00
Total 16008 · Capital Outlay	25,580.87	19,055.67	6,525.20	196,383.06	264,212.33	-67,829.27	283,268.00
16009 · Miscellaneous Expenses							
16590 · Misc. Expense							
16590.1 · 175th Birthday	0.00			21.00			
16590 · Misc. Expense - Other	698.38	358.33	340.05	10,137.65	3,941.67	6,195.98	4,300.00
Total 16590 · Misc. Expense	698.38	358.33	340.05	10,158.65	3,941.67	6,216.98	4,300.00
Total 16009 · Miscellaneous Expenses	698.38	358.33	340.05	10,158.65	3,941.67	6,216.98	4,300.00
16010 · Contingency	0.00	8.33	-8.33	0.00	91.67	-91.67	100.00
16356 · Contract Labor- Streets	7,335.00	9,808.33	-2,473.33	34,050.90	107,891.67	-73,840.77	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	2,750.00	-2,750.00	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	310,160.20	277,017.75	33,142.45	3,114,856.36	3,437,081.25	-322,224.89	3,713,779.00
Net Ordinary Income	77,743.65	-41,233.59	118,977.24	106,222.03	-69,466.41	175,688.44	-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	77,743.65	-41,233.59	118,977.24	184,007.03	13,318.59	170,688.44	0.00

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

Num	Name	Memo	Amount	Balance
BALANCE AS OF 08/01/2019				\$331,607.38
Receipts				
	No Receipts Activity		0.00	
Total Receipts				0.00
Disbursements				
1291	Jones & Carter, Inc.	W5841-0034-00 18" Gravity SS Line Extension IN	(325.00)	
1292	Jones & Carter, Inc.	W5841-0034-00 18" Gravity SS Line Extension IN	(1,285.00)	
Total Disbursements				(1,610.00)
BALANCE AS OF 08/31/2019				\$329,997.38

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

Num	Name	Memo	Amount	Balance
BALANCE AS OF 08/01/2019				\$953,181.53
Receipts				
	Interest		1,413.64	
Total Receipts				1,413.64
Disbursements				
	No Disbursements Activity		0.00	
Total Disbursements				0.00
BALANCE AS OF 08/31/2019				\$954,595.17

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

Num	Name	Memo	Amount	Balance
BALANCE AS OF 08/01/2019				\$1,565,742.20
Receipts				
	Interest		2,322.11	
Total Receipts				2,322.11
Disbursements				
	No Disbursements Activity		0.00	
Total Disbursements				0.00
BALANCE AS OF 08/31/2019				<u><u>\$1,568,064.31</u></u>

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

Accrual Basis

	Aug 19	Budget	% of ...	Oct '18 - ...	YTD Bud...	% of ...	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 - Maint	0.00	0.00	0.0%	77,400.00	91,400.00	84.7%	91,400.00
43947C - Tsf fr Utility - Cap Costs Proj	0.00	0.00	0.0%	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	0.00	0.00	0.0%	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	15,000.00	0.0%	0.00	15,000.00	0.0%	15,000.00
Total 43949 - Transfers from General Fund	0.00	15,000.00	0.0%	0.00	15,000.00	0.0%	15,000.00
43952 - Other Fund Reserves/Transfers							
43952.1 - 380 Agt-1st Hrtford-18" SS line	0.00	0.00	0.0%	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 - Ot...	0.00			0.00	0.00	0.0%	0.00
Total 43952 - Other Fund Reserves/Transfers	0.00	0.00	0.0%	169,582.40	2,743,500.00	6.2%	2,743,500.00
Total 43901 - Capital Proj Funding Sourc	0.00	15,000.00	0.0%	324,382.40	3,032,700.00	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-CD7217320	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	1,413.64	416.66	339.3%	16,747.31	4,583.34	365.4%	5,000.00
45391.2 - Interest Earned Ser 2017B	2,322.11	591.66	392.5%	26,201.22	6,508.34	402.6%	7,100.00
45391 - Interest Earned - Other	469.73	0.00	100.0%	7,273.28	0.00	100.0%	0.00
Total 45391 - Interest Earned	4,205.48	1,008.32	417.1%	50,221.81	11,091.68	452.8%	12,100.00
Total Income	4,205.48	16,008.32	26.3%	633,772.31	5,058,637.68	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	4,583.34	152.7%	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	150,150.00	0.0%	163,800.00
Total 43889 - Grant Administrative Expenses	0.00	14,066.66	0.0%	13,650.00	164,708.34	8.3%	188,800.00
43890 - Engineering							
43890.1 - Catahoula Aquifer WW	0.00			0.00	0.00	0.0%	0.00

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

Accrual Basis

	Aug 19	Budget	% of ...	Oct '18 - ...	YTD Bud...	% of ...	Annual Bu...
43890.2 · WP #3 Improvements-TWDB	0.00	9,583.33	0.0%	19,705.14	105,416.67	18.7%	115,000.00
43890.3 · Lift St #1 Expansion-TWDB	0.00	7,500.00	0.0%	65,885.60	82,500.00	79.9%	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	17,416.67	4.0%	19,000.00
43890.7 · Downtown/SH105 Imp-TWDB	0.00	7,833.33	0.0%	5,735.50	86,166.67	6.7%	94,000.00
43890.8 · 18" SS Line	0.00	4,750.00	0.0%	34,550.98	52,250.00	66.1%	57,000.00
43890.9 · Bridge Water Line	0.00	833.33	0.0%	8,780.50	9,166.67	95.8%	10,000.00
43890.A · Baja Project - CDBG	0.00	3,333.33	0.0%	19,368.57	36,666.67	52.8%	40,000.00
43890.B · Buff Sp Brdg Emb Rep - FEMA	0.00	5,000.00	0.0%	13,736.25	55,000.00	25.0%	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	13,750.00	0.0%	15,000.00
43890.E · Eng-All GLO	0.00	25,000.00	0.0%	0.00	275,000.00	0.0%	300,000.00
43890.F · Plez Morgan FEMA	0.00	4,166.66	0.0%	0.00	45,833.34	0.0%	50,000.00
43890.G · Hurricane Harvey - FEMA	0.00	11,666.66	0.0%	0.00	128,333.34	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%	228,247.42	907,500.03	25.2%	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/SH105 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	522,500.00	0.0%	570,000.00
44007 · LS#3 Forcemain Reroute-TWDB	0.00	12,083.33	0.0%	0.00	132,916.67	0.0%	145,000.00
44008 · 18" Gravity S.S. Line Const	0.00	36,458.33	0.0%	329,542.50	401,041.67	82.2%	437,500.00
44009 · Lift St #3 Improvements-GLO	0.00	12,500.00	0.0%	0.00	137,500.00	0.0%	150,000.00
Total 44000 · Wastewater System	0.00	108,541.66	0.0%	329,542.50	1,193,958.34	27.6%	1,302,500.00
45000 · Water System- Capital Proj							
43975 · WP #3 Generator - GLO	0.00	40,500.00	0.0%	0.00	445,500.00	0.0%	486,000.00
43976.1 · Downtown/SH 105 W Ln Imp-TWDB	0.00	41,833.33	0.0%	0.00	460,166.67	0.0%	502,000.00
43992.1 · Water Plant #3 - Imp-TWDB	0.00	36,666.66	0.0%	0.00	403,333.34	0.0%	440,000.00
43992.4 · WP#3 Imp - Other Costs-TWDB	0.00	14,583.33	0.0%	0.00	160,416.67	0.0%	175,000.00
43992.5 · CDBG - Baja	0.00	20,000.00	0.0%	27,342.00	220,000.00	12.4%	240,000.00
Total 45000 · Water System- Capital Proj	0.00	153,583.32	0.0%	27,342.00	1,689,416.68	1.6%	1,843,000.00
46000 · Roadway System Improvements							
46001 · Plez Morgan Street- (FEMA4272)	0.00	16,666.66	0.0%	0.00	183,333.34	0.0%	200,000.00
46002 · Buf SpBrg RepFEMA4272-CD7217307	0.00	48,468.00	0.0%	195,005.51	533,148.00	36.6%	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	62,544.17	0.0%	68,230.00
Total 46000 · Roadway System Improvements	0.00	70,820.49	0.0%	195,005.51	779,025.51	25.0%	849,846.00
47000 · Capital Costs Projects							
47001 · Blank 7	0.00	16,666.66	0.0%	0.00	183,333.34	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	183,333.34	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 · Utili ProjPrev Maint	0.00	4,166.66	0.0%	18,779.50	45,833.34	41.0%	50,000.00
48003 · Buf Spgs-Water Line-Util ExProj	0.00	7,250.00	0.0%	92,378.15	79,750.00	115.8%	87,000.00

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

Accrual Basis

	<u>Aug 19</u>	<u>Budget</u>	<u>% of ...</u>	<u>Oct '18 - ...</u>	<u>YTD Bud...</u>	<u>% of ...</u>	<u>Annual Bu...</u>
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	220,000.00	0.0%	240,000.00
48005.A · Baja / MLK - GLO	0.00	59,675.00	0.0%	0.00	656,425.00	0.0%	716,100.00
48005.B · Baja/MLK - FEMA	0.00	4,166.66	0.0%	0.00	45,833.34	0.0%	50,000.00
48006 · Hurricane Harvey Exp (FEMA)	0.00	24,583.33	0.0%	0.00	270,416.67	0.0%	295,000.00
48007 · Impact Fee-WL Ext-Pkwy/Buf Sp	0.00			0.00	0.00	0.0%	0.00
48008 · Andres Branch - GLO	0.00	40,841.66	0.0%	0.00	449,258.34	0.0%	490,100.00
Total 48000 · Cap Outlay-Fac, Equip, Etc	0.00	160,683.31	0.0%	111,157.65	1,782,516.69	6.2%	1,943,200.00
Total Expense	0.00	606,862.07	0.0%	904,945.08	7,156,458.93	12.6%	7,773,346.00
Net Ordinary Income	4,205.48	-590,853.75	-0.7%	-271,172.77	-2,097,821.25	12.9%	-2,713,700.00
Net Income	<u>4,205.48</u>	<u>-590,853.75</u>	<u>-0.7%</u>	<u>-271,172.77</u>	<u>-2,097,821.25</u>	<u>12.9%</u>	<u>-2,713,700.00</u>

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

Num	Name	Memo	Amount	Balance
BALANCE AS OF 08/01/2019				\$165,694.79
Receipts				
	Tax Revenue transfer thru 6/30/19		7,831.20	
	Interest		13.84	
Total Receipts				7,845.04
Disbursements				
	BOK FINANCIAL	Debt Service Payment - Series 2017A - due 9/1/19	(4,967.25)	
	First National Bank of Huntsville	Refunding Bonds Series 2015- Payment due 9/1/19	(6,556.25)	
	Zions First National Bank	Debt Service Payment Series 2012 R- due 9/1/19	(35,993.75)	
	BOK FINANCIAL	Debt Service Payment - Series 2017B - due 9/1/19	(9,957.25)	
	Zions First National Bank	Debt Service Payment Series 2012- due 9/1/19	(53,412.50)	
	Tax Recap	Wire fees charged - Due from Bank	(125.00)	
Total Disbursements				(111,012.00)
BALANCE AS OF 08/31/2019				\$62,527.83

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

	Aug 19	Budget	\$ Over Bu...	Oct '18 - A...	YTD Budget	\$ Over Bu...	Annual Bu...
Income							
34000 - Taxes & Franchise Fees							
34320 - Ad Valorem Taxes	0.00	40,897.58	-40,897.58	493,764.57	449,873.42	43,891.15	490,771.00
34330 - Penalty & Interest	0.00	0.00	0.00	4,658.63	0.00	4,658.63	0.00
Total 34000 - Taxes & Franchise Fees	0.00	40,897.58	-40,897.58	498,423.20	449,873.42	48,549.78	490,771.00
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	0.00	0.00	0.00	273,040.00	156,520.00	116,520.00	313,040.00
35000 - Other Revenues							
35390 - Interest on Checking	0.00	7.82	-7.82	21.71	67.40	-45.69	75.00
35391 - Interest on Investments	560.55	327.08	233.47	1,895.04	3,597.92	-1,702.88	3,925.00
Total 35000 - Other Revenues	560.55	334.90	225.65	1,916.75	3,665.32	-1,748.57	4,000.00
Total Income	560.55	41,232.48	-40,671.93	773,379.95	610,058.74	163,321.21	807,811.00
Expense							
37000 - Debt Service							
37360 - Interest Payments On Note	20,900.75	20,900.75	0.00	42,566.50	42,566.50	0.00	42,566.50
37363 - Paying Agent Fees	580.00	625.00	-45.00	1,230.00	1,875.00	-645.00	2,500.00
37365 - Interest 2012 Series Premium	89,406.25	89,406.25	0.00	181,803.13	181,803.13	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	110,887.00	110,932.00	-45.00	670,599.63	671,244.63	-645.00	671,869.63
Total Expense	110,887.00	110,932.00	-45.00	670,599.63	671,244.63	-645.00	671,869.63
Net Income	-110,326.45	-69,699.52	-40,626.93	102,780.32	-61,185.89	163,966.21	135,941.37

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

As of August 31, 2019

Num	Name	Memo	Amount	Balance
BALANCE AS OF 08/01/2019				\$5,907.00
Receipts				
	Ct Security Revenue thru 6/30/19		812.77	
Total Receipts			<u>812.77</u>	812.77
Disbursements				
Transfer	City of Montgomery - General Fund	Admin Transfer 3/31 and 6/30/19	(1,440.00)	
Total Disbursements			<u>(1,440.00)</u>	<u>(1,440.00)</u>
BALANCE AS OF 08/31/2019				<u><u>\$5,279.77</u></u>

