

NOTICE OF REGULAR MEETING

November 12, 2019

MONTGOMERY CITY COUNCIL

STATE OF TEXAS

AGENDA

COUNTY OF MONTGOMERY

CITY OF MONTGOMERY

NOTICE IS HEREBY GIVEN that a **Regular Meeting** of the Montgomery City Council will be held on **Tuesday, November 12, 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. City Council may not discuss or take any action on an item but may place the issue on a future agenda. The number of speakers along with the time allowed per speaker may be limited.

CONSENT AGENDA:

1. Matters related to the approval of minutes of the Regular Meeting held on October 8, 2019.
2. Consideration and possible action regarding adoption of the following Resolution:
A RESOLUTION BY THE CITY COUNCIL OF CITY OF MONTGOMERY DESIGNATING AUTHORIZED SIGNATORIES FOR CONTRACTUAL DOCUMENTS AND DOCUMENTS FOR REQUESTING FUNDS PERTAINING TO THE COMMUNITY DEVELOPMENT BLOCK GRANT – DISASTER RECOVERY PROGRAM (CDBG-DR) CONTRACT NUMBER 19-076-017-B366.
3. Consideration and possible action regarding adoption of the following Resolution:
A RESOLUTION BY THE CITY COUNCIL OF THE CITY OF MONTGOMERY ADOPTING REQUIRED CDBG-DR CIVIL RIGHTS POLICIES.
4. Consideration and possible action regarding adoption of the following Proclamation:
A PROCLAMATION BY THE CITY COUNCIL OF THE CITY OF MONTGOMERY PROCLAIMING APRIL AS FAIR HOUSING MONTH.
5. Consideration and possible action regarding approval of a second Encroachment Agreement for Chick-fil-A to allow a retaining wall, paving and a monument sign to encroach into a utility easement.
6. Consideration and possible action regarding authorizing the absence of City Council Members John Champagne, Jr. and Jon Bickford.

CONSIDERATION AND POSSIBLE ACTION:

7. 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. Engineer's Report
 - G. Financial Report and Quarterly Investment Report
8. Consideration and possible action regarding adoption of the following Resolution:
RESOLUTION CASTING VOTE(S) FOR CANDIDATE(S) FOR THE ELECTION OF THE MONTGOMERY CENTRAL APPRAISAL DISTRICT BOARD OF DIRECTORS.
9. Consideration and possible action to call a Public Hearing to be conducted by City Council, acting as the Zoning Board of Adjustment, regarding a side building line variance of nine (9) feet and a rear building line variance of four (4) feet for the property located at 607 Worsham Street, as submitted by owners Dan and Christine Walker.
10. Consideration and possible action to call a Public Hearing regarding a Special Use Permit for a short-term cottage rental project located at 1062 Clepper Street as submitted by owners Larry and Beverley Jacobs.
11. Consideration and possible action regarding acceptance of College Street Right-of-Way donation letter agreement as submitted by Troy K. and Lisa D. Walker.
12. Consideration and possible action regarding solicitation of bids for the City Mowing Contract.
13. Consideration and possible action regarding renaming Wade Street.
14. Consideration and possible action to authorize City Administrator to issue Requests for Qualifications and/or solicit bids for the following:
 - A. Bond Financial Advisor;
 - B. Water and Wastewater Operations Company;
 - C. City Attorney;
 - D. Auditor;
 - E. Master Drainage Study of Town Creek Watershed;
 - F. IT Provider;
 - G. Financial Consultant; and
 - H. City Engineer

EXECUTIVE SESSION:

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

15. 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, including pending claims and contracts; and
- b) Section 551-074 – Personnel Matters – Police Lieutenant Leave Benefits

16. Reconvene into Open Session.

POSSIBLE ACTION FROM EXECUTIVE SESSION:

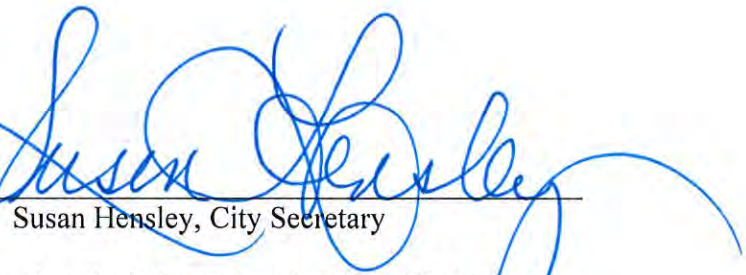
- 17. Consideration and possible action regarding item(s) listed under Executive Session.

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 8th day of November 2019 at 4:00 o'clock p.m. I further certify that the following news media was notified of this meeting as stated above: The Courier

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

MINUTES OF REGULAR MEETING

October 8, 2019

MONTGOMERY CITY COUNCIL

CALL TO ORDER

Mayor Pro Tem T.J. Wilkerson declared a quorum was present and called the meeting to order at 6:00 p.m.

Present: T.J. Wilkerson City Council Place # 3
 Rebecca Huss City Council Place # 4
 Tom Cronin City Council Place # 5

Absent: Sara Countryman Mayor
 Jon Bickford City Council Place # 1
 John Champagne, Jr. City Council Place # 2

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

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.

Mr. Floyd Montgomery advised his Montgomery Museum was open for about three months in the Law Office and he closed the end of last month and is hoping that he can find another location. Mr. Montgomery said the N.H. Davis Museum did not have a docent on-site half the time. Mr. Montgomery talked about the History Channel show The Vikings, stating there would be reference to the Montgomery name in the show this year.

CONSENT AGENDA:

1. Matters related to the approval of minutes of the Public Hearing and Regular Meeting held on September 24, 2019.
2. Consideration and possible action regarding adoption of the following Resolution: RESOLUTION SUBMITTING NOMINEE(S) AS CANDIDATE(S) FOR THE ELECTION OF THE MONTGOMERY CENTRAL APPRAISAL DISTRICT'S BOARD OF DIRECTORS 2020-2021 TERM.
3. Consideration and possible action on cancelling City Council's second meetings of the month for November and December 2019.
4. Consideration and possible action regarding recurring street closure of the south portion of McCown between SH105 and Caroline Street on the 2nd and 4th Sunday of the month for Sunday Market as requested by the HMBA.
5. Consideration and possible action regarding adoption of the following Resolution: RESOLUTION BY THE CITY COUNCIL FOR THE CITY OF MONTGOMERY, TEXAS, DESIGNATING THE COURIER NEWSPAPER AS THE OFFICIAL NEWSPAPER FOR THE CITY OF MONTGOMERY AND AUTHORIZING THE CITY ADMINISTRATOR TO EXECUTE A CONTRACT.

Rebecca Huss noted a correction in the minutes listed under Item 1, advising the name "Perez" in the Public Hearing section of the minutes should be spelled "Ferraz" and is found in several locations. The City Secretary advised she would make the correction.

Rebecca Huss asked to pull Item 2 as a separate item. Rebecca Huss said she felt City Council needed to have a more thorough discussion on this item because there were no actual candidates

discussed for submittal. Mr. Tramm advised there were no recommendations from a staff level or from anyone that would have come forward. Rebecca Huss asked about the current Board Members and who the current appointments are from other municipalities. Mr. Tramm advised he did not have that information and advised this Resolution is due October 15, 2019. Mr. Tramm said he had spoken with two other cities and in each case, they were putting one of their Council Members up for nomination. Rebecca Huss said last year they nominated Mike Meador for the position.

Tom Cronin said in the minutes it stated T.J. Wilkerson was absent during roll call, but then the minutes showed him voting. Ms. Hensley advised that it showed in the minutes when T.J. Wilkerson arrived later in the meeting.

Rebecca Huss advised Mike Meador was our representative last year and he is currently Vice Chairman of the Board.

After discussion, Rebecca Huss moved to renominate Mike Meador as our nominee for the Montgomery Central Appraisal District Board. T.J. Wilkerson seconded the motion, the motion carried with 2-Aye votes and 1-Nay vote by Tom Cronin. (2-1)

Rebecca Huss moved to accept the consent items with the revision to Item 1, changing Mr. Perez to Mr. Farraz, and Items 3, 4 and 5, as presented. Tom Cronin seconded the motion, the motion carried unanimously. (3-0)

CONSIDERATION AND POSSIBLE ACTION:

6. Presentation by the Montgomery Historical Society regarding preservation of historic structures.

Mrs. Brenda Beavan, Board Member of the Montgomery Historical Society and Montgomery County Historical Society and a 7th grade history teacher in Montgomery, made the presentation. Mrs. Beavan thanked the City for allowing her to make the presentation. Mrs. Beavan recognized the Board Members of the Montgomery Historical Society that were present, Sonya and Lonnie Clover, Shirley Schneider, Eva Rains, and Mary Eckhart Sims. Mrs. Beavan said Mr. Foerster had suggested she might want to go over some of the things the Historical Society does for the City of Montgomery to keep the history alive. Mrs. Beavan said it was also

suggested and Billy Ray Duncan spoke to Mayor Countryman who said it would be a great idea for all of them to come to Council.

Mrs. Beavan advised they were curators and are here to preserve and take care of the history of Montgomery that includes the Nathaniel Hart Museum, Davis Law Office, McCall Law Office, the old Post Office, the Addison Gandy House, the old Baptist Church and the cemetery, which has recently has been added to the list of things they take care of and the Arnold Simonton House, which is currently under the care of Fernland Park and the City of Montgomery. Mrs. Beavan said they appreciate the care the City has taken of the Arnold Simonton House.

Mrs. Beavan said the Historical Committee does not make a lot of money from the Cookie Walk and said it takes a lot of money to upkeep these houses that are over 150 years old. Mrs. Beavan said they had put together how much it is costing them to keep these homes looking good. Mrs. Beavan said if you look at the Nathaniel Hart Davis Complex, in February 2016 they spent \$12,000 for painting and repairs to the Complex. Mrs. Beavan said she did not think they have ever looked as good as they do now because they were able to paint all of them at one time, and not just a few being painted. Mrs. Beavan said they installed a cedar roof on the Nathaniel Davis Law Office for \$5,300 and cleaned the attic for \$3,000. Mrs. Beavan said there was a cistern in the back of the law office that was crumbling, and they were afraid that during the scavenger hunt one of the children might step on it and fall into it. Mrs. Beavan said her husband found someone to fix the cistern for \$6,500. Mrs. Beavan said the Addison Gandy House has a lot of history that is tied to the Davis family, and they were very lucky to have the home donated to them, but the repair and upkeep are expensive. Mrs. Beavan said the old Baptist Church was \$19,500, which included all the ceiling tiles being replaced, the old Post Office cost \$13,500 for a new roof and \$10,000 in 2015 when they rebuilt the outside and sidewalk. Mrs. Beavan said they spent \$6,000 for complete restoration of the Monk Map that was hanging in the Magnolia House since 1854. Mrs. Beavan said the map was shredded and in millions of tiny pieces, so they took it to Houston to be restored, it was sent to Virginia and now it hangs in City Hall. Mrs. Beavan said City Hall and Chris Cheatham contributed \$3,000 to get the map framed.

Mrs. Beavan said they are now curators of the old Cemetery, which costs \$1,800 a year, Addison Gandy House, Museum and Stewart property and old Baptist Church is almost \$5,000 for lawn work and the cleaning is \$4,200 each year.

Mrs. Beavan said there are very few people working on this venture, so they also need new members. Mrs. Beavan said the only income they receive is during Christmas because they have no other fundraisers, which includes the Cookie Walk, which the children supply the cookies, the open houses where the families that live in the historic homes open them up to the public. Mrs. Beavan said when someone purchases a ticket to tour the homes, they split the ticket price 50/50 with the homeowners. Mrs. Beavan said they are going to go before the MEDC Board later in November when she is applying for funds because they counted so much on receiving the \$5,000 from the MEDC. Mrs. Beavan said she knew MEDC had changed the rules to receive funds and said they make very little money on this event and bring in how many people to Montgomery during that week. Mrs. Beavan said in 2018 they received no funds from MEDC and their balance in their account is \$6,661.

Mrs. Beavan said the Christmas Parade brings people to town and asked that the people be allowed to stay following the Parade to help the businesses. Mrs. Beavan asked that they help encourage to keep the people in the City versus trying to send them away. Mrs. Beavan said she knew there was some discussion right now about the Parade and how it is going to function, and she believed the comment was made to get the people out of town, and she said she did not think the restaurants and businesses want the people to leave town, they want them to stay and shop and eat in the restaurants. Mrs. Beavan said they want the people to stay because they have vendors who down by the Community Center, the Cookie Walk and the Home Tour all want the people to stay in the City. Mrs. Beavan asked the City to think about all this when they talk about the Christmas Parade because it brings hundreds, and possibly thousands of people into the City because it is packed when they are here.

Mrs. Beavan said they do not have brochures, which they need and said many of the people that come to the City are over the ages of 50-60 and they would use the brochures because they are not always looking things up on their phone and they would like to have something in their hand as they walk around and tour some of the houses in the City.

Mrs. Beavan said either the City or the MEDC was planning to pay for a few historical markers in Montgomery. Mrs. Beavan said they did get the marker ready with the help of Lonnie Clover and Mr. Forster for the Addison Gandy House, and now they understand the City and MEDC is

not willing to pay for that historical marker to go up. Mrs. Beavan said they were told that would happen and right now they need to come back before the MEDC and explain the needs that they have because this brings people to Montgomery. Mrs. Beavan said Montgomery is a historic town and they need to focus on the fact that it is one of the reasons people come here.

Mrs. Beavan said over 700 students with their parents, siblings and their grandparents come to Montgomery between December and April for the scavenger hunt. Mrs. Beavan said this year the dates will be October to February, starting this week. Mrs. Beavan said they are doing that because there is the event Voices from the Past that will happen next weekend on Saturday from 12 noon to 4:00 p.m. where they will have a lot of people that will be in costume standing next to the grave of the person they are depicting so they can tell the people about that person. Mrs. Beavan said there will be no charge to the 7th graders and is only \$5 for an adult to tour three cemeteries. Mrs. Beavan said it was safe to assume that all the people that come to Montgomery are spending money in town while completing the scavenger hunt. Mrs. Beavan said she started the scavenger hunt 20 years ago when she came here, and she did one in Humble before she came to Montgomery. Mrs. Beavan said she had three goals for all her scavenger hunts; 1) learn to appreciate the local history, 2) families to spend time together before their children go to high school and 3) help the business community.

Mrs. Beavan said the City of Montgomery without the Montgomery Historical Society, advised all the homes she just talked about, there was a very good possibility that they would not be there without their work. Mrs. Beavan said it is very costly to operate and keep these homes where they look good and said she did not think anyone could say they did not look good because of the work of the Montgomery Historical Society.

Rebecca Huss thanked Mrs. Beavan for the information, stating most of it is very old information that is newly available. Mrs. Beavan said the Montgomery Historical Society would like to be appreciated a little bit, and it seemed like through the years without anyone knowing what they do, how can they expect to be appreciated. Rebecca Huss said they should work together.

T. J. Wilkerson thanked Mrs. Beavan for the presentation, stating he was a history buff and said he really enjoyed it and hopefully it will come to fruition. T.J. Wilkerson said he could see

around February tying some other things in with the Montgomery Historical Society, and said people would probably be interested in coming and learning about a lot of the things that are going on, they just have to make sure and reach out to them.

7. Consideration and possible action regarding a Utility and Economic Feasibility Study for Promocon USA, LLC (West Lakes Development – Dev. No. 1904).

Mr. Roznovsky presented the information to City Council, advising the developer had approached the City during the summer regarding a single-family development located off Old Dobbin-Plantersville Road on the southwest side, outside the City limits and located across from the Ag Barn for the High School.

Mr. Roznovsky said since the property is not in the City it will require annexation and will need to be zoned R-1 single family since it is not currently zoned. Mr. Roznovsky said they are proposed to have 168 lots over the 44-acres that would allow 50-foot lots that are less than the 9,000 square foot minimum requirement, so they will have to request variances for minimum lot sizes and widths. Mr. Roznovsky said the City's future land use plan that the Planning and Zoning Commission worked on a while back, this area is in one of the lower density areas. Mr. Roznovsky stated the developer estimates the average home sale price to be \$200,000 each, with an approximate buildout of 3-years according to their estimations.

Mr. Roznovsky said this development would be located with the Dobbin-Plantersville Water Supply Company ("DPWSC") Certificate of Convenience and Necessity ("CCN"), so water service would be provided by DPWSC and not the City of Montgomery. Mr. Roznovsky said one other requirement of that is they will still have to meet the City's standard regarding fire flow capacity, etc. Mr. Roznovsky said the developer has talked to DPWSC and they said they could provide service, and one thing that would be a requirement prior to plan approval is a certified letter stating they could meet the City's flow requirements. Mr. Roznovsky said another thing is the ownership of the public water system would not be the City's system but would be the DPWSC system, so the City would only be providing the sanitary sewer service.

Rebecca Huss said this sounds like it is fraught with all sorts of untenable issues, where the City is providing everything but the water service and if there is a problem with the water service

there is nothing the City can do about it, we would have to say call DPWSC. Mr. Roznovsky said that was correct. Rebecca Huss said she did not think the City could tell their taxpayers that. Mr. Roznovsky said this is the same as Appendix "A" on the map, where everything in the cross-hatched area to the west of the City and south is in the DPWSC CCN. Mr. Roznovsky said they are going to have this issue in the ETJ time and time again. Rebecca Huss asked if they purchase that area from DPWSC or seize it. Mr. Roznovsky said they met with DPWSC earlier this year, City staff and the Mayor, and their intention is to serve everything that is in their area and not give away service area. Mr. Roznovsky said the City can either provide only sanitary service or you don't annex the property, then they will be required to either put in their own MUD or entity to provide sanitary service to their customers. Mr. Roznovsky said these lots are not big enough to provide the area for septic systems. Rebecca Huss said the lots are not big enough to meet the City's standards, which is another problem altogether because the taxable value is \$160,000 per year. Mr. Roznovsky said it was \$128,000. Rebecca Huss said that was not particularly attractive with all the risks that go with the development. Mr. Roznovsky said there were a lot and other things to consider with the sewer service, they would have to provide a regional lift station because in that area there is no existing service. Mr. Roznovsky said the estimate for a lift station and force main is \$770,000 to install all that and to make it deep enough so it does not serve just one development instead of the City ending up with five or six different lift stations. Mr. Roznovsky said the force main would have to go approximately 4,800 feet to get to the nearest spot.

Mr. Roznovsky said drainage would have to show what is going to be done, traffic would not be on City roads, so they would have to work with the Country on traffic, stating they will be putting about 1,700 cars a day on Old Dobbin Plantersville Road, which is already a small busy road.

Mr. Roznovsky said the Thoroughfare Plan, as stated in Appendix A, the dashed purple line is the south loop for Lone Star Parkway, which cuts the corner of this tract so they have it included on their preliminary land plan, which is not quite wide enough, because everything else is 180 foot wide right-of-way so they would have to revise it for the required width and it will take away some more of the lots.

Mr. Roznovsky said the developer stated they would be in construction for a total of eight months, so they assumed having to inspect it ten hours per week for eight months, which would be an estimated cost for that based on their schedule between inspections, plan reviews and all the agreements and City staff time would total \$74,000, Wastewater Impact Fees for 168 connections would be \$422,184, so the subtotal, not including any of the onsite utilities would be \$1.2 million dollars.

Mr. Roznovsky said the last section covered was the financial feasibility, stating the current tax rate is \$128,000 per year and with full build-out with a 95% collection rate. Mr. Roznovsky said this information is to shed light on this proposal that is coming to the City and the issues that are around it, considering the facts with DPWSC and what this opens up. Rebecca Huss said it is terribly unattractive to us and she could not believe the developer would be loving the numbers either.

Rebecca Huss said to Mr. Tramm they need to sort out the issue of having a split water supply, stating she could not see the risks involved with the City not being the water supplier, but supplying everything else. Rebecca Huss said it was incumbent upon the City to make homes habitable and safe, and we can't do that because we can't control the water. Rebecca Huss said who would they call, their water supplier if they have a problem, that just does not sound realistic, they should be calling their City or Police Department, we would have to say we could not help them and she did not see that as a position the City could live with. Mr. Tramm said there are some areas that fall into the same situation with the way DPWSC has a CCN out there, but he understands what Rebecca Huss was saying because if they are not supplying proper pressure or volume, we are in a position where we can't do anything about it. Rebecca Huss said there are other situations where you have a big organization or company or supplier that is separate from the municipality, that is fine, but this is a long tentacle that is a long outreach from a smaller company that does not have the imperative to fix a problem, or they don't have the backup switch they can turn or a loop where they can run the water the other way, they do not have any of the safeguards that you would have with a larger company or a larger service area. Rebecca Huss asked where the closest service is that DPWSC has right now. Mr. Roznovsky said they have an existing water plant on Spring Branch Road, just south of the intersection of Old Dobbin Plantersville Road, which is relatively close to this tract. Rebecca Huss said that is just where they deliver, that is where they would bore from. Mr. Roznovsky said that was

correct, he knew they provided Promocon an estimate to upsize and extend utilities to them, but he did not know the details of it. Mr. Roznovsky said according to DPWSC that is one of the areas they plan on expanding in the future as they continue to buildout. Mr. Roznovsky said he did not have any idea about redundancy or loops or if the one plant goes down what would happen, he does not have knowledge of their system.

Tom Cronin said that Mr. Roznovsky was the contract City Engineer and asked how this would benefit the City of Montgomery. Mr. Roznovsky said the biggest benefit that he could see is the opening up of the area and a regional lift station if you can work out the two services scenario. Mr. Roznovsky said if you are able to start getting right-of-way for the southern portion of the City, and you get the regional lift station or at least a site to be able to expand the lift station to serve these areas because he knows there has been interest in surrounding tracts and this would help out others and encourage development and bring more people into town. Mr. Roznovsky said from a logistic standpoint there is a lot going on with this development. Mr. Roznovsky said from his understanding or interpretation of what the Planning and Zoning Commission imagines this area is for larger acreage and estate type homes because there is nothing else that is a higher density single-family development in this area, so it is outside the box and different than what has been envisioned. Rebecca Huss asked if they have the finances to put this development down. Mr. Roznovsky said he did not know much about this developer and said he believed the developer was from the San Antonio area. Mr. Roznovsky said the developer requested the feasibility study in August after the application in June, and they were ready to present but had to wait for information for this study from the developer for three weeks. Rebecca Huss said when we give them an idea of how much the development will cost for their impact fees, but if they don't build for another seven years, is the City committed to that number and even once we commit and it takes the developer eight years to build out and everything is more expensive, where is the City's protection in that. Mr. Roznovsky said the City's impact fees rate is set when they plat the property, so if they take five years to design this and put it on the ground when the final plat is recorded is when the fees are assessed. Mr. Roznovsky said if the project takes eight years to build out instead of three years, that house in the eighth year is still based on the impact fee when the final plat was recorded. Rebecca Huss said there is no protection. Mr. Roznovsky said they could go back and reassess them if there is a substantial change in use or some situation like that, but if it was just because they did not build the home until five years later, he did not believe they could, but he would have to confirm

that information. Rebecca Huss asked if that was according to State Law or just the City's Code. Mr. Roznovsky said he would check both.

Rebecca Huss moved to accept the Jones|Carter Utility and Economic Feasibility Study for Promocon USA, LLC (West Lakes Development – Dev. No. 1904). Tom Cronin seconded the motion, the motion carried unanimously. (3-0)

8. Consideration and possible action regarding authorizing Jones|Carter to proceed with preparation of a Master Drainage Study of Town Creek Watershed per the proposal dated September 26, 2019 in connection with the future drainage improvements to be completed on Ander's Branch through the Texas General Land Office Grant.

Mr. Roznovsky advised when the City applied for the grant last summer with the Texas General Land Office ("GLO") for the \$2.3 million dollars grant the City finally did get awarded and signed the contract in August. Mr. Roznovsky said one of the things at the forefront was doing these improvements to Ander's Branch and describing drainage. Mr. Roznovsky said they needed a study and model to show the impacts of the improvements and what is being proposed. Mr. Roznovsky said the initial cost of the study was put into the grant and was submitted to the State, it came back that the proportion of construction costs and nonconstruction costs was off, so they did not allow the study to be part of it. Mr. Roznovsky said what was decided with the City Administrator at the time was to remove it from the grant application, so the grant covers the construction and design and grant administration fees. Mr. Roznovsky said this study was to be paid out of City funds. Mr. Roznovsky said Jones|Carter provided a proposal back in December of last year, which is the same proposal being presented tonight, minus the dates changed. Mr. Roznovsky said in December it was decided to wait to bring to City Council until they had the GLO grant and part of it was they needed some survey work to complete the Ander's Branch portion, which is coming out of the design funds, so they are not doing both and they wanted to kept them as close together as they could to be able to use the design funds to do the surveying instead of tacking it on to the study costs, which comes out of City funds. Mr. Roznovsky said the purpose of this study is Ander's Branch, so between MLK and FM 149, Plez Morgan and then down to the Buffalo Springs Bridge, the goal is to improve that area. Mr. Roznovsky said they spoke to Mr. Philip LeFevre and Ms. Hillary Dumas and received all the information they had regarding the studies they had done on Town Creek to see what

information could be used as well as from the Buffalo Springs Bridge. Mr. Roznovsky said much of the information was not Ander's Branch specific, they are looking at Town Creek, but their main goal is Ander's Branch.

T.J. Wilkerson asked if that would go behind the school. Mr. Roznovsky said yes, all of Ander's Branch starting at FM 1097, then working all the way down roughly to the Buffalo Springs Bridge. Mr. Roznovsky said they are looking at running different scenarios of making improvements of the channel itself and cleaning out, is it widening, is it creating an area off to the side for it to detain it while it is flowing, is it improving the crossings at MLK and FM 149 and Plez Morgan, and then anything that gets changed how it will effect to downstream property owner between Plez Morgan and the Bridge to make sure that does not affect them negatively because of the improvements. Mrs. Snead, who was present, asked when the work on Ander's Branch would begin. Mr. Roznovsky said they are on hold while the environmental review is done, so no work, including clearing, can be done for a four-month process minimum and they have three months left before the environmental clearance is received. Mr. Roznovsky said one thing they would prefer is to do the initial cleanout of the channel first and then send the surveyors in because it will save a lot of time for the surveyors.

Rebecca Huss said given the cost of the study in excess of \$50,000, she asked Mr. Tramm if they needed to bid this project out. Mr. Tramm said he did not know the legal requirements for that, but stated it was a sizable amount, and said if that is something City Council wanted to do, there are several engineering firms in the area. Rebecca Huss said this did not seem to be connected to other projects that the City has. Mr. Roznovsky said other than it is directly tied to Ander's Branch. Rebecca Huss said it is not like the Bridge where it was connected to the grant and FEMA process, which made it very difficult to untangle, this is directly connected to City funds, which is directly connected to our taxpayers that we see here. Mr. Roznovsky said that is correct, it is not tied to a grant.

Mr. Tramm said with direction from City Council he will take care of it and move in that direction and get back to City Council. Mr. Tramm said the City Attorney has said it is not a legal requirement, but it is certainly something the City can do. Rebecca Huss said for \$50,000 it is worth a question to see if anyone is interested and if they can save the taxpayers any money. Tom Cronin said he was fine with that. T.J. Wilkerson said he was good with that too. Mr.

Roznovsky said they can work with Mr. Tramm to make sure that whatever deliverable comes out of that is usable for design purposes, and all the scenarios being evaluated are the same.

Mr. Foerster said he wanted to advise the Texas Government Code provides there are certain professional services that can't be bid out, they can be negotiated, but not bid out, which includes engineering fees, legal fees and architects and so forth. Mr. Foerster said in terms of bidding it out, they could not do that as such, but that does not mean they could not negotiate or discuss with other engineering firms what their fees would be. Rebecca Huss said she would like Mr. Tramm to negotiate the possibility of saving the taxpayers some money, whether it be negotiating with Jones|Carter or other interested parties. Mr. Tramm said he would proceed with that and make contacts with other engineering firms in the area that might have an interest. Rebecca Huss said they need to stay on schedule which is important to her.