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

Accrual Basis

August 2019

	Aug 19	Budget	\$ Over ...	Oct '18 ...	YTD B...	\$ Over ...	Annual ...
Ordinary Income/Expense							
Income							
84110 · Court Fines & Forfeitures							
84110.1 · Court Security Fees	0.00	541.66	-541.66	4,964.31	5,958.34	-994.03	6,500.00
Total 84110 · Court Fines & Forfeitures	0.00	541.66	-541.66	4,964.31	5,958.34	-994.03	6,500.00
84120 · Other Revenues							
84120.1 · Interest Income	0.00	0.41	-0.41	0.00	4.59	-4.59	5.00
Total 84120 · Other Revenues	0.00	0.41	-0.41	0.00	4.59	-4.59	5.00
Total Income	0.00	542.07	-542.07	4,964.31	5,962.93	-998.62	6,505.00
Expense							
86000 · Contracted Services							
86442 · Security Services	0.00	50.00	-50.00	1,200.00	550.00	650.00	600.00
Total 86000 · Contracted Services	0.00	50.00	-50.00	1,200.00	550.00	650.00	600.00
86005 · Miscellaneous Expenses	0.00	166.66	-166.66	0.00	1,833.34	-1,833.34	2,000.00
Total Expense	0.00	216.66	-216.66	1,200.00	2,383.34	-1,183.34	2,600.00
Net Ordinary Income	0.00	325.41	-325.41	3,764.31	3,579.59	184.72	3,905.00
Other Income/Expense							
Other Expense							
86560 · Interfund Tranfers							
86551 · Baliff Transfer to General Fund	1,740.00	975.00	765.00	3,900.00	3,900.00	0.00	3,900.00
Total 86560 · Interfund Tranfers	1,740.00	975.00	765.00	3,900.00	3,900.00	0.00	3,900.00
Total Other Expense	1,740.00	975.00	765.00	3,900.00	3,900.00	0.00	3,900.00
Net Other Income	-1,740.00	-975.00	-765.00	-3,900.00	-3,900.00	0.00	-3,900.00
Net Income	<u>-1,740.00</u>	<u>-649.59</u>	<u>-1,090.41</u>	<u>-135.69</u>	<u>-320.41</u>	<u>184.72</u>	<u>5.00</u>

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

Num	Name	Memo	Amount	Balance
BALANCE AS OF 08/01/2019				\$33,825.42
Receipts				
	Tech Revenue thru 6/30/19		1,083.70	
	Interest		<u>0.95</u>	
Total Receipts				1,084.65
Disbursements				
	No Disbursements Activity		<u>0.00</u>	
Total Disbursements				<u>0.00</u>
BALANCE AS OF 08/31/2019				<u><u>\$34,910.07</u></u>

**City of Montgomery - Ct Tech Fund
Actual to Budget Performance
August 2019**

Accrual Basis

	Aug 19	Budget	\$ Over ...	Oct '18 ...	YTD Bu...	\$ Over ...	Annual ...
Ordinary Income/Expense							
Income							
74100 · Court Fines and Forfeitures							
74110 · Court Technology Fees	0.00	833.33	-833.33	6,650.13	9,166.67	-2,516.54	10,000.00
Total 74100 · Court Fines and Forfeitures	0.00	833.33	-833.33	6,650.13	9,166.67	-2,516.54	10,000.00
74200 · Other Revenues							
74291 · Interest Income	0.95	0.16	0.79	7.43	1.84	5.59	2.00
Total 74200 · Other Revenues	0.95	0.16	0.79	7.43	1.84	5.59	2.00
Total Income	0.95	833.49	-832.54	6,657.56	9,168.51	-2,510.95	10,002.00
Expense							
76100 · Communications							
76120 · Postage	0.00			6.15			
Total 76100 · Communications	0.00			6.15			
76200 · Contract Services							
76362 · Computer/Website Services	0.00	166.66	-166.66	1,754.90	1,833.34	-78.44	2,000.00
Total 76200 · Contract Services	0.00	166.66	-166.66	1,754.90	1,833.34	-78.44	2,000.00
76300 · Supplies & Equipment							
76361 · Computer/Technology Equipment	0.00			4,232.38			
76300 · Supplies & Equipment - Other	0.00			18.27			
Total 76300 · Supplies & Equipment	0.00			4,250.65			
76400 · Staff Development							
76439 · Dues & Subscriptions	0.00			327.99			
Total 76400 · Staff Development	0.00			327.99			
Total Expense	0.00	166.66	-166.66	6,339.69	1,833.34	4,506.35	2,000.00
Net Ordinary Income	0.95	666.83	-665.88	317.87	7,335.17	-7,017.30	8,002.00
Net Income	0.95	666.83	-665.88	317.87	7,335.17	-7,017.30	8,002.00

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

Num	Name	Memo	Amount	Balance
BALANCE AS OF 08/01/2019				\$80.73
Receipts				
	No Receipts Activity		0.00	
Total Receipts			<u>0.00</u>	0.00
Disbursements				
	No Disbursements Activity		0.00	
Total Disbursements			<u>0.00</u>	<u>0.00</u>
BALANCE AS OF 08/31/2019				<u><u>\$80.73</u></u>

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

Num	Name	Memo	Amount	Balance
BALANCE AS OF 08/01/2019				\$5,737.63
Receipts				
	No Receipts Activity		0.00	
Total Receipts			<u>0.00</u>	0.00
Disbursements				
	No Disbursements Activity		0.00	
Total Disbursements			<u>0.00</u>	<u>0.00</u>
BALANCE AS OF 08/31/2019				<u><u>\$5,737.63</u></u>

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

As of August 31, 2019

Num	Name	Memo	Amount	Balance
BALANCE AS OF 08/01/2019				\$13,116.28
Receipts				
	Interest		0.36	
Total Receipts				0.36
Disbursements				
	No Disbursements Activity		0.00	
Total Disbursements				0.00
BALANCE AS OF 08/31/2019				<u><u>\$13,116.64</u></u>

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

Num	Name	Memo	Amount	Balance
BALANCE AS OF 08/01/2019				\$26,749.12
Receipts				
	Sales Tax Revenue thru 7/12/19		47,435.44	
	Transfer Sales Tax Revenue 8/19		<u>99,660.28</u>	
Total Receipts				147,095.72
Disbursements				
1973	Lone Star Signs/Texas Specialties	Signs for "Texas Flag Celebration" Inv 28967, 290	(237.75)	
1974	Mary O'Haver	Demonstration of "The Art of Basket Making" at t	(100.00)	
1975	Rebecca Huss	Reimbursement of Expense - for Texas Flag Celebr	(757.63)	
DM	Wire Transfer Fee	Wire Transfer fees 25.00 on 7/25/19	(25.00)	
Transfer	City of Montgomery - General Fund	Transfer to General to cover expenses thru 7/22/1	(1,513.30)	
Transfer	City of Montgomery - General Fund	Transfer to General to cover remainder of Crane C	<u>(2,700.00)</u>	
Total Disbursements				<u>(5,333.68)</u>
BALANCE AS OF 08/31/2019				<u><u>\$168,511.16</u></u>

City of Montgomery - MEDC
Actual to Budget Performance
 August 2019

	Aug 19	Budget	\$ Over B...	Oct '18 - ...	YTD Bu...	\$ Over Bu...	Annual B...
Income							
55000 · Taxes & Franchise Fees							
55400 · Sales Tax	99,660.28	47,916.67	51,743.61	612,274.80	527,083.33	85,191.47	575,000.00
Total 55000 · Taxes & Franchise Fees	99,660.28	47,916.67	51,743.61	612,274.80	527,083.33	85,191.47	575,000.00
55300 · Other Revenues							
55391 · Interest Income	1,452.45	266.67	1,185.78	11,663.99	2,933.33	8,730.66	3,200.00
Total 55300 · Other Revenues	1,452.45	266.67	1,185.78	11,663.99	2,933.33	8,730.66	3,200.00
Total Income	101,112.73	48,183.34	52,929.39	623,938.79	530,016.66	93,922.13	578,200.00
Expense							
56000 · Pub Infrastructure - Category I							
56000.6 · Downtown Dev Improvements	0.00	5,000.00	(5,000.00)	0.00	55,000.00	(55,000.00)	60,000.00
56000.8 · Utility Extensions	0.00	3,266.67	(3,266.67)	0.00	35,933.33	(35,933.33)	39,200.00
56430 · Tsf to Debt Service	40,000.00	40,000.00	0.00	160,000.00	160,000.00	0.00	160,000.00
Total 56000 · Pub Infrastructure - Category I	40,000.00	48,266.67	(8,266.67)	160,000.00	250,933.33	(90,933.33)	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	13,750.00	(9,550.00)	15,000.00
Total 56001 · Business Dev & Ret -Category II	0.00	1,250.00	(1,250.00)	55,117.00	90,650.00	(35,533.00)	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			1,500.00	0.00	1,500.00	0.00
56420.3 · Fermland Improvements	2,700.00	0.00	2,700.00	6,300.00	6,300.00	0.00	6,300.00
56420.4 · Memory Park Improvements	9,985.25	0.00	9,985.25	9,985.25	10,000.00	(14.75)	10,000.00
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	1,095.38	0.00	1,095.38	2,045.72	4,000.00	(1,954.28)	4,000.00
55604 · Fly the Texas Flag	0.00	0.00	0.00	0.00	300.00	(300.00)	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			49.00			
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	0.00	0.00	49.00	9,100.00	(9,051.00)	9,100.00
Total 56434 · Events	1,095.38	0.00	1,095.38	12,813.84	25,000.00	(12,186.16)	25,000.00
56439 · Blank	0.00	1,666.67	(1,666.67)	0.00	18,333.33	(18,333.33)	20,000.00
Total 56002 · Quality of Life - Category III	13,780.63	1,666.67	12,113.96	42,632.51	81,933.33	(39,300.82)	83,600.00
56003 · Marketing & Tourism-Category IV							
56413 · Brochures/Printed Literature	0.00	833.33	(833.33)	19.50	9,166.67	(9,147.17)	10,000.00
56419 · Website	0.00	250.00	(250.00)	750.00	2,750.00	(2,000.00)	3,000.00
Total 56003 · Marketing & Tourism-Category IV	0.00	1,083.33	(1,083.33)	769.50	11,916.67	(11,147.17)	13,000.00
56004 · Administration - Category V							
56004.1 · Admin Transfers to Gen Fund	11,875.00	26,875.00	(15,000.00)	87,500.00	107,500.00	(20,000.00)	107,500.00
56004.3 · Miscellaneous Expenses	0.00	83.33	(83.33)	444.65	916.67	(472.02)	1,000.00
56004.5 · Internship Program	0.00	833.33	(833.33)	0.00	9,166.67	(9,166.67)	10,000.00
56327 · Consulting (Professional servi)	0.00	833.33	(833.33)	1,130.00	9,166.67	(8,036.67)	10,000.00
56354 · Travel & Training Expenses	0.00	166.67	(166.67)	247.80	1,833.33	(1,585.53)	2,000.00
Total 56004 · Administration - Category V	11,875.00	28,791.66	(16,916.66)	89,322.45	128,583.34	(39,260.89)	130,500.00
Total Expense	65,655.63	81,058.33	(15,402.70)	347,841.46	564,016.67	(216,175.21)	578,200.00
Net Income	35,457.10	(32,874.99)	68,332.09	276,097.33	(34,000.01)	310,097.34	0.00

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

As of August 31, 2019

Num	Name	Memo	Amount	Balance
BALANCE AS OF 08/01/2019				\$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 08/31/2019				<u><u>\$6,221.99</u></u>

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

As of August 31, 2019

Num	Name	Memo	Amount	Balance
BALANCE AS OF 08/01/2019				\$352,937.51
Receipts				
	Reimbursement of expense 6/3/19		576.71	
	A/R Rev CL 8/19		138,782.01	
	A/R Rev OS 8/19		5,433.37	
	Fees & Meter Deposits OS 8/19		871.25	
	Meter Deposits & ETS Fees CL 8/19		3,333.75	
	Interest		17.05	
Total Receipts				149,014.14
Disbursements				
14502	City of Montgomery - Utility Fund	Cooling Tower & Waste Treatment Plant Utilities 6	(70.51)	
14503	Coburn's Supply Co., Inc.	Inv 502395571, 8095	(210.60)	
14504	Consolidated Communications	936-597-4826/0 Recurring Charges 7/21-8/20/19	(40.25)	
14505	Dunhill Builders	Deposit refund for Deposit #00029361	(125.00)	
14506	DXI Industries Inc.	Chlorine WP#3 055012637-19	(536.02)	
14507	Entergy	Part Utilities-per spreadsheet 7/19	(197.81)	
14508	Juan Carlos Vargas Valle	Deposit Refund	(73.67)	
14509	Lauren Shorkey	Deposit Refund	(175.39)	
14510	Miner Ltd.	Install Door and Chain Hoist at Waste Treatment P	(483.00)	
14511	Nexem Staffing, Inc.	Hailey Cantrell Inv #56178 7/22-7/28/19	(448.00)	
14512	Techline Pipe, L.P.	Customer #1090 60725-00	(224.70)	
14513	Tyler Technologies	Insite Transaction Fees - Utility Billing #025-2672	(41.00)	
14514	Amazon Capital Services	Acct# AQYR2GQY5HCIZ # 19NG-7JW7-CM1	(154.96)	
14515	Badger Meter	80034759, 6042	(1,756.86)	
14516	Consolidated Communications	936-597-8846, 7657 , 3353	(123.85)	
14517	Darden, Fowler & Creighton, L.L.P.	Legal Fees 7/19	(1,580.00)	
14518	DataProse, Inc.	3P409676, 77, 44252, DP1902452	(979.58)	
14519	Entergy	Part Utilities 7/19	(7,349.60)	
14520	LDC	CM100264 149 South & CM100268 Hwy 105 West	(146.07)	
14521	McCoy's Building Supply	Inv 11326411,26357,26331	(127.42)	
14522	Neil Technical Services, Inc	VOID: #87952,88052,42,87834,88767,89023,88905	0.00	
14523	Nexem Staffing, Inc.	Hailey Cantrell Inv #56529 7/29-8/4/19	(548.80)	
14524	State Comptroller	TIN 1-74-2063592-6 Sales Tax - Fees - 7/19	(1,008.45)	
14525	Texas Excavation Safety System, Inc.	Monthly Message Fees for 7/19 Inv#19-14012	(72.20)	
14526	TML - IRP	Insurance Premiums August	(2,620.67)	
14527	Waste Management	Customer ID# 7-23067-13005 inv 5643594-1792-	(10,942.44)	
14528	DSHS Central Lab MC2004	Acct CEN CD2782_072019 PWS ID #1700022	(205.41)	
14529	Jones & Carter, Inc	287653, 658, and 1/2 287662	(8,700.00)	
14530	Nexem Staffing, Inc.	Hailey Cantrell Inv #56935 8/5-8/11/19	(448.00)	
14531	UniFirst Holdings, Inc.	Acct# 1446223 Inv# 8440861753,62648,63538,64	(187.03)	
14532	Consolidated Communications	936-597-4774/0 Recurring Charges 8/11-9/10/19	(40.82)	
14533	DXI Industries Inc.	Chlorine WP#3 DE05006372-19	(100.00)	
14534	Gulf Utility Service, Inc.	Operations - Inv 17196 - 7/19	(29,739.50)	
14535	Municipal Accounts & Consulting, L.P.	Accounting Service 1/2 Inv # 58464 7/19	(4,444.83)	
14536	Neil Technical Services, Inc	Inv 87952,8052,88042,87834,88767,89023,88905,88	(11,122.75)	
14537	Nexem Staffing, Inc.	Hailey Cantrell Inv #57287 8/12-8/18/19	(358.40)	
14538	Texas Municipal Utilities Association	Inv 83727 - Membership for Muckleroy 2019-202	(75.00)	
14539	Valero Marketing and Supply Company	1/2 Fuel exp- Public Works Dept thru 7/30	(586.30)	
14540	Verizon Connect NWF, Inc	Monthly Service - Inv OSV000001838085	(75.80)	
14541	American Water Works Assn.	AWWA - Membership Renewal 11/1/19-10/31/2	(340.00)	
14542	BMI - Biosolids Management	Inv#195207 Sludge Haul	(390.00)	

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

As of August 31, 2019

Num	Name	Memo	Amount	Balance
Disbursements				
14543	CFG Industries, LLC	Inv 0255-01 - Repair	(2,255.00)	
14544	Jones & Carter, Inc	Inv 289578, 582, and 1/2 289581, 1/2 289592	(8,808.75)	
14545	Nexem Staffing, Inc.	Hailey Cantrell Inv #57651 8/19-25/2019	(448.00)	
DM	ETS Corporation	Merch Serv Fees and Auth.Net Fees 8/19	(809.25)	
Transfer	City of Montgomery General Fund	Reimbursement of Expenses thru 7/19/19	<u>(36,923.35)</u>	
Total Disbursements				<u>(136,095.04)</u>
BALANCE AS OF 08/31/2019				<u><u>\$365,856.61</u></u>

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

August 2019

	Aug 19	Budget	\$ Over B...	Oct '18 - A...	YTD Bud...	\$ Over Bu...	Annual Bu...
Ordinary Income/Expense							
Income							
24000 · Charges for Service							
24100 · Water Revenue	73,720.01	46,666.67	27,053.34	537,021.71	513,333.33	23,688.38	560,000.00
24118 · Surface Water Revenue	876.89	500.00	376.89	5,952.59	5,500.00	452.59	6,000.00
24119 · Application Fee	0.00	125.00	(125.00)	0.00	1,375.00	(1,375.00)	1,500.00
24120 · Disconnect Reconnect	675.00	458.33	216.67	9,600.00	5,041.67	4,558.33	5,500.00
24200 · Sewer Revenue	61,327.60	41,000.00	20,327.60	509,212.10	451,000.00	58,212.10	492,000.00
24310 · Tap Fees/Inspections	8,180.00	20,833.33	(12,653.33)	396,702.72	229,166.67	167,536.05	250,000.00
24319 · Grease Trap Inspections	1,450.00	1,100.00	350.00	14,550.00	12,100.00	2,450.00	13,200.00
24330 · Late Charges	1,210.45	1,250.00	(39.55)	19,464.78	13,750.00	5,714.78	15,000.00
24333 · Returned Ck Fee	0.00	16.67	(16.67)	200.00	183.33	16.67	200.00
24334 · Blank	0.00	416.67	(416.67)	0.00	4,583.33	(4,583.33)	5,000.00
25403 · Solid Waste Revenue	12,447.56	8,708.33	3,739.23	126,358.23	95,791.67	30,566.56	104,500.00
Total 24000 · Charges for Service	159,887.51	121,075.00	38,812.51	1,619,062.13	1,331,825.00	287,237.13	1,452,900.00
24101 · Taxes and Franchise Fees							
24110 · Sales Tax Rev for Solid Waste	1,017.25	666.67	350.58	10,321.54	7,333.33	2,988.21	8,000.00
Total 24101 · Taxes and Franchise Fees	1,017.25	666.67	350.58	10,321.54	7,333.33	2,988.21	8,000.00
24121 · Groundwater Reduction Revenue	20,669.55	13,750.00	6,919.55	140,337.45	151,250.00	(10,912.55)	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	183,333.33	(183,333.33)	200,000.00
25000.1 · Impact Fees - Other	0.00	6,250.00	(6,250.00)	0.00	68,750.00	(68,750.00)	75,000.00
Total 25000.1 · Impact Fees	0.00	22,916.67	(22,916.67)	0.00	252,083.33	(252,083.33)	275,000.00
25391 · Interest Income	17.05	18.33	(1.28)	180.96	201.67	(20.71)	220.00
25392 · Interest earned on Investments	1,428.61			10,028.08	0.00	10,028.08	0.00
25399 · Misc Rev & ETS Rev	280.00	108.33	171.67	2,855.90	1,191.67	1,664.23	1,300.00
Total 25000 · Other Revenues	1,725.66	23,043.33	(21,317.67)	13,064.94	253,476.67	(240,411.73)	276,520.00
Total Income	183,299.97	158,535.00	24,764.97	1,782,786.06	1,743,885.00	38,901.06	1,902,420.00
Expense							
26001 · Personnel							
26353.1 · Health Ins.	1,094.76	2,083.33	(988.57)	11,938.04	22,916.67	(10,978.63)	25,000.00
26353.4 · Unemployment Ins	0.00	35.83	(35.83)	314.64	394.17	(79.53)	430.00
26353.5 · Workers Comp.	321.82	158.33	163.49	2,958.27	1,741.67	1,216.60	1,900.00
26353.6 · Dental Insurance	100.80	186.67	(85.87)	1,129.76	2,053.33	(923.57)	2,240.00
26353.7 · Life & AD&D Insurance	55.53	75.00	(19.47)	605.11	825.00	(219.89)	900.00
26353.8 · Crime Insurance	32.93			329.24			
26501 · Retirement Expense	807.84	625.00	182.84	6,476.52	6,875.00	(398.48)	7,500.00
26560 · Payroll Taxes	1,008.15	1,200.00	(191.85)	8,094.37	13,200.00	(5,105.63)	14,400.00
26600 · Wages	13,178.43	17,937.50	(4,759.07)	105,808.21	187,312.50	(81,504.29)	205,250.00
Total 26001 · Personnel	16,600.26	22,301.66	(5,701.40)	137,654.16	235,318.34	(97,664.18)	257,620.00
26200 · Contract Services							
26102 · General Consultant Fees	1,915.20	908.75	1,006.45	20,410.21	9,996.25	10,413.96	10,905.00
26320 · Legal Fees	0.00	1,421.08	(1,421.08)	11,730.00	15,631.92	(3,901.92)	17,053.00
26322 · Engineering	0.00	6,250.00	(6,250.00)	97,815.65	68,750.00	29,065.65	75,000.00
26323 · Operator	0.00	3,365.00	(3,365.00)	33,000.00	37,015.00	(4,015.00)	40,380.00
26324 · Billing and Collections	714.41	1,783.33	(1,068.92)	20,317.35	19,616.67	700.68	21,400.00
26328 · Testing	0.00	1,200.00	(1,200.00)	12,070.03	13,200.00	(1,129.97)	14,400.00
26331 · Sales Tax for Solid Waste	1,021.83	718.58	303.25	10,372.43	7,904.42	2,468.01	8,623.00
26333 · Accounting Fees	6,353.79	400.00	5,953.79	16,398.62	4,400.00	11,998.62	4,800.00
26336 · Sludge Hauling	6,630.00	1,604.17	5,025.83	22,815.00	17,645.83	5,169.17	19,250.00
26340 · Printing	0.00	0.00	0.00	259.30	100.00	159.30	100.00
26350 · Postage	372.43	308.33	64.10	4,557.90	3,391.67	1,166.23	3,700.00
26351 · Telephone	268.53	395.83	(127.30)	4,019.27	4,354.17	(334.90)	4,750.00
26370 · Tap Fees & Inspections	0.00	2,500.00	(2,500.00)	42,009.00	27,500.00	14,509.00	30,000.00
26399 · Garbage Pickup	10,681.81	8,916.67	1,765.14	125,695.04	98,083.33	27,611.71	107,000.00
Total 26200 · Contract Services	27,958.00	29,771.74	(1,813.74)	421,469.80	327,589.26	93,880.54	357,361.00
26300 · Communications							

	Aug 19	Budget	\$ Over B...	Oct '18 - A...	YTD Bud...	\$ Over Bu...	Annual Bu...
26338 · Advertising/Promotion	735.52	83.33	652.19	2,253.52	916.67	1,336.85	1,000.00
Total 26300 · Communications	735.52	83.33	652.19	2,253.52	916.67	1,336.85	1,000.00
26326 · Permits & Licenses	0.00	1,616.67	(1,616.67)	15,453.96	17,783.33	(2,329.37)	19,400.00
26371 · Dues & Subscriptions	75.00	166.67	(91.67)	403.00	1,833.33	(1,430.33)	2,000.00
26400.1 · Supplies & Equipment							
26342 · Chemicals	641.62	1,583.33	(941.71)	21,417.88	17,416.67	4,001.21	19,000.00
26358 · Copier/Fax Machine Lease	0.00			152.90	0.00	152.90	0.00
26460 · Operating Supplies	2,259.48	6,333.33	(4,073.85)	61,629.78	69,666.67	(8,036.89)	76,000.00
26485 · Uniforms	0.00	266.67	(266.67)	1,919.06	2,933.33	(1,014.27)	3,200.00
27040 · ComputerTechnology Equipment	43.06	316.67	(273.61)	5,304.10	3,483.33	1,820.77	3,800.00
26400.1 · Supplies & Equipment - Other	0.00			212.43	0.00	212.43	0.00
Total 26400.1 · Supplies & Equipment	2,944.16	8,500.00	(5,555.84)	90,636.15	93,500.00	(2,863.85)	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)	90.00	458.33	(368.33)	1,267.00	5,041.67	(3,774.67)	5,500.00
26355 · Employee Relations (Education)	0.00	16.67	(16.67)	706.79	183.33	523.46	200.00
Total 26500 · Staff Development	90.00	475.00	(385.00)	1,973.79	5,225.00	(3,251.21)	5,700.00
26600.2 · Maintenance							
26335 · Repairs & Maintenance	3,681.75	18,812.50	(15,130.75)	230,502.29	206,937.50	23,564.79	225,750.00
26335.1 · Vehicle Rep. & Maint.	0.00	125.00	(125.00)	1,136.12	1,375.00	(238.88)	1,500.00
26349 · Gas & Oil	0.00	516.67	(516.67)	5,004.97	5,683.33	(678.36)	6,200.00
Total 26600.2 · Maintenance	3,681.75	19,454.17	(15,772.42)	236,643.38	213,995.83	22,647.55	233,450.00
26700 · Insurance Expense							
26353.2 · Liability Ins.	189.80	245.42	(55.62)	1,898.00	2,699.58	(801.58)	2,945.00
26353.3 · Property Ins.	2,076.12	1,744.33	331.79	20,928.27	19,187.67	1,740.60	20,932.00
Total 26700 · Insurance Expense	2,265.92	1,989.75	276.17	22,826.27	21,887.25	939.02	23,877.00
26800 · Utilities Expense							
26352.1 · Utilities - Gas for Generators	55.10	83.33	(28.23)	2,527.32	916.67	1,610.65	1,000.00
26352.2 · Utilities-Water Plants	4,783.63	5,775.00	(991.37)	52,347.06	63,525.00	(11,177.94)	69,300.00
26352.3 · Utilities-WW Treatment Plants	1,961.26	3,375.00	(1,413.74)	23,321.73	37,125.00	(13,803.27)	40,500.00
26352.4 · Utilities - Lift Stations	1,032.43	1,183.33	(150.90)	13,709.26	13,016.67	692.59	14,200.00
Total 26800 · Utilities Expense	7,832.42	10,416.66	(2,584.24)	91,905.37	114,583.34	(22,677.97)	125,000.00
26900 · Capital Outlay							
26900.4 · Capital Outlay-Sewer/Plant Imp	0.00	2,916.67	(2,916.67)	8,221.03	32,083.33	(23,862.30)	35,000.00
Total 26900 · Capital Outlay	0.00	2,916.67	(2,916.67)	8,221.03	32,083.33	(23,862.30)	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	809.25	83.33	725.92	7,017.53	916.67	6,100.86	1,000.00
27000 · Miscellaneous Expenses - Other	0.00			57.95			
Total 27000 · Miscellaneous Expenses	809.25	83.33	725.92	7,183.12	916.67	6,266.45	1,000.00
Total Expense	62,992.28	97,775.65	(34,783.37)	1,048,754.75	1,339,932.35	(291,177.60)	1,437,708.00
Net Ordinary Income	120,307.69	60,759.35	59,548.34	734,031.31	403,952.65	330,078.66	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	0.00	0.00	0.00	154,800.00	154,800.00	0.00	154,800.00
Total 27001 · Other Expenses	0.00	0.00	0.00	307,840.00	307,840.00	0.00	307,840.00

	<u>Aug 19</u>	<u>Budget</u>	<u>\$ Over B...</u>	<u>Oct '18 - A...</u>	<u>YTD Bud...</u>	<u>\$ Over Bu...</u>	<u>Annual Bu...</u>
Total Other Expense	<u>0.00</u>	<u>0.00</u>	<u>0.00</u>	<u>307,840.00</u>	<u>307,840.00</u>	<u>0.00</u>	<u>307,840.00</u>
Net Other Income	<u>0.00</u>	<u>0.00</u>	<u>0.00</u>	<u>(307,840.00)</u>	<u>(307,840.00)</u>	<u>0.00</u>	<u>(307,840.00)</u>
Net Income	<u><u>120,307.69</u></u>	<u><u>60,759.35</u></u>	<u><u>59,548.34</u></u>	<u><u>426,191.31</u></u>	<u><u>96,112.65</u></u>	<u><u>330,078.66</u></u>	<u><u>156,872.00</u></u>

City of Montgomery
District Debt Service Payments

08/01/2019 - 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	08/30/2019	0.00	53,412.50	53,412.50
Amegy Bank of Texas	2012R	09/01/2019	08/30/2019	0.00	35,993.75	35,993.75
First National Bank of Huntsville	2015R	09/01/2019	08/30/2019	0.00	6,376.25	6,376.25
Bank of Texas	2017A	09/01/2019	08/30/2019	0.00	4,767.25	4,767.25
Bank of Texas	2017B	09/01/2019	08/30/2019	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

Montgomery City Council
AGENDA REPORT

Meeting Date: September 24, 2019	Budgeted Amount: N/A
Department: Administrative	
Prepared By: Dave McCorquodale	Exhibits: None (see informal hearing item for project information if needed)
Date Prepared: September 20, 2019	

Subject

Consideration and possible action regarding 1062 Clepper Street, Montgomery, as submitted by Larry Jacobs.