Rebecca Huss asked if they had to table the item or just take no action. Mr. Foerster said City Council could choose to take no action on this item, but if they table it that would mean it would come up for another discussion at a future Council Meeting.

Rebecca Huss moved to table this item. Tom Cronin seconded the motion, the motion carried with two Aye votes and one Nay vote by T.J. Wilkerson. (2-1)

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

AN ORDINANCE BY THE CITY OF MONTGOMERY, TEXAS, LEVYING A SEVEN PERCENT (7%) TAX UPON THE COST OF OCCUPANCY OF ANY SLEEPING ROOM FURNISHED BY ANY HOTEL, MOTEL OR OTHER OVERNIGHT LODGING WITHIN THE CITY OR ITS EXTRATERRITORIAL JURISDICTION USED IN ACCORDANCE WITH CHAPTER 351 OF THE TEXAS TAX CODE; PROVIDING FOR THE COLLECTION OF THE OCCUPANCY TAX; PROVIDING FOR CIVIL PENALTIES AND INTEREST FOR DELINQUENCY IN PAYING THE CITY OCCUPANCY TAX; PROVIDING FOR A FINE OF UP TO \$500 FOR VIOLATING THIS ORDINANCE AND FOR OTHER CIVIL REMEDIES; DESIGNATING THE USE OF THE REVENUE DERIVED TO THE CITY FROM THE OCCUPANCY TAX; REPEALING ALL ORDINANCES OR PARTS OF ORDINANCES INCONSISTENT OR IN CONFLICT HEREWITH; PROVIDING FOR

SEVERABILITY; PROVIDING A TEXAS OPEN MEETINGS ACT CLAUSE; AND PROVIDING FOR AN EFFECTIVE DATE AFTER PUBLICATION.

Mr. Tramm advised the purpose of this ordinance is to bring up to date the City's current hotel occupancy tax, this is not an attempt to change the tax that is currently out there. Mr. Tramm said this does not address the Air B&B previously discussed, this is just to provide a full update to the current. Mr. Tramm said if City Council wants to address Air B&B, they can bring that information back to City Council at a future date.

Mr. Foerster stated the City does have a hotel occupancy tax according to what they understand from the Texas State Comptroller's Office, however, it is his understanding they have never found the formal ordinance that approved that tax, none the less, it is recognized by the Texas Comptroller's Office. Mr. Foerster said the statute, which is found in Chapter 351 in the Texas Tax Code provides among other things, it sets a rate of up to 7%, and it allows for penalties and interest for those individuals who collect the tax or should be collecting the tax for the City to be penalized if they are delinquent in paying. Mr. Foerster said none of that is spelled out anywhere else, so they are including that information in this ordinance so it will incentivize people that are bed and breakfast, hotels and motels and future motels they expect will come to the City to be able to know they have to pay that tax or they will be penalized, and there are also some criminal penalties associated with this. Mr. Foerster said this ordinance allows the City to collect the hotel occupancy tax within the City's extra territorial jurisdiction as well and makes it much more specific as to the scope of the City's authority as found in Chapter 351 in the Texas Tax Code.

Rebecca Huss moved to accept the ordinance as read. Tom Cronin seconded the motion, the motion carried unanimously. (3-0)

10. Consideration and possible revised action regarding a road closure request from Bears Etc. for OctoBEARfest to be held on October 12, 2019.

Mr. Tramm advised during the last City Council Meeting this road closure request was approved, pending contacting businesses affected by the road closure. Mr. Tramm said upon contacting the affected businesses, they did have two that were in opposition to the closure. Mr. Tramm said staff was in contact with the requestor and they looked at modifying the road

closures so they could isolate the closures and allow street access for those businesses. Mr. Tramm said they basically turned the “T” closure that is often used to an inverted “L” shape, which would allow access to the businesses and parking on McCown and College Street on the east side. Mr. Tramm said the closure layout will also work for Bears Etc. Mr. Tramm said since City Council required unanimous approval of the affected businesses, he wanted to bring it back for approval of the revision for the closure. Rebecca Huss asked if they still have two businesses that are opposed. Mr. Tramm said the two businesses that were opposed, the modification will provide street access for them, so this removes their opposition. Rebecca Huss said it was not unanimous because they had six people who did not provide input. Mr. Tramm said that was correct, but staff did attempt to contact them. Rebecca Huss said she appreciated Mr. Tramm putting so much effort into making it a harmonious event, which is certainly a difficult thing to achieve, and said she appreciated all the work that went into it.

Tom Cronin moved to approve the revised action regarding the road closure request from Bears Etc. for OctoBEARfest to be held on October 12, 2019. Rebecca Huss seconded the motion, the motion carried unanimously. (3-0)

11. Consideration and possible action to authorize engagement of Radcliffe Bobbitt Adams Polley as Bond Counsel for upcoming Refunding of 2012 Series Bonds.

Mr. Tramm asked that this item be pulled from action at this meeting. No action was taken.

T.J. Wilkerson said he had a speaker request from Kembra Drummond. Rebecca Huss said her item had no discussion.

EXECUTIVE SESSION:

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

12. Adjourn into Closed Executive Session as authorized by the Texas Open Meetings Act, Chapter 551 of the Government Code, in accordance with the authority contained in the following:
- a) Section 551.071 – Consultation with City Attorney regarding pending claims and contracts; and
 - b) Section 551.087 – Deliberation regarding economic development negotiations regarding Town Creek Crossing.

Mayor Pro Tem T.J. Wilkerson adjourned into Executive Session at 7:06 p.m.

13. Reconvene into Open Session.

Mayor Pro Tem reconvened into Open Session at 8:02 p.m.

POSSIBLE ACTION FROM EXECUTIVE SESSION:

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

Tom Cronin moved to approve the Petition for Consent for the Creation of Montgomery County Municipal Utility District 160 or Annexation of land in Montgomery County Municipal Utility District 179. T.J. Wilkerson seconded the motion, the motion carried unanimously. (3-0)

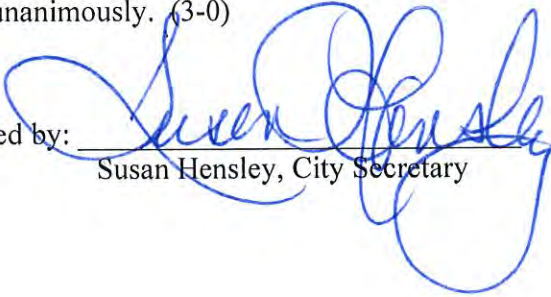
COUNCIL INQUIRY:

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

No comments were made.

ADJOURNMENT

Rebecca Huss moved to adjourn the meeting at 8:04 p.m. Tom Cronin seconded the motion, the motion carried unanimously. (3-0)

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

Mayor Sara Countryman

Montgomery City Council
AGENDA REPORT

Meeting Date: November 12, 2019	Budgeted Amount: N/A
Department: Administrative	
Prepared By: Richard Tramm	Exhibits: Resolution Authorizing Signatories
Date Prepared: October 16, 2019	

Subject

Discussion and consideration of adopting resolution to designate authorized signatories for the 2016 Flood Allocation Community Development Block Grant Disaster Recovery Program contract 19-076-017-B336.

Description

This item will approve the Mayor and City Administrator as the City's authorized signers of the contractual documents with the General Land Office for the 2016 Flood Allocation Community Development Block Grant Disaster Recovery Program.

Recommendation

The City Administrator recommends approval of this agenda item.

Approved By

City Administrator	Richard Tramm <i>RT</i>	Date: 10/16/19

RESOLUTION AUTHORIZING SIGNATORIES

A RESOLUTION BY THE CITY COUNCIL OF CITY OF MONTGOMERY DESIGNATING AUTHORIZED SIGNATORIES FOR CONTRACTUAL DOCUMENTS AND DOCUMENTS FOR REQUESTING FUNDS PERTAINING TO THE COMMUNITY DEVELOPMENT BLOCK GRANT - DISASTER RECOVERY PROGRAM (CDBG-DR) CONTRACT NUMBER 19-076-017-B366.

WHEREAS, the City of Montgomery has received a 2016 Flood Allocation Community Development Block Grant - Disaster Recovery program award to provide Flood & Drainage Facilities, Sewer Facilities, Water Facilities; and

WHEREAS, it is necessary to appoint persons to execute contractual documents and documents requesting funds from the Texas General Land Office and;

WHEREAS, an original signed copy of the CDBG-DR Depository/Authorized Signatories Designation Form is to be submitted with a copy of this Resolution, and;

WHEREAS, the City of Montgomery acknowledges that in the event that an authorized signatory of the City changes (elections, illness, resignations, etc.) the City must provide CDBG-DR with the following:

- a resolution stating who the new authorized signatory is (not required if this original resolution names only the title and not the name of the signatory); and
- a revised CDBG-DR *Depository/ Authorized Signatories Designation Form*.

NOW, THEREFORE, BE IT RESOLVED BY THE CITY OF MONTGOMERY, TEXAS, AS FOLLOWS:

SECTION 1: The Mayor and City Administrator are authorized to execute contractual documents between the Texas General Land Office and the City for the 2016 Flood Allocation Community Development Block Grant Disaster Recovery Program.

SECTION 2: The City Administrator, City Secretary and Assistant to the City Administrator are authorized to execute the *State of Texas Purchase Voucher and Request for Payment Form* documents required for requesting funds approved in the 2016 Flood Allocation Community Development Block Grant Disaster Recovery Program.

PASSED AND APPROVED BY THE CITY COUNCIL OF THE CITY OF MONTGOMERY, TEXAS,
on _____, 2019.

APPROVED:

Mayor

ATTEST:

City Secretary

Montgomery City Council
AGENDA REPORT

Meeting Date: November 12, 2019	Budgeted Amount: N/A
Department: Administrative	
Prepared By: Richard Tramm	Exhibits: Proclamation Document
Date Prepared: October 16, 2019	

Subject

Discussion and consideration to approve a resolution adopting required Community Development Block Grant Civil Rights Policies.

Description

This item will approve the City's adoption of the Community Development Block Grant Civil Rights Policies, as required by the Community Development Block Grant.

Recommendation

The City Administrator recommends approval of this agenda item. Approval of this resolution is a condition of receiving the Community Development Block Grant.

Approved By

City Administrator	Richard Tramm <i>RT</i>	Date: 10/16/19

Resolution Regarding Civil Rights The City of Montgomery, Texas

Whereas, the City of Montgomery, Texas, (hereinafter referred to as "City of Montgomery") has been awarded a Community Development Block Grant – Disaster Recovery (CDBG-DR) grant from the Texas General Land Office (hereinafter referred to as "GLO");

Whereas, the City of Montgomery, in accordance with Section 109 of the Title I of the Housing and Community Development Act. (24 CFR 6); the Age Discrimination Act of 1975 (42 U.S.C. 6101-6107); and Section 504 of the Rehabilitation Act of 1973 (29 U.S.C. 794) and for construction contracts greater than \$10,000, must take actions to ensure that no person or group is denied benefits such as employment, training, housing, and contracts generated by the CDBG-DR activity, on the basis of race, color, religion, sex, national origin, age, or disability;

Whereas, the City of Montgomery, in consideration for the receipt and acceptance of federal funding for the Contract, agrees to comply with all federal rules and regulations including those rules and regulations governing citizen participation and civil rights protections;

Whereas, the City of Montgomery, in accordance with Section 3 of the Housing and Urban Development Act of 1968, as amended, and 24 CFR Part 135 is required, to the greatest extent feasible, to provide training and employment opportunities to lower income residents and contract opportunities to businesses in the CDBG-DR project area;

Whereas, the City of Montgomery, in accordance with Section 104(1) of the Housing and Community Development Act, as amended, and State's certification requirements at 24 CFR 91.325(b)(6), must adopt an excessive force policy that prohibits the use of excessive force against non-violent civil rights demonstrations;

Whereas, the City of Montgomery, in accordance with Executive Order 13166, must take reasonable steps to ensure meaningful access to services in federally assisted programs and activities by persons with limited English proficiency (LEP) and must have an LEP plan in place specific to the locality and beneficiaries for each CDBG-DR project;

Whereas, the City of Montgomery, in accordance with Section 504 of the Rehabilitation Act of 1973, does not discriminate on the basis of disability and agrees to ensure that qualified individuals with disabilities have access to programs and activities that receive federal funds; and

Whereas, the City of Montgomery, in accordance with Section 808(e)(5) of the Fair Housing Act (42 USC 3608(e)(5)) that requires HUD programs and activities be administered in a manner affirmatively to further the policies of the Fair Housing Act, agrees to conduct at least one activity during the contract period, to affirmatively further fair housing;

Whereas, the City of Montgomery, has designated an overseer and will maintain written standards of conduct covering conflicts of interest and governing the actions of its employees engaged in the selection, award and administration of contracts.

NOW, THEREFORE, BE IT RESOLVED BY THE BOARD OF ALDERMEN/CITY COUNCIL OF THE CITY OF MONTGOMERY, TEXAS, THAT THE CITY OF MONTGOMERY ADOPTS THE FOLLOWING:

1. Citizen Participation Plan and Grievance Procedures;
2. Section 3 Policy;
3. Excessive Force Policy;
4. Limited English Proficiency (LEP) Standards Plan;
5. Section 504 Policy and Grievance Procedures;
6. Code of Conduct Policy; and
7. Fair Housing Policy.

Passed and approved this _____ day of _____, 2019.

Signature of Elected Official
City of Montgomery

Printed Name of Elected Official

**CITY OF MONTGOMERY
CITIZEN PARTICIPATION PLAN
COMMUNITY DEVELOPMENT BLOCK GRANT PROGRAM – DISASTER RECOVERY**

COMPLAINT PROCEDURES

These complaint procedures comply with the requirements of the Texas General Land Office's Community Development Block Grant – Disaster Recovery (CDBG-DR) Program and Local Government Requirements found in 24 CFR §570.486 (Code of Federal Regulations). Citizens can obtain a copy of these procedures at the City of Montgomery offices, 101 Old Plantersville Rd., P.O. Box 708, Montgomery, TX 77356-0708, (Street Address), (936) 597-6434 (Phone) during regular business hours.

Below are the formal complaint and grievance procedures regarding the services provided under the CDBG-DR project.

1. A person who has a complaint or grievance about any services or activities with respect to the CDBG-DR project, whether it is a proposed, ongoing, or completed CDBG-DR project, may during regular business hours submit such complaint or grievance, in writing to the Mayor, at City of Montgomery at 101 Old Plantersville Rd., P.O. Box 708, or may call (936) 597-6434.
2. A copy of the complaint or grievance shall be transmitted by the Mayor to the entity that is the subject of the complaint or grievance and to the City Attorney within five (5) working days after the date of the complaint or grievance was received.
3. The Mayor shall complete an investigation of the complaint or grievance, if practicable, and provide a timely written answer to person who made the complaint or grievance within ten (10) days.
4. If the investigation cannot be completed within ten (10) working days per 3. above, the person who made the grievance or complaint shall be notified, in writing, within fifteen (15) days where practicable after receipt of the original complaint or grievance and shall detail when the investigation should be completed.
5. If necessary, the grievance and a written copy of the subsequent investigation shall be forwarded to the CDBG-DR for their further review and comment.
6. If appropriate, provide copies of grievance procedures and responses to grievances in both English and Spanish, or other appropriate language.

TECHNICAL ASSISTANCE

When requested, the City shall provide technical assistance to groups that are representative of persons of low- and moderate-income in developing proposals for the use of CDBG-DR funds. The City, based upon the specific needs of the community's residents at the time of the request, shall determine the level and type of assistance.

PUBLIC OUTREACH EFFORTS

The City shall provide for reasonable public notice, appraisal, examination and comment on the activities proposed for the use of CDBG-DR funds. These efforts shall include:

1. Provide for and encourage citizen participation, particularly by low and moderate income persons who reside in slum or blighted areas and areas in which CDBG-DR funds are proposed to be used;

2. Ensure that citizens will be given reasonable and timely access to local meetings, information, and records relating to an entity's proposed and actual use of CDBG-DR funds;
3. Furnish citizens information, including but not limited to:
 - a) the amount of CDBG-DR funds expected to be made available
 - b) the range of activities that may be undertaken with the CDBG-DR funds
 - c) the estimated amount of the CDBG-DR funds proposed to be used for activities that will meet the national objective of benefit to low and moderate income persons
 - d) if applicable, the proposed CDBG-DR activities likely to result in displacement and the entity's anti-displacement and relocation plan;
4. Provide citizens with reasonable advance notice of, and opportunity to comment on, proposed activities in an application to the state and, for grants already made, activities which are proposed to be added, deleted or substantially changed from the entity's application to the state. Substantially changed means changes made in terms of purpose, scope, location or beneficiaries as defined by criteria established by the state; and
5. These outreach efforts may be accomplished through one or more of the following methods:
 - a) Publication of notice in a local newspaper—a published newspaper article may be used so long as it provides sufficient information regarding program activities and relevant dates;
 - b) Notices prominently posted in public buildings and distributed to local Public Housing Authorities and other interested community groups;
 - c) Posting of notice on the local entity website (if available);
 - d) Public Hearing; or
 - e) Individual notice to eligible cities and other entities as applicable using one or more of the following methods:
 - i. Certified mail
 - ii. Electronic mail or fax
 - iii. First-class (regular) mail
 - iv. Personal delivery (e.g., at a Council of Governments [COG] meeting).

PUBLIC HEARING PROVISIONS

For each public hearing scheduled and conducted by a CDBG-DR applicant or recipient, the following public hearing provisions shall be observed:

1. Furnish citizens information, including but not limited to:
 - (a)** The amount of CDBG-DR funds available per application for the 2016 Flood Competition;
 - (b)** The range of activities that may be undertaken with the CDBG-DR 2016 Flood Competition funds;
 - (c)** The estimated amount of the CDBG-DR 2016 Flood Competition funds proposed to be used for activities that will meet the national objective of benefit to low- and moderate-income persons; and
 - (d)** The proposed CDBG-DR activities likely to result in displacement and the unit of general local government's antidisplacement and relocation plans required under 24 CFR 570.488.
2. Public notice of any hearings must be published at least seventy-two (72) hours prior to the scheduled hearing. The public notice must be published in a local newspaper. Each public notice MUST include the DATE, TIME, LOCATION and TOPICS to be considered at the public hearing. A published newspaper article may also be used to meet this requirement so long as it meets all content and timing requirements. Notices should also be prominently posted in public buildings and distributed to local Public Housing Authorities and other interested community groups.
3. Each public hearing shall be held at a time and location convenient to potential or actual beneficiaries and will include accommodation for persons with disabilities. Persons with disabilities

must be able to attend the hearings and an applicant must make arrangements for individuals who require auxiliary aids or services if contacted at least two days prior to each hearing.

4. When a significant number of non-English speaking residents can be reasonably expected to participate in a public hearing, an interpreter will be present to accommodate the needs of the non-English speaking residents.
5. City may conduct a public hearing via webinar if they also follow the provisions above. If the webinar is used to conduct a public hearing, a physical location with associated reasonable accommodations must be made available for citizens to participate so as to ensure that those individuals without necessary technology are able to participate.
6. If applicable, the locality must retain documentation of the hearing notice(s), attendance lists, minutes of the hearing(s), and any other records concerning the actual use of funds for a period of three years after the project is closed out. Such records must be made available to the public in accordance with Chapter 552, Government Code.

Signature

Sara Countryman, Mayor
Name, Title

Date

**LA CIUDAD DE MONTGOMERY
PLAN DE PARTICIPACIÓN CIUDADANA
PROGRAMA DE RECUPERACIÓN DE DESASTRES EN ASIGNACIONES EN BLOQUES DE
DESARROLLO COMUNITARIO (CDBG-DR)**

PROCEDIMIENTOS DE QUEJA

Estos procedimientos de queja cumplen con los requisitos del La Oficina General de Tierras de Texas de Recuperación de Desastres en Asignaciones en Bloques de Desarrollo Comunitario (CDBG-DR) y los requisitos del gobierno local de Texas que se encuentran en 24 CFR §570.486 (Código de Regulaciones Federales). Los ciudadanos pueden obtener una copia de estos procedimientos en la Ciudad de (Dirección postal City of Montgomery, 101 Old Plantersville Rd., P.O. Box 708, Montgomery, TX 77356-0708, (936) 597-6434, (teléfono) durante el horario de oficina.

A continuación se presentan los procedimientos formales de quejas y reclamos relacionados con los servicios prestados en el marco del proyecto CDBG-DR.

1. Una persona que tiene una queja o reclamo sobre cualquier servicios o actividad en relación con el proyecto CDBG-DR, ya sea un proyecto propuesto , en curso o completado de CDBG-DR, pueden durante las horas regulares presentar dicha queja o reclamo, por escrito al Mayor, a City of Montgomery, 101 Old Plantersville Rd., P.O. Box 708, Montgomery, TX 77356-0708, (936) 597-6434.
2. Una copia de la queja o reclamo se transmitirá por el alcalde a la entidad que es encargada de la queja o reclamo y al Abogado de la Ciudad dentro de los cinco (5) días hábiles siguientes a la fecha de la queja o día que el reclamo fue recibida.
3. El alcalde deberá completará una investigación de la queja o reclamo, si es posible, y dará una respuesta oportuna por escrito a la persona que hizo la queja o reclamo dentro de los diez (10) días.
4. Si la investigación no puede ser completada dentro de diez (10) días hábiles, la persona que hizo la queja o reclamo será notificada, por escrito, dentro de los quince (15) días cuando sea posible después de la entrega de la queja original o reclamo y detallará cuando se deberá completar la investigación.
5. Si es necesario, la queja y una copia escrita de la investigación posterior se remitirán a la CDBG-DR para su posterior revisión y comentarios.
6. Se proporcionará copias de los procedimientos de queja y las respuestas a las quejas, tanto en inglés y español, u otro lenguaje apropiado

ASISTENCIA TÉCNICA

Cuando lo solicite, la Ciudad proporcionará asistencia técnica a los grupos que son representantes de las personas de bajos y moderados ingresos en el desarrollo de propuestas para el uso de los fondos CDBG-DR. La Ciudad en base a las necesidades específicas de los residentes de la comunidad en el momento de la solicitud, deberá determinar el nivel y tipo de asistencia.

ESFUERZOS PUBLICOS

La Ciudad proporcionará un aviso público razonable, evaluación, examen y un comentario sobre las actividades propuestas para el uso de fondos de CDBG-DR. Estos esfuerzos incluirán:

1. Proveer y fomentar la participación ciudadana, en particularmente por personas de ingresos bajos y moderados que residen en áreas marginales o deterioradas y áreas en las cuales se proponen utilizar fondos de CDBG-DR;
2. Asegurar que los ciudadanos tendrán acceso razonable y oportuno a las reuniones locales, información y registros relacionados con el uso propuesto y real de fondos de CDBG-DR por parte de la entidad;
3. Proporcionar información a los ciudadanos, incluyendo pero no limitado a:
 - a) la cantidad de fondos CDBG-DR que se espera estén disponibles
 - b) la gama de actividades que se pueden emprender con los fondos CDBG-DR
 - c) La cantidad estimada de los fondos CDBG-DR que se propone utilizar para actividades que cumplan el objetivo nacional de beneficio para personas de ingresos bajos y moderados
 - d) si corresponde, las actividades propuestas de CDBG-DR que puedan resultar en desplazamiento y el plan de anti-desplazamiento y reubicación de la entidad;
4. Proporcionar a los ciudadanos un aviso anticipado razonable y la oportunidad de comentar sobre las actividades propuestas en una solicitud al estado y, para las subvenciones ya realizadas, actividades que se proponen agregar, eliminar o cambiar sustancialmente de la aplicación de la entidad al estado. Cambios sustanciales significa cambios hechos en términos de propósito, alcance, ubicación o beneficiarios según lo definido por los criterios establecidos por el estado; y
5. Estos esfuerzos de divulgación pueden lograrse a través de uno o más de los siguientes métodos:
 - a) Publicación de un aviso en un periódico local: se puede utilizar un artículo de periódico publicado siempre que proporcione información suficiente sobre las actividades del programa y las fechas pertinentes;
 - b) Avisos destacados en edificios públicos y distribuidos a las Autoridades Locales de Vivienda ya otros grupos comunitarios interesados;
 - c) Publicación de aviso en el sitio web de la entidad local (si está disponible);
 - d) Audiencia pública; o
 - e) Notificación individual a ciudades elegibles y otras entidades según sea aplicable usando uno o más de los siguientes métodos:
 - i. Correo certificado
 - ii. Correo electrónico o fax
 - iii. Correo de primera clase (regular)
 - iv. Entrega personal (por ejemplo, en una reunión del Consejo de Gobiernos [COG])

DISPOSICIONES PARA LA AUDIENCIA PÚBLICA

Para cada audiencia pública programada y conducida por un solicitante o receptor de CDBG-DR, se observarán las siguientes disposiciones de audiencia pública:

1. Proporcionar a los ciudadanos información, que incluye pero no se limita a:
 - (a) La cantidad de fondos de CDBG-DR disponibles por solicitud para la Competencia de Inundaciones de 2016;
 - (b) El rango de actividades que se pueden realizar con los fondos de la Competencia de Inundaciones CDBG de 2016;
 - (c) El monto estimado de los fondos de la Competencia de Inundaciones CDBG-DR 2016 propuestos para ser utilizados en actividades que cumplirán el objetivo nacional de beneficiar a las personas de ingresos bajos y moderados; y
 - (d) Las actividades propuestas de CDBG-DR que probablemente resulten en desplazamiento y la unidad de los planes generales de antidesubicación y reubicación del gobierno local requeridos bajo 24 CFR 570.488

2. El aviso público de cualquier audiencia debe ser publicado por lo menos setenta y dos (72) horas antes de la audiencia programada. El aviso público debe ser publicado en un periódico local. Cada aviso público DEBE incluir la FECHA, TIEMPO, LOCALIZACIÓN y TEMAS a ser considerados en la audiencia pública. Un artículo de periódico publicado también puede usarse para cumplir este requisito, siempre y cuando cumpla con todos los requisitos de contenido y tiempo. Los avisos también deben ser destacados en los edificios públicos y distribuidos a las Autoridades Locales de Vivienda ya otros grupos comunitarios interesados.
3. Cada audiencia pública se celebrará en un momento y lugar conveniente para los beneficiarios potenciales o reales e incluirá alojamiento para personas con discapacidades. Las personas con discapacidades deben ser capaces de asistir a las audiencias y el solicitante debe hacer arreglos para las personas que requieren ayudas o servicios auxiliares si se ponen en contacto por lo menos dos días antes de cada audiencia.
4. Cuando un número significativo de residentes que no hablan inglés puede ser razonablemente esperado para participar en una audiencia pública, un intérprete estará presente para acomodar las necesidades de los residentes que no hablan inglés.
5. La Ciudad puede conducir una audiencia pública a través de un seminario si también siguen las disposiciones anteriores. Si el seminario web se utiliza para llevar a cabo una audiencia pública, debe ponerse a disposición de los ciudadanos un lugar físico con adaptaciones razonables asociadas para garantizar que los individuos sin la tecnología necesaria puedan participar.
6. Si es aplicable, la localidad debe conservar la documentación de los avisos de audiencia, las listas de asistencia, las actas de las audiencias y cualquier otro registro referente al uso real de los fondos por un período de tres años después del cierre del proyecto. Dichos registros deben ponerse a disposición del público de conformidad con el Capítulo 552, Código del Gobierno.

Signature

Sara Countryman, Alcalde de la ciudad
Name, Title

Fecha

SECTION 3 POLICY

In accordance with 12 U.S.C. 1701u, (Section 3), the City of Montgomery agrees to implement the following steps, which, to the *greatest extent feasible*, will provide job training, employment and contracting opportunities for Section 3 residents and Section 3 businesses of the areas in which the program/project is being carried out.

- A. Introduce and pass a resolution adopting this plan as a policy to strive to attain goals for compliance to Section 3 regulations by increasing opportunities for employment and contracting for Section 3 residents and businesses.
- B. Assign duties related to implementation of this plan to the designated Section 3 Coordinator.
- C. Notify Section 3 residents and business concerns of potential new employment and contracting opportunities as they are triggered by CDBG-DR grant awards through the use of: Public Hearings and related advertisements; public notices; bidding advertisements and bid documents; notification to local business organizations such as the Chamber(s) of Commerce or the Urban League; local advertising media including public signage; project area committees and citizen advisory boards; local HUD offices; regional planning agencies; and all other appropriate referral sources. Include Section 3 clauses in all covered solicitations and contracts.
- D. Maintain a list of those businesses that have identified themselves as Section 3 businesses for utilization in CDBG-DR funded procurements, notify those businesses of pending contractual opportunities, and make this list available for general Grant Recipient procurement needs.
- E. Maintain a list of those persons who have identified themselves as Section 3 residents and contact those persons when hiring/training opportunities are available through either the Grant Recipient or contractors.
- F. Require that all Prime contractors and subcontractors with contracts over \$100,000 commit to this plan as part of their contract work. Monitor the contractors' performance with respect to meeting Section 3 requirements and require that they submit reports as may be required by HUD or GLO to the Grant Recipient.
- G. Submit reports as required by HUD or GLO regarding contracting with Section 3 businesses and/or employment as they occur; and submit reports within 20 days of federal fiscal year end (by October 20) which identify and quantify Section 3 businesses and employees.
- H. Maintain records, including copies of correspondence, memoranda, etc., which document all actions taken to comply with Section 3 regulations.

As officers and representatives of the City of Montgomery, we the undersigned have read and fully agree to this plan, and become a party to the full implementation of this program.

Signature

Sara Countryman, Mayor
Name, Title

Date

Excessive Force Policy

In accordance with 24 CFR 91.325(b)(6), the City of Montgomery hereby adopts and will enforce the following policy with respect to the use of excessive force:

1. It is the policy of the City of Montgomery to prohibit the use of excessive force by the law enforcement agencies within its jurisdiction against any individual engaged in non-violent civil rights demonstrations;
2. It is also the policy of the City of Montgomery to enforce applicable State and local laws against physically barring entrance to or exit from a facility or location that is the subject of such non-violent civil rights demonstrations within its jurisdiction.
3. The City of Montgomery will introduce and pass a resolution adopting this policy.

As officers and representatives of City of Montgomery, we the undersigned have read and fully agree to this plan, and become a party to the full implementation of this program.

Signature

Sara Countryman, Mayor
Name, Title

Date

Under 5%

Limited English Proficiency Plan

Texas General Land Office

Community Development Block Grant-Disaster Recovery

Grant Subrecipient:	City of Montgomery
Community Population:	997 individuals
LEP Population:	21 LEP individuals 2.1%
Languages spoken: 1) by more than 5% of the eligible population or beneficiaries and has more than 50 in number; or 2) By more than 1,000 individuals in the eligible population in the market area or among current beneficiaries	Spanish

Program activities to be accessible to LEP persons:

<input type="checkbox"/>	Public Notices and hearings regarding applications for grant funding, amendments to project activities, and completion of grant-funded project
<input type="checkbox"/>	Publications regarding CDBG-DR application, grievance procedures, <i>complaint procedures, answers to complaints, notices, notices of rights and disciplinary action</i> , and other vital hearings, documents, and program requirements
<input type="checkbox"/>	Other program documents: _____

Resources available to Grant Recipient:

<input type="checkbox"/>	Translation services: _____ _____
<input type="checkbox"/>	Interpreter services: _____ _____
<input type="checkbox"/>	Other resources: _____ _____

Language Assistance to be provided:

<input type="checkbox"/>	Translation (oral and/or written) of advertised notices and vital documents for: _____
<input type="checkbox"/>	Referrals to community liaisons proficient in the language of LEP persons _____
<input type="checkbox"/>	Public meetings conducted in multiple languages: _____
<input type="checkbox"/>	Notices to recipients of the availability of LEP services: _____
<input type="checkbox"/>	Other services: _____

Signature - Chief Elected Official or Civil Rights Officer

Date

Section 504 Policy against Discrimination based on Handicap and Grievance Procedures

In accordance with 24 CFR Section 8, Nondiscrimination based on Handicap in federally assisted programs and activities of the Department of Housing and Urban Development, Section 504 of the Rehabilitation Act of 1973, as amended (29 U.S.C. 794), and Section 109 of the Housing and Community Development Act of 1974, as amended (42 U.S.C. 5309), City of Montgomery hereby adopts the following policy and grievance procedures:

1. Discrimination prohibited. No otherwise qualified individual with handicaps in the United States shall, solely by reason of his or her handicap, be excluded from the participation in, be denied the benefits of, or be subjected to discrimination under any program or activity receiving Federal financial assistance from the Department of Housing and Urban Development (HUD).
2. The City of Montgomery does not discriminate on the basis of handicap in admission or access to, or treatment or employment in, its federally assisted programs and activities.
3. The City of Montgomery's recruitment materials or publications shall include a statement of this policy in 1. above.
4. The City of Montgomery shall take continuing steps to notify participants, beneficiaries, applicants and employees, including those with impaired vision or hearing, and unions or professional organizations holding collective bargaining or professional agreements with the recipients that it does not discriminate on the basis of handicap in violation of 24 CFR Part 8.
5. For hearing and visually impaired individuals eligible to be served or likely to be affected by the CDBG-DR program, the City of Montgomery shall ensure that they are provided with the information necessary to understand and participate in the CDBG-DR program.
6. Grievances and Complaints
 - a. Any person who believes she or he has been subjected to discrimination on the basis of disability may file a grievance under this procedure. It is against the law for City of Montgomery) to retaliate against anyone who files a grievance or cooperates in the investigation of a grievance.
 - b. Complaints should be addressed to the Mayor, P.O. Box 708, Montgomery, TX, 77356-0708 or call (936) 597-6434, who has been designated to coordinate Section 504 compliance efforts.
 - c. A complaint should be filed in writing or verbally, contain the name and address of the person filing it, and briefly describe the alleged violation of the regulations.
 - d. A complaint should be filed within thirty (30) working days after the complainant becomes aware of the alleged violation.
 - e. An investigation, as may be appropriate, shall follow a filing of a complaint. The investigation will be conducted by the Mayor. Informal but thorough investigations will afford all interested persons and their representatives, if any, an opportunity to submit evidence relevant to a complaint.
 - f. A written determination as to the validity of the complaint and description of resolution, if any, shall be issued by Mayor, and a copy forwarded to the complainant with fifteen (15) working days after the filing of the complaint where practicable.
 - g. The Section 504 coordinator shall maintain the files and records of the City of Montgomery relating to the complaints files.
 - h. The complainant can request a reconsideration of the case in instances where he or she is dissatisfied with the determination/resolution as described in f. above. The request for

reconsideration should be made to the City of Montgomery within ten working days after the receipt of the written determination/resolution.

- i. The right of a person to a prompt and equitable resolution of the complaint filed hereunder shall not be impaired by the person's pursuit of other remedies such as the filing of a Section 504 complaint with the U.S. Department of Housing and Urban Development. Utilization of this grievance procedure is not a prerequisite to the pursuit of other remedies.
- j. These procedures shall be construed to protect the substantive rights of interested persons, to meet appropriate due process standards and assure that the City of Montgomery complies with Section 504 and HUD regulations.

Signature

Sara Countryman, Mayor
Name, Title

Date

Code of Conduct Policy of the City of Montgomery

As a Grant Recipient of a CDBG-DR contract the City of Montgomery shall avoid, neutralize or mitigate actual or potential conflicts of interest so as to prevent an unfair competitive advantage or the existence of conflicting roles that might impair the performance of the CDBG-DR contract or impact the integrity of the procurement process.

For procurement of goods and services, no employee, officer, or agent of the City of Montgomery shall participate in the selection, award, or administration of a contract supported by CDBG-DR funds if he or she has a real or apparent conflict of interest. Such a conflict could arise if the employee, officer or agent; any member of his/her immediate family; his/her partner; or an organization which employs or is about to employ any of the parties indicated herein, has a financial or other interest in or a tangible personal benefit from a firm considered for a contract.

No officer, employee, or agent of the City of Montgomery shall solicit or accept gratuities, favors or anything of monetary value from contractors or firms, potential contractors or firms, or parties to sub-agreements, except where the financial interest is not substantial or the gift is an unsolicited item of nominal intrinsic value.

Contractors that develop or draft specifications, requirements, statements of work, or invitations for bids or requests for proposals for proposals must be excluded from competing for such procurements.

For all other cases, no employee, agent, consultant, officer, or elected or appointed official of the state, or of a unit of general local government, or of any designated public agencies, or subrecipients which are receiving CDBG-DR funds, that has any CDBG-DR function/responsibility, or is in a position to participate in a decision-making process or gain inside information, may obtain a financial interest or benefit from the CDBG-DR activity.

The conflict of interest restrictions and procurement requirements identified herein shall apply to a benefitting business, utility provider, or other third party entity that is receiving assistance, directly or indirectly, under a CDBG-DR contract or award, or that is required to complete some or all work under the CDBG-DR contract in order to meet the National Program Objective.

Any person or entity including any benefitting business, utility provider, or other third party entity that is receiving assistance, directly or indirectly, under a CDBG-DR contract or award, or that is required to complete some or all work under the CDBG-DR contract in order to meet a National Program Objective, that might potentially receive benefits from CDBG-DR awards may not participate in the selection, award, or administration of a contract supported by CDBG-DR funding.

Any alleged violations of these standards of conduct shall be referred to the City of Montgomery Attorney. Where violations appear to have occurred, the offending employee, officer or agent shall be subject to disciplinary action, including but not limited to dismissal or transfer; where violations or infractions appear to be substantial in nature, the matter may be referred to the appropriate officials for criminal investigation and possible prosecution.

Signature

Sara Countryman, Mayor
Name, Title

Date

These procedures are intended to serve as guidelines for the procurement of supplies, equipment, construction services and professional services for the Community Development Block Grant (CDBG-DR) Program. The regulations related to conflict of interest and nepotism may be found at the Texas Government Code Chapter 573, Texas Local Government Code Chapter 171, Uniform Grant Management Standards by Texas Comptroller, 24 CFR 570.489(g) &(h), and 2 CFR 200.318

Fair Housing Policy

In accordance with Fair Housing Act, the City of Montgomery hereby adopts the following policy with respect to the Affirmatively Furthering Fair Housing:

1. The City of Montgomery agrees to affirmatively further fair housing choice for all seven protected classes (race, color, religion, sex, disability, familial status, and national origin).
2. The City of Montgomery agrees to plan at least one activity during the contract term to affirmatively further fair housing.
3. The City of Montgomery will introduce and pass a resolution adopting this policy.

As officers and representatives of the City of Montgomery, we the undersigned have read and fully agree to this plan, and become a party to the full implementation of this program.

Signature

Sara Countryman, Mayor
Name, Title

Date

Montgomery City Council
AGENDA REPORT

Meeting Date: November 12, 2019	Budgeted Amount: N/A
Department: Administrative	
Prepared By: Richard Tramm	Exhibits: Proclamation Document
Date Prepared: October 16, 2019	

Subject

Discussion and consideration to approve a proclamation by the City Council proclaiming April as Fair Housing Month.

Description

This item will document the City's support of the prohibition of discrimination in housing in accordance with national law and policy, and also as a fundamental human concept and entitlement for all Americans. This item is required by the grant.

Recommendation

The City Administrator recommends approval of this agenda item. Approval of this resolution is a condition of the grant.

Approved By

City Administrator	Richard Tramm <i>RT</i>	Date: 10/16/19

PROCLAMATION OF APRIL AS FAIR HOUSING MONTH

WHEREAS Title VIII of the Civil Rights Act of 1968, as amended, prohibits discrimination in housing and declares it a national policy to provide, within constitutional limits, for fair housing in the United States; and

WHEREAS The principle of Fair Housing is not only national law and national policy, but a fundamental human concept and entitlement for all Americans; and

WHEREAS The National Fair Housing Law, during the month of April, provides an opportunity for all Americans to recognize that complete success in the goal of equal housing opportunity can only be accomplished with the help and cooperation of all Americans.

NOW, THEREFORE, WE, the City Council of the City of Montgomery, do proclaim April as Fair Housing Month in City of Montgomery and do hereby urge all the citizens of this locality to become aware of and support the Fair Housing law.

Passed and adopted by the City Council of the City of Montgomery, Montgomery County, State of Texas, on the _____ day of _____, 2019.

APPROVED:

Mayor

ATTEST:

City Secretary

Montgomery City Council
AGENDA REPORT

Meeting Date: November 12, 2019	Budgeted Amount: N/A
Department: Administrative	
Prepared By: Dave McCorquodale	Exhibits: Second Encroachment Agreement, proposed site plan, retaining wall section
Date Prepared: November 8, 2019	

Subject

Consideration and possible action regarding approval of a second Encroachment Agreement for Chick-fil-A, Inc. to allow a retaining wall, paving, and a monument sign to encroach into a utility easement.

Description

You may recall in April 2019 the City approved an Encroachment Agreement for Chick-fil-A for an overhead canopy & drive-thru aisle paving. This second Encroachment Agreement would allow for a retaining wall, monument sign, and paving.

Within the easement, the wall will range from 1 to 6 feet tall (plus a 44-inch height concrete barrier), and the wall footing will be 30 inches below grade. The sanitary sewer line in front of the property is approximately 12 feet deep.

Recommendation

Approve the Second Encroachment Agreement with the condition that Chick-fil-A execute and return the agreement to the City for signature.

Approved By

Asst. to City Admin.	Dave McCorquodale <i>DM</i>	Date: 11/8/19
City Administrator	Richard Tramm <i>RT</i>	Date: 11/8/19

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

SECOND ENCROACHMENT AND MAINTENANCE AGREEMENT

THIS AGREEMENT is made this _____ day of _____, 2019, between the **CITY OF MONTGOMERY, TEXAS (CITY)** and **CHICK-FIL-A, INC.**, a Georgia corporation (OWNER).

RECITALS

OWNER is the owner of certain property (the "Property") located in the City of Montgomery, Texas on Eva Street which is being developed by OWNER for a "Chick-fil-A" commercial fast-food restaurant.

The Property is an approximately 2.19-acre tract of land in the John Corner Survey, A-8, in Reserve "I" of that certain Replat of the Shoppes at Montgomery Subdivision, Section 2, as found recorded under Cabinet Z, Sheet 6033 of the Map or Plat Records of Montgomery County, Texas, and is depicted on the site plan attached hereto as Exhibit "A" (the "Site Plan").

The Property is encumbered by two (2) sanitary sewer easements (herein collectively referred to as the "City Easements"), which are: (i) a 26-foot wide sanitary sewer and waterline utility easement as set forth in that Utility Easement recorded in the Real Property Records of Montgomery County, Texas at Clerk's File No. 2007-021554; and (ii) a 20-foot wide sanitary sewer utility easement as set forth in that Sanitary Sewer Utility Easement recorded in the Real Property Records of Montgomery County, Texas at Clerk's File No. 2018099413. The recorded instruments described in the immediately preceding sentence, as may be amended from time to time, are collectively referred to herein as the "Easement Instruments".

CITY has previously approved an Encroachment and Maintenance Agreement for a drive-through canopy and paving to be constructed on the Property, which Encroachment and Maintenance Agreement is recorded in the Real Property Records of Montgomery County, Texas at Clerk's File No. 2019044122.

OWNER is now proposing to construct surface parking, a retaining wall and a sign (collectively, the "Owner Improvements") to be partially located within the City Easements on the Property.

CITY and OWNER agree that CITY may in the future need to make repairs on the Property to the CITY'S public utilities located within the City Easements in accordance with the terms of the Easement Instruments.

If future repairs to the CITY's public utilities on the Property are required by CITY, some or all of the Owner Improvements may need to be disturbed, removed or relocated in order for CITY to perform the necessary repairs.

The Owner Improvements 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 the expense of removing, replacing or otherwise disturbing such when any repair work is commenced and completed by CITY pursuant to the terms hereof.

CITY has agreed to the Site Plan and OWNER's construction of the Owner Improvements within and along the City Easements, 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 Easements on the Property for the purpose of installing, constructing, placing, maintaining, repairing, replacing and using the Owner Improvements in and along the City Easements.

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

3. Conditions.

- a. Prior to any construction by OWNER within or along the City Easements on the Property, OWNER shall obtain all licenses or permits necessary to deliver, install and construct such improvements on the Property.
- b. OWNER shall be solely responsible for the normal maintenance of the Owner Improvements by OWNER on the Property and shall maintain them to avoid any damage to or unreasonable interference with the CITY public utilities, other public utilities, or the general right of CITY to utilize the City Easements for their intended purpose. CITY shall be responsible for repairs to its public utilities in the City Easements pursuant to the terms of the Easement Instruments.
- c. CITY shall not be responsible to OWNER, its successors, assigns, or any other party for damages to the Owner Improvements within or along the City Easements on the Property. CITY shall provide OWNER with reasonable notice (which shall be at least thirty (30) days' prior written notice, except in the event of an emergency) before performing any repair, maintenance or replacement to its public utilities in the City Easements. Any work performed by the CITY with respect to such public utilities shall be performed in a good and workmanlike manner, in accordance with the Easement Instruments, and shall not unreasonably interfere with the conduct of OWNER's business on the Property. CITY may, at any time upon reasonable notice to OWNER (which shall be at least thirty (30) days' prior written notice, except in the event of an emergency), require the relocation or removal of any or all of the Owner Improvements (the "Affected Improvements") for the purpose of allowing CITY to make repairs to its public utilities in accordance with the terms of the Easement Instruments. OWNER shall remove or relocate such Affected Improvements promptly at its sole expense and shall not be entitled to compensation or damages of any kind; provided, however, that upon CITY's completion of such repairs to the public utilities in the City Easements, OWNER shall be permitted to reinstall, construct, place, maintain, repair, replace and use such Affected Improvements in the City Easements.
- d. OWNER shall notify CITY in writing of any change in ownership of the Property, provided that OWNER's failure to do so shall not invalidate any of the rights or obligations of OWNER under this Agreement.

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

CITY

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

OWNER

Chick-fil-A, Inc.
ATTN: Legal Department – Real Estate
5200 Buffington Road
Atlanta, Georgia 30349

5. **Indemnity.** OWNER shall indemnify, defend and hold harmless CITY, its elected officials, officers and employees, from any claims, suits, causes of action, costs or damages arising from OWNER’S action or inaction relating to Owner’s Improvements or any other improvements by OWNER on or along the City Easements on the Property.

6. Entire Agreement; Amendment. 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. This Agreement shall not be amended or modified in any manner, including the conduct of the parties, except by written instrument duly signed by City and Owner, or its successors or assigns.

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, shall be a covenant running with the Property, and shall be binding upon and inure to the benefit of OWNER and OWNER’S successors and assigns.

IN WITNESS WHEREOF, this Agreement has been executed the day and year first above written.

CITY:

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, for the purposes stated in the instrument.

Notary Public, State of Texas

[signature for Owner on following page]

OWNER:

CHICK-FIL-A, INC., a Georgia corporation

By: _____

Name: _____

Title: _____

State of Georgia §

§

County of Fulton §

This instrument was acknowledged before me on _____,
2019 by _____, acting under the authority of CHICK-
FIL-A, INC, a Georgia corporation, for the purposes stated in the instrument.

Notary Public, State of Georgia

My commission expires: _____

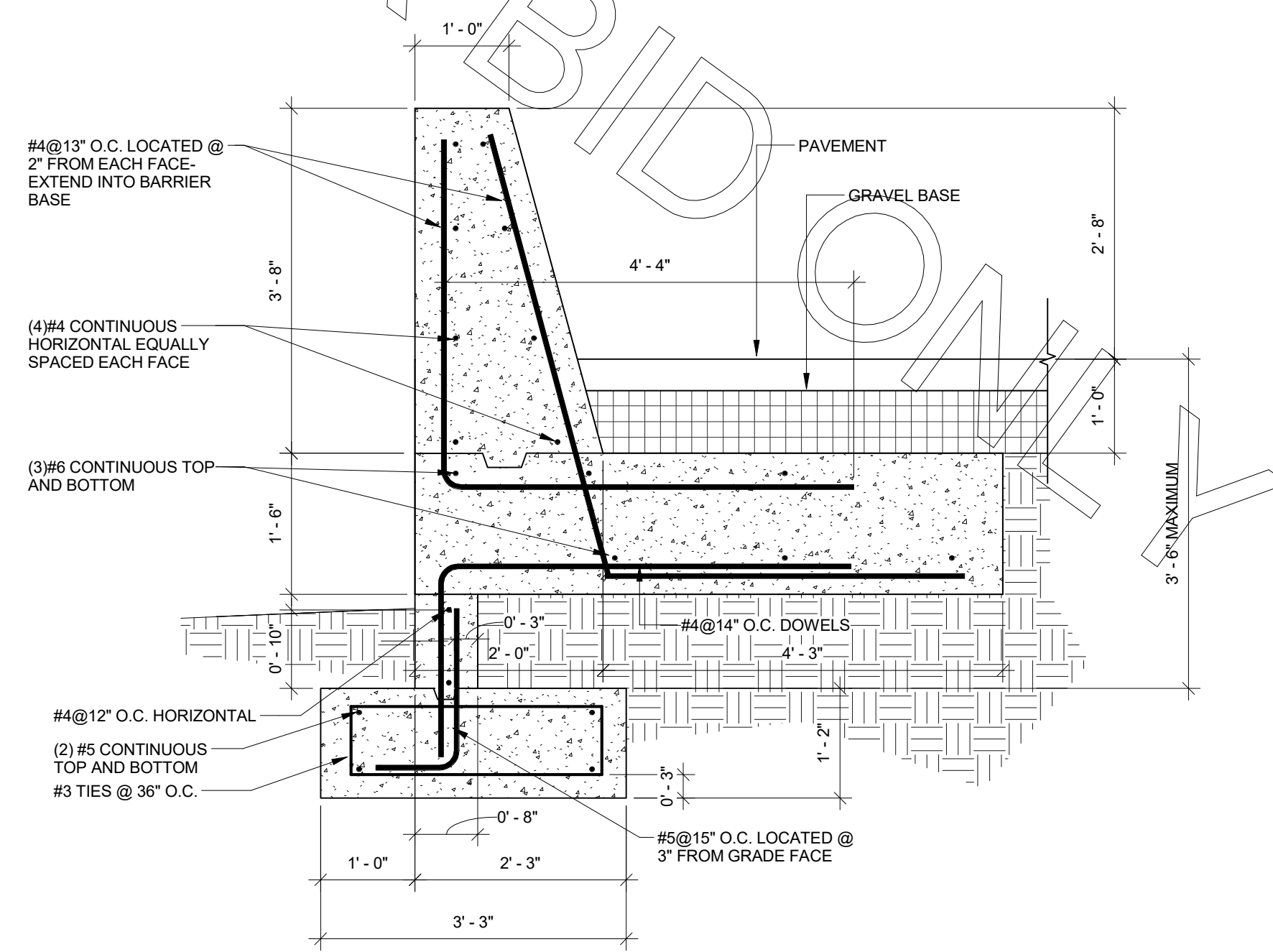
After Recording Return to:

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

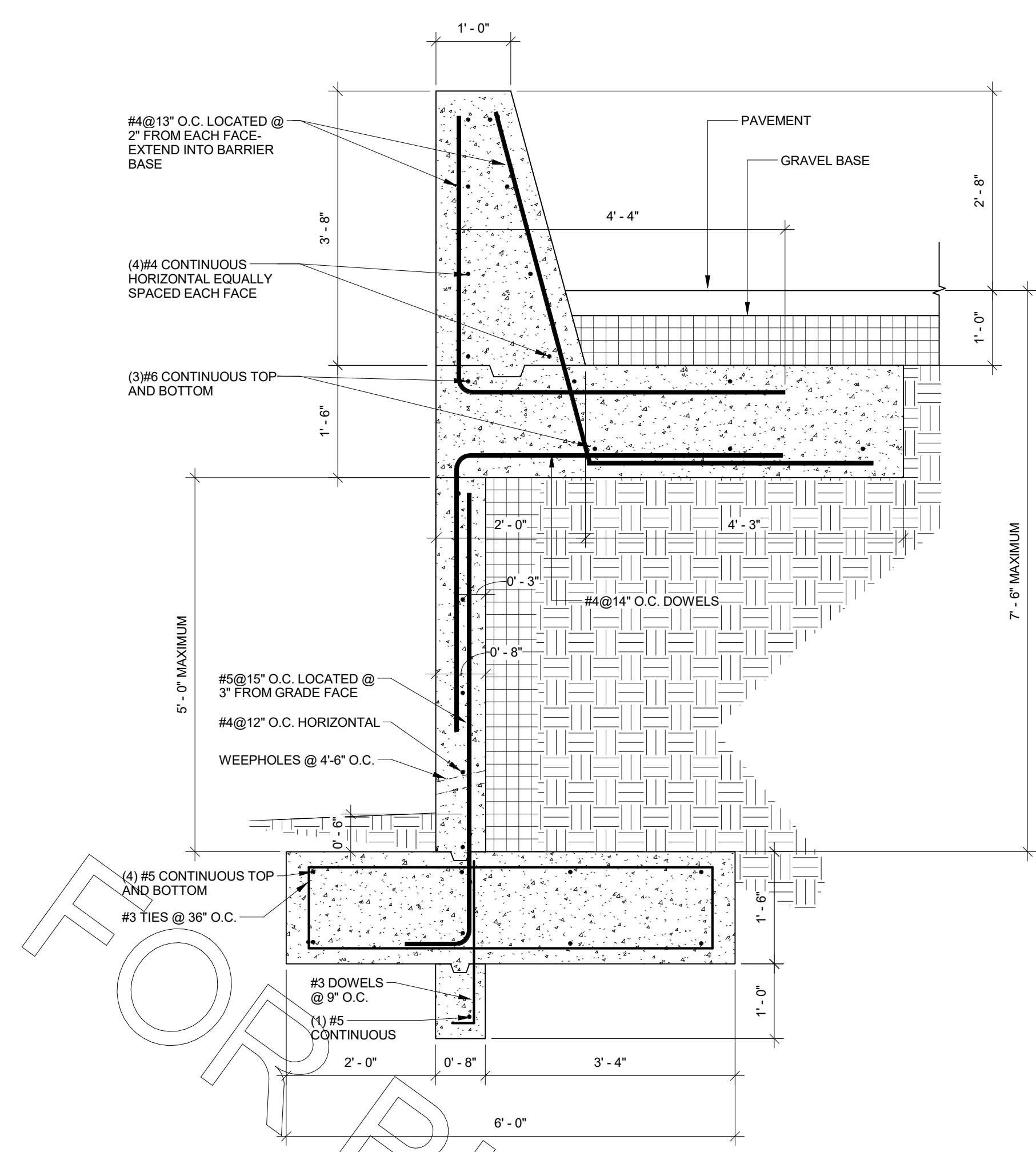
EXHIBIT A

Site Plan

FOR BID ONLY



B3 RETAINING WALL UP TO 3'-6"
3/4" = 1'-0"



B1 RETAINING WALL @ MAX HEIGHT
3/4" = 1'-0"

1. BOTTOM OF EXTERIOR FTG = 2'-0" BELOW FINISH GRADE ELEV UNO
2. SEE CIVIL DWG FOR ANY WALL LOCATIONS AND OR DIMENSIONS NOT SHOWN.
3. WHERE FOOTING STEPS ARE NECESSARY, THEY SHALL BE NO STEEPER THAN 1 VERTICAL TO 2 HORIZONTAL, UNLESS SHOWN OTHERWISE ON PLANS.
4. FOUNDATION DESIGN IS BASED ON THE FOLLOWING ASSUMPTIONS. A GEOTECHNICAL ENGINEER SHALL BE EMPLOYED PRIOR TO THE START OF CONSTRUCTION TO INVESTIGATE SUBSURFACE CONDITIONS. IF THE GEOTECHNICAL REPORT INDICATES THAT THESE ASSUMPTIONS LISTED BELOW ARE INCORRECT PLEASE NOTIFY ENGINEER IMMEDIATELY.
5. INDIVIDUAL FOOTINGS ARE DESIGNED TO BEAR ON UNIFORM SOIL CAPABLE OF SUPPORTING 2000 PSF. CONTINUOUS FOOTINGS ARE DESIGNED TO BEAR ON SOIL CAPABLE OF SUPPORTING 2000 PSF. DESIGN ASSUMES DIFFERENTIAL AND TOTAL SETTLEMENT ARE WITHIN ACCEPTED TOLERANCES FOR THE TYPE OF CONSTRUCTION USED.
6. THE SOIL BEARING CAPACITY AND CONSISTENCY SHALL BE VERIFIED FOR THE BUILDING LIMITS BY A REGISTERED GEOTECHNICAL ENGINEER WHEN FOUNDATION EXCAVATIONS HAVE BEEN CARRIED DOWN TO THE PROPOSED ELEVATIONS. THE BOTTOM OF ALL EXTERIOR FOOTINGS SHALL BE 2'-0" MINIMUM BELOW FINISHED GRADE.
7. WHERE FOOTING EXCAVATIONS ARE TO REMAIN OPEN AND MAY BE EXPOSED TO RAINFALL, THE EXCAVATIONS SHALL BE UNDERCUT AND A 4" THICK MID MAT OF 2000 PSI CONCRETE SHALL BE PLACED IN THE BOTTOM TO PROTECT THE BEARING SOILS PER GEOTECHNICAL ENGINEERS RECOMMENDATIONS.
8. ALL CONCRETE CONSTRUCTION TO UTILIZE Fc=4,000 ksi CONCRETE.