Description

Following the informal Public Hearing, the Council should consider and act on the next steps for this proposed project. Possible courses of action are:

- Decide if this proposal will have a positive impact on the community and direct staff to take action in one of two ways:
 1. Special Use Permit (requires a 4/5 vote of CC to approve): Direct staff to proceed with drafting the permit and begin the P&Z process of making a recommendation to Council for the Special Use Permit.
 2. Rezoning the property from single-family residential to commercial: Direct staff and P&Z to begin the rezoning process.
- Decide this proposed project will have a negative impact on the community and indicate a lack of support for any future action on the proposal.

Recommendation

Consider and act as you deem appropriate.

Approved By

Asst. to City Admin.	Dave McCorquodale <i>DM</i>	Date: 9/20/19
City Administrator	Richard Tramm <i>RT</i>	Date: 9/20/19

Montgomery City Council
AGENDA REPORT

Meeting Date: September 24, 2019	Budgeted Amount: N/A
Department: Administrative	
Prepared By: Dave McCorquodale	Exhibits: None (see informal hearing item for project information if needed)
Date Prepared: September 20, 2019	

Subject

Consideration and possible action regarding a replat for The Shoppes at Montgomery Section Two.

Description



The engineer's memo and the replat are attached. A summary of the changes to the original plat are:

- Divided commercial Reserves A-D into Reserves A-J (6 new reserves along SH 105 and 1 adjacent to WWTP)
- Added 16' WLE to serve reserves east of Stewart Creek
- Now showing both the 18" line's SSE and TCE rather than just the former
- Portion of 26' U.E. within Reserve H now noted to be removed

Recommendation

Consider the replat and act as you deem appropriate.

Approved By

Asst. to City Admin.	Dave McCorquodale 	Date: 9/20/19
City Administrator	Richard Tramm 	Date: 9/20/19



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

September 12, 2019

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


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

Dear Commission:

We reviewed the Replat submission for the referenced development on behalf of the City of Montgomery. Our review was based on The City of Montgomery's Code of Ordinances, Chapter 78, Section 63 and any other applicable chapters. We offer no objection to the plat and recommend the Commission approve the plat as submitted.

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

Sincerely,


Chris Roznovsky, PE
Engineer for the City

CVR/ab

K:\W5841\W5841-1018-00 The Shoppes at Montgomery\Project Management\Letters\Shoppes\REPLAT MEMO Shoppes at Montgomery Section 2 09122019.doc

Enclosures: The Shoppes at Montgomery Sec. 2 Replat
Plat Fee Calculation Sheet, Title Letter, and Tax Certificate

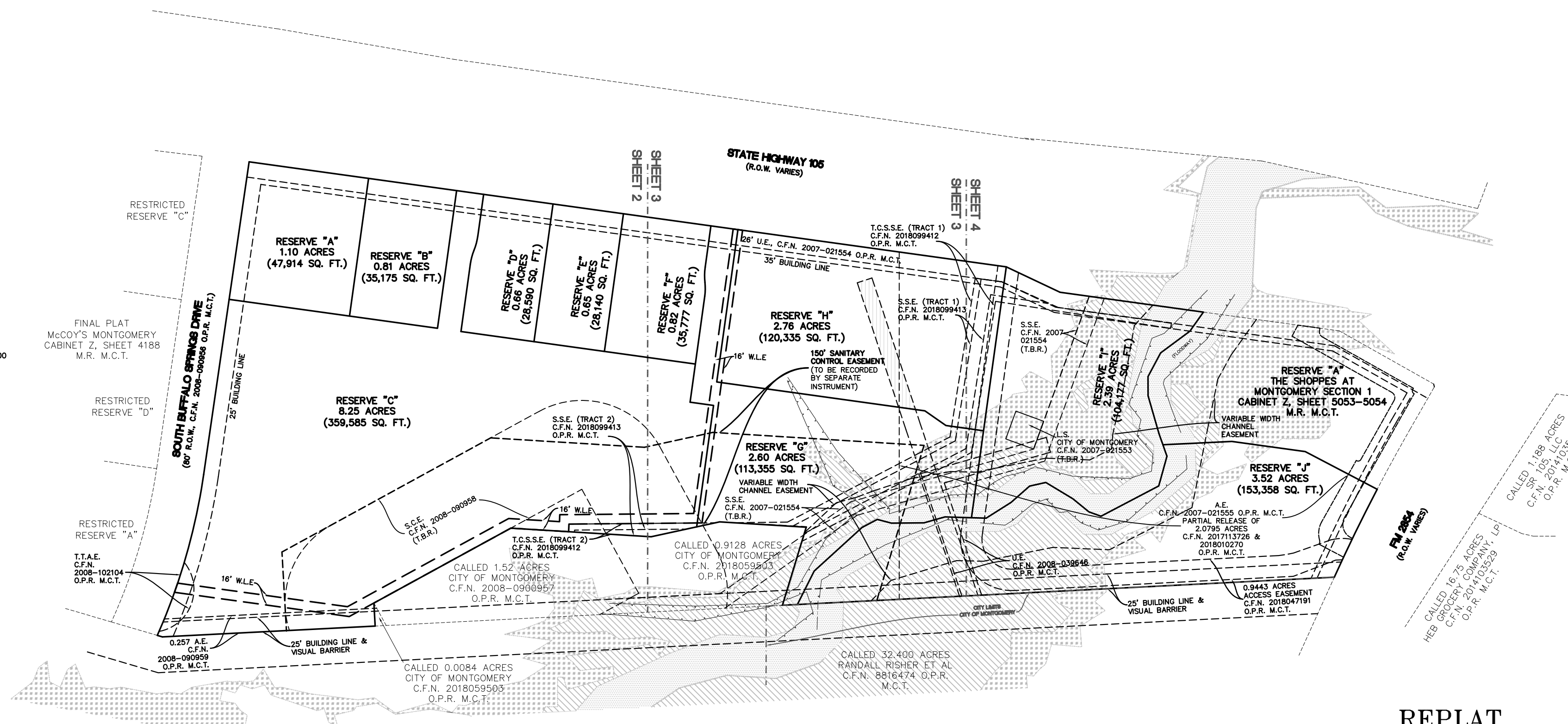
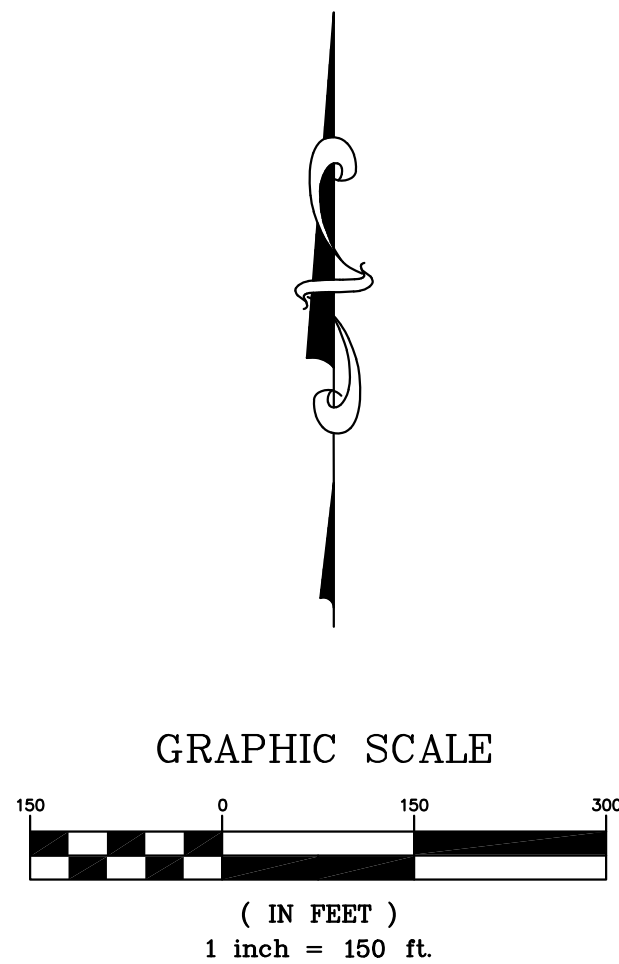
cc: The Honorable Mayor and City Council – City of Montgomery
Mr. Richard Tramm – City of Montgomery, City Administrator
Ms. Susan Hensley – City of Montgomery, City Secretary
Mr. Larry Foerster – Darden, Fowler & Creighton, LLP, City Attorney
Mr. Jay Dean Canine, RPLS – Landpoint

LEGEND / ABBREVIATIONS

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




VICINITY MAP
N.T.S.



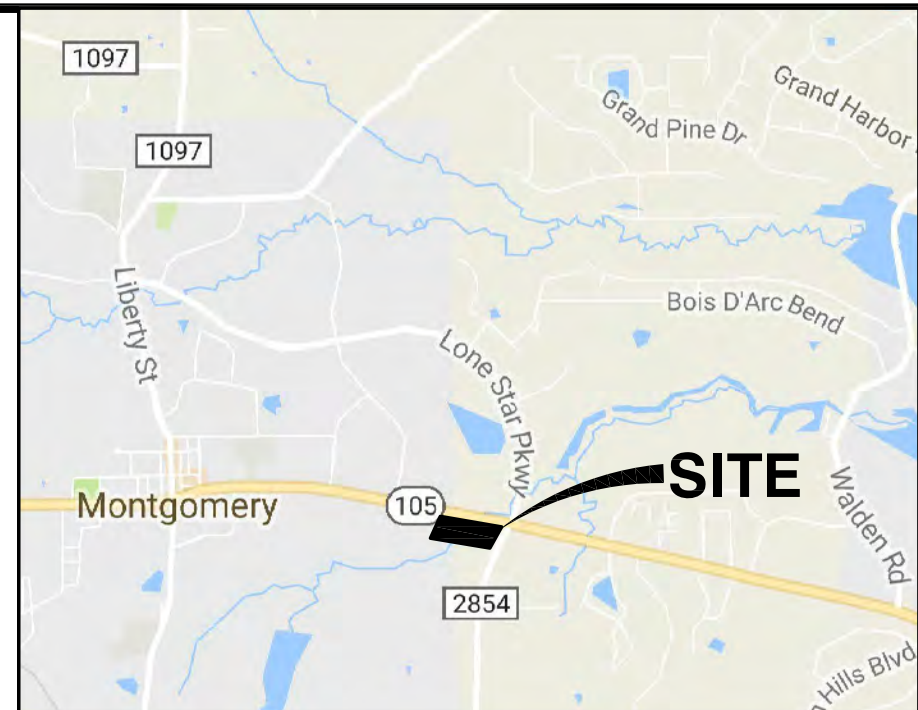
REPLAT
THE SHOPPES AT MONTGOMERY
SECTION 2
 A SUBDIVISION OF
 23.5630 ACRES (1,026,406 SQ. FT.)
 BEING ALL OF THE SHOPPES AT MONTGOMERY
 SECTION 2
 RECORDED UNDER CAB. Z, SHEET 5387-5388 M.R. M.C.T.
 IN THE JOHN CORNER SURVEY, A-8
 MONTGOMERY COUNTY, TEXAS
1 BLOCK 10 RESERVES
September 2019

- NOTES:**
- All corners are set 5/8 inch iron rods w/cap stamped "Landpoint 10194172" unless otherwise shown or noted.
 - This property is located in Zone "AE", Zone "X" and "Zone X-Shaded", determined to be inside 100 year flood plain". This plat does lie within a designated Special Flood Hazard Area, inundated by 100 year flood or Other Flood Areas.
 - Fencing may be used as the visual barrier in accordance with City of Montgomery Ordinance.
 - Subject to Restrictions recorded under per Montgomery County Clerk's File Number 2018047191, 2018047192, 2018047193, 2018047190, 2018049285, 2018049286 O.P.R. M.C.T. and Cabinet Z, Page 5387-5391 P.R. M.C.T.

<p>SURVEYOR:</p>  <p>Formerly TOWN AND COUNTRY SURVEYORS 2219 SAWDUST ROAD, STE. 2003 THE WOODLANDS, TX 77380 (281)465-8730 www.landpoint.net</p>	<p>OWNER:</p> <p>Montgomery SH 105 Associates, LLC 149 Colonial Road Manchester, CN 06045 City of Montgomery 101 Old Plantersville Road Montgomery, TX 77356</p>
---	---

CITY OF MONTGOMERY
BENCHMARK MONT 7
ELEV.=291.77'

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



VICINITY MAP
N.T.S.



GRAPHIC SCALE



(IN FEET)
1 inch = 60 ft.

LEGEND / ABBREVIATIONS

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- FND. FOUND
- I.R. IRON ROD
- O.P.R. M.C.T. OFFICIAL PUBLIC RECORDS
- M.R. MAP RECORDS
- M.C.T. MONTGOMERY COUNTY, TEXAS
- R.O.W. RIGHT OF WAY
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- CM CONCRETE MONUMENT
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- S.C.E. SANITARY CONTROL EASEMENT
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- A.E. ACCESS EASEMENT
- T.C.S.S.E. TEMPORARY CONSTRUCTION SANITARY SEWER EASEMENT
- T.T.A.E. TEMPORARY TURN-AROUND EASEMENT
- "S" SET 5/8 INCH IRON ROD WITH CAP
- o STAMPED "LANDPOINT 10194172" PROPERTY MARKER

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1 BLOCK 10 RESERVES
September 2019

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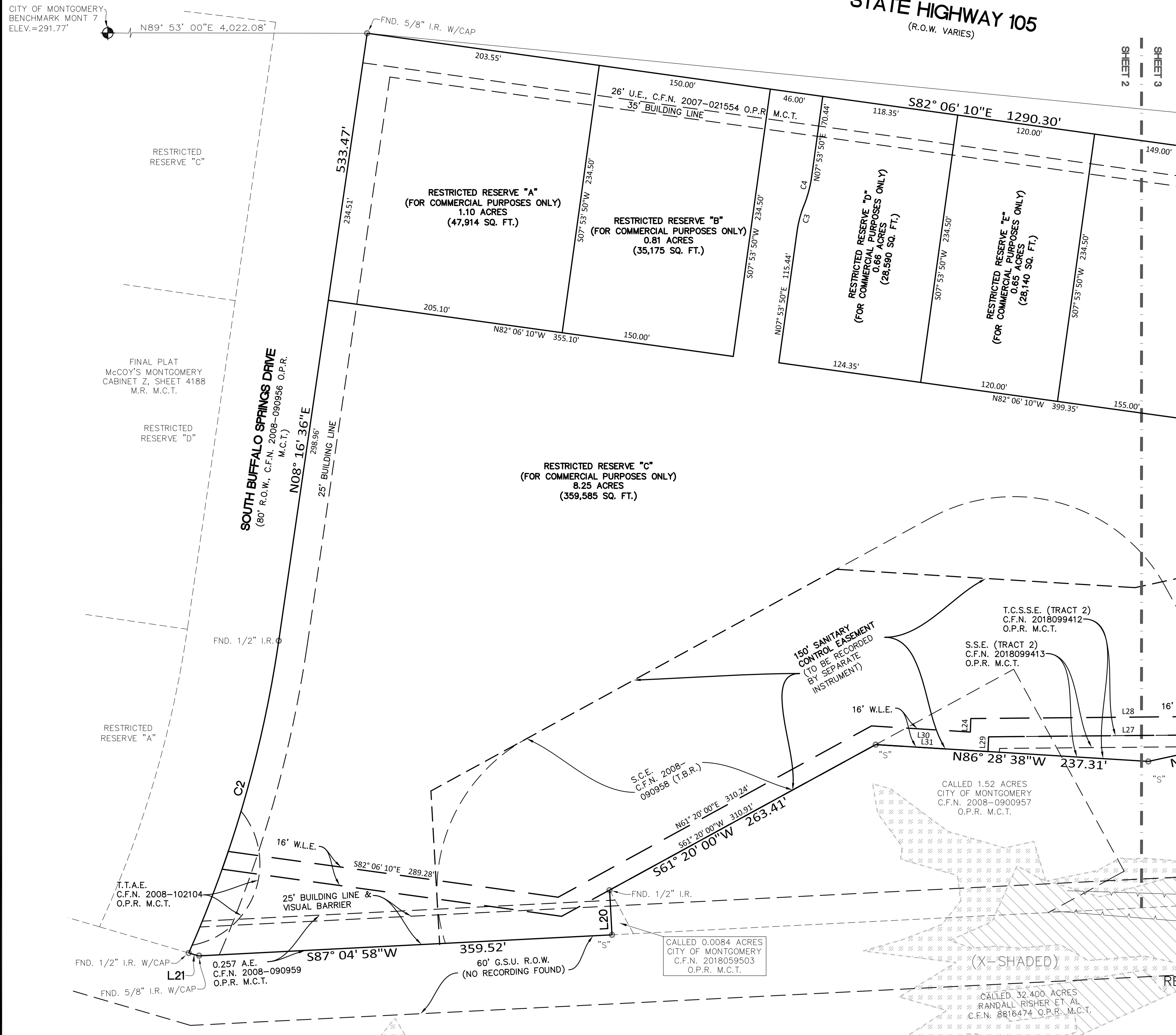
OWNER:

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149 Colonial Road
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City of Montgomery
101 Old Plantersville Road
Montgomery, TX 77356

TBPLS REG. NO. 10194172

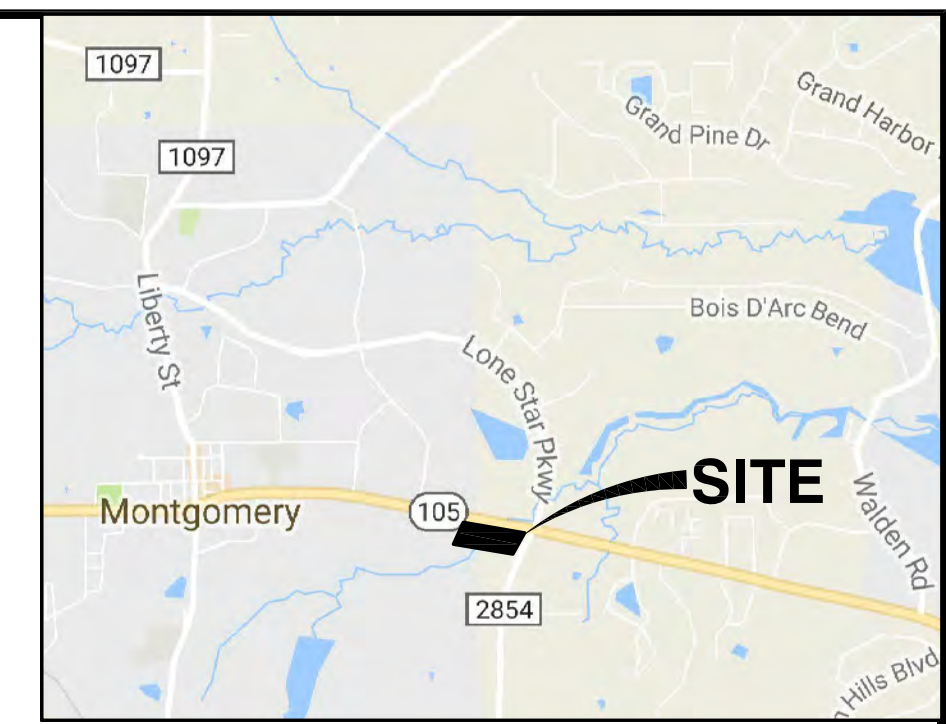
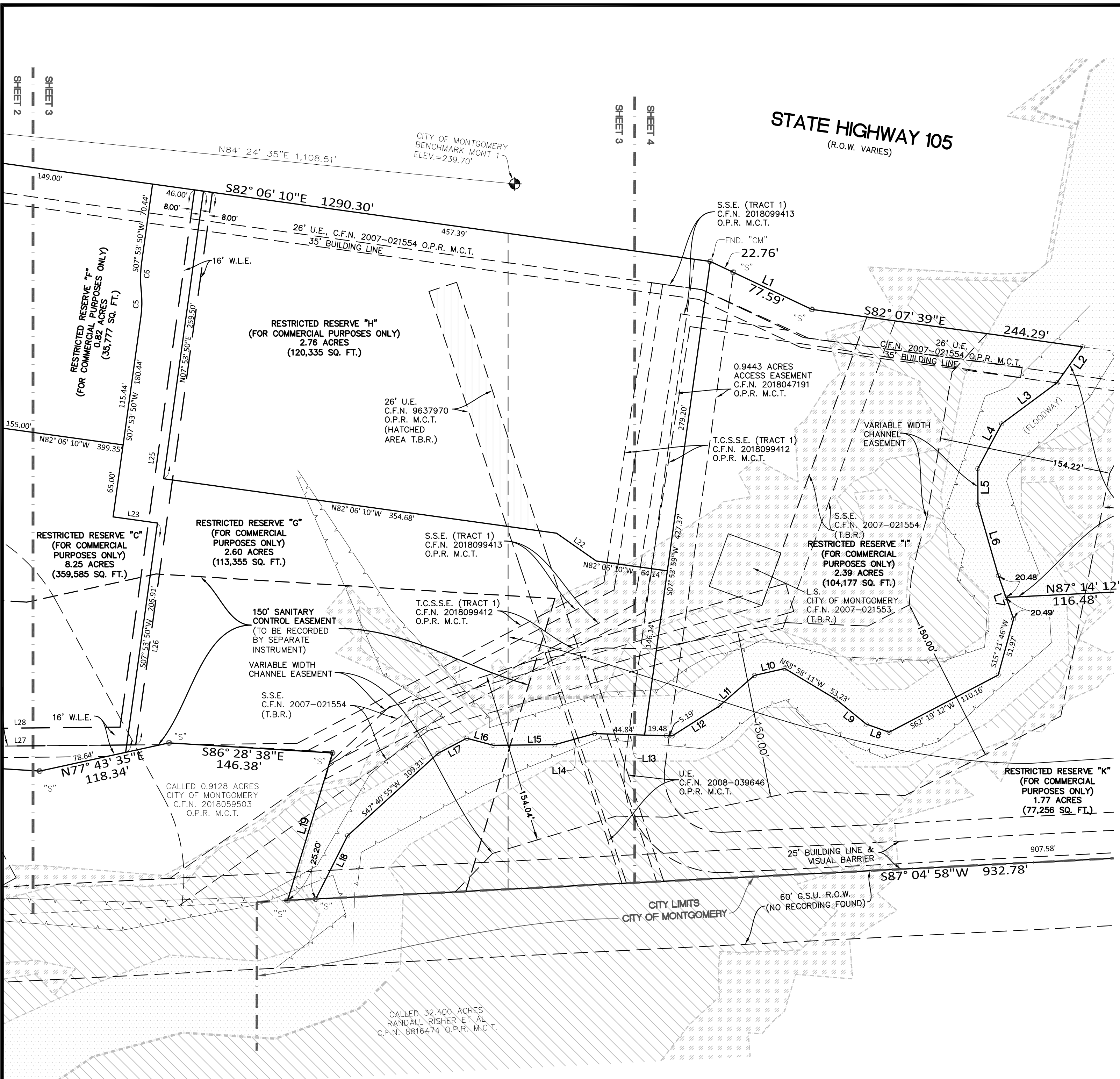
SDR/JDC JOB No. 19-1094

SHEET 2 OF 5

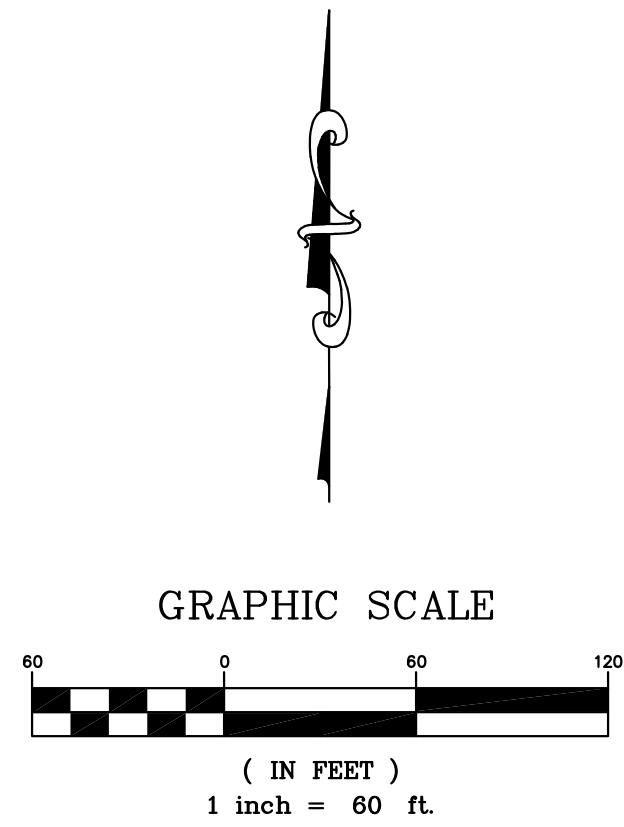


LINE TABLE			LINE TABLE			LINE TABLE			LINE TABLE		
NO.	BEARING	LENGTH	NO.	BEARING	LENGTH	NO.	BEARING	LENGTH	NO.	BEARING	LENGTH
L1	S 64°43'55" E	100.35	L10	S 77°16'39" W	28.01	L19	S 16°55'55" W	137.77	L28	N 89°29'43" E	226.14
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L3	S 53°27'12" W	61.49	L12	S 57°42'07" W	49.80	L21	N 73°40'16" W	8.95	L30	S 86°27'44" E	85.97
L4	S 27°59'13" W	45.34	L13	N 88°19'31" W	69.51	L22	N 55°02'55" W	43.30	L31	N 86°27'41" W	97.75
L5	S 00°14'23" E	32.40	L14	S 74°20'30" W	36.71	L23	S 82°06'10" E	40.00			
L6	S 16°05'33" E	65.89	L15	S 89°26'02" W	55.00	L24	N 02°07'02" E	11.72			
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VICINITY MAP
N.T.S.



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M.C.T.	MONTGOMERY COUNTY, TEXAS
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○	PROPERTY MARKER

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September 2019

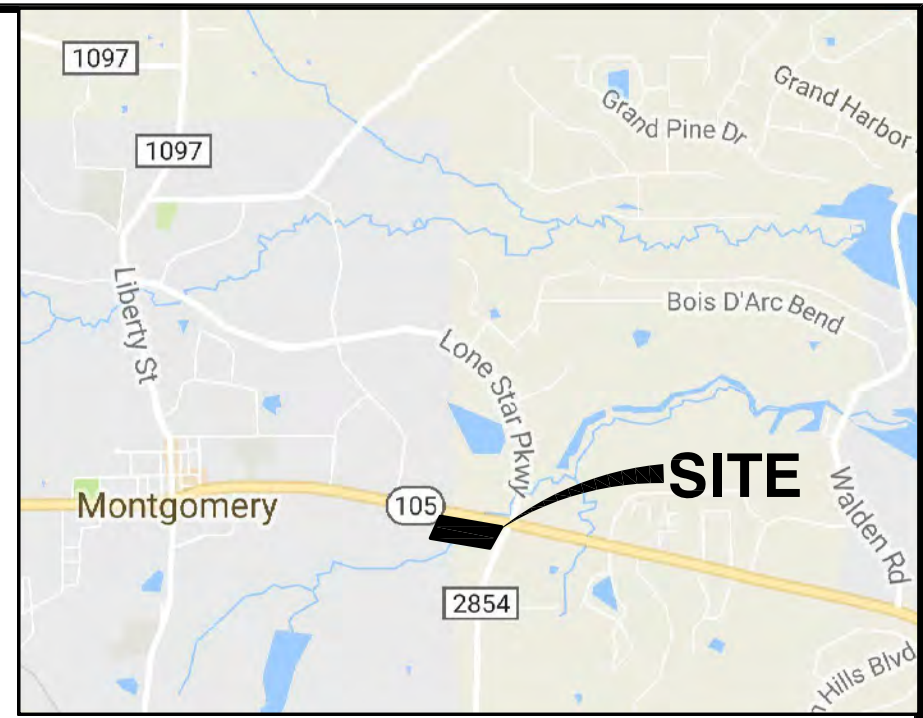
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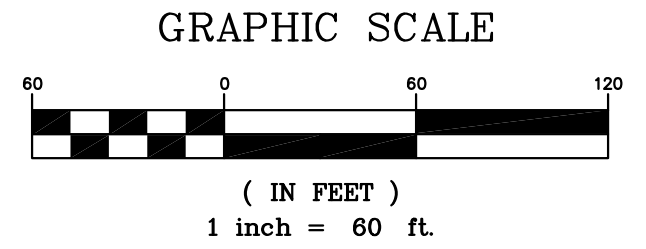
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OWNER:
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VICINITY MAP
N.T.S.