A1 FOUNDATION NOTES
1" = 1'-0"



Chick-fil-A

Chick-fil-A
5200 Buffington Road
Atlanta, Georgia
30349-2998

W Willett
Engineering
Company
Consulting Structural Engineers

3020 HABERSHAM @ NORTHLAKE
TUCKER, GEORGIA 30084
(770)270-9484
TEXAS FIRM REGISTRATION:
F-5768



CHICK-FIL-A
LONESTAR PARKWAY FSU
TX-105 & LONESTAR
MONTGOMERY, TX

FSR# 04051

REVISION SCHEDULE		
NO.	DATE	DESCRIPTION

ENGINEER'S PROJECT #	218009
PRINTED FOR	BID
DATE	02/14/18
DRAWN BY	AMC/LLM

Information contained on this drawing and in all other files produced for above named project may not be reproduced or transmitted in any form or by any means, electronic or mechanical, including photocopying, recording, or by any information storage and retrieval system, without the prior written permission of the engineer of record.

SHEET
DRIVE-THRU LANE
RETAINING WALL AND
TRAFFIC BARRIER
SHEET NUMBER

S-602

9/18/2019 3:37:00 PM

Montgomery City Council
AGENDA REPORT

Meeting Date: November 12, 2019	Budgeted Amount: N/A
Department: Administrative	
Prepared By: Richard Tramm	Exhibits:
Date Prepared: October 18, 2019	

Subject

Consideration and possible action regarding authorizing the absence of City Council Members John Champagne, Jr. and Jon Bickford.


Description

By state law, if a City Council member is absent for three consecutive meetings, that member's office is considered vacant unless the member is sick or has obtained a leave of absence. As Council Members Champagne and Bickford have missed the last two regular City Council Meetings, I have placed this item on the agenda as a precaution in case they are unable to attend the November 12, 2019 Council Meeting.

Recommendation

Recommend approval of authorizing the absence of City Council Members John Champagne, Jr. and Jon Bickford for the November 12, 2019 City Council Meeting if Council Members Champagne and Bickford are unable to attend and recommend no action if Council Members Champagne and Bickford are in attendance.

Approved By

City Administrator	Richard Tramm 	Date: 10/18/19



City Administrator's Report – September/October 2019

In following up on the Crane Cabin repair at Fernland, I have approved the proposal work that was previously discussed for the contractor whose name we received from the Sam Houston State University Museum. Unless there is unforeseen work that is uncovered during the repair process, the price for this work will come in well below what was originally approved for the work. The last item that held up this work was insurance confirmation, which was recently addressed by the contractor.

The City meetings that I have attended over the last month included MEDC Budget Public Hearing and Special Meeting on September 30th, MLK/Baja Community Development Block Grant Project Community Update Meeting October 2nd, City Council Meeting on October 8th, and the MEDC Meeting that is planned for October 21st.

Touching base on some items I had mentioned recently, there was 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 for the next meeting in November. I also mentioned a future educational session for training on avoiding cyber-attacks. This summer House Bill 3834 took effect, which mandates Cyber Security training for City personnel. Certified programs are currently in the approval process. We will be watching for these programs to be available so that our efforts also meet state guidelines. During the last two weeks we have updated several City residents whose properties are in the Home Grant program. We are now following up with the Home Grant writers at least weekly on status updates.

MMG, the contractor working to complete the Community Development Block Grant project for Baja and MLK is beginning the work for Phase II of the project work. The GLO Projects are currently undergoing environmental review before they can move forward, which should take approximately 3 months.

The Wine and Music Fest was held in the City a couple weekends ago. I was able to observe the operation of the event and how many of the security elements were in place. While this was not a City sponsored event, the same types of actions are needed for all similar events, and I was happy to see that the event appeared to go off largely without significant public safety issues.

As the fiscal year has come to a close, we have started preliminary work to prepare for the upcoming audit process. I am looking forward to going through this audit as my first with the City. Staff has been in contact with the auditor for preliminary conversations on documents to be provided and scheduling.

I plan to be travelling out of the area October 24th – 27th 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 for City staff to contact me if I am needed. I also have jury duty on October 28th, and may be unavailable that day as well.

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 September 2019

Water

- Relocated water meter location for 19051 Minero Ln.
- Repaired blow off valve on Simonton St.
- Repaired leak on Memory Park irrigation meter.
- Activated/deactivated 20 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 6 work orders for endpoint maintenance issues.
- Completed 5 work orders for water leaks.
- Completed 8 work orders for miscellaneous water issues.
- Completed 7 work orders for water taps.

Wastewater

- Completed 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 7 work orders for sewer taps.
- Completed 2 work orders for sewer-stop up.

Streets/Drainage/ROW

- Replaced faded stop sign on Minero Ln.
- Cleared storm inlets of debris.
- Excavated ditch on Church St. to improve drainage.
- Completed drainage project on McCown St., installed grass in ditches and continue to keep new grass watered until it establishes good roots.
- Completed several sections of flail mowing throughout the city.
- Straightened banner poles on 105 on both sides of town.
- Assisted PD with traffic control on Liberty St. during power outage by installing temporary stop signs.
- Reset loose regulatory signs in Terra Vista.
- Completed 1 work order for streetlight request.
- Completed 5 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

- Rebuilt the "Goat Well" at the Community Center.
- Completed 3-month AC filter changes.
- Completed 6-month AC drain cleanings.
- Completed 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 14 work orders for general-City Hall maintenance.

Parks/Recreation

- Delivered pine logs for Crane Cabin repairs at Fernland Park.
- Repaired door on Hulon House at Fernland Park.
- Daily watering of new grass at Memory Park.
- Made several Memory Park irrigation repairs.
- Rebuilt backflow preventer box at Memory Park.
- Hauled debris trailer from Memory Park volunteer work.
- Completed 37 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 372 visitors and provided 27 tours for the month.

General

- Attended one-year walkthrough of Kenrock development.
- Installed Wi-Fi router on electronic sign downtown.
- Installed Texas flags on 105 for Wine Festival.
- Delivered barricades for Wine Festival.
- Completed 8 work orders for maintenance-garbage issues.
- Completed 20 work orders for maintenance-general issues.
- Completed monthly safety meeting with department and safety officer.
- Attended monthly meeting with Head Park Docent at Fernland Park.
- Attended bi-weekly conference calls with utility operator and engineer.
- Attended preconstruction meeting for Atkin's Creek FEMA repairs.
- Attended Leadership Montgomery County welcome reception.
- Attended parade route meeting at Sam Houston Funeral Home.
- Attended Utility Billing operations meeting with City Administrator and Utility Billing Clerk.
- Eric Standifer attended Valve and Hydrant Maintenance class in Conroe.

- Worked on mowing contract RFP's.
- Attended preconstruction meeting of MLK project phase 1.
- Attended "National Night Out" planning meeting.
- Attended Park Facilities Rental meeting.
- Attended health benefits information meeting at City Hall.
- Completed weekly pre trip inspections of crew trucks.
- Attended general discussion meetings with City Administrator and City Engineer.

Report prepared by:
Mike Muckleroy
Director of Public Works
October 16, 2019



Montgomery Police Department
Chief Anthony Solomon

Activity Report

September 1, 2019 – September 30, 2019

Patrol Division

Calls for Service	-	141
Total Reports	-	22
Citations Issued	-	198
Warnings Issued	-	294
Arrests	-	11
Accidents	-	6

Personnel/Training

Officer Carswell spent time in Austin last week training on the 1033 program. He will act as the Department's liaison officer for the department.

The 1033 Program (formerly the 1208 Program) permits the Secretary of Defense to transfer, without charge, excess U.S. Department of Defense (DoD) personal property (supplies and equipment) to state and local law enforcement agencies (LEAs).

The 1033 Program has allowed law enforcement agencies to acquire vehicles (land, air, and sea), weapons, computer equipment, fingerprint equipment, night vision equipment, radios and televisions, first aid equipment, tents and sleeping bags, photographic equipment and more.

Kristen Goode attended Basic & Advanced Records Management for Law Enforcement Agencies.

Officer Bauer attended Crime Prevention I and Officer Thompson attended Public Information Officer training.

Investigation Division

Total number of assigned cases to C.I.D. for the month: 1

Breakdown by Offense Category

Possession of Controlled Substance/Marijuana	2
Burglary of Motor Vehicle	1

DWI	1
Public Intoxication	1
Harassment	1

Major Incidents

No Major Incidents to Report for September

Upcoming Events

The Police Department is currently preparing and working with groups around town to plan and secure this year's holiday events.

Traffic and safety Initiatives

The police department is in the third month of utilizing the speed trailer, which was deployed for 52 total hours at Bessie Price and MLK.

CITY OF MONTGOMERY

POLICE DEPARTMENT



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

Chief of Police: Anthony Solomon

Re: Montgomery Holiday Parade

There has been a lot of talk about the route change to this year's Christmas parade here in the city of Montgomery. I understand that change, even those changes for the better, can cause unexpected discomfort. While Parades are great for the community, they are also inherently dangerous. With moving floats being an open and obvious risk, when there is candy being thrown from them, they become more dangerous. Communities lack clear planning procedures and rules for parades. While parade accidents are generally rare, the potential dangers accompanying such events are very real.

As communities across the country hold holiday parades this time of year, the National Transportation Safety Board (NTSB) is calling for cities and towns to adopt more stringent safety measures. The agency issued several recommendations in a November report that found governments and sponsoring entities often lack adequate planning procedures and clear rules for parades.

The National Transportation Safety Board wants communities to think about the risks ahead of time so that they can be managed. As Montgomery's Chief of Police, it is my responsibility to do this.

Some of the more common parade hazards include areas of the route that require sharp turns which may cause participants to fall off floats or spectators to be run over and injured. Another major danger in Parades is children running out into streets to retrieve candy. These are the hazards we face here in the city of Montgomery with the present route.

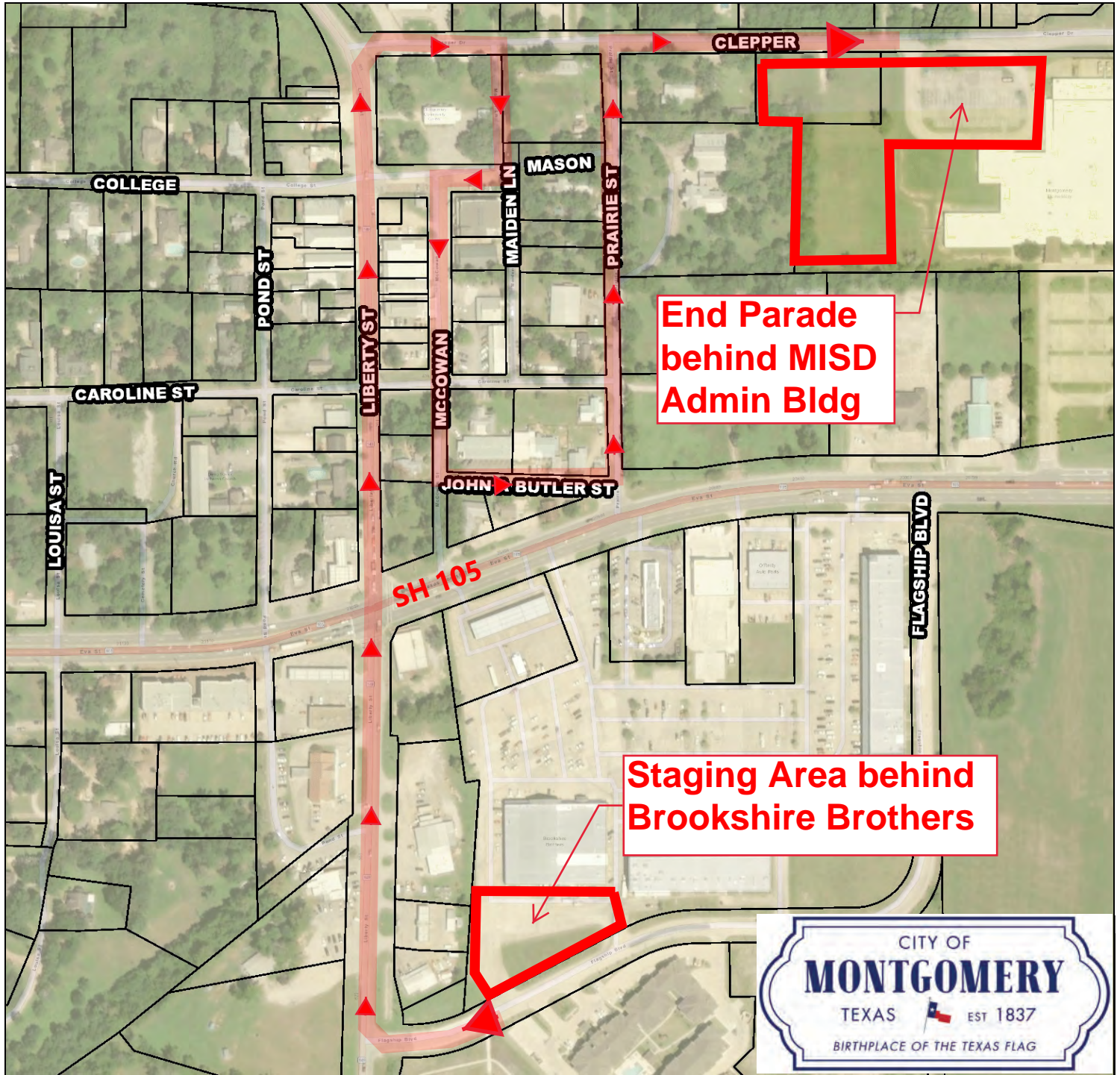
The present viewing areas, where pedestrians stand, are in very close proximity to floats making it very hazardous for both spectators and parade participants causing dangerous traffic issues with the turning of large floats on narrow streets. I understand that viewing areas are necessary, however, as a Police Chief and a municipal official, I have to determine the safety standards of the parade route breakdown to guide parade organizers and street vendors who may be allowed permits to work in the parade area. I, like anyone, experience anxiety, resistance, and reservation when it comes to change.

However, for me to standby without making sure these things are in place would be gross negligence on my part as Chief of Police. This would make it virtually impossible to prepare a written safety plan, which is critical for addressing unexpected emergencies. This plan, amongst other things, should address risk mitigation and contingency planning; safety briefings for event participants and other stakeholders and safety tips to include float operation; and other potential hazards such as developing plans for inclement weather and emergency security response. All parade officials should have a copy of these plans, along with the names and contact information for key emergency responders along with parade organizers and municipal personnel. Unfortunately, in the world we live in today, events, where crowds gather, must include some form of a comprehensive plan which addresses safety issues that first responders and city officials can be comfortable with.

Sincerely,

Anthony Solomon, Chief of Police

Christmas in Montgomery Parade Route



LEGEND

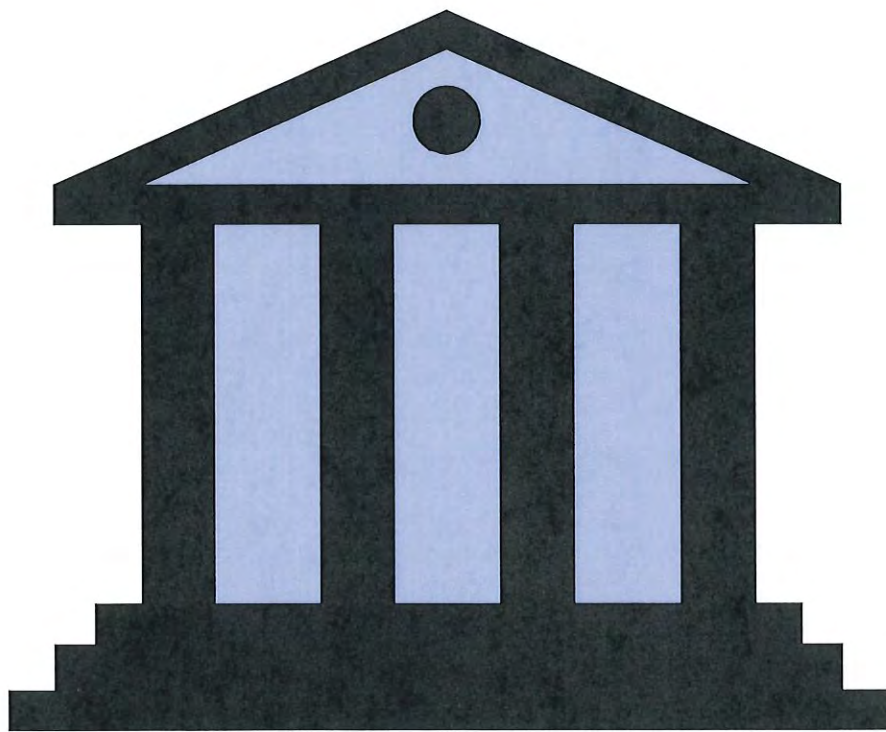


1 inch equals 350 Feet

Municipal Court-Monthly Report

September 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	196
<i>Oct</i>	313	190	143	
<i>Nov</i>	226	251	202	
<i>Dec</i>	195	217	174	

Totals 2164 2402 2605 1788

	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	\$35,212.57
<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 \$329,102.69

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>		\$35,212.57

\$95,918.57

\$329,102.19

Total**\$425,020.76****Fiscal Year 2017-2018**

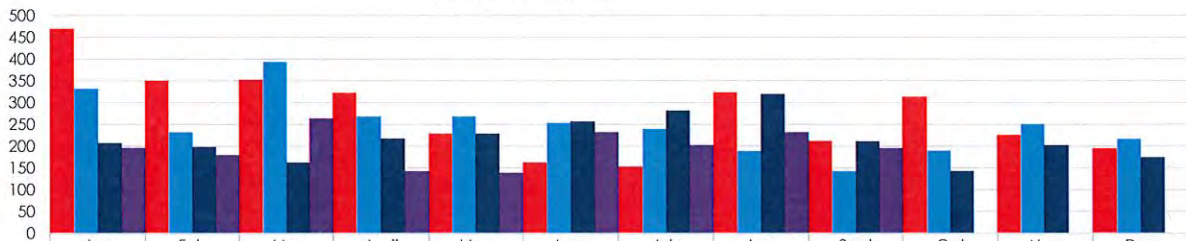
	2017	2018
<i>Oct</i>	\$37,395.63	
<i>Nov</i>	\$35,410.95	
<i>Dec</i>	\$41,335.06	
<i>Jan</i>		\$45,128.89
<i>Feb</i>		\$51,188.10
<i>March</i>		\$52,380.12
<i>April</i>		\$39,781.86
<i>May</i>		\$55,321.25
<i>June</i>		\$25,193.20
<i>July</i>		\$39,922.89
<i>Aug</i>		\$51,021.18
<i>Sept</i>		\$50,959.23

\$114,141.64

\$410,896.72

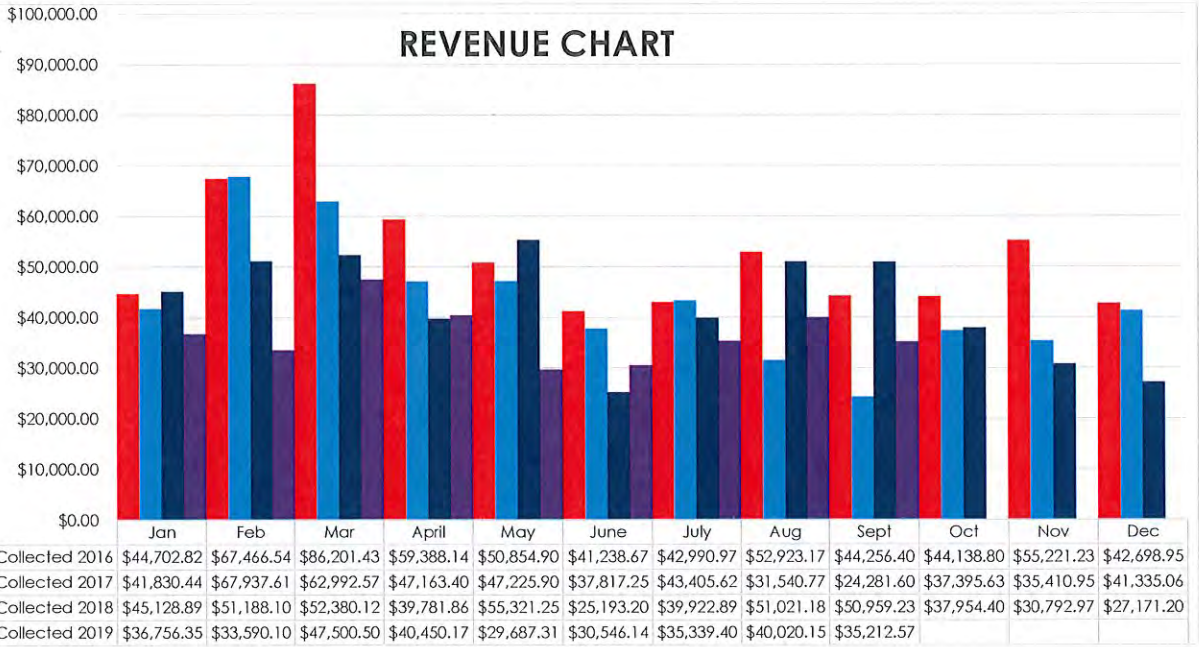
Total**\$525,038.36**

CITATIONS



	Jan	Feb	Mar	April	May	June	July	Aug	Sept	Oct	Nov	Dec
■ Citations Filed 2016	470	351	353	323	229	163	153	324	212	313	226	195
■ Citations Filed 2017	332	233	394	268	268	254	240	189	143	190	251	217
■ Citations Filed 2018	207	199	163	218	229	257	282	320	211	143	202	174
■ Citations Filed 2019	197	180	264	143	139	233	203	233	196			

REVENUE CHART



Warrants Division Monthly Report

Month: SEPTEMBER Year: 2019

Number of warrants addressed: 209+

Number of warrants cleared: 110

Total revenue collected: \$ 4143.37

Number of arrests: 12

UTILITY/GENERAL FUND REPORT – SEPTEMBER 2019

TOTAL REVENUE

Utilities	\$310,454.00
Permits	\$34,328.00
Community Building	\$900.00
Flags Sold	\$15.00
Misc. General Fund	\$79,091.03
Monthly Total	\$424,788.03

UTILITIES

New Water Accts.	25
Disconnected Water Accts.	18
Total Number of Active Accts.	790

ARREARS

	60 Days	90 Days	120+ Days 2007-Sept 1, 2018
Number of Accounts	15	10	184
Amount	\$1,656.44	\$901.71	\$41,807.67
Total			\$44,365.82

PERMITS

Type	Permit Total	Revenue
Building-Commercial	1	\$440.00
Building-Residential	14	\$21,698.00
Plumbing	10	\$2,525.00
Irrigation	4	\$500.00
Mechanical	3	\$600.00
Electrical	16	\$7,175.00
Sign	4	\$200.00
Backflow Preventors	0	\$0.00
Manufactured Home	1	\$250.00
Photography	0	\$0.00
Parade	0	\$0.00
Golf Cart	1	\$25.00
Vendor	2	\$40.00
TOTAL	61	\$34,328.00

COMMUNITY BUILDING

Type of Rental	Number of Bookings	Revenue
Profit	1	\$900.00
Non - Profit	20	\$0

UTILITIES & PERMITS MONTHLY CALL LOG

MARCH	APRIL	MAY	JUNE	JULY	AUGUST	SEPT	OCT	NOV	DEC
596	622	603	579	1043	2182	1856			

CITY ACCOUNT CONSUMPTION

	JULY	AUGUST	SEPTEMBER
Community Building – Irrigation (01-8732-00)	22,000	16,000	17,000
Community Building (01-0130-00)	3,000	3,000	2,000
City Cemetery (01-1110-00)	0	0	0
City Welcome Sign Irrigation at HWY 105 & Prairie – Rose Garden (01-8733-00)	1,000	0	0
Cedar Break Park Irrigation (01-8736-00)	4,000	1,000	2,000
Cedar Break Park Restrooms (01-8735-00)	1,000	1,000	1,000
Fernland (01-8737-00)	4,000	15,000	8,000
Memory Park (01-5885-00)	111,000	91,000	189,000
Community Building Stage Irrigation Rose Garden (01-6180-00)	2,000	1,000	2,000
City Hall & Irrigation (01-6190-00)	19,000	15,000	27,000
Homecoming Park Restrooms (01-8820-00)	0	1,000	0
Homecoming Park Drinking Ftn (01-8738-00)	0	0	0
Buffalo Springs Sewer Plant (01-8821-00)	1,000	1,000	1,000



City of Montgomery

Operations Report

September 2019

08/18/19-09/17/19

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

08/18/2019 - Lift Station 2, 8 and 10 - Power failure

Upon arrival operator found facilities with no power, alarm due to power surge in the area. Entergy was notified and power was restored to facilities.