LEGEND / ABBREVIATIONS

- | | |
|---------------|--|
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1 BLOCK 10 RESERVES
September 2019

SURVEYOR:



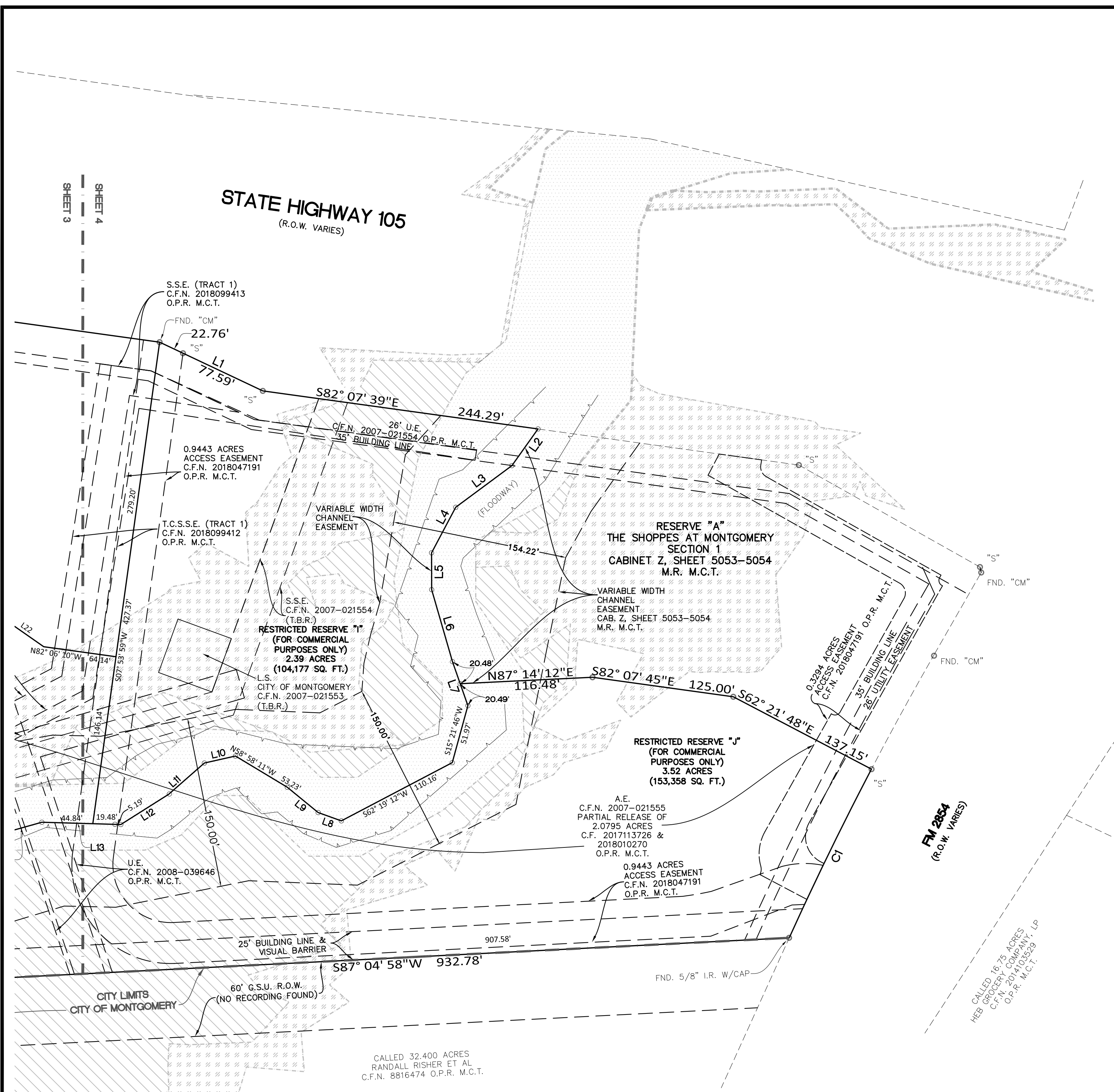
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 City of Montgomery
 101 Old Plantersville Road
 Montgomery, TX 77356

TBPLS REG. NO. 10194172

SDR/JDC JOB No. 19-1094

SHEET 4 OF 5



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STATE OF TEXAS
COUNTY OF MONTGOMERY

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

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

IN TESTIMONY WHEREOF, the Montgomery SH 105 Associates, LLC has caused these presents to be signed by Jonathan Bellock, its Vice President and its common seal hereunto affixed this day of _____ 2019.

Montgomery SH 105 Associates, LLC

BY: _____
Jonathan Bellock, Vice President

STATE OF TEXAS
COUNTY OF MONTGOMERY

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

GIVEN UNDER MY HAND AND SEAL OF OFFICE, this _____ day of _____, 2019.

Notary Public

Printed name _____

My commission expires _____

SURVEYOR'S CERTIFICATION

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

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

CITY OF MONTGOMERY

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

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

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

Dated this _____ Day of _____, 2019

ATTEST:

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

By: _____
Susan Hensley - City Secretary

COUNTY CLERK

I, Mark Turnbull, Clerk of the County Court of Montgomery County, Texas, do hereby certify that the within instrument with its certificate of authentication was filed for registration in my office on _____ day of _____, 2019, at _____ o'clock __M., and duly recorded on _____ day of _____, 2019, at _____ o'clock __M., in cabinet _____ sheet _____ of Records of _____ for said County.

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

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

By: _____ Deputy

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

BY: _____

Hancock Whitney Bank (formerly known as Whitney Bank)

STATE OF MISSISSIPPI
PARISH OF LOUISIANA

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

GIVEN UNDER MY HAND AND SEAL OF OFFICE, this _____ day of _____, 2019.

Notary Public

Printed name _____

My commission expires _____

REPLAT
THE SHOPPES AT MONTGOMERY
SECTION 2
A SUBDIVISION OF
23.5630 ACRES (1,026,406 SQ. FT.)
BEING ALL OF THE SHOPPES AT MONTGOMERY
SECTION 2
RECORDED UNDER CAB. Z, SHEET 5387-5388 M.R. M.C.T.
IN THE JOHN CORNER SURVEY, A-8
MONTGOMERY COUNTY, TEXAS
1 BLOCK 10 RESERVES
September 2019

SURVEYOR:

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

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

TBPLS REG. NO. 10194172

Montgomery City Council
AGENDA REPORT

Meeting Date: September 24, 2019	Budgeted Amount: N/A
Department: Administrative	
Prepared By: Richard Tramm	Exhibits: Encroachment and Maintenance Agreement between City of Montgomery and First Hartford Realty Corporation
Date Prepared: September 19, 2019	

Subject

Consideration and possible action to accept an Encroachment and Maintenance Agreement for storm sewer encroachment between City of Montgomery and First Hartford Realty Corporation.

Description

The property owner (First Hartford Realty Corporation) wished to install a storm sewer line that will encroach on the City's sanitary sewer easement. The property owner understands they are responsible for any relocation, disturbance and maintenance to their storm sewer line in the future.

Recommendation

Please review and consider as you see fit. This item has been reviewed by the City Attorney. The property owner has already signed this agreement.

Approved By

City Administrator	Richard Tramm <i>R7</i>	Date: 09/19/19

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

STATE OF TEXAS

COUNTY OF MONTOMERY

ENCROACHMENT AND MAINTENANCE AGREEMENT

THIS AGREEMENT is made this _____ day of September 2019, between the **CITY OF MONTGOMERY, TEXAS (CITY)** and **FIRST HARTFORD REALTY CORPORATION**, a Connecticut corporation (OWNER).

RECITALS

OWNER is the owner of certain property (PROPERTY) located in the City of Montgomery, Texas at 20175 and 20165 Eva Street which is being developed by OWNER for the Shoppes at Montgomery Retail Plaza.

The Property is an approximately 2.74-acre tract of land in the John Corner Survey, A-8, in Montgomery County, Texas, as more particularly described in the plat attached hereto as Exhibit "A."

OWNER is proposing a private storm sewer line (hereinafter called the "storm drainage pipe") to be installed within the existing CITY 20-foot public sanitary sewer easement on the Property.

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

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

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

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

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

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

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

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

3. Conditions.

- a. Prior to any construction in or along the CITY public utility easement on the Property, OWNER shall obtain all licenses or permits necessary to install and construct the OWNER'S storm drainage pipe or any other improvements on the Property.
- b. OWNER, or its successors and assigns shall be solely responsible for the normal maintenance of the private storm drainage pipe on the Property and shall maintain it to avoid any damage to or interference with the CITY facilities, other public utilities or the general right of CITY to utilize the easement for its intended purpose. CITY shall be responsible for major repairs to the public utility easement (i.e., any work other than the normal maintenance required by OWNER, or its successors and assigns).
- c. CITY shall not be responsible to OWNER, its successors, assigns, or any other party for damages to OWNER'S storm drainage pipe or other improvements on or along the CITY public utility easement on the Property. CITY may, at any time upon reasonable notice, require the relocation of the storm drainage pipe along the public utility easement for the purpose of allowing CITY to make repairs to its public utilities. OWNER, or its successors and assigns, shall relocate such improvements promptly at its sole expense and shall not be entitled to compensation or damages of any kind.
- d. OWNER, or its successors and assigns, shall notify the City in writing of any change in ownership of the Property.

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

CITY

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

OWNER

First Hartford Realty Corporation
ATTN: John Toic, President
149 Colonial Road
Manchester, Connecticut 06045-1270

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

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

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

8. Agreement a Covenant Running With the Land. This Agreement shall be recorded in the Real Property Records of Montgomery County, Texas and shall be a covenant running with the OWNER'S land and binding upon the OWNER'S successors and assigns. Upon the sale or transfer of the Property by OWNER, any and all liability and obligations of First Hartford Realty Corporation as OWNER under this Agreement shall terminate and cease and the then OWNER, as the successor and/or assign to First Hartford Realty Corporation as OWNER shall be responsible for any and all liability and obligations of OWNER under this Agreement.

[The balance of this page intentionally left blank.
Signatures appear on the following pages.]

CITY OF MONTGOMERY, TEXAS

By: _____
Sara Countryman, Mayor

ATTEST:

Susan Hensley City Secretary

State of Texas §
 §
County of Montgomery §

This instrument was acknowledged before me on _____, 2019
by SARA COUNTRYMAN, mayor of and acting in behalf of the City of Montgomery,
Texas.

Notary Public, State of Texas

FIRST HARTFORD REALTY CORPORATION

By: _____
John Toic, President

State of Connecticut §
§
County of Hartford §

This instrument was acknowledged before me on September 17,
2019 by John Toic, as President of FIRST HARTFORD REALTY CORPORATION, a
Delaware corporation.

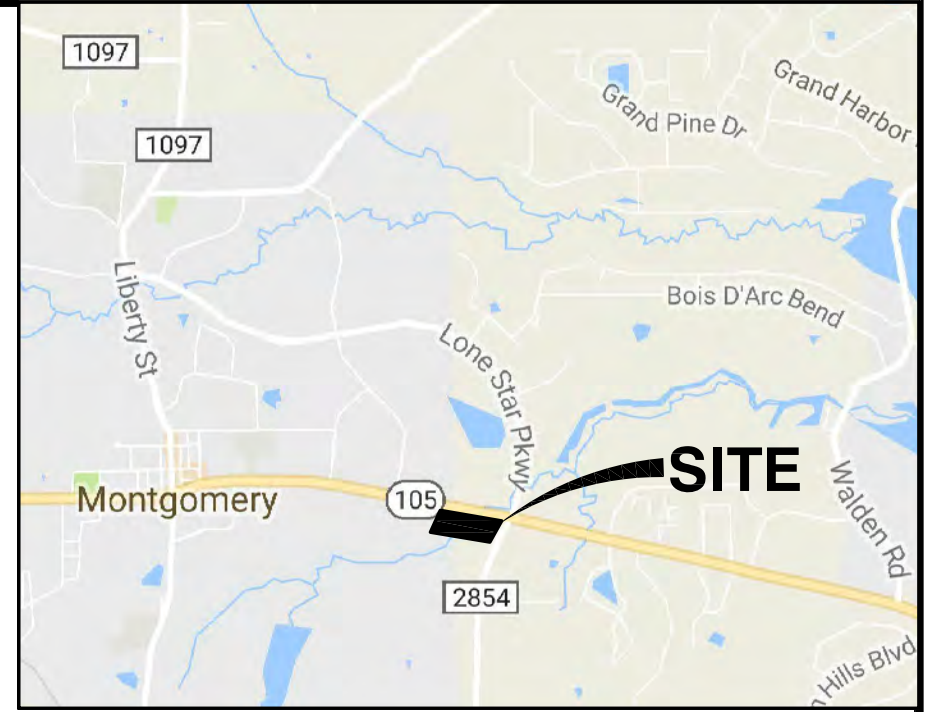
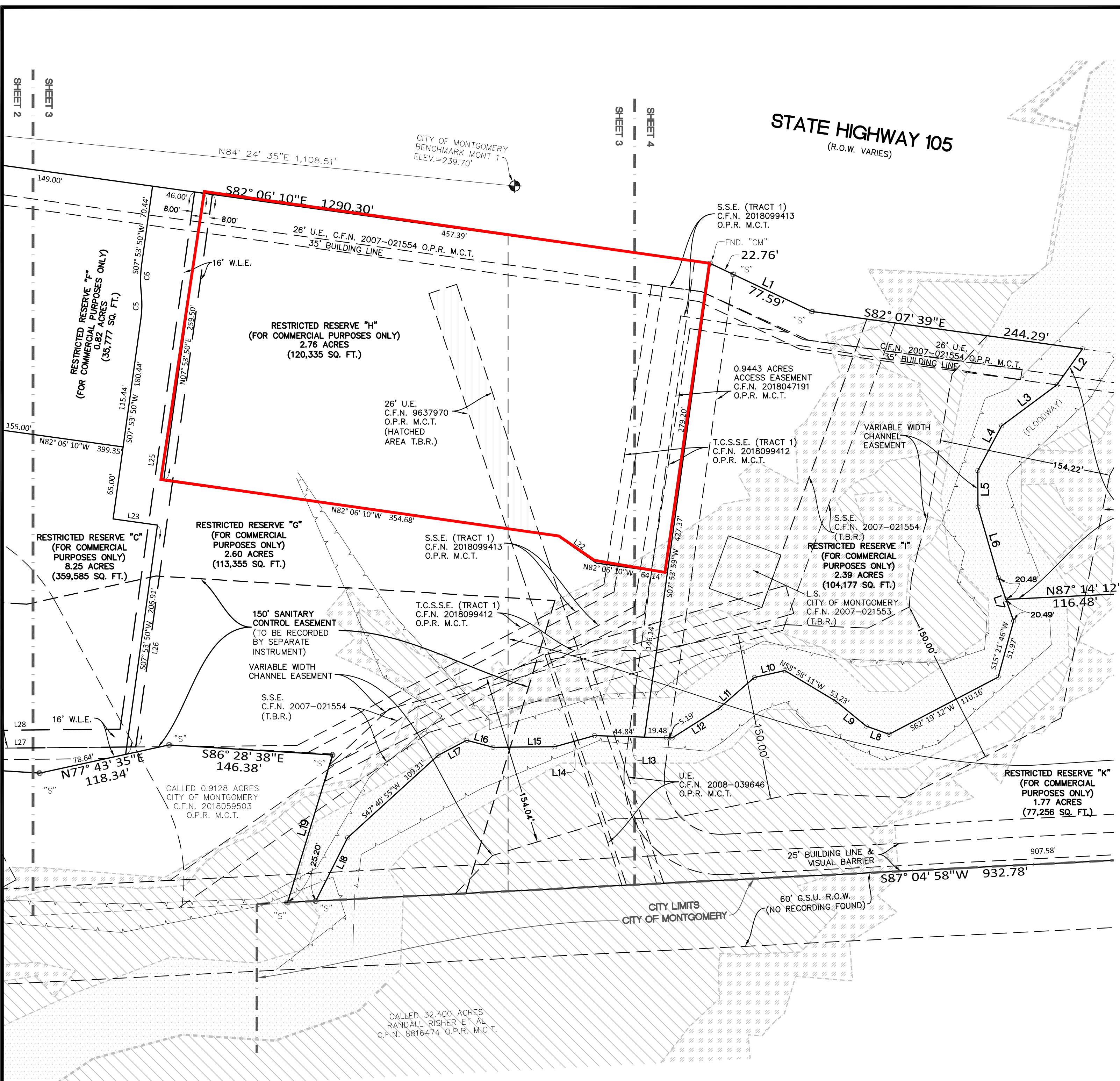
Christine Meyers
Notary Public, State of Connecticut