08/21/2019 - Lift Station 5 - Power failure

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

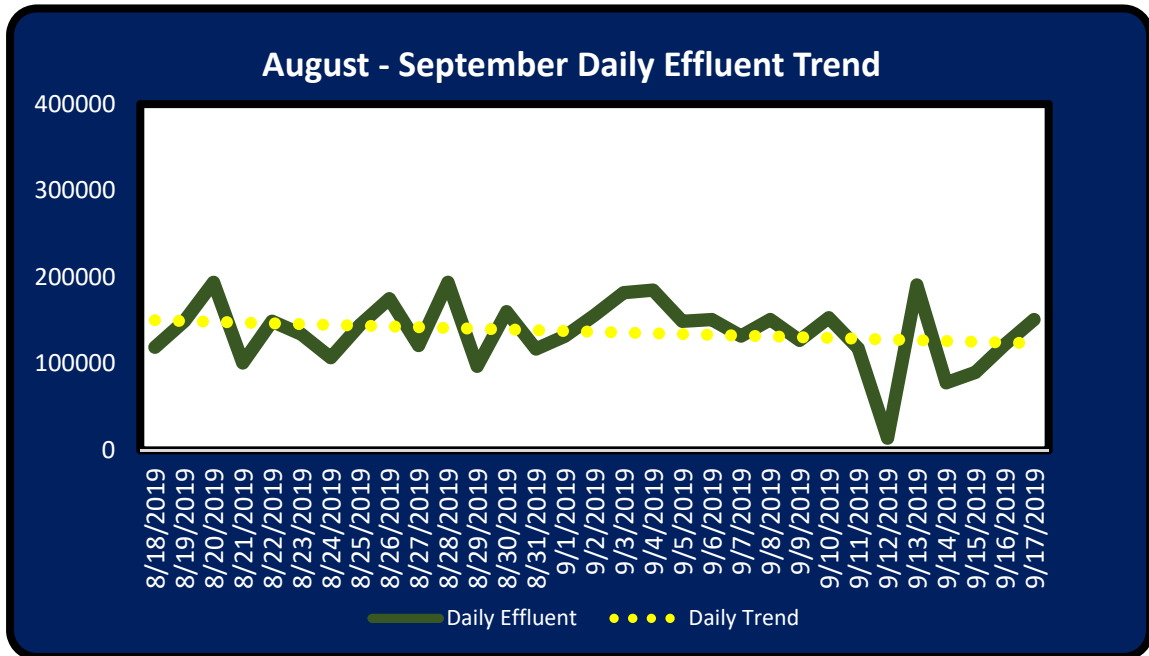
09/09/2019 - Lift Station 5 – Genset failure

Upon arrival operator found genset alarm off. Operator tested equipment and reset alarm till lift station was running normal.

09/12/2019 WWTP- No Flow

Operator found totalizer to have very little flow from previous days readings. The operator found that the bypass pump the contractor was using had shut down not allowing flow to the plant. The contractor was notified and restored flow to the plant.

Wastewater Plant Flow Detail



- Flow for the month of August – September was 4,244,000 gallons
- Daily peak flow August 28, 2019 was 194,000 gallons
- Average Daily Flow 136,900 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	8.80	no
Average Monthly NH3	2	mg/l	0.79	no
Minimal CL2 Residual	1	mg/l	1.02	no
Max CL2 Residual	4	mg/l	3.49	no
Rainfall for the Month			0.70	inches

There were no excursions for the month of September



Water Report

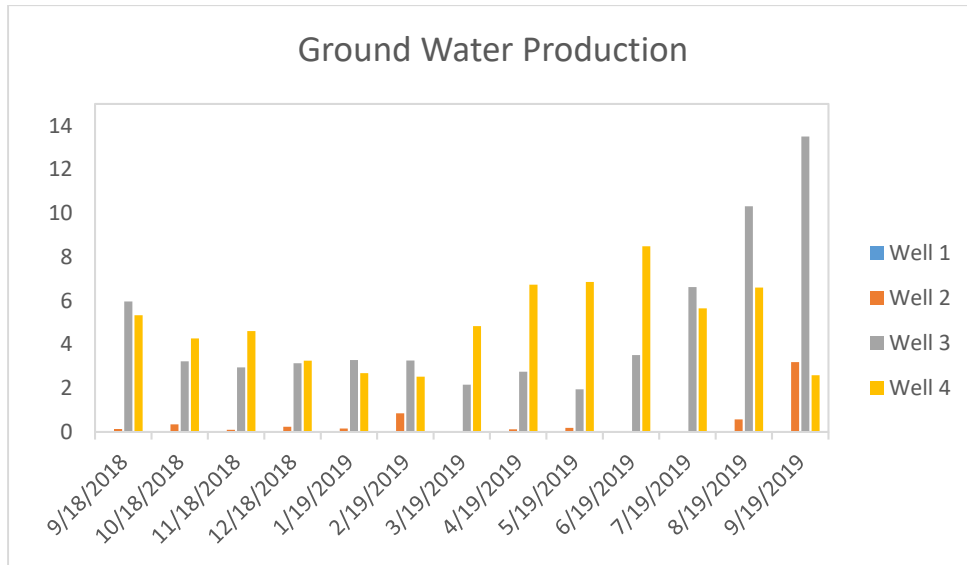
08/18/2019-09/17/2019

2019							
Well Name	Recorded Flow MGD	% of Total	Rating MGD/Day	YTD Pumpage MGD	YTD %	Permitted Value	Remaining Permit %
Well 2	3.191	16.55%	0.864	5.099	5.13%	47.551	-10.31%
Well 3	13.505	70.02%	0.864	47.353	47.64%	47.551	
Well 4	2.590	13.43%	2.160	46.946	47.23%	90.000	47.84%
Total	19.286	100.00%	3.888	99.398	100%	122.651	
Flushing	0.513						
Subtotal	18.773						
Sold	16.753						
% Accounted	90%						

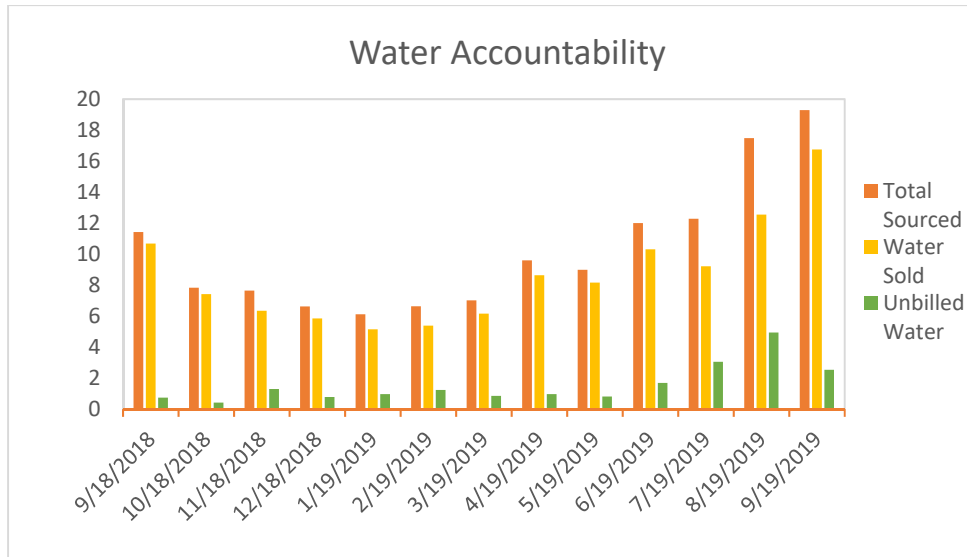
- Remaining percent of permit is the prepaid amount not the total amount
- Faulty probes were replaced on 8/30

Accountability	
Total Water Sourced	19.286
Flushing	0.513
Subtotal	18.773
Sold	16.753
Accountability %	90%

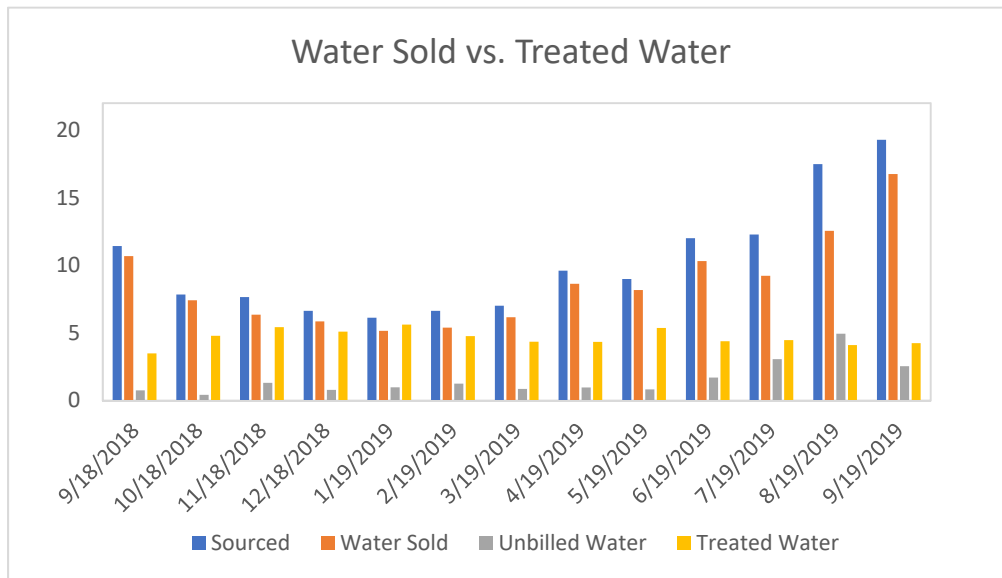
CONNECTIONS	
School	12
Commercial Inside	153
Commercial Outside	1
Residential Inside	670
Residential Outside	27
Church	13
City	15
Hydrant	7
Multifamily	11
n/a	2
Total	911



Date	Total	Well_1	Well_2	Well_3	Well_4
AVG	10.23	0.000	0.453	4.817	4.955
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
9/19/2019	19.286	0.000	3.191	13.505	2.59
Total	132.93	0.000	5.891	62.622	64.419



Date	Accountability	Unaccounted	Total Sourced	Water Sold	Flushing/ Leaks	Unbilled Water
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
9/19/2019	90%	2.02	19.286	16.753	0.513	2.533



Date	Sourced	Water Sold	Unbilled Water	Treated Water	Return %	Rain
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	4.938	4.101	33%	0.50
9/19/2019	19.286	16.753	2.533	4.244	25%	0.70

November 6, 2019

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

Re: Engineering Report
Council Meeting: November 12, 2019
City of Montgomery

Dear Mayor and Council:

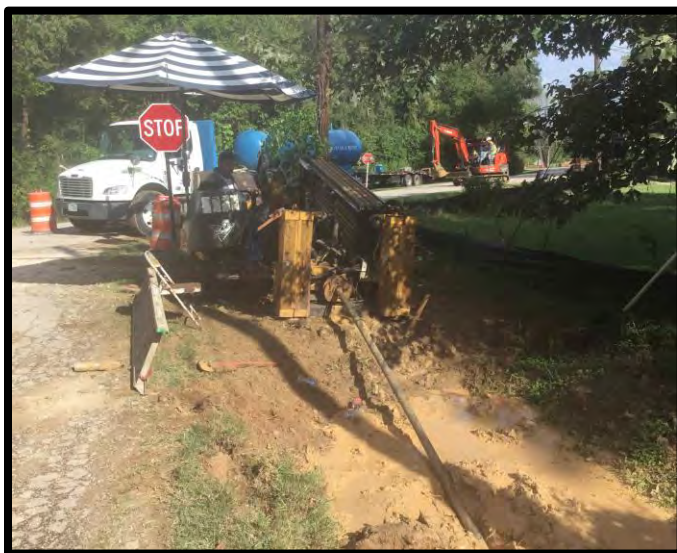
The following information summarizes our activities on your behalf since the September 24, 2019 Council Meeting:

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)

The contractor has substantially completed the waterline installation, and the waterline has passed all pressure and bacteriological testing. The service connection tie-ins are complete, and the waterline is in service. It is our understanding the contractor is mobilizing a second crew to complete the drainage improvements.



Contractor boring along Baja Road



New fire hydrant set along Baja Road

Status of Previously Authorized Projects (cont.):**b) MLK Drive Water and Drainage Improvements, Phase II (CDBG)**

We held a pre-construction meeting on October 3rd and issued a Notice to Proceed at the meeting. The contractor has substantially completed the waterline installation, and the waterline has passed all pressure and bacteriological testing. The service connection tie-ins are complete, and the waterline is in service. It is our understanding the contractor is mobilizing a second crew to complete the drainage improvements.



New waterline installed along MLK Drive



Ditch regrading at MLK Drive & McGinnis

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

The contractor mobilized on October 14th, has completed installation of the new safety end treatment, and successfully drilled the piles. The contractor is preparing the pile caps and pipe supports to be poured this week.



New Safety End Treatment



Piles drilled; caps ready to be formed

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

We received no objections to the plans from the Texas Historical Commission last week. The plans are undergoing final internal review, and we plan to bid the project at the beginning of next year.

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.

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**

The contractor is substantially complete with demolition of the lift station, subject to pouring the concrete cap. We are continuing to coordinate with the neighboring site development to ensure the demolition work does not impact their development.



Lift Station No. 1 pre-demolition



Lift Station No. 1 post-demolition

h) 18" Gravity Sanitary Sewer Extension, Phase 2

Construction is substantially complete, and we held a final inspection on October 15th. It is our understanding the contractor is working to address the punch list items.



New concrete at driveway after abandoning MH



Connection to Phase I sanitary sewer line

i) 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.

j) Sanitary Sewer System Analysis and Master Plan – CP No. 10 – Lift Station No. 3 Force Main Re-Route

As a reminder, this project is included in TWDB CWSRF loan. 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.

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** – There are no currently ongoing feasibility studies at this time.

b) Plan Reviews

i. **Exxon Eva Street** – We did not receive revised plans this month.

ii. **Wendy's (Haza Foods)** – We did not receive revised plans this month.

Plan Reviews (cont.):

- iii. **Louisa Lane Single Family Development** – We did not receive revised plans this month.
 - iv. **Chick-fil-A** – We received revised plans for the development on October 30th and plan to return plan approval subject to execution of an encroachment agreement with the City.
- c) **Plat Reviews** – There are no ongoing plat reviews at this time.
- 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)** – We performed a one-year warranty inspection on September 27th. No punch list items were identified, but we are waiting for the developer to submit an additional escrow deposit for their account before recommending bonds be released.

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.
- 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 were notified by the developer's engineer that the developer is no longer interested in pursuing a land swap with the City. It is our understanding the developer's engineer intends to submit a revised site plan that no longer requires use of City property.

Meetings and Ongoing Activities (cont.):

- e) **Baja Road and Martin Luther King Jr. Drive Town Hall** – We held a town hall for the residents of the Baja Road and Martin Luther King Jr. Drive area on October 2nd to discuss the ongoing and upcoming projects and their impact on the residents.
- 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. TxDOT has advised they are preparing an appraisal and the legal conveyance documents and will provide all documentation to the City for review once complete.
- 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 11-12-19.docx

Enclosures:

Active Capital Projects Map

Active Developments Map

Project Schedule

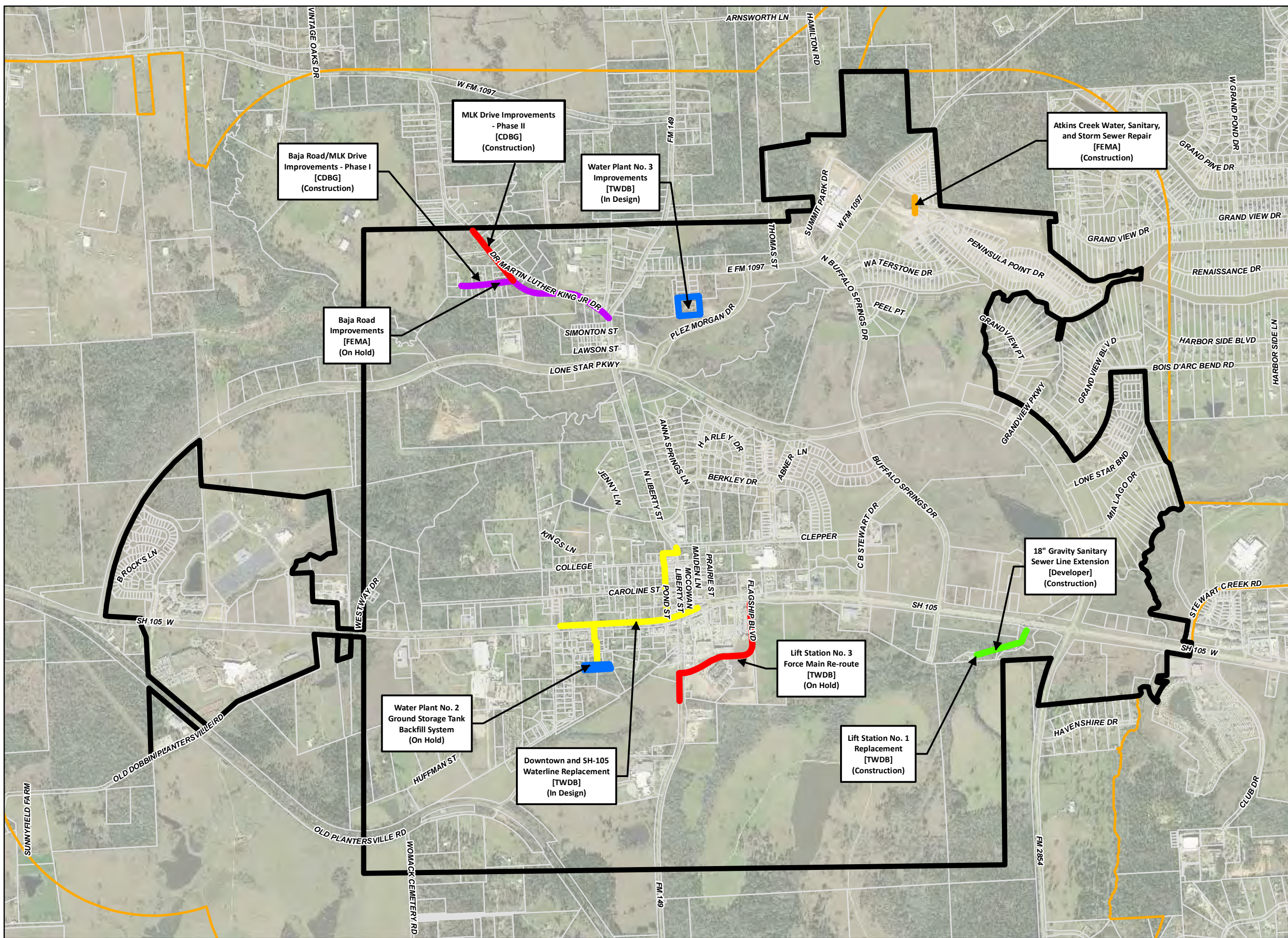
Cc (via email):

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



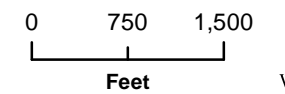
VICINITY MAP

Scale: 1 inch equals 20 miles

LEGEND

- City Limits
- City ETJ
- MCAD Parcels

ACTIVE CAPITAL PROJECTS (OCTOBER 2019)

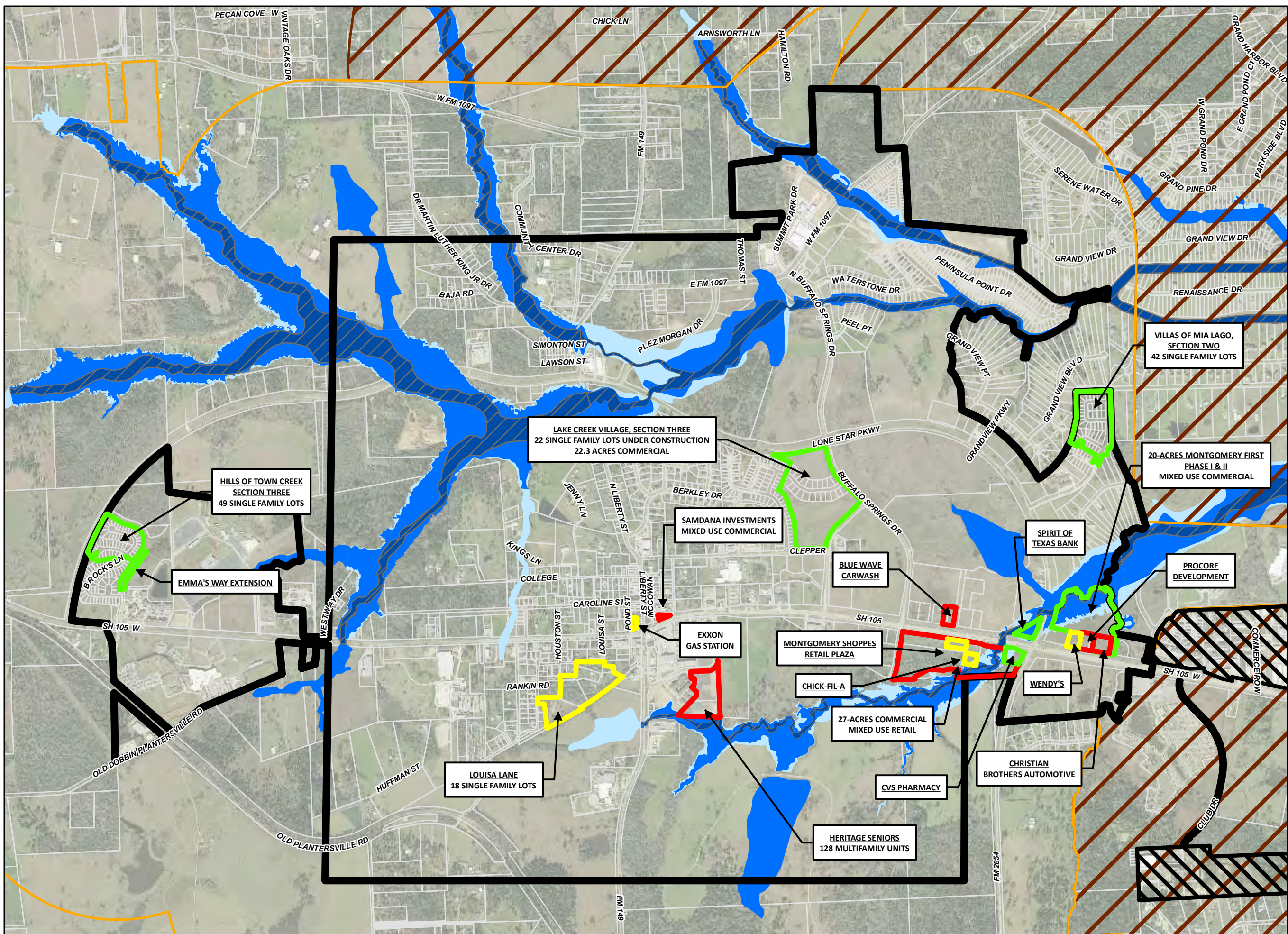


1 inch equals 1,500 feet



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

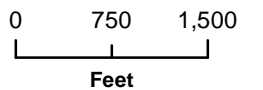
Scale: 1 inch equals 20 miles

LEGEND

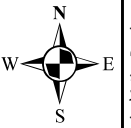
Active Development (Phase)

- 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 (OCTOBER 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.



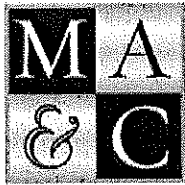
CITY OF MONTGOMERY
ACCOUNT BALANCES @9/30/19
For Meeting of October 22, 2019

	<u>CHECKING ACCT BALANCES</u>	<u>PRIOR MONTH END INVESTMENTS</u>	<u>TOTAL FUNDS AVAILABLE</u>
<u>GENERAL FUNDS</u>			
OPERATING FUND #1017375	\$ 779,948.07		\$ 779,948.07
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		\$ 625,162.21	\$ 625,162.21
TEXPOOL - RESERVE FUND # 00005		\$ -	\$ -
TOTAL GENERAL FUND	\$ 790,633.71	\$ 825,162.21	\$ 1,615,795.92
<u>CONSTRUCTION FUND</u>			
BUILDING FUND #1058528	\$ -		\$ -
CONSTRUCTION ACCOUNT #1058544	\$ 406,845.48 *		\$ 406,845.48
BOK Fncial Series 2017A	\$ 955,933.78		\$ 955,933.78
BOK Fncial Series 2017BA	\$ 1,570,263.17		\$ 1,570,263.17
TEXPOOL - CONST # 00009		\$ 255,640.08	\$ 255,640.08
INVESTMENTS - CONSTRUCTION		\$ -	\$ -
TOTAL CONSTRUCTION FUND	\$ 2,933,042.43	\$ 255,640.08	\$ 3,188,682.51
<u>DEBT SERVICE FUND</u>			
DEBT SERVICE FUND #7024730	\$ 122,268.98		\$ 122,268.98
TEXPOOL DEBT SERVICE # 00008	\$ -	\$ 297,537.36	\$ 297,537.36
TOTAL DEBT SERVICE FUND	\$ 122,268.98	\$ 297,537.36	\$ 419,806.34
<u>COURT SECURITY FUND</u> #1070580			
	\$ 5,587.03	\$ -	\$ 5,587.03
<u>COURT TECHNICAL FUND</u> #1058361			
	\$ 36,284.58	\$ -	\$ 36,284.58
<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			
	\$ 13,116.94	\$ -	\$ 13,116.94
<u>MEDC</u>			
CHECKING ACCOUNT #1017938	\$ 109,247.14		\$ 109,247.14
TEXPOOL - MEDC # 00003		\$ 790,379.34	\$ 790,379.34
INVESTMENTS - MEDC		\$ 150,000.00	\$ 150,000.00
TOTAL MEDC	\$ 109,247.14	\$ 940,379.34	\$ 1,049,626.48
<u>POLICE ASSET FORFEITURES</u> #1047745			
	\$ 6,221.99		\$ 6,221.99
<u>UTILITY FUND</u>			
UTILITY FUND #1017383	\$ 479,911.57		\$ 479,911.57
CUSTOMER DEPOSITS FUND #1017417	\$ -		\$ -
WATER WORKS & SAN SEWER #7013840	\$ -		\$ -
TEXPOOL - UTILITY FUND # 00002		\$ 777,436.26	\$ 777,436.26
TOTAL UTILITY FUND	\$ 479,911.57	\$ 777,436.26	\$ 1,257,347.83
TOTAL ALL FUNDS	\$ 4,502,132.73	\$ 3,096,155.25	\$ 7,598,287.98

INVESTMENTS

TEXPOOL - GENERAL FUND	\$	625,162.21
INVESTMENTS - GENERAL FUND	\$	200,000.00
TEXPOOL - CONST # 00009	\$	255,640.08
TEXPOOL - DEBT SERVICE # 00008	\$	297,537.36
TEXPOOL - MEDC	\$	790,379.34
INVESTMENTS - MEDC	\$	150,000.00
TEXPOOL - UTILITY	\$	777,436.26
TOTAL ALL INVESTMENTS	\$	<u>3,096,155.25</u>

*Notes:



MUNICIPAL ACCOUNTS
& CONSULTING, L.P.

City of Montgomery

Bookkeeper's Report

September 30, 2019

City of Montgomery
Account Balances

As of September 30, 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		2.16 %	625,162.21	
Checking Account(s)					
FIRST FINANCIAL BANK (XXXX7375)			0.00 %	779,948.07	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:				\$1,615,795.92	
Fund: Capital Projects					
Money Market Funds					
TEXPOOL (XXXX0009)	12/27/2012		2.16 %	255,640.08	
Checking Account(s)					
BOK Financial (XXXX3014)			0.00 %	955,933.78	BOKF, NA Escrow - Series 2017A
BOK Financial (XXXX4012)			0.00 %	1,570,263.17	BOKF, NA Escrow - Series 2017B
FIRST FINANCIAL BANK (XXXX8528)			0.00 %	0.00	Building Fund
FIRST FINANCIAL BANK (XXXX8544)			0.00 %	406,845.48	Const Ckg-W&S Proj 1058544
Totals for Capital Projects Fund:				\$3,188,682.51	
Fund: Debt Service					
Money Market Funds					
TEXPOOL (XXXX0008)	12/27/2012		2.16 %	297,537.36	
Checking Account(s)					
FIRST FINANCIAL BANK (XXXX4730)			0.00 %	122,268.98	Checking Account
Totals for Debt Service Fund:				\$419,806.34	
Fund: CT Security					
Checking Account(s)					
FIRST FINANCIAL BANK (XXXX0580)			0.00 %	5,587.03	Cash In Bank
Totals for CT Security Fund:				\$5,587.03	
Fund: CT Tech					
Checking Account(s)					
FIRST FINANCIAL BANK (XXXX8361)			0.00 %	36,284.58	Cash In Bank
Totals for CT Tech Fund:				\$36,284.58	
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 September 30, 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 %	13,116.94	Cash In Bank
Totals for Hotel Occupancy Tax Fund:				\$13,116.94	
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		2.16 %	790,379.34	
Checking Account(s)					
FIRST FINANCIAL BANK (XXXX7938)			0.00 %	109,247.14	MEDC Checking
Totals for MEDC Fund:				\$1,049,626.48	
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		2.16 %	777,436.26	
Checking Account(s)					
FIRST FINANCIAL BANK (XXXX7383)			0.00 %	479,911.57	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:				\$1,257,347.83	
Grand total for City of Montgomery:				\$7,598,287.98	

City of Montgomery - General
Cash Flow Report - Checking Account
As of September 30, 2019

Num	Name	Memo	Amount	Balance
BALANCE AS OF 09/01/2019				\$479,759.79
Receipts				
	Transfer from MEDC to reimburse expenses		21,970.43	
	Transfer from Utility Fund - Reimb of Expenses		18,118.54	
	Trans from Construction-Reimb of advances for FEMA Bridge Repai		64,581.63	
	Admin Trans from Court Sec. thru 9/30/19		720.00	
	Sales Tax Rev 9/13/19		599,991.27	
	Transfer		12,228.22	
	P&I Revenue Received 9/19		98.63	
	Tax Revenue 9/19		358.54	
	Refund of Fees charged in error		40.00	
	Misc Revenue CL 9/19		100,545.45	
	Miscellaneous Revenue OS 9/19		200.00	
	Court Revenue CL 9/30/19		29,852.47	
	Court Rev OS 9/30/19		5,360.10	
	Interest		<u>31.23</u>	
Total Receipts				854,096.51
Disbursements				
29607	TMRS	0877, 00877	(22,320.22)	
29608	Blue Tarp Credit Services, Inc.	Acct #99775 Northern Tool Inv 43188877	(16.96)	
29609	City of Montgomery - Utility Fund	/Water Usage @ Parks, City Hall, Com Center - Au	(1,324.43)	
29610	Conroe Courier.	570514883 - H1807016- 9/14/2019 - 52 Wks Subs	(120.12)	
29611	Entergy	Utilities per spreadsheet 8/19	(1,459.49)	
29612	Firestone Complete Auto Care Conroe	Police Tires purchase Inv 284635	(1,518.56)	
29613	Gordon B. Dudley, Jr.	Prosecutor 8/29/19	(450.00)	
29614	GT Distributors, Inc	Inv 1999420, 0717134, 1999268	(17,424.94)	
29615	Houston Chronicle	INV 222716131 Ad # 200160 - Full Time Senior A	(107.05)	
29616	Innovative Outdoors	Mowing - Inv# 2527	(6,667.00)	
29617	Michael Shirley	Court Prosecutor 8/29/19	(450.00)	
29618	Montgomery Central Appraisal District	4th Qtr Fees 2019	(2,126.57)	
29619	Personalized Communications, Inc.	Answering Service Inv#18253-082119	(408.05)	
29620	Rick Hanna, CBO	Inv 18161, 18162	(6,646.75)	
29621	Robert Rosenquist	Municipal Court Judge - 8/19	(1,500.00)	
29622	Sam's Club	Acct #040241083268-7, Inv 002226, 001846, 00000	(431.94)	
29623	Sasha Kana	Refund Court Costs from 9/4/2013	(240.00)	
29624	TransUnion	Acct 300819 thru 8/31/19	(225.00)	
29625	Verizon Wireless	521590387-00001	(49.95)	
29626	Watch Guard Video	Inv BCMINV0008183, Quote - Vista HD Cameras	(18,925.00)	
29627	Whitley Vineyards, LLC	Com Bldg Deposit Refund	(150.00)	
29628	Daspit, Laurence F	Payroll 9/13/19	(103.89)	
29629	Al Cade	To Close and Refund Escrow Balance Proj #1811	(322.14)	
29630	Consolidated Communications	936-597-6434 Telephone Service 9/1-9/30/19	(1,098.52)	
29631	Easley Enterprises of Texas, Inc.	City Hall General Cleaning 8/19	(375.00)	
29632	Giovanna Guzman	Inv 201910322 - National Night Out - Police	(300.00)	
29633	GTIN	Server Cabinet, Install, Battery Backup, shelving, et	(2,394.74)	
29634	Houston Chronicle	Inv 222716134, 135	(1,144.90)	
29635	Iron Mountain	Document Shredding BXTR493	(114.49)	
29636	Jim's Hardware	Acct #102 -Several Invoices 8/1-8/31/19	(421.35)	
29637	Juan Suazo	Room Extention - Police Dept.	(13,900.00)	
29638	Kologik	COPsync Software Inv 7018356	(5,910.84)	
29639	LDC	CM100017 Gas 101 Plantersville 8/19	(29.93)	

City of Montgomery - General
Cash Flow Report - Checking Account
As of September 30, 2019

Num	Name	Memo	Amount	Balance
Disbursements				
29640	Lone Star Products & Equipment, LLC	Police Equipment Inv 30887 11- Setina-Dual T-ra	(4,675.00)	
29641	McCoy's Building Supply Corporation	Acct - 0900-98046487-001 August Invoices	(1,468.14)	
29642	Montgomery Area Chamber of Commerce	Regist for Business Eats Luncheon -Richard Tram	(15.00)	
29643	Municipal Accounts & Consulting, L.P.	Bookkeeping- Part Inv 58969 8/19	(6,353.79)	
29644	Northwest Pest Patrol	Acct-32791-Mosquito fogging / Inv#336744,745,7	(580.00)	
29645	O'Reilly Auto Parts	Acct #102 - Invoices 1838125813,26274,26913	(71.65)	
29646	Office Depot Business Credit	Supplies 8/1-8/31/19	(698.51)	
29647	Pecan Hill Florist	Invoice 5991 - Mendes Funeral - City Admin-Mag	(90.00)	
29648	Swank Motion Pictures Inc.	Inv DB 2735626 The Karate Kid 8/31/19	(300.00)	
29649	Thomas Printing & Publishing	Business Cards (D Reed)	(119.50)	
29650	TML-IRP	Contract# 6827 Insurance Premium September Inv	(4,624.49)	
29651	Tyler Technologies, Inc	Monthly fee - Web Site and On Line Billing Compo	(41.00)	
29652	Vulcan Materials Company	Inv# 61969773	(554.76)	
29653	Weisinger Materials, Inc	Inv 081803 Playground	(2,340.00)	
29654	Z's Mobile Installation	Inv 1273 - Install Watch Guard 4RE, Radar, Trip C	(650.00)	
29655	Amazon Capital Services	1N4K-GPW7-KLPG - Waterproof Notebook	(19.98)	
29656	Applied Concepts, Inc.	Invoice 354179	(122.00)	
29657	Blue Tarp Credit Services, Inc.	Acct #99775 Northern Tool Inv 43271746	(385.29)	
29658	Consolidated Communications	936-043-5910/0 9/11-10/10/19	(118.39)	
29659	Entergy	Acct # 140207580 / Inv#305004339541	(1,019.43)	
29660	Gordon B. Dudley, Jr.	Prosecutor 9/12/19	(450.00)	
29661	Innovative Outdoors	Inv 1792, 2569	(1,156.54)	
29662	Michael Shirley	Court Prosecutor 9/12/19	(450.00)	
29663	Rick Hanna, CBO	Inv 18167, 18168	(6,122.69)	
29664	Solomon Electric, Inc.	Inv 19304, 19305	(523.00)	
29665	TML-IRP	Contract# 6827 Insurance Premium August 2019	(4,624.49)	
29666	UBEO, LLC	Inv 64955020 Acct #124715 Site #4564912 9/1-	(2,015.00)	
29667	UniFirst Holdings, Inc.	Acct#1446218-Inv# 8440865330,6219,7127,8027,8	(553.43)	
29668	Valero Marketing & Supply Company-2	Acct 7137 8863 Fuel exp- Public Works Dept- thr	(1,087.27)	
29669	Caldwell Country Chevrolet	InvKR377388 - 2019 Chevy Tahoe	(37,810.00)	
29670	Caldwell Country Chevrolet	InvKR390040 - 2019 Chevy Tahoe	(41,220.00)	
29671	Amazon Capital Services	1V37-CPML-T371 - less credit due to City	(40.06)	
29672	Braun's	Plaque for outgoing City Administrator - Inv 35969	(75.80)	
29673	Cade Country	Purchase of Storage Building (10X16) PO# CM66	(3,645.00)	
29674	Card Service Center	First Financial Credit Card Account XXXX 0869 -	(5,327.52)	
29675	FunJumps	Inv 6429 - National Night Out Moonwalk/Slide Co	(165.00)	
29676	G'TIN	Inv# 20604 - Police Ticket 18055 - Watchguard	(203.75)	
29677	John Morales	DJ for 2 hours @ National Night Out Inv 002	(300.00)	
29678	Kristen Goode	Reimbursement for Registration of a City Vehicle	(17.11)	
29679	Personalized Communications, Inc.	Answering Service Inv#18253-091819	(382.20)	
29680	Rothco Tree Service, LLC	Tree removal Inv 4223	(1,925.00)	
29681	Steelylumber Company, Inc.	4 Logs - Fernland Park Inv 92319	(400.00)	
29682	Stowes' Wrecker & Collision	Towing fee - 2013 Dodge Charger Inv 3551	(75.00)	
29683	Susan Hensley	Reimbursement for mileage - TMRS Cert Course 9	(192.56)	
29684	Thomas Printing & Publishing	2,000 Window Envelopes Inv 10286	(218.72)	
29685	Juan Suazo	Vault Modification- Police Dept.	(3,575.00)	
29686	Juan Suazo	Storage Shed Build Out - Police Dept.	(5,900.00)	
29687	Linda Sneed	VOID: Replacement of 3 sections of wood fence -	0.00	
29688	TMRS	0877, 00877	(15,250.86)	
29689	Jason Harper	Shaved Ice for National Night Out	(400.00)	
29690	Daspit, Laurence F	Payroll 9/27/19	(168.54)	
Auto Dft	Office of the Attorney General	0012055266, 0012541428, 0011804850, 001250779	(1,708.05)	

City of Montgomery - General
Cash Flow Report - Checking Account
As of September 30, 2019

Num	Name	Memo	Amount	Balance
Disbursements				
Auto Dft	Office of the Attorney General	0013412154, 0013823116, 0012078082, 001309849	(802.85)	
Auto Draft	Office of the Attorney General	0012055266, 0012541428, 0013412154, 001382311	(2,750.36)	
DD	Aguirre, Abel	Payroll 9/13/19	(1,871.94)	
DD	Bauer, Timothy M	Payroll 9/13/19	(1,515.69)	
DD	Belmares, Jose N.	Payroll 9/13/19	(626.29)	
DD	Bracht, James C.	Payroll 9/13/19	(2,179.68)	
DD	Brown, Jackson A	Payroll 9/13/19	(999.61)	
DD	Carswell, Christopher M	Payroll 9/13/19	(1,836.54)	
DD	Cooley, Diana M	Payroll 9/13/19	(1,319.74)	
DD	Duckett, Kimberly T.	Payroll 9/13/19	(1,676.81)	
DD	Goode, Kristen N	Payroll 9/13/19	(668.87)	
DD	Hensley, Susan L	Payroll 9/13/19	(2,055.03)	
DD	Hernandez, George J.	Payroll 9/13/19	(1,482.34)	
DD	Kohl, Julie J	Payroll 9/13/19	(404.73)	
DD	Kowarsch, Robert D	Payroll 9/13/19	(106.20)	
DD	Lozano, Daniel T	Payroll 9/13/19	(794.00)	
DD	McCorquodale, David D.	Payroll 9/13/19	(1,287.82)	
DD	McRae, Jacob I	Payroll 9/13/19	(1,710.50)	
DD	Muckleroy, Micha D.	Payroll 9/13/19	(2,121.61)	
DD	Paulton, Lawrence R	Payroll 9/13/19	(801.94)	
DD	Rains, Eva S.	Payroll 9/13/19	(55.41)	
DD	Ravari, Justin R.	Payroll 9/13/19	(1,483.18)	
DD	Redman, Leslie A.	Payroll 9/13/19	(1,376.60)	
DD	Reed, Christy M	Payroll 9/13/19	(951.92)	
DD	Salas, Francisco A.	Payroll 9/13/19	(1,412.15)	
DD	Solomon, Anthony D	Payroll 9/13/19	(2,517.12)	
DD	Standifer, Eric L.	Payroll 9/13/19	(2,153.70)	
DD	Thomas, Ryan A	Payroll 9/13/19	(1,353.41)	
DD	Thompson, Kevin A.	Payroll 9/13/19	(1,042.32)	
DD	Tramm, Richard J	Payroll 9/13/19	(4,239.41)	
DD	Yates, Jack R	Payroll 9/13/19	(1,361.44)	
DD	Aguirre, Abel	Payroll 9/27/19	(1,638.67)	
DD	Bauer, Timothy M	Payroll 9/27/19	(1,432.98)	
DD	Belmares, Jose N.	Payroll 9/27/19	(626.31)	
DD	Bracht, James C.	Payroll 9/27/19	(2,055.32)	
DD	Brown, Jackson A	Payroll 9/27/19	(1,117.63)	
DD	Carswell, Christopher M	Payroll 9/27/19	(1,403.89)	
DD	Cooley, Diana M	Payroll 9/27/19	(1,319.74)	
DD	Duckett, Kimberly T.	Payroll 9/27/19	(1,676.80)	
DD	Goode, Kristen N	Payroll 9/27/19	(1,327.85)	
DD	Hensley, Susan L	Payroll 9/27/19	(2,055.04)	
DD	Hernandez, George J.	Payroll 9/27/19	(1,594.10)	
DD	Kohl, Julie J	Payroll 9/27/19	(372.73)	
DD	Kowarsch, Robert D	Payroll 9/27/19	(83.11)	
DD	Lozano, Daniel T	Payroll 9/27/19	(774.76)	
DD	McCorquodale, David D.	Payroll 9/27/19	(1,227.90)	
DD	McRae, Jacob I	Payroll 9/27/19	(1,086.94)	
DD	Muckleroy, Micha D.	Payroll 9/27/19	(2,121.63)	
DD	Paulton, Lawrence R	Payroll 9/27/19	(855.40)	
DD	Ravari, Justin R.	Payroll 9/27/19	(1,176.12)	
DD	Redman, Leslie A.	Payroll 9/27/19	(1,352.44)	
DD	Reed, Christy M	Payroll 9/27/19	(937.41)	

City of Montgomery - General
Cash Flow Report - Checking Account
As of September 30, 2019

Num	Name	Memo	Amount	Balance
Disbursements				
DD	Salas, Francisco A.	Payroll 9/27/19	(1,541.00)	
DD	Solomon, Anthony D.	Payroll 9/27/19	(2,517.11)	
DD	Standifer, Eric L.	Payroll 9/27/19	(1,885.79)	
DD	Thomas, Ryan A.	Payroll 9/27/19	(1,414.64)	
DD	Thompson, Kevin A.	Payroll 9/27/19	(802.85)	
DD	Tramm, Richard J	Payroll 9/27/19	(4,239.41)	
DD	Yates, Jack R	Payroll 9/27/19	(1,636.23)	
DM	ETS Corporation	ETS and Merch Service Fees 9/19	(842.71)	
Memo	City of Montgomery	Dependent Insurance thru 9/30/19	0.00	
POL	EFTPS	Payroll Liabilities 9/13/19	(14,463.64)	
POL	EFTPS	Payroll Liabilities 9/27/19	(13,880.08)	
Transfer	City of Montgomery - Utility Fund	To correct Error deposit 7/31/19	(636.32)	
Transfer	City of Montgomery - Debt Service	Tax Revenue transfer thru 7/31/19	(19,421.91)	
Transfer	City of Montgomery Court Security Fund	Transfer of Court Fees Revenue thru 7/31/19	(516.00)	
Transfer	City of Montgomery Court Technology Fund	Court Tech Fees Rev	(688.00)	
Transfer	City of Montgomery - MEDC	Sales Tax Transfer thru 8/30/19	(99,660.28)	
Transfer	City of Montgomery- Capital Projects	Transfer Amt to Reserve for future Police Vehicle	(15,000.00)	
Transfer	City of Montgomery - MEDC	To refund overpayment of 4th Qtr Admin Transfer	(2,500.00)	
Transfer	City of Montgomery - Debt Service	Tax collections transfer through 8/19	(547.86)	
Transfer	City of Montgomery - MEDC	Transfer amounts due to MEDC thru 8/30/19	(181.41)	
Transfer	City of Montgomery - Utility Fund	Reimbursement of expense for 3-3" Backflow Insta	(30,232.71)	
Transfer	City of Montgomery Court Security Fund	Transfer of collections thru 8/19	(511.26)	
Transfer	City of Montgomery Court Technology Fund	Transfer of Revenue through 8/19	(685.69)	
Total Disbursements			(553,908.23)	(553,908.23)
BALANCE AS OF 09/30/2019				\$779,948.07

City of Montgomery - General
Cash Flow Report - Police Drug & Misc Fund Account
 As of September 30, 2019

Num	Name	Memo	Amount	Balance
BALANCE AS OF 09/01/2019				\$10,675.64
Receipts				
	No Receipts Activity		<u>0.00</u>	
Total Receipts				0.00
Disbursements				
	No Disbursements Activity		<u>0.00</u>	
Total Disbursements				<u>0.00</u>
BALANCE AS OF 09/30/2019				<u><u>\$10,675.64</u></u>

City of Montgomery - General
Cash Flow Report - Home Grant / COPS Universal Account
 As of September 30, 2019

Num	Name	Memo	Amount	Balance
BALANCE AS OF 09/01/2019				\$10.00
Receipts				
	No Receipts Activity		0.00	
Total Receipts				0.00
Disbursements				
	No Disbursements Activity		0.00	
Total Disbursements				0.00
BALANCE AS OF 09/30/2019				\$10.00

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

	Sep 19	Budget	\$ Over B...	Oct '18 - S...	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	12,000.00	3,714.35	12,000.00
14111 · Franchise Tax	72,970.47	6,000.00	66,970.47	92,228.16	72,000.00	20,228.16	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	-357.73	43,340.42	-43,698.15	518,239.75	520,085.00	-1,845.25	520,085.00
Total 14320 · Ad Valorem Taxes	-357.73	43,340.42	-43,698.15	553,615.21	555,860.00	-2,244.79	555,860.00
14330 · Penalties & Interest on Adv Tax	50.40	428.57	-378.17	8,809.96	3,000.00	5,809.96	3,000.00
14331 · Rendition Penalties	0.00	8.33	-8.33	0.00	100.00	-100.00	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	449,993.46	125,096.83	324,896.63	2,286,817.98	1,501,162.00	785,655.98	1,501,162.00
Total 14600 · Sales Tax	449,993.46	125,096.83	324,896.63	2,286,817.98	2,240,539.00	46,278.98	2,240,539.00
Total 14000.1 · Taxes & Franchise Fees	522,656.60	175,874.15	346,782.45	2,957,185.66	2,883,499.00	73,686.66	2,883,499.00
14000.2 · Permits & Licenses							
14105 · Building Permits/MEP	22,726.00	16,666.67	6,059.33	318,574.97	200,000.00	118,574.97	200,000.00
14146 · Vendor/Beverage Permits	40.00	41.67	-1.67	822.50	500.00	322.50	500.00
14611 · Sign Fee	200.00	150.00	50.00	2,275.35	1,800.00	475.35	1,800.00
14612 · Misc Permit Fees(plats,& Zoning	1,201.89	166.67	1,035.22	7,177.29	2,000.00	5,177.29	2,000.00
14000.2 · Permits & Licenses - Other	0.00	8.33	-8.33	50.00	100.00	-50.00	100.00
Total 14000.2 · Permits & Licenses	24,167.89	17,033.34	7,134.55	328,900.11	204,400.00	124,500.11	204,400.00
14000.4 · Fees for Service							
14380 · Community Bldg Rental	0.00	458.33	-458.33	5,515.00	5,500.00	15.00	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	0.00	250.00	-250.00	7,218.79	3,000.00	4,218.79	3,000.00
Total 14000.4 · Fees for Service	0.00	708.33	-708.33	12,733.79	8,530.00	4,203.79	8,530.00
14000.5 · Court Fines & Forfeitures							
14101 · Collection Fees	1,226.72	2,000.00	-773.28	9,886.73	24,000.00	-14,113.27	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)	125.00	16.67	108.33	1,105.80	200.00	905.80	200.00
14108 · Court Fees	0.00			28.56			
14110 · Fines	32,276.05	39,166.67	-6,890.62	397,092.98	470,000.00	-72,907.02	470,000.00
14118 · OMNI	73.69	166.67	-92.98	1,341.62	2,000.00	-658.38	2,000.00
14125 · Warrant Fees	0.00	0.00	0.00	0.00	50.00	-50.00	50.00
14126 · Judicial Efficiency (Dedicated)	104.15	125.00	-20.85	1,237.58	1,500.00	-262.42	1,500.00
14130 · Accident Reports	0.00	18.33	-18.33	191.07	220.00	-28.93	220.00
Total 14000.5 · Court Fines & Forfeitures	33,805.61	41,493.34	-7,687.73	412,448.95	498,370.00	-85,921.05	498,370.00
14000.6 · Other Revenues							
14001 · Grant Funds Revenue	0.00			1,683.84			
14002 · Park Revenue	450.00			450.00			
15380 · Unanticipated Income	1,368.20	166.67	1,201.53	7,141.30	2,000.00	5,141.30	2,000.00
15391 · Interest Income	31.23	50.00	-18.77	602.20	600.00	2.20	600.00
15392 · Interest on Investments	1,109.68	458.33	651.35	18,437.32	5,500.00	12,937.32	5,500.00
Total 14000.6 · Other Revenues	2,959.11	675.00	2,284.11	28,314.66	8,100.00	20,214.66	8,100.00
14132 · Grant Rev-DWI Step Revenue	0.00			2,083.35			
15350 · Proceeds from sales	0.00	0.00	0.00	4,250.38	200.00	4,050.38	200.00
15351 · Proceeds Insurance Reimbursemen	1,170.33			53,621.03			
15360 · MIDC Contributions	0.00			6,300.00			
15393 · Grant Revenue - Police	0.00	0.00	0.00	0.00	300.00	-300.00	300.00
Total Income	584,759.54	235,784.16	348,975.38	3,805,837.93	3,603,399.00	202,438.93	3,603,399.00
Expense							
16000 · Personnel							
16353.1 · Health Ins.	-3,247.36	10,483.50	-13,730.86	129,921.41	125,802.00	4,119.41	125,802.00

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

	Sep 19	Budget	\$ Over B...	Oct '18 - S...	YTD Bud...	\$ Over B...	Annual B...
16353.4 · Unemployment Ins.	2.52	403.84	-401.32	473.70	4,846.00	-4,372.30	4,846.00
16353.5 · Workers Comp.	2,041.09	2,371.66	-330.57	24,858.11	28,460.00	-3,601.89	28,460.00
16353.6 · Dental & Vision Insurance	-88.98	1,051.57	-1,140.55	10,846.80	12,619.00	-1,772.20	12,619.00
16353.7 · Life & AD&D Insurance	-867.47	93.33	-960.80	-22.54	1,120.00	-1,142.54	1,120.00
16353.8 · Crime-Ins	32.92			460.82	0.00	460.82	0.00
16560 · Payroll Taxes	10,698.41	9,007.08	1,691.33	116,181.42	108,085.00	8,096.42	108,085.00
16600 · Wages	101,604.48	109,859.67	-8,255.19	1,282,252.86	1,318,316.00	-36,063.14	1,318,316.00
16600.1 · Overtime	3,003.06	2,416.67	586.39	54,175.46	29,000.00	25,175.46	29,000.00
16620 · Retirement Expense	6,579.48	5,348.33	1,231.15	81,120.73	64,180.00	16,940.73	64,180.00
Total 16000 · Personnel	119,758.15	141,035.65	-21,277.50	1,700,268.77	1,692,428.00	7,840.77	1,692,428.00
16001 · Communications							
16338 · Advertising/Promotion							
16338.1 · Legal Notices and Pub	75.60	325.00	-249.40	10,253.52	3,900.00	6,353.52	3,900.00
16338.2 · Recording Fees	0.00	166.67	-166.67	0.00	2,000.00	-2,000.00	2,000.00
16338 · Advertising/Promotion - Other	0.00	166.67	-166.67	0.00	2,000.00	-2,000.00	2,000.00
Total 16338 · Advertising/Promotion	75.60	658.34	-582.74	10,253.52	7,900.00	2,353.52	7,900.00
Total 16001 · Communications	75.60	658.34	-582.74	10,253.52	7,900.00	2,353.52	7,900.00
16002 · Contract Services							
16102 · General Consultant Fees							
16102.1 · Sales Tax Tracking	1,400.00	1,540.00	-140.00	15,400.00	18,480.00	-3,080.00	18,480.00
16102 · General Consultant Fees - Other	1,078.40	2,666.67	-1,588.27	37,612.96	32,000.00	5,612.96	32,000.00
Total 16102 · General Consultant Fees	2,478.40	4,206.67	-1,728.27	53,012.96	50,480.00	2,532.96	50,480.00
16220 · Omni Expense	0.00	333.33	-333.33	1,416.00	4,000.00	-2,584.00	4,000.00
16242 · Prosecutors Fees	2,250.00	1,041.67	1,208.33	12,150.00	12,500.00	-350.00	12,500.00
16280 · Mowing	7,337.00	10,666.67	-3,329.67	92,273.96	128,000.00	-35,726.04	128,000.00
16281 · Records Shredding	0.00	221.67	-221.67	452.54	2,860.00	-2,407.46	2,860.00
16299 · Inspections/Permits/Backflow Ex	11,820.67	9,583.33	2,237.34	243,127.20	115,000.00	128,127.20	115,000.00
16310 · Judge's Fee	1,500.00	1,500.00	0.00	18,000.00	18,000.00	0.00	18,000.00
16320 · Legal	3,440.00	2,375.00	1,065.00	38,198.57	28,500.00	9,698.57	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	1,638.00	11,000.00	-9,362.00	92,253.85	132,000.00	-39,746.15	132,000.00
16326 · Collection Agency Fees	0.00	3,333.33	-3,333.33	9,934.97	40,000.00	-30,065.03	40,000.00
16333 · Accounting Fees	7,766.03	4,583.33	3,182.70	96,578.28	55,000.00	41,578.28	55,000.00
16335 · Repairs & Maintenance							
16332 · Downtown Repairs	0.00	83.33	-83.33	326.98	1,000.00	-673.02	1,000.00
16335.1 · Maintenance - Vehicles & Equip							
16334 · Gas/Oil	3,473.13	3,016.67	456.46	33,877.57	36,200.00	-2,322.43	36,200.00
16343 · Tractor & Mower	-18.56	83.33	-101.89	981.44	1,000.00	-18.56	1,000.00
16357 · Auto Repairs	162.61	2,083.33	-1,920.72	25,738.28	25,000.00	738.28	25,000.00
16373 · Equipment repairs	389.27	708.34	-319.07	6,736.82	8,500.00	-1,763.18	8,500.00
16374 · Building Repairs-City Hall/Comm	897.35	1,541.67	-644.32	15,022.03	18,500.00	-3,477.97	18,500.00
16375 · Street Repairs - Minor	0.00	2,825.00	-2,825.00	7,375.04	33,900.00	-26,524.96	33,900.00
16335.1 · Maintenance - Vehicles & Equip - O...	185.75	200.00	-14.25	392.31	2,400.00	-2,007.69	2,400.00
Total 16335.1 · Maintenance - Vehicles & Equip	5,089.55	10,458.34	-5,368.79	90,123.49	125,500.00	-35,376.51	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	1,680.45	1,541.67	138.78	11,528.57	18,500.00	-6,971.43	18,500.00
Total 16335 · Repairs & Maintenance	6,770.00	12,083.34	-5,313.34	103,379.04	145,000.00	-41,620.96	145,000.00
16337 · Street Signs	464.53	500.00	-35.47	3,712.15	6,000.00	-2,287.85	6,000.00
16340 · Printing & Office supplies	263.28	650.01	-386.73	6,388.57	7,800.00	-1,411.43	7,800.00
16342 · Computers/Website	555.00	2,328.33	-1,773.33	28,024.50	27,940.00	84.50	27,940.00
16350 · Postage/Delivery	500.00	475.00	25.00	6,073.30	5,700.00	373.30	5,700.00
16351 · Telephone	2,610.13	1,466.67	1,143.46	32,552.53	17,600.00	14,952.53	17,600.00