After Recording Return to:

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

CHRISTINE MEYERS
NOTARY PUBLIC
MY COMMISSION EXPIRES OCT. 31, 2022

Exhibit A



VICINITY MAP
N.T.S.



GRAPHIC SCALE



(IN FEET)
1 inch = 60 ft.

LEGEND / ABBREVIATIONS

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

REPLAT
THE SHOPPES AT MONTGOMERY
SECTION 2
 A SUBDIVISION OF
 23.5630 ACRES (1,026,406 SQ. FT.)
 BEING ALL OF THE SHOPPES AT MONTGOMERY
 SECTION 2
 RECORDED UNDER CAB. Z, SHEET 5387-5388 M.R. M.C.T.
 IN THE JOHN CORNER SURVEY, A-8
 MONTGOMERY COUNTY, TEXAS
1 BLOCK 10 RESERVES
September 2019

LINE TABLE			LINE TABLE			LINE TABLE			LINE TABLE		
NO.	BEARING	LENGTH	NO.	BEARING	LENGTH	NO.	BEARING	LENGTH	NO.	BEARING	LENGTH
L1	S 64°43'55" E	100.35	L10	S 77°16'39" W	28.01	L19	S 16°55'55" W	137.77	L28	N 89°29'43" E	226.14
L2	S 35°25'09" W	39.55	L11	N 48°49'15" E	41.65	L20	N 03°00'47" W	38.95	L29	S 02°07'02" W	12.84
L3	S 53°27'12" W	61.49	L12	S 57°42'07" W	49.80	L21	N 73°40'16" W	8.95	L30	S 86°27'44" E	85.97
L4	S 27°59'13" W	45.34	L13	N 88°19'31" W	69.51	L22	N 55°02'55" W	43.30	L31	N 86°27'41" W	97.75
L5	S 00°14'23" E	32.40	L14	S 74°20'30" W	36.71	L23	S 82°06'10" E	40.00			
L6	S 16°05'33" E	65.89	L15	S 89°26'02" W	55.00	L24	N 02°07'02" E	11.72			
L7	S 19°22'45" E	40.97	L16	N 75°10'20" W	24.67	L25	N 07°53'50" E	484.79			
L8	N 70°12'01" W	21.69	L17	S 62°08'22" W	29.05	L26	S 07°53'50" W	498.60			
L9	N 50°41'30" W	35.03	L18	S 26°42'36" W	63.28	L27	S 89°29'43" W	224.66			

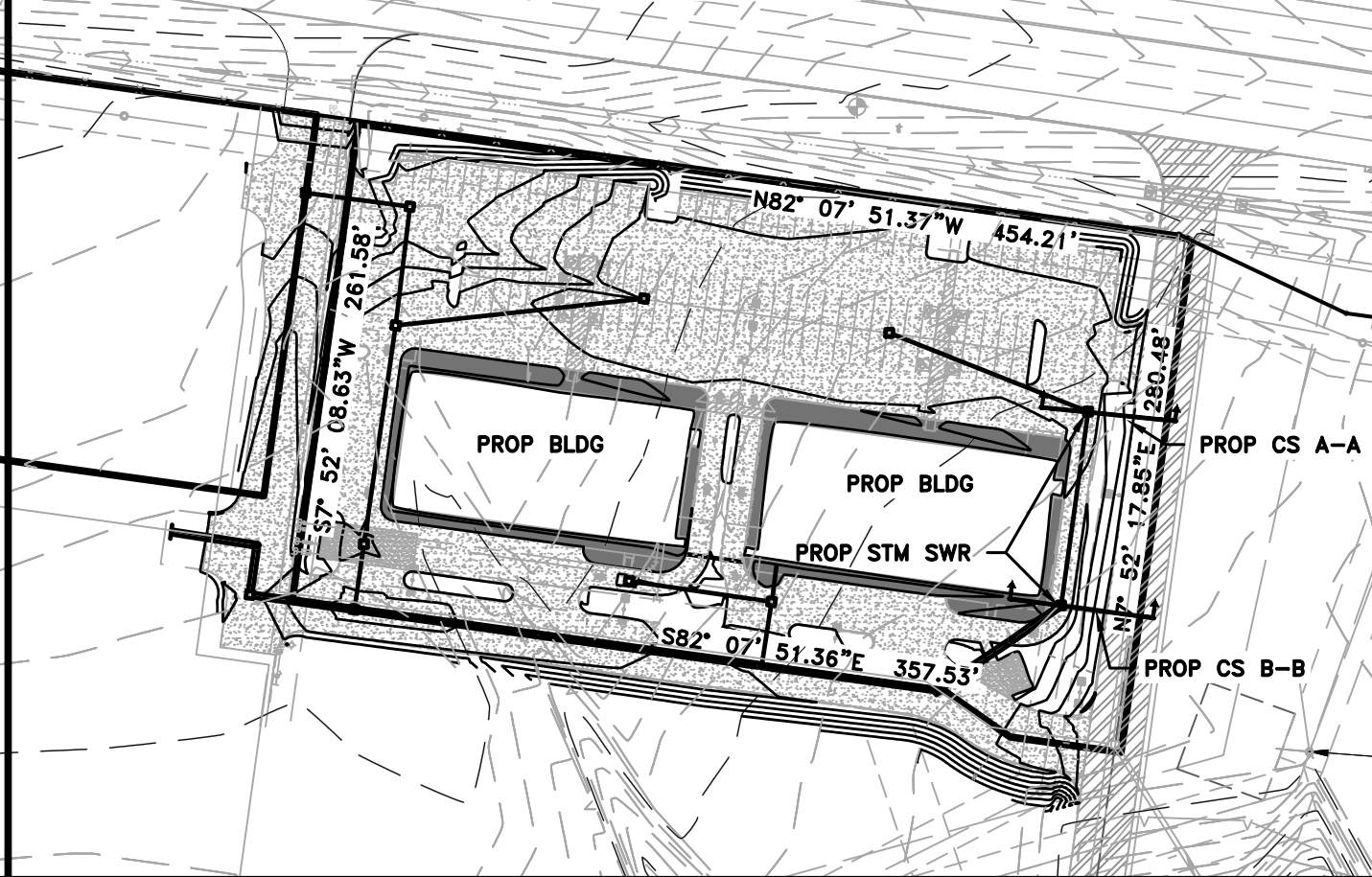
CURVE TABLE					
NO.	LENGTH	RADIUS	DELTA	CHD. BRG.	CHORD
C1	165.02	2,934.79	3°13'18"	S 25°59'10" W	165.00
C2	283.23	1,040.00	15°36'13"	N 16°04'43" E	282.35
C3	23.33	95.00	14°04'12"	N 14°55'56" E	23.27
C4	25.78	105.00	14°04'12"	N 14°55'56" E	25.72
C5	23.33	95.00	14°04'12"	N 00°51'44" E	23.27
C6	25.78	105.00	14°04'12"	N 00°51'44" E	25.72

SURVEYOR:

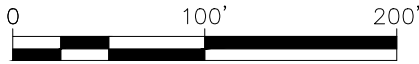
 Formerly
TOWN AND COUNTRY SURVEYORS
 2219 SAWDUST ROAD, STE. 2003
 THE WOODLANDS, TX 77380
 (281)465-8730
 www.landpoint.net

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

SH 105
(R.O.W. VARIES)



S:\ENGINEERING PROJECTS\10505 - SHOPPES AT MONTGOMERY RETAIL PLAZA\03 CAD\DESIGN SET\CROSS SECTION EXHIBIT\01 SITE PLAN.DWG Aug. 28, 2019--12:30 PM



SHEET INDEX	
SHEET NUMBER	SHEET TITLE
01	SITE PLAN
02	CROSS SECTION A-A
03	CROSS SECTION B-B

L SQUARED ENGINEERING
MUNICIPAL COMMERCIAL RESIDENTIAL

WWW.L2ENGINEERING.COM
FIRM REGISTRATION NUMBER 11235
21123 EVA STREET #200
MONTGOMERY, TEXAS 77356
OFFICE: 936-647-0420

SHOPPES AT MONTGOMERY
RETAIL PLAZA
SITE PLAN

CLIENT INFORMATION	PROJECT ADDRESS
FIRST HARTFORD REALTY CORPORATION	20175 & 20165 EVA ST.
JONATHAN BELLOCK	MONTGOMERY, TX 77356
149 COLONIAL ROAD	
MACHESTER, CN 06045	

PROJECT	10505	DATE	08/28/2019
SCALE	1"= 100'	SHEET	01



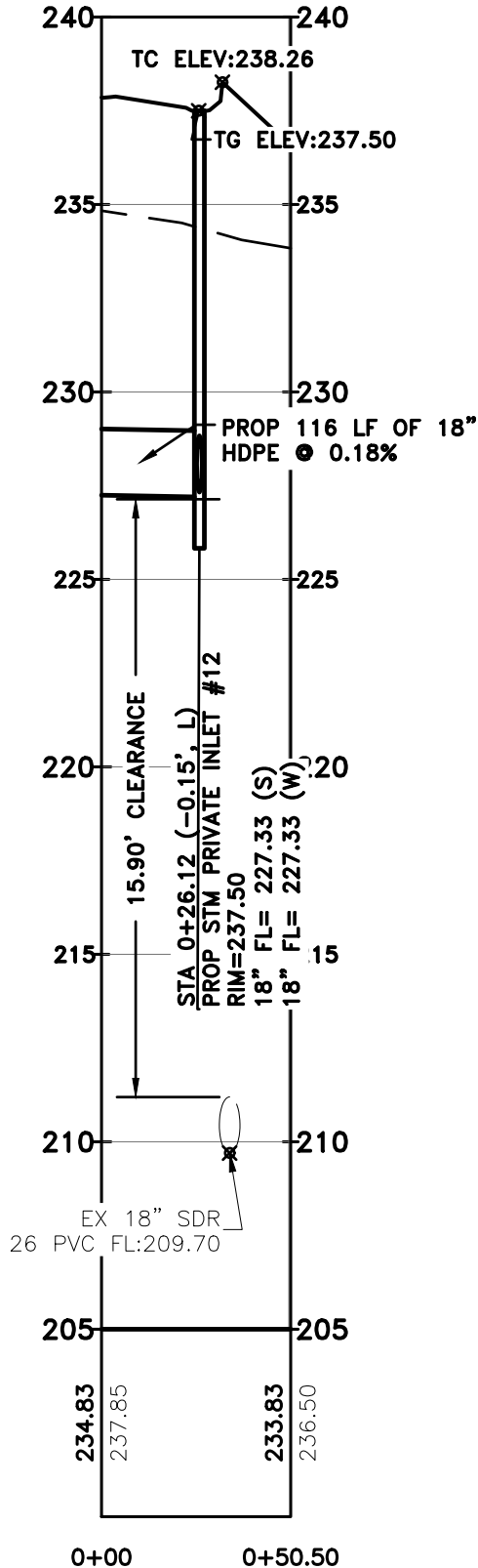
Jonathan T. White

08/28/2019

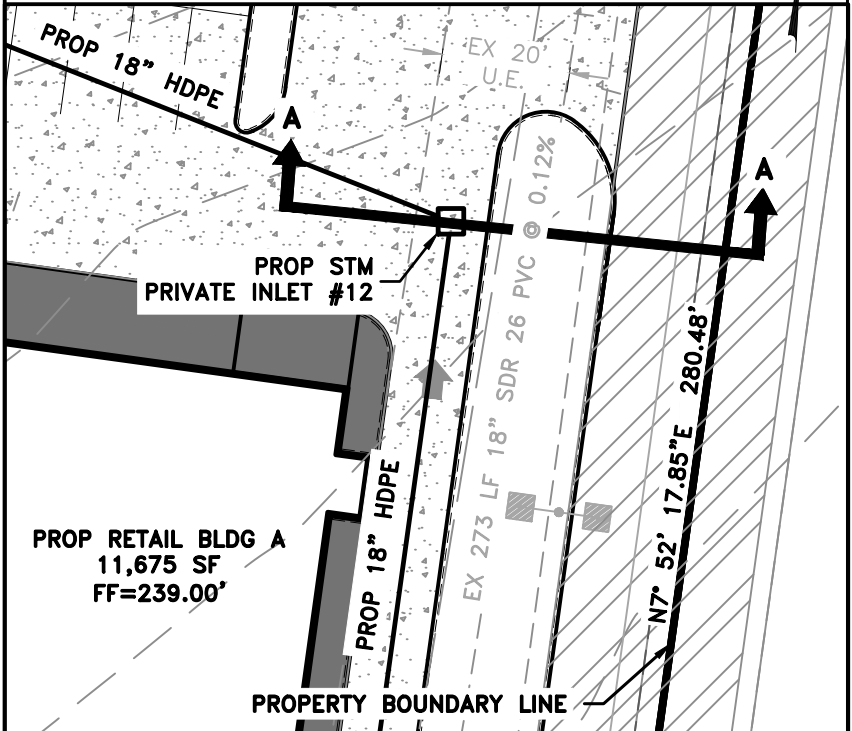
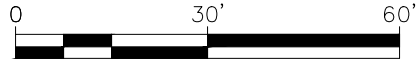
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CROSS SECTION A-A PROFILE

SCALE: 1"=50' HORZ
1"=5' VERT



SCALE: 1"=30'



L SQUARED ENGINEERING
MUNICIPAL COMMERCIAL RESIDENTIAL

WWW.L2ENGINEERING.COM
FIRM REGISTRATION NUMBER 11235
21123 EVA STREET #200
MONTGOMERY, TEXAS 77356
OFFICE: 936-647-0420

**SHOPPES AT MONTGOMERY
RETAIL PLAZA
CROSS SECTION A-A**

CLIENT INFORMATION FIRST HARTFORD REALTY CORPORATION JONATHAN BELLOCK 149 COLONIAL ROAD MACHESTER, CN 06045	PROJECT ADDRESS 20175 & 20165 EVA ST. MONTGOMERY, TX 77356
--	---

PROJECT 10505	DATE 08/28/2019
SCALE AS SHOWN	SHEET 02



Jonathan T. White

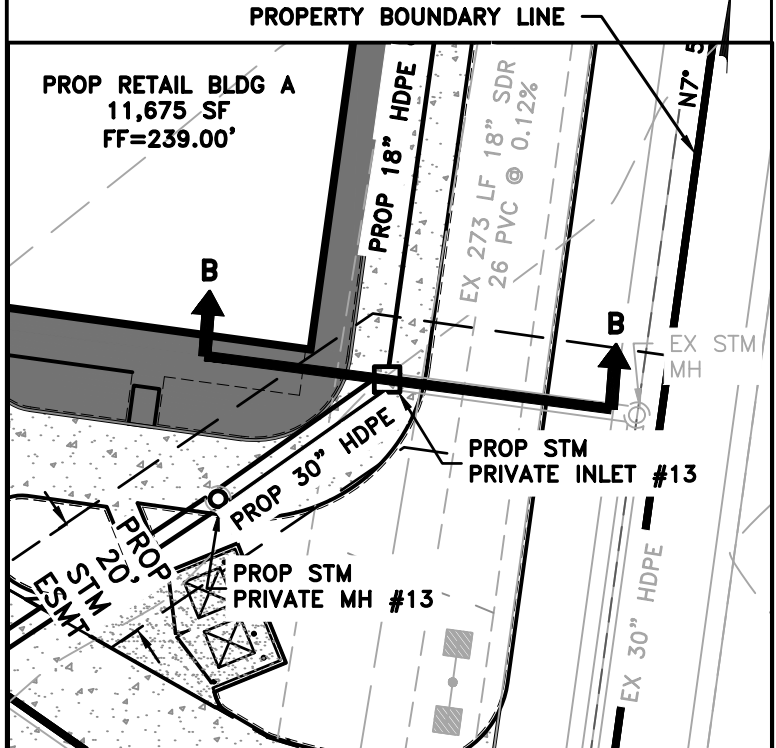
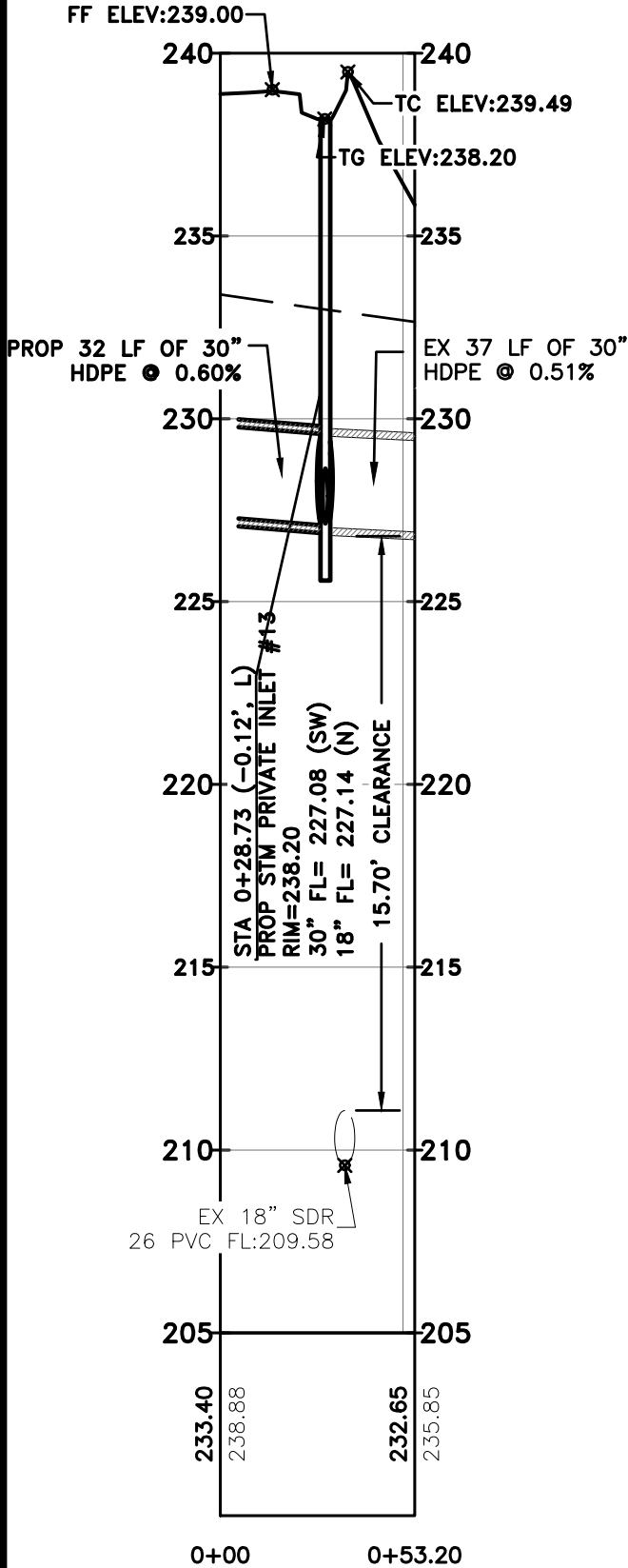
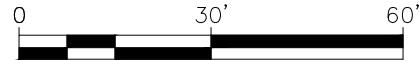
08/28/2019

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CROSS SECTION B-B PROFILE

SCALE: 1"=50' HORZ
1"=5' VERT

SCALE: 1"=30'



L SQUARED ENGINEERING
MUNICIPAL COMMERCIAL RESIDENTIAL

WWW.L2ENGINEERING.COM
FIRM REGISTRATION NUMBER 11235
21123 EVA STREET #200
MONTGOMERY, TEXAS 77356
OFFICE: 936-647-0420

**SHOPPES AT MONTGOMERY
RETAIL PLAZA
CROSS SECTION B-B**

CLIENT INFORMATION FIRST HARTFORD REALTY CORPORATION JONATHAN BELLOCK 149 COLONIAL ROAD MACHESTER, CN 06045	PROJECT ADDRESS 20175 & 20165 EVA ST. MONTGOMERY, TX 77356
---	--

PROJECT 10505	DATE 08/28/2019
SCALE AS SHOWN	SHEET 03



Jonathan T. White

08/28/2019


Montgomery City Council
AGENDA REPORT

Meeting Date: September 24, 2019	Budgeted Amount: N/A
Department: Administrative	
Prepared By: Richard Tramm	Exhibits: Encroachment and Maintenance Agreement for Monument Signage between City of Montgomery and CBH Properties Montgomery, LLC
Date Prepared: September 18, 2019	

Subject
 Consideration and possible action to accept an Encroachment and Maintenance Agreement for Monument Signage between City of Montgomery and CBH Properties Montgomery, LLC.

Description
 CBH Properties Montgomery, LLC (Christian Brothers Automotive) is requesting to place their monument sign in the area that includes the City's utility easement. In this agreement CBH Properties Montgomery, LLC agrees that they are responsible for relocating or maintaining the sign.

Recommendation
 Review the agreement and consider approval as you see fit. The agreement has been reviewed by the City Attorney and signed by CBH Properties Montgomery, LLC.

Approved By		
City Administrator	Richard Tramm 	Date: 09/19/19

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

STATE OF TEXAS

COUNTY OF MONTOMERY

**ENCROACHMENT AND MAINTENANCE AGREEMENT
FOR MONUMENT SIGNAGE**

THIS AGREEMENT is made this 18th day of September, 2019, between the **CITY OF MONTGOMERY, TEXAS** (CITY) and **CBH PROPERTIES MONTGOMERY, LLC**, a Texas limited liability company (OWNER).

RECITALS

OWNER is the owner of certain property (PROPERTY) located in the City of Montgomery, Texas at 19920 Eva Street (State Highway 105) which is being developed by OWNER for a new Christian Brothers Automotive store.

The Property is a 0.8712-acre tract of land, being a portion of the Montgomery First, Reserve C, Block 1 in the John Corner Survey, A-8, in Montgomery County, Texas, as more particularly described on Exhibit "A."

OWNER requests permission from the CITY to install a monument sign in the same existing CITY 26-foot public easement.

OWNER has agreed that the placement of such a monument sign shall not conflict with the location of the CITY public utilities in the easement and that Owner shall regularly maintain the Owner's monument sign at its sole expense.

CITY and OWNER agree that CITY may in the future need to make major utility repairs in the 26-foot public utility easement on the Property.

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

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

CITY has agreed to the proposed plat of the Property and OWNER'S installation of the monument sign on and along the public utility easement, subject to the above recitals and the following terms and conditions agreed by OWNER.

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

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

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

3. Conditions.

- a. Prior to any construction in or along the CITY public utility easement on the Property, OWNER shall obtain all licenses or permits necessary to install and construct the OWNER'S monument sign or any other improvements on the Property.
- b. OWNER shall be solely responsible for the normal maintenance of the private monument sign on the Property and shall maintain it to avoid any damage to or interference with the CITY facilities, other public utilities or the general right of CITY to utilize the easement for its intended purpose. CITY shall be responsible for major repairs to the public utility easement (i.e., any work other than the normal maintenance required by OWNER.)
- c. CITY shall not be responsible to OWNER, its successors, assigns, or any other party for damages to OWNER'S monument sign or other improvements on or along the CITY public utility easement on the Property. CITY may, at any time upon reasonable notice, require the

relocation of the monument sign along the public utility easement for the purpose of allowing CITY to make repairs to its public utilities. OWNER shall relocate such improvements promptly at its sole expense and shall not be entitled to compensation or damages of any kind.

- d. OWNER shall notify the City in writing of any change in ownership of the Property.

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

CITY

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

OWNER

CBH Properties Montgomery, LLC
ATTN: Billy Green, Jr.
17725 Katy Freeway, Suite 200
Houston, Texas 7094

5. **Indemnity.** OWNER shall indemnify, defend and hold harmless CITY, its elected officials, officers and employees, from any claims, suits, causes of action, costs or damages arising from OWNER'S failure to act in accordance with the requirement of this Agreement as it relates to any improvements by OWNER in the public utility easement on the Property.

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

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

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

CITY OF MONTGOMERY, TEXAS

By: _____
Sara Countryman, Mayor

ATTEST:

Susan Hensley City Secretary

State of Texas §
 §
County of Montgomery §

This instrument was acknowledged before me on _____, 2019 by SARA COUNTRYMAN, mayor of and acting in behalf of the City of Montgomery, Texas.

Notary Public, State of Texas

CHH PROPERTIES MONTGOMERY, LLC

By: _____
Name: John Foster
Title: Vice President

State of Texas §
 §
County of Harris §

This instrument was acknowledged before me on September 17, 2019 by John Foster, acting as Vice President under the authority of CBH PROPERTIES MONTGOMERY LLC, a Texas limited liability company.

Christine Paula Butt
Notary Public, State of Texas



EXHIBIT "A"

LEGAL DESCRIPTION OF THE PROPERTY

**METES & BOUNDS DESCRIPTION
OF A 0.8712 OF ONE ACRE TRACT LOCATED IN THE
JOHN CORNER SURVEY, ABSTRACT NO. 8
CITY OF MONTGOMERY, MONTGOMERY COUNTY, TEXAS**

Being 0.8712 of one acre (38,077 square feet) of land situated in the John Corner Survey, Abstract No. 8, City of Montgomery, Montgomery County, Texas and being out of Reserve "C", Block 1 of Montgomery First Subdivision as recorded under Cabinet Z, Sheet 4633 of the Montgomery County Map Records and being out of a called 6.202 acre tract of land conveyed to Kenroc Six, LLC, a Texas Limited Liability Co. as recorded under Montgomery County Clerk File No. 2016020049 of the Official Public Records of Montgomery County, Texas and being more particularly described by metes and bounds as follows (with bearings referenced to Montgomery First Subdivision along the south line North 80°45'11" West):

BEGINNING at a set "X" in concrete in the south line of said Reserve "C" and the north right-of-way line State Highway 105 (variable width) and being the southeast corner of Reserve "C" and the southwest corner of Reserve "B", Block 1, of Montgomery First Subdivision and being the southeast corner of the herein described tract;

THENCE, North 80°45'11" West, 150.00 feet along the north right-of-way line of State Highway 105 and the south line of Reserve "C" to a set 5/8-inch iron rod with cap stamped "Ally" for the southwest corner of the herein described tract;

THENCE, North 09°14'49" East, 253.85 feet departing the north right-of-way line of State Highway 105 and the south line of Reserve "C" and through the interior of said Reserve "C" to a set 5/8-inch iron rod with cap stamped "Ally" in the north line of Reserve "C" and the south line of Reserve "A", Block 1, of Montgomery First Subdivision and being the northwest corner of the herein described tract;

THENCE, South 80°45'11" East, 150.00 feet along the north line of Reserve "C" and the south line of Reserve "A" to a set "X" in concrete being the northwest corner of Reserve "B" and the northeast corner of Reserve "C" and the herein described tract;

THENCE, South 09°14'49" West, 253.85 feet along the east line of Reserve "C" and the west line of Reserve "B" to the **POINT OF BEGINNING** and containing 0.8712 of one acre (38,077 square feet) of land.

After Recording Return to:

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