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

	Sep 19	Budget	\$ Over B...	Oct '18 - S...	YTD Bud...	\$ Over B...	Annual B...
16360 · Tax Assessor Fees	2,126.57	0.00	2,126.57	9,316.39	7,500.00	1,816.39	7,500.00
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	16,000.00	-2,468.96	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	1,911.18	1,756.25	154.93	23,132.84	21,075.00	2,057.84	21,075.00
17510 · State Portion of Fines/Payouts	37,232.98	15,833.33	21,399.65	146,334.32	190,000.00	-43,665.68	190,000.00
16002 · Contract Services - Other	0.00			1,150.00	0.00	1,150.00	0.00
Total 16002 · Contract Services	90,663.77	85,271.26	5,392.51	1,066,965.51	1,065,055.00	1,910.51	1,065,055.00
16003 · Supplies & Equipment							
16244 · Radio Fees	0.00	366.50	-366.50	283.50	4,398.00	-4,114.50	4,398.00
16328 · Uniforms & Safety Equip	935.16	966.66	-31.50	12,618.96	11,600.00	1,018.96	11,600.00
16328.1 · Protective Gear	0.00	166.67	-166.67	2,047.71	2,000.00	47.71	2,000.00
16358 · Copier/Fax Machine Lease	2,782.52	1,716.66	1,065.86	20,546.25	20,600.00	-53.75	20,600.00
16460 · Operating Supplies (Office)							
16460.1 · Streets and Drainage	0.00	306.25	-306.25	3,474.03	3,675.00	-200.97	3,675.00
16460.2 · Cedar Brake Park	21.23	291.67	-270.44	2,938.91	3,500.00	-561.09	3,500.00
16460.3 · Homecoming Park	21.23	166.67	-145.44	1,093.65	2,000.00	-906.35	2,000.00
16460.4 · Fernland Park	21.23	218.75	-197.52	2,636.16	2,625.00	11.16	2,625.00
16460.5 · Community Building	174.72	166.67	8.05	2,685.20	2,000.00	685.20	2,000.00
16460.6 · Tools, Etc	83.76	254.17	-170.41	2,403.72	3,050.00	-646.28	3,050.00
16460.7 · Memory Park	659.52	250.00	409.52	2,513.68	3,000.00	-486.32	3,000.00
16460 · Operating Supplies (Office) - Other	1,873.74	1,895.84	-22.10	23,864.07	22,750.00	1,114.07	22,750.00
Total 16460 · Operating Supplies (Office)	2,855.43	3,550.02	-694.59	41,609.42	42,600.00	-990.58	42,600.00
16503 · Code Enforcement Expenses	0.00	83.33	-83.33	0.00	1,000.00	-1,000.00	1,000.00
17010 · Emergency Equipment	0.00	333.33	-333.33	719.70	4,000.00	-3,280.30	4,000.00
17100 · Capital Purchase Furniture	0.00	458.33	-458.33	589.02	6,700.00	-6,110.98	6,700.00
16003 · Supplies & Equipment - Other	0.00	125.00	-125.00	870.90	1,500.00	-629.10	1,500.00
Total 16003 · Supplies & Equipment	6,573.11	7,766.50	-1,193.39	79,285.46	94,398.00	-15,112.54	94,398.00
16004 · Staff Development							
16241 · Training/Education	0.00	375.00	-375.00	4,616.99	4,500.00	116.99	4,500.00
16339 · Dues & Subscriptions	0.00	141.67	-141.67	14,054.55	4,900.00	9,154.55	4,900.00
16341 · Community Relations	15.00	245.84	-230.84	6,050.75	2,950.00	3,100.75	2,950.00
16354 · Travel & Training (Travel)	1,884.46	2,383.34	-498.88	26,721.22	28,600.00	-1,878.78	28,600.00
16004 · Staff Development - Other	0.00	0.00	0.00	0.00	100.00	-100.00	100.00
Total 16004 · Staff Development	1,899.46	3,145.85	-1,246.39	51,443.51	41,050.00	10,393.51	41,050.00
16005 · Maintenance							
16228 · Park Maint-Memory Pk	251.06	625.00	-373.94	5,238.86	7,500.00	-2,261.14	7,500.00
16229 · Park Maint - Fernland	7,993.00	333.33	7,659.67	17,568.32	4,000.00	13,568.32	4,000.00
16230 · Park Maint-Cedar Brake Park	18.93	525.00	-506.07	3,149.38	6,300.00	-3,150.62	6,300.00
16231 · Park Maint. - Homecoming Park	33.98	250.00	-216.02	3,081.18	3,000.00	81.18	3,000.00
Total 16005 · Maintenance	8,296.97	1,733.33	6,563.64	29,037.74	20,800.00	8,237.74	20,800.00
16006 · Insurance							
16353.2 · Liability Ins.	1,822.20	1,883.33	-61.13	25,013.68	22,601.00	2,412.68	22,601.00
16353.3 · Property Ins.	728.28	1,060.08	-331.80	9,865.50	12,721.00	-2,855.50	12,721.00
Total 16006 · Insurance	2,550.48	2,943.41	-392.93	34,879.18	35,322.00	-442.82	35,322.00
16007 · Utilities							
16352.0 · Electronic Sign-City	64.17	50.00	14.17	599.02	600.00	-0.98	600.00
16352.1 · Street Lights	1,019.43	1,241.67	-222.24	12,440.33	14,900.00	-2,459.67	14,900.00
16352.2 · Downtown Utilities	120.95	100.00	20.95	1,121.86	1,200.00	-78.14	1,200.00
16352.3 · Utilities-Cedar Brake Park	170.22	250.00	-79.78	2,119.43	3,000.00	-880.57	3,000.00
16352.4 · Utilities-Homecoming Park	104.59	114.00	-9.41	1,320.50	1,365.00	-44.50	1,365.00
16352.5 · Utilities-Fernland Park	403.49	408.33	-4.84	4,672.44	4,900.00	-227.56	4,900.00
16352.6 · Utilities - City Hall	997.57	918.75	78.82	9,449.43	11,025.00	-1,575.57	11,025.00
16352.8 · Utilities - Comm Center Bldg	424.24	405.00	19.24	4,441.74	4,860.00	-418.26	4,860.00
16352.9 · Utilities-Memory Pk	1,488.83	1,166.67	322.16	6,782.50	14,000.00	-7,217.50	14,000.00
16007 · Utilities - Other	0.00	8.33	-8.33	96.66	100.00	-3.34	100.00

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

	Sep 19	Budget	\$ Over B...	Oct '18 - S...	YTD Bud...	\$ Over B...	Annual B...
Total 16007 · Utilities	4,793.49	4,662.75	130.74	43,043.91	55,950.00	-12,906.09	55,950.00
16008 · Capital Outlay							
16590.2 · Property 149/105	0.00	7,753.58	-7,753.58	107,565.33	104,543.00	3,022.33	104,543.00
17070 · Capital Outlay - Police Cars							
17070.3 · Watch Guard	27,485.00	4,585.42	22,899.58	50,995.05	55,025.00	-4,029.95	55,025.00
17070.4 · Tsf To CPF-Vehicle Replacement	15,000.00	0.00	15,000.00	15,000.00	15,000.00	0.00	15,000.00
17070 · Capital Outlay - Police Cars - Other	0.00			79,030.00	0.00	79,030.00	0.00
Total 17070 · Capital Outlay - Police Cars	42,485.00	4,585.42	37,899.58	145,025.05	70,025.00	75,000.05	70,025.00
17071 · Cap Purchase - Computers/Equip							
17071.1 · Copsync	5,900.00	791.67	5,108.33	13,010.84	9,500.00	3,510.84	9,500.00
17071.2 · Radar	3,575.00	666.67	2,908.33	7,439.00	8,000.00	-561.00	8,000.00
17071.4 · Laser Fish (Software Equip)	0.00	183.33	-183.33	3,445.87	4,100.00	-654.13	4,100.00
17071.6 · Investigative and Testing Equip	0.00	333.33	-333.33	1,134.80	4,000.00	-2,865.20	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	13,900.00	2,125.00	11,775.00	24,041.04	25,500.00	-1,458.96	25,500.00
17071 · Cap Purchase - Computers/Equip - Other	2,132.63	1,125.00	1,007.63	19,691.76	25,000.00	-5,308.24	25,000.00
Total 17071 · Cap Purchase - Computers/Equip	25,507.63	5,225.00	20,282.63	73,867.69	80,600.00	-6,732.31	80,600.00
17071.5 · Patrol Weapons	4,912.08	0.00	4,912.08	8,085.08	5,200.00	2,885.08	5,200.00
17072 · Capital Outlay-PWorks Items	0.00	1,075.00	-1,075.00	12,114.93	12,900.00	-785.07	12,900.00
17080 · Capital Outlay-Improvements	0.00	416.67	-416.67	1,988.44	10,000.00	-8,011.56	10,000.00
Total 16008 · Capital Outlay	72,904.71	19,055.67	53,849.04	348,646.52	283,268.00	65,378.52	283,268.00
16009 · Miscellaneous Expenses							
16590 · Misc. Expense							
16590.1 · 175th Birthday	0.00			21.00			
16590.3 · National Night Out	865.00			865.00			
16590 · Misc. Expense - Other	10,744.67	358.33	10,386.34	20,962.81	4,300.00	16,662.81	4,300.00
Total 16590 · Misc. Expense	11,609.67	358.33	11,251.34	21,848.81	4,300.00	17,548.81	4,300.00
Total 16009 · Miscellaneous Expenses	11,609.67	358.33	11,251.34	21,848.81	4,300.00	17,548.81	4,300.00
16010 · Contingency	0.00	8.33	-8.33	0.00	100.00	-100.00	100.00
16356 · Contract Labor- Streets	1,925.00	9,808.33	-7,883.33	35,975.90	117,700.00	-81,724.10	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	3,000.00	-3,000.00	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	321,050.41	276,697.75	44,352.66	3,566,938.18	3,713,779.00	-146,840.82	3,713,779.00
Net Ordinary Income	263,709.13	-40,913.59	304,622.72	238,899.75	-110,380.00	349,279.75	-110,380.00
Other Income/Expense							
Other Income							
14000.3 · Transfers In							
14620.2 · Admin Transfer from MEDC	9,375.00	26,875.00	-17,500.00	85,000.00	107,500.00	-22,500.00	107,500.00
14620.4 · Admin Trf from Court Security	720.00	720.00	0.00	2,880.00	2,880.00	0.00	2,880.00
Total 14000.3 · Transfers In	10,095.00	27,595.00	-17,500.00	87,880.00	110,380.00	-22,500.00	110,380.00
Total Other Income	10,095.00	27,595.00	-17,500.00	87,880.00	110,380.00	-22,500.00	110,380.00
Net Other Income	10,095.00	27,595.00	-17,500.00	87,880.00	110,380.00	-22,500.00	110,380.00
Net Income	273,804.13	-13,318.59	287,122.72	326,779.75	0.00	326,779.75	0.00

City of Montgomery - Capital Projects
Cash Flow Report - Const CkgW&S Proj 1058544 Account
As of September 30, 2019

Num	Name	Memo	Amount	Balance
BALANCE AS OF 09/01/2019				\$329,997.38
Receipts				
	Bank Refund of Service charges		45.00	
	Transfer		15,000.00	
	Surety Payment for BoreTex Contract		<u>126,384.73</u>	
Total Receipts				141,429.73
Disbursements				
Transfer	City of Montgomery - General Fund	Reimbursement of advance for Bridge Repair (FEM	<u>(64,581.63)</u>	
Total Disbursements				(64,581.63)
BALANCE AS OF 09/30/2019				<u>\$406,845.48</u>

City of Montgomery - Capital Projects
Cash Flow Report - BOKF, NA Escrow Series 2017A Account
 As of September 30, 2019

Num	Name	Memo	Amount	Balance
BALANCE AS OF 09/01/2019				\$954,595.17
Receipts				
	Interest		1,338.61	
Total Receipts			<u>1,338.61</u>	1,338.61
Disbursements				
	No Disbursements Activity		0.00	
Total Disbursements			<u>0.00</u>	<u>0.00</u>
BALANCE AS OF 09/30/2019				<u><u>\$955,933.78</u></u>

City of Montgomery - Capital Projects
Cash Flow Report - BOKF, NA Escrow Series 2017B Account
 As of September 30, 2019

Num	Name	Memo	Amount	Balance
BALANCE AS OF 09/01/2019				\$1,568,064.31
Receipts				
	Interest		<u>2,198.86</u>	
Total Receipts				2,198.86
Disbursements				
	No Disbursements Activity		<u>0.00</u>	
Total Disbursements				0.00
BALANCE AS OF 09/30/2019				<u><u>\$1,570,263.17</u></u>

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

Accrual Basis

September 2019

	Sep 19	Budget	% of Bu...	Oct '18 - ...	YTD Budget	% of Bu...	Annual Bu...
Ordinary Income/Expense							
Income							
43901 · Capital Proj Funding Sour							
43901.1 · Transfer from MEDC-Hou St	0.00			0.00	0.00	0.0%	0.00
43901.2 · Trms 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	15,000.00	0.00	100.0%	15,000.00	15,000.00	100.0%	15,000.00
Total 43949 · Transfers from General Fund	15,000.00	0.00	100.0%	15,000.00	15,000.00	100.0%	15,000.00
43952 · Other Fund Reserves/Transfers							
43952.1 · 380 Agt-1st Hrtford-18" SS lne	0.00	0.00	0.0%	169,582.40	437,500.00	38.8%	437,500.00
43952.2 · Utl Ext Proj-Waterstone on LC	0.00	0.00	0.0%	0.00	0.00	0.0%	0.00
43952.3 · Proceeds GLO	0.00	0.00	0.0%	0.00	2,306,000.00	0.0%	2,306,000.00
43952 · Other Fund Reserves/Transfers - Other	0.00			0.00	0.00	0.0%	0.00
Total 43952 · Other Fund Reserves/Transfers	0.00	0.00	0.0%	169,582.40	2,743,500.00	6.2%	2,743,500.00
Total 43901 · Capital Proj Funding Sour	15,000.00	0.00	100.0%	339,382.40	3,032,700.00	11.2%	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-Plaz 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
43963 · Insurance Proceeds							
43963.1 · Baja/MLK Dr Ph #1-Surety Prnt	126,384.73			126,384.73			
Total 43963 · Insurance Proceeds	126,384.73			126,384.73			
43964 · Proceeds-TWDB 2017 B	0.00			0.00	0.00	0.0%	0.00
45391 · Interest Earned							
45391.1 · Interest Earned Ser 2017A	1,338.61	416.66	321.3%	18,085.92	5,000.00	361.7%	5,000.00
45391.2 · Interest Earned Ser 2017B	2,198.86	591.66	371.6%	28,400.08	7,100.00	400.0%	7,100.00
45391 · Interest Earned - Other	453.81	0.00	100.0%	7,727.09	0.00	100.0%	0.00
Total 45391 · Interest Earned	3,991.28	1,008.32	395.8%	54,213.09	12,100.00	448.0%	12,100.00
Total Income	145,376.01	1,008.32	14,417.6%	779,148.32	5,059,646.00	15.4%	5,059,646.00
Expense							
43889 · Grant Administrative Expenses							
43889.1 · Bridge-CDBG-DR #7217037	0.00	416.66	0.0%	7,000.00	5,000.00	140.0%	5,000.00
43889.2 · Baja Project CDBG #7217320	0.00	10,025.00	0.0%	6,650.00	20,000.00	33.3%	20,000.00
43889.3 · GLO - All Proj	0.00	13,650.00	0.0%	0.00	163,800.00	0.0%	163,800.00
Total 43889 · Grant Administrative Expenses	0.00	24,091.66	0.0%	13,650.00	188,800.00	7.2%	188,800.00
43890 · Engineering							
43890.1 · Catahoula Aquifer WW	0.00			0.00	0.00	0.0%	0.00
43890.2 · WP #3 Improvements-TWDB	0.00	9,583.33	0.0%	19,705.14	115,000.00	17.1%	115,000.00
43890.3 · Lift St #1 Expansion-TWDB	0.00	7,500.00	0.0%	65,885.60	90,000.00	73.2%	90,000.00
43890.4 · Waterline replacement/HouSt	0.00	0.00	0.0%	0.00	0.00	0.0%	0.00

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

Accrual Basis

September 2019

	Sep 19	Budget	% of Bu...	Oct '18 - ...	YTD Budget	% of Bu...	Annual Bu...
43890.5 · LS#3/Force Main Re-Rte-TWDB	0.00	1,583.33	0.0%	0.00	19,000.00	0.0%	19,000.00
43890.7 · Downtown/SH105 Imp-TWDB	0.00	7,833.33	0.0%	5,735.50	94,000.00	6.1%	94,000.00
43890.8 · 18" SS Line	0.00	4,750.00	0.0%	46,205.98	57,000.00	81.1%	57,000.00
43890.9 · Bridge Water Line	0.00	833.33	0.0%	8,780.50	10,000.00	87.8%	10,000.00
43890.A · Baja Project - CDBG	0.00	3,333.33	0.0%	19,368.57	40,000.00	48.4%	40,000.00
43890.B · Buff Sp Brdg Emb Rep - FEMA	0.00	5,000.00	0.0%	13,736.25	60,000.00	22.9%	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	15,000.00	0.0%	15,000.00
43890.E · Eng-All GLO	0.00	25,000.00	0.0%	0.00	300,000.00	0.0%	300,000.00
43890.F · Plez Morgan FEMA	0.00	4,166.66	0.0%	0.00	50,000.00	0.0%	50,000.00
43890.G · Hurricane Harvey - FEMA	0.00	11,666.66	0.0%	0.00	140,000.00	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%	239,206.17	990,000.00	24.2%	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-Repimnt/Expans-TWDB	0.00	47,500.00	0.0%	0.00	570,000.00	0.0%	570,000.00
44007 · LS#3 Forcemain Reroute-TWDB	0.00	12,083.33	0.0%	0.00	145,000.00	0.0%	145,000.00
44008 · 18" Gravity S.S. Line Const	0.00	36,458.33	0.0%	329,542.50	437,500.00	75.3%	437,500.00
44009 · Lift St #3 Improvements-GLO	0.00	12,500.00	0.0%	0.00	150,000.00	0.0%	150,000.00
Total 44000 · Wastewater System	0.00	108,541.66	0.0%	329,542.50	1,302,500.00	25.3%	1,302,500.00
45000 · Water System- Capital Proj							
43975 · WP #3 Generator - GLO	0.00	40,500.00	0.0%	0.00	486,000.00	0.0%	486,000.00
43976.1 · Downtown/SH 105 W Ln Imp-TWDB	0.00	41,833.33	0.0%	0.00	502,000.00	0.0%	502,000.00
43992.1 · Water Plant #3 - Imp-TWDB	0.00	36,666.66	0.0%	0.00	440,000.00	0.0%	440,000.00
43992.4 · WP#3 Imp - Other Costs-TWDB	0.00	14,583.33	0.0%	0.00	175,000.00	0.0%	175,000.00
43992.5 · CDBG - Baja	0.00	20,000.00	0.0%	27,342.00	240,000.00	11.4%	240,000.00
Total 45000 · Water System- Capital Proj	0.00	153,583.32	0.0%	27,342.00	1,843,000.00	1.5%	1,843,000.00
46000 · Roadway System Improvements							
46001 · Plez Morgan Street- (FEMA4272)	0.00	16,666.66	0.0%	0.00	200,000.00	0.0%	200,000.00
46002 · Buf SpBrg RepFEMA4272-CD7217307	0.00	48,468.00	0.0%	195,005.51	581,616.00	33.5%	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	68,230.00	0.0%	68,230.00
Total 46000 · Roadway System Improvements	0.00	70,820.49	0.0%	195,005.51	849,846.00	22.9%	849,846.00
47000 · Capital Costs Projects							
47001 · Blank 7	0.00	16,666.66	0.0%	0.00	200,000.00	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	200,000.00	0.0%	200,000.00
48000 · Cap Outlay-Pac, 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	50,000.00	37.6%	50,000.00
48003 · Buf Spgs-Water Line-Util ExProj	0.00	7,250.00	0.0%	92,378.15	87,000.00	106.2%	87,000.00
48004 · Police Vehicle Replacement	0.00	0.00	0.0%	0.00	15,000.00	0.0%	15,000.00
48005 · Baja/MLK Wtr & Drg Imp-TXCDBG	0.00	20,000.00	0.0%	0.00	240,000.00	0.0%	240,000.00
48005.A · Baja / MLK - GLO	0.00	59,675.00	0.0%	0.00	716,100.00	0.0%	716,100.00
48005.B · Baja/MLK - FEMA	0.00	4,166.66	0.0%	0.00	50,000.00	0.0%	50,000.00
48006 · Hurricane Harvey Exp (FEMA)	0.00	24,583.33	0.0%	0.00	295,000.00	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	490,100.00	0.0%	490,100.00
Total 48000 · Cap Outlay-Pac, Equip, Etc	0.00	160,683.31	0.0%	111,157.65	1,943,200.00	5.7%	1,943,200.00

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

Accrual Basis

September 2019

	Sep 19	Budget	% of Bu...	Oct '18 - ...	YTD Budget	% of Bu...	Annual Bu...
Total Expense	0.00	616,887.07	0.0%	915,903.83	7,773,346.00	11.8%	7,773,346.00
Net Ordinary Income	145,376.01	-615,878.75	-23.6%	-136,755.51	-2,713,700.00	5.0%	-2,713,700.00
Net Income	<u>145,376.01</u>	<u>-615,878.75</u>	<u>-23.6%</u>	<u>-136,755.51</u>	<u>-2,713,700.00</u>	<u>5.0%</u>	<u>-2,713,700.00</u>

City of Montgomery - Debt Service
Cash Flow Report - Checking Account
As of September 30, 2019

Num	Name	Memo	Amount	Balance
BALANCE AS OF 09/01/2019				\$62,527.83
Receipts				
	Tax Revenue Transfer thru 7/31/19		19,421.91	
	Refund Wire fees prior month		15.00	
	Admin Trans from MEDC thru 9/30/19		40,000.00	
	Transfer		547.86	
	Interest		6.38	
Total Receipts			<u>59,991.15</u>	59,991.15
Disbursements				
1046	Amegy Bank	Acct#5784522 Montg.Co. Tax & Rev Ser 2012R -	(250.00)	
Total Disbursements			<u>(250.00)</u>	(250.00)
BALANCE AS OF 09/30/2019				<u>\$122,268.98</u>

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

	<u>Sep 19</u>	<u>Budget</u>	<u>\$ Over Bud...</u>	<u>Oct '18 - S...</u>	<u>YTD Budget</u>	<u>\$ Over Bud...</u>	<u>Annual Bu...</u>
Income							
34000 · Taxes & Franchise Fees							
34320 · Ad Valorem Taxes	0.00	40,897.58	-40,897.58	494,153.49	490,771.00	3,382.49	490,771.00
34330 · Penelty & Interest	0.00	0.00	0.00	4,817.57	0.00	4,817.57	0.00
Total 34000 · Taxes & Franchise Fees	0.00	40,897.58	-40,897.58	498,971.06	490,771.00	8,200.06	490,771.00
34100 · Transfers							
34301.4 · Transfers In-MEDC Fund	40,000.00	80,000.00	-40,000.00	160,000.00	160,000.00	0.00	160,000.00
34301.5 · Transfers in - Utility Fund	0.00	76,520.00	-76,520.00	153,040.00	153,040.00	0.00	153,040.00
Total 34100 · Transfers	40,000.00	156,520.00	-116,520.00	313,040.00	313,040.00	0.00	313,040.00
35000 · Other Revenues							
35390 · Interest on Checking	6.38	7.60	-1.22	28.09	75.00	-46.91	75.00
35391 · Interest on Investments	528.20	327.08	201.12	2,423.24	3,925.00	-1,501.76	3,925.00
Total 35000 · Other Revenues	534.58	334.68	199.90	2,451.33	4,000.00	-1,548.67	4,000.00
Total Income	40,534.58	197,752.26	-157,217.68	814,462.39	807,811.00	6,651.39	807,811.00
Expense							
37000 · Debt Service							
37360 · Interest Payments On Note	0.00	0.00	0.00	42,566.50	42,588.50	0.00	42,566.50
37363 · Paying Agent Fees	250.00	625.00	-375.00	1,480.00	2,500.00	-1,020.00	2,500.00
37365 · Interest 2012 Series Premium	0.00	0.00	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	250.00	625.00	-375.00	670,849.63	671,869.63	-1,020.00	671,869.63
Total Expense	250.00	625.00	-375.00	670,849.63	671,869.63	-1,020.00	671,869.63
Net Income	40,284.58	197,127.26	-156,842.88	143,612.76	135,941.37	7,671.39	135,941.37

City of Montgomery - Ct Security Fund
Cash Flow Report - Checking Account
As of September 30, 2019

Num	Name	Memo	Amount	Balance
BALANCE AS OF 09/01/2019				\$5,279.77
Receipts				
	Ct Security Revenue thru 7/31/19		516.00	
	Transfer		<u>511.26</u>	
Total Receipts				1,027.26
Disbursements				
Transfer	City of Montgomery - General Fund	Admin Transfer thru 9/30/19	<u>(720.00)</u>	
Total Disbursements				<u>(720.00)</u>
BALANCE AS OF 09/30/2019				<u><u>\$5,587.03</u></u>

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

Accrual Basis

September 2019

	Sep 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	5,475.57	6,500.00	-1,024.43	6,500.00
Total 84110 · Court Fines & Forfeitures	0.00	541.66	-541.66	5,475.57	6,500.00	-1,024.43	6,500.00
84120 · Other Revenues							
84120.1 · Interest Income	0.00	0.41	-0.41	0.00	5.00	-5.00	5.00
Total 84120 · Other Revenues	0.00	0.41	-0.41	0.00	5.00	-5.00	5.00
Total Income	0.00	542.07	-542.07	5,475.57	6,505.00	-1,029.43	6,505.00
Expense							
86000 · Contracted Services							
86442 · Security Services	0.00	50.00	-50.00	1,200.00	600.00	600.00	600.00
Total 86000 · Contracted Services	0.00	50.00	-50.00	1,200.00	600.00	600.00	600.00
86005 · Miscellaneous Expenses	0.00	166.66	-166.66	0.00	2,000.00	-2,000.00	2,000.00
Total Expense	0.00	216.66	-216.66	1,200.00	2,600.00	-1,400.00	2,600.00
Net Ordinary Income	0.00	325.41	-325.41	4,275.57	3,905.00	370.57	3,905.00
Other Income/Expense							
Other Expense							
86560 · Interfund Transfers							
86551 · Baliff Transfer to General Fund	0.00	0.00	0.00	3,900.00	3,900.00	0.00	3,900.00
Total 86560 · Interfund Transfers	0.00	0.00	0.00	3,900.00	3,900.00	0.00	3,900.00
Total Other Expense	0.00	0.00	0.00	3,900.00	3,900.00	0.00	3,900.00
Net Other Income	0.00	0.00	0.00	-3,900.00	-3,900.00	0.00	-3,900.00
Net Income	0.00	325.41	-325.41	375.57	5.00	370.57	5.00

City of Montgomery - Ct Tech Fund
Cash Flow Report - Checking Account
As of September 30, 2019

Num	Name	Memo	Amount	Balance
BALANCE AS OF 09/01/2019				\$34,910.07
Receipts				
	Ct. Tech Rvenue thru 7/31/19		688.00	
	Transfer		685.69	
	Interest		0.82	
Total Receipts			<u>1,374.51</u>	1,374.51
Disbursements				
	No Disbursements Activity		0.00	
Total Disbursements			<u>0.00</u>	<u>0.00</u>
BALANCE AS OF 09/30/2019				<u><u>\$36,284.58</u></u>

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

Accrual Basis

	<u>Sep 19</u>	<u>Budget</u>	<u>\$ Ove...</u>	<u>Oct '18...</u>	<u>YTD Bu...</u>	<u>\$ Over ...</u>	<u>Annual ...</u>
Ordinary Income/Expense							
Income							
74100 · Court Fines and Forfeitures							
74110 · Court Technology Fees	<u>0.00</u>	<u>833.33</u>	<u>-833.33</u>	<u>7,335.82</u>	<u>10,000.00</u>	<u>-2,664.18</u>	<u>10,000.00</u>
Total 74100 · Court Fines and Forfeitures	<u>0.00</u>	<u>833.33</u>	<u>-833.33</u>	<u>7,335.82</u>	<u>10,000.00</u>	<u>-2,664.18</u>	<u>10,000.00</u>
74200 · Other Revenues							
74291 · Interest Income	<u>0.82</u>	<u>0.16</u>	<u>0.66</u>	<u>8.25</u>	<u>2.00</u>	<u>6.25</u>	<u>2.00</u>
Total 74200 · Other Revenues	<u>0.82</u>	<u>0.16</u>	<u>0.66</u>	<u>8.25</u>	<u>2.00</u>	<u>6.25</u>	<u>2.00</u>
Total Income	<u>0.82</u>	<u>833.49</u>	<u>-832.67</u>	<u>7,344.07</u>	<u>10,002.00</u>	<u>-2,657.93</u>	<u>10,002.00</u>
Expense							
76100 · Communications							
76120 · Postage	<u>0.00</u>			<u>6.15</u>			
Total 76100 · Communications	<u>0.00</u>			<u>6.15</u>			
76200 · Contract Services							
76362 · Computer/Website Services	<u>0.00</u>	<u>166.66</u>	<u>-166.66</u>	<u>1,754.90</u>	<u>2,000.00</u>	<u>-245.10</u>	<u>2,000.00</u>
Total 76200 · Contract Services	<u>0.00</u>	<u>166.66</u>	<u>-166.66</u>	<u>1,754.90</u>	<u>2,000.00</u>	<u>-245.10</u>	<u>2,000.00</u>
76300 · Supplies & Equipment							
76361 · Computer/Technology Equipment	<u>0.00</u>			<u>4,232.38</u>			
76300 · Supplies & Equipment - Other	<u>0.00</u>			<u>18.27</u>			
Total 76300 · Supplies & Equipment	<u>0.00</u>			<u>4,250.65</u>			
76400 · Staff Development							
76439 · Dues & Subscriptions	<u>0.00</u>			<u>327.99</u>			
Total 76400 · Staff Development	<u>0.00</u>			<u>327.99</u>			
Total Expense	<u>0.00</u>	<u>166.66</u>	<u>-166.66</u>	<u>6,339.69</u>	<u>2,000.00</u>	<u>4,339.69</u>	<u>2,000.00</u>
Net Ordinary Income	<u>0.82</u>	<u>666.83</u>	<u>-666.01</u>	<u>1,004.38</u>	<u>8,002.00</u>	<u>-6,997.62</u>	<u>8,002.00</u>
Net Income	<u>0.82</u>	<u>666.83</u>	<u>-666.01</u>	<u>1,004.38</u>	<u>8,002.00</u>	<u>-6,997.62</u>	<u>8,002.00</u>

City of Montgomery - Grant
Cash Flow Report - Grant Account Account
 As of September 30, 2019

Num	Name	Memo	Amount	Balance
BALANCE AS OF 09/01/2019				\$80.73
Receipts				
	No Receipts Activity		0.00	
Total Receipts				0.00
Disbursements				
	No Disbursements Activity		0.00	
Total Disbursements				0.00
BALANCE AS OF 09/30/2019				\$80.73

City of Montgomery - Grant
Cash Flow Report - Checking Account
 As of September 30, 2019

Num	Name	Memo	Amount	Balance
BALANCE AS OF 09/01/2019				\$5,737.63
Receipts				
	No Receipts Activity		0.00	
Total Receipts				0.00
Disbursements				
	No Disbursements Activity		0.00	
Total Disbursements				0.00
BALANCE AS OF 09/30/2019				<u>\$5,737.63</u>

City of Montgomery - Hotel Occupancy Tax Fund
Cash Flow Report - Checking Account
 As of September 30, 2019

Num	Name	Memo	Amount	Balance
BALANCE AS OF 09/01/2019				\$13,116.64
Receipts				
	Interest		<u>0.30</u>	
Total Receipts				0.30
Disbursements				
	No Disbursements Activity		<u>0.00</u>	
Total Disbursements				<u>0.00</u>
BALANCE AS OF 09/30/2019				<u><u>\$13,116.94</u></u>

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

Accrual Basis

September 2019

	<u>Sep 19</u>	<u>Budget</u>	<u>\$ Ove...</u>	<u>Oct '1...</u>	<u>YTD B...</u>	<u>\$ Over ...</u>	<u>Annual...</u>
Income							
44300 · Taxes & Franchise Fees							
44330 · Hotel Occupancy Taxes	0.00	83.33	-83.33	2,092.80	1,000.00	1,092.80	1,000.00
Total 44300 · Taxes & Franchise Fees	<u>0.00</u>	<u>83.33</u>	<u>-83.33</u>	<u>2,092.80</u>	<u>1,000.00</u>	<u>1,092.80</u>	<u>1,000.00</u>
44400 · Other Revenues							
44360 · Interest Earned On Checking	0.00	0.58	-0.58	0.00	7.00	-7.00	7.00
44490 · Interest Income	0.30			2.91			
Total 44400 · Other Revenues	<u>0.30</u>	<u>0.58</u>	<u>-0.28</u>	<u>2.91</u>	<u>7.00</u>	<u>-4.09</u>	<u>7.00</u>
Total Income	<u>0.30</u>	<u>83.91</u>	<u>-83.61</u>	<u>2,095.71</u>	<u>1,007.00</u>	<u>1,088.71</u>	<u>1,007.00</u>
Expense							
46600 · Miscellaneous Expenses	0.00	333.33	-333.33	0.00	4,000.00	-4,000.00	4,000.00
Total Expense	<u>0.00</u>	<u>333.33</u>	<u>-333.33</u>	<u>0.00</u>	<u>4,000.00</u>	<u>-4,000.00</u>	<u>4,000.00</u>
Net Income	<u>0.30</u>	<u>-249.42</u>	<u>249.72</u>	<u>2,095.71</u>	<u>-2,993.00</u>	<u>5,088.71</u>	<u>-2,993.00</u>

City of Montgomery - MEDC
Cash Flow Report - MEDC Checking Account
As of September 30, 2019

Num	Name	Memo	Amount	Balance
BALANCE AS OF 09/01/2019				\$168,511.16
Receipts				
	Refund of wire fees charged		25.00	
	Reimb for overpay of 4th Qtr Admin Tsf		2,500.00	
	Transfer from General		181.41	
Total Receipts			<u>2,706.41</u>	2,706.41
Disbursements				
Transfer	City of Montgomery - General Fund	Transfer to General for reimbursement of expenses	(21,970.43)	
Transfer	City of Montgomery Debt Srv Fund	Admin Transfer Thru 9/30/19	(40,000.00)	
Total Disbursements			<u>(61,970.43)</u>	(61,970.43)
BALANCE AS OF 09/30/2019				<u>\$109,247.14</u>

City of Montgomery - MEDC
Actual to Budget Performance
September 2019

	Sep 19	Budget	\$ Over B...	Oct '18 - ...	YTD Bu...	\$ Over Bu...	Annual B...
Income							
55000 · Taxes & Franchise Fees							
55400 · Sales Tax	149,997.81	47,916.67	102,081.14	762,272.61	575,000.00	187,272.61	575,000.00
Total 55000 · Taxes & Franchise Fees	149,997.81	47,916.67	102,081.14	762,272.61	575,000.00	187,272.61	575,000.00
55300 · Other Revenues							
55391 · Interest Income	1,402.98	266.67	1,136.31	13,066.97	3,200.00	9,866.97	3,200.00
Total 55300 · Other Revenues	1,402.98	266.67	1,136.31	13,066.97	3,200.00	9,866.97	3,200.00
55600 · Events Revenue	0.00			181.41			
Total Income	151,400.79	48,183.34	103,217.45	775,520.99	578,200.00	197,320.99	578,200.00
Expense							
56000 · Pub Infrastructure - Category I							
56000.6 · Downtown Dev Improvments	0.00	5,000.00	(5,000.00)	0.00	60,000.00	(60,000.00)	60,000.00
56000.8 · Utility Extensions	8,850.00	3,266.67	5,583.33	8,850.00	39,200.00	(30,350.00)	39,200.00
56430 · Taf to Debt Service	0.00	0.00	0.00	160,000.00	160,000.00	0.00	160,000.00
Total 56000 · Pub Infrastructure - Category I	8,850.00	8,266.67	583.33	168,850.00	259,200.00	(90,350.00)	259,200.00
56001 · Business Dev & Ret -Category II							
56001.8 · Sales Tax Reimbursement	76,900.00	0.00	76,900.00	127,817.00	76,900.00	50,917.00	76,900.00
56423 · Economic Development Grant Prog	0.00	1,250.00	(1,250.00)	4,200.00	15,000.00	(10,800.00)	15,000.00
Total 56001 · Business Dev & Ret -Category II	76,900.00	1,250.00	75,650.00	132,017.00	91,900.00	40,117.00	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	0.00	0.00	0.00	6,300.00	6,300.00	0.00	6,300.00
56420.4 · Memory Park Improvements	0.00	0.00	0.00	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	0.00	0.00	0.00	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 Plag 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	0.00	0.00	0.00	12,813.84	25,000.00	(12,186.16)	25,000.00
56439 · Blank	0.00	1,666.67	(1,666.67)	0.00	20,000.00	(20,000.00)	20,000.00
Total 56002 · Quality of Life - Category III	0.00	1,666.67	(1,666.67)	42,632.51	83,600.00	(40,967.49)	83,600.00
56003 · Marketing & Tourism-Category IV							
56413 · Brochures/Printed Literature	0.00	833.33	(833.33)	19.50	10,000.00	(9,980.50)	10,000.00
56419 · Website	0.00	250.00	(250.00)	750.00	3,000.00	(2,250.00)	3,000.00
Total 56003 · Marketing & Tourism-Category IV	0.00	1,083.33	(1,083.33)	769.50	13,000.00	(12,230.50)	13,000.00
56004 · Administration - Category V							
56004.1 · Admin Transfers to Gen Fund	(2,500.00)	0.00	(2,500.00)	85,000.00	107,500.00	(22,500.00)	107,500.00
56004.3 · Miscellaneous Expenses	0.00	83.33	(83.33)	444.65	1,000.00	(555.35)	1,000.00
56004.5 · Internship Program	0.00	833.33	(833.33)	0.00	10,000.00	(10,000.00)	10,000.00
56327 · Consulting (Professional servt)	0.00	833.33	(833.33)	1,130.00	10,000.00	(8,870.00)	10,000.00
56354 · Travel & Training Expenses	0.00	166.67	(166.67)	247.80	2,000.00	(1,752.20)	2,000.00
Total 56004 · Administration - Category V	(2,500.00)	1,916.66	(4,416.66)	86,822.45	130,500.00	(43,677.55)	130,500.00
56338 · Publications	72.00			72.00			
Total Expense	83,322.00	14,183.33	69,138.67	431,163.46	578,200.00	(147,036.54)	578,200.00

	<u>Sep 19</u>	<u>Budget</u>	<u>\$ Over B...</u>	<u>Oct '18 - ...</u>	<u>YTD Bu...</u>	<u>\$ Over Bu...</u>	<u>Annual B...</u>
Net Income	<u>68,078.79</u>	<u>34,000.01</u>	<u>34,078.78</u>	<u>344,357.53</u>	<u>0.00</u>	<u>344,357.53</u>	<u>0.00</u>

City of Montgomery - Police Asset Forfeiture
Cash Flow Report - Checking Account
 As of September 30, 2019

Num	Name	Memo	Amount	Balance
BALANCE AS OF 09/01/2019				\$6,221.99
Receipts				
	No Receipts Activity		0.00	
Total Receipts				0.00
Disbursements				
	No Disbursements Activity		0.00	
Total Disbursements				0.00
BALANCE AS OF 09/30/2019				\$6,221.99

**City of Montgomery - Police Asset Forfeiture
Profit & Loss Budget Performance
September 2019**

Accrual Basis

	<u>Sep ...</u>	<u>Bud...</u>	<u>\$ O...</u>	<u>Oct ...</u>	<u>YTD ...</u>	<u>\$ Ove...</u>	<u>Annu...</u>
Ordinary Income/Expense							
Income							
74000 · Police Asset Forfeitures							
74102 · Asset Forfeitures	0.00	8.33	-8.33	0.00	100.00	-100.00	100.00
Total 74000 · Police Asset Forfeitures	<u>0.00</u>	<u>8.33</u>	<u>-8.33</u>	<u>0.00</u>	<u>100.00</u>	<u>-100.00</u>	<u>100.00</u>
Total Income	<u>0.00</u>	<u>8.33</u>	<u>-8.33</u>	<u>0.00</u>	<u>100.00</u>	<u>-100.00</u>	<u>100.00</u>
Net Ordinary Income	<u>0.00</u>	<u>8.33</u>	<u>-8.33</u>	<u>0.00</u>	<u>100.00</u>	<u>-100.00</u>	<u>100.00</u>
Net Income	<u>0.00</u>	<u>8.33</u>	<u>-8.33</u>	<u>0.00</u>	<u>100.00</u>	<u>-100.00</u>	<u>100.00</u>

City of Montgomery - Water & Sewer
Cash Flow Report - Water & Sewer Fund Account
As of September 30, 2019

Num	Name	Memo	Amount	Balance
BALANCE AS OF 09/01/2019				\$364,629.14
Receipts				
	To correct for error deposit 7/31/19		636.32	
	Transfer		30,232.71	
	W&S Revenues CL 9/30/19		202,160.77	
	Fees revenues CL 9/30/19		250.00	
	Customer Meter Deposits		5,850.00	
	W&S Revenue OS 9/19		1,471.24	
	Fees OS 9/19		13.75	
	Interest		18.00	
Total Receipts				240,632.79
Disbursements				
14546	Accurate Utility Supply, LLC	Meter Expense Inv #152067	(2,054.72)	
14547	Adam Sabel	Deposit Refund 161 Waterstone Dr.	(58.09)	
14548	B&P ENTERPRISES	Deposit Refund Flagship Blvd	(413.00)	
14549	Badger Meter	Services for 8/19 #80037230	(883.77)	
14550	City of Montgomery - Utility Fund	Water Usage @ Buffalo Spring Sewer Plant & Co	(42.72)	
14551	Coburn's Supply Co., Inc.	Inv 502525078	(149.76)	
14552	Consolidated Communications	936-597-4826/0 Recurring Charges 8/21-9/20/19	(40.85)	
14553	DataProse, Inc.	Inv#3P44810 Sept 2019 Calendar insert	(169.44)	
14554	Digco	Deposit Refund	(474.50)	
14555	DXI Industries Inc.	Chlorine WP#3 055015085-19	(641.62)	
14556	INTERSTEAM	Deposit Refund FM2854	(500.00)	
14557	Josh Cheatham	Deposit Refund 601 Louisa	(49.29)	
14558	Motik Custom Homes	Deposit Refund 106 Abner Lane	(75.39)	
14559	Nexem Staffing, Inc.	Hailey Ciulla Inv #57990 8/26-9/1/19	(112.00)	
14560	Project Builders, Inc.	Deposit Refund 20125 Eva Street	(38.47)	
14561	Ramon Laughter	Deposit Refund 14335 Liberty	(116.58)	
14562	Small Town Sugar	Deposit refund	(160.58)	
14563	Stylecraft Builders	Deposit Refund 109 Dudley Rd	(78.62)	
14564	Stylecraft Builders	Deposit Refund 134 Scenic Hills Court	(78.62)	
14565	Stylecraft Builders	Deposit Refund 294 Brocks Lane	(93.06)	
14566	Stylecraft Builders	Deposit Refund 170 Brocks Lane	(43.74)	
14567	Entergy	Utilities 8/19	(7,734.60)	
14568	BMI - Biosolids Management	Sludge Haul Inv 196296	(6,630.00)	
14569	Consolidated Communications	936-597-7657, 3353, 8846	(119.35)	
14570	DataProse, Inc.	Acct# 1216 Inv#DP1902839 Billing Period 8/1-	(628.95)	
14571	Entergy	Acct 142250661 Inv 385003979786 8/19	(94.09)	
14572	Houston Chronicle	Legal notices - MLK Jr. Dr. - Phase II	(735.52)	
14573	LDC	CM100268 Hwy 105 West & CM100264 149 South	(55.10)	
14574	Municipal Accounts & Consulting, L.P.	Accounting Service 1/2 Inv # 58969 8/19	(6,353.79)	
14575	Nexem Staffing, Inc.	Hailey Ciulla Inv #58431 9/2-9/8/19	(448.00)	
14576	State Comptroller	TIN 1-74-2063592-6 Sales Tax - Fees - 8/19	(1,021.83)	
14577	Techline Pipe, L.P.	Customer #1090 61145-00	(55.00)	
14578	Texas Excavation Safety System, Inc.	Monthly Message Fees for 8/19 Inv#19-15660	(61.75)	
14579	TML - IRP	Insurance Premiums September	(2,620.67)	
14580	Waste Management	Customer ID# 7-23067-13005 inv 5649282-1792-	(10,681.81)	
14581	Blue Tarp Credit Services, Inc.	Inv 43257722	(2,949.99)	
14582	BMI - Biosolids Management	Inv 196676 Stabilized Lime	(390.00)	
14583	Consolidated Communications	936-597-4774/0 Recurring Charges 9/11-10/10/1	(40.35)	
14584	DXI Industries Inc.	Chlorine WP#3 DE05007302-19	(80.79)	

City of Montgomery - Water & Sewer
Cash Flow Report - Water & Sewer Fund Account
As of September 30, 2019

Num	Name	Memo	Amount	Balance
Disbursements				
14585	Neil Technical Services, Inc	WP #3 -Air up HPT Inv 89490	(790.00)	
14586	Nexem Staffing, Inc.	Hailey Ciulla Inv #58766 9/9-9/15/19	(448.00)	
14587	TML - IRP	Insurance Premiums August	(2,620.67)	
14588	Verizon Connect NWF, Inc	Monthly Service - Inv OSV000001865135	(75.80)	
14589	Amazon Capital Services	2 - 250' Rolls Fence Weave	(119.96)	
14590	Gulf Utility Service, Inc.	Operations - Inv 17257 - 8/19	(42,809.22)	
14591	Nexem Staffing, Inc.	Hailey Ciulla Inv #59072 9/16-9/22/19	(448.00)	
DM	ETS Corporation	Merch Serv Fees and Auth.Net Fees 9/19	(608.94)	
DM	Harland Clarke	Deposit slip order	(106.60)	
Transfer	City of Montgomery General Fund	Reimbursement of Expenses	(18,118.54)	
Transfer	City of Montgomery General Fund	Transfer to reimburse amounts due @ 9/27/19	(12,228.22)	
Total Disbursements				<u>(125,350.36)</u>
BALANCE AS OF 09/30/2019				<u><u>\$479,911.57</u></u>

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

	Sep 19	Budget	\$ Over B...	Oct '18 - S...	YTD Bud...	\$ Over Bu...	Annual B...
Ordinary Income/Expense							
Income							
24000 · Charges for Service							
24100 · Water Revenue	98,438.17	46,666.67	51,771.50	638,084.88	560,000.00	78,084.88	560,000.00
24118 · Surface Water Revenue	1,137.78	500.00	637.78	7,090.37	6,000.00	1,090.37	6,000.00
24119 · Application Fee	0.00	125.00	(125.00)	0.00	1,500.00	(1,500.00)	1,500.00
24120 · Disconnect Reconnect	1,050.00	458.33	591.67	10,650.00	5,500.00	5,150.00	5,500.00
24200 · Sewer Revenue	80,023.73	41,000.00	39,023.73	591,860.83	492,000.00	99,860.83	492,000.00
24310 · Tap Fees/Inspections	31,580.00	20,833.33	10,746.67	428,282.72	250,000.00	178,282.72	250,000.00
24319 · Grease Trap Inspections	1,450.00	1,100.00	350.00	16,000.00	13,200.00	2,800.00	13,200.00
24330 · Late Charges	1,946.31	1,250.00	696.31	21,411.09	15,000.00	6,411.09	15,000.00
24333 · Returned Ck Fee	0.00	16.67	(16.67)	200.00	200.00	0.00	200.00
24334 · Backflow Device	49,483.73	416.67	49,067.06	49,483.73	5,000.00	44,483.73	5,000.00
25403 · Solid Waste Revenue	12,490.08	8,708.33	3,781.75	138,848.31	104,500.00	34,348.31	104,500.00
Total 24000 · Charges for Service	277,599.80	121,075.00	156,524.80	1,901,911.93	1,452,900.00	449,011.93	1,452,900.00
24101 · Taxes and Franchise Fees							
24110 · Sales Tax Rev for Solid Waste	1,020.76	666.67	354.09	11,342.30	8,000.00	3,342.30	8,000.00
Total 24101 · Taxes and Franchise Fees	1,020.76	666.67	354.09	11,342.30	8,000.00	3,342.30	8,000.00
24121 · Groundwater Reduction Revenue	26,819.10	13,750.00	13,069.10	167,156.55	165,000.00	2,156.55	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	200,000.00	(200,000.00)	200,000.00
25000.1 · Impact Fees - Other	0.00	6,250.00	(6,250.00)	0.00	75,000.00	(75,000.00)	75,000.00
Total 25000.1 · Impact Fees	0.00	22,916.67	(22,916.67)	0.00	275,000.00	(275,000.00)	275,000.00
25391 · Interest Income	18.00	18.33	(0.33)	198.96	220.00	(21.04)	220.00
25392 · Interest earned on Investments	1,379.99			11,408.07	0.00	11,408.07	0.00
25399 · Misc Rev & ETS Rev	(588.75)	108.33	(697.08)	2,263.40	1,300.00	963.40	1,300.00
Total 25000 · Other Revenues	809.24	23,043.33	(22,234.09)	13,870.43	276,520.00	(262,649.57)	276,520.00
Total Income	306,248.90	158,535.00	147,713.90	2,094,281.21	1,902,420.00	191,861.21	1,902,420.00
Expense							
26001 · Personnel							
26353.1 · Health Ins.	1,094.76	2,083.33	(988.57)	13,032.80	25,000.00	(11,967.20)	25,000.00
26353.4 · Unemployment Ins	0.00	35.83	(35.83)	314.64	430.00	(115.36)	430.00
26353.5 · Workers Comp.	321.82	158.33	163.49	3,601.91	1,900.00	1,701.91	1,900.00
26353.6 · Dental Insurance	100.80	186.67	(85.87)	1,230.56	2,240.00	(1,009.44)	2,240.00
26353.7 · Life & AD&D Insurance	55.53	75.00	(19.47)	660.64	900.00	(239.36)	900.00
26353.8 · Crime Insurance	32.93			395.10			
26501 · Retirement Expense	540.58	625.00	(84.42)	7,017.10	7,500.00	(482.90)	7,500.00
26560 · Payroll Taxes	674.63	1,200.00	(525.37)	8,769.00	14,400.00	(5,631.00)	14,400.00
26600 · Wages	8,818.62	17,937.50	(9,118.88)	114,626.83	205,250.00	(90,623.17)	205,250.00
Total 26001 · Personnel	11,639.67	22,301.66	(10,661.99)	149,648.58	257,620.00	(107,971.42)	257,620.00
26200 · Contract Services							
26102 · General Consultant Fees	1,797.60	908.75	888.85	22,207.81	10,905.00	11,302.81	10,905.00
26320 · Legal Fees	0.00	1,421.08	(1,421.08)	11,730.00	17,053.00	(5,323.00)	17,053.00
26322 · Engineering	0.00	6,250.00	(6,250.00)	97,815.65	75,000.00	22,815.65	75,000.00
26323 · Operator	0.00	3,365.00	(3,365.00)	36,300.00	40,380.00	(4,080.00)	40,380.00
26324 · Billing and Collections	1,053.21	1,783.33	(730.12)	21,370.56	21,400.00	(29.44)	21,400.00
26328 · Testing	0.00	1,200.00	(1,200.00)	12,810.78	14,400.00	(1,589.22)	14,400.00
26331 · Sales Tax for Solid Waste	1,025.27	718.58	306.69	11,397.70	8,623.00	2,774.70	8,623.00
26333 · Accounting Fees	400.00	400.00	0.00	16,798.62	4,800.00	11,998.62	4,800.00
26336 · Sludge Hauling	0.00	1,604.17	(1,604.17)	22,870.00	19,250.00	3,620.00	19,250.00
26340 · Printing	0.00	0.00	0.00	259.30	100.00	159.30	100.00
26350 · Postage	0.00	308.33	(308.33)	4,557.90	3,700.00	857.90	3,700.00
26351 · Telephone	269.79	395.83	(126.04)	4,289.06	4,750.00	(460.94)	4,750.00
26370 · Tap Fees & Inspections	0.00	2,500.00	(2,500.00)	43,314.00	30,000.00	13,314.00	30,000.00
26399 · Garbage Pickup	10,681.81	8,916.67	1,765.14	136,376.85	107,000.00	29,376.85	107,000.00
Total 26200 · Contract Services	15,227.68	29,771.74	(14,544.06)	442,098.23	357,361.00	84,737.23	357,361.00
26300 · Communications							

	Sep 19	Budget	\$ Over B...	Oct '18 - S...	YTD Bud...	\$ Over Bu...	Annual B...
26338 · Advertising/Promotion	0.00	83.33	(83.33)	2,253.52	1,000.00	1,253.52	1,000.00
Total 26300 · Communications	0.00	83.33	(83.33)	2,253.52	1,000.00	1,253.52	1,000.00
26326 · Permits & Licenses	0.00	1,616.67	(1,616.67)	15,453.96	19,400.00	(3,946.04)	19,400.00
26371 · Dues & Subscriptions	0.00	166.67	(166.67)	403.00	2,000.00	(1,597.00)	2,000.00
26400.1 · Supplies & Equipment							
26342 · Chemicals	324.82	1,583.33	(1,258.51)	24,644.57	19,000.00	5,644.57	19,000.00
26358 · Copier/Pax Machine Lease	0.00			152.90	0.00	152.90	0.00
26460 · Operating Supplies	341.02	6,333.33	(5,992.31)	61,970.80	76,000.00	(14,029.20)	76,000.00
26485 · Uniforms	0.00	266.67	(266.67)	2,195.78	3,200.00	(1,004.22)	3,200.00
27040 · ComputerTechnology Equipment	0.00	316.67	(316.67)	5,783.05	3,800.00	1,983.05	3,800.00
26400.1 · Supplies & Equipment - Other	0.00			212.43	0.00	212.43	0.00
Total 26400.1 · Supplies & Equipment	665.84	8,500.00	(7,834.16)	94,959.53	102,000.00	(7,040.47)	102,000.00
26401 · Groundwater Reduction Expenses	0.00	0.00	0.00	0.00	100.00	(100.00)	100.00
26500 · Staff Development							
26354 · Travel & Training (Travel)	60.00	458.33	(398.33)	1,677.00	5,500.00	(3,823.00)	5,500.00
26355 · Employee Relations (Education)	0.00	16.67	(16.67)	706.79	200.00	506.79	200.00
Total 26500 · Staff Development	60.00	475.00	(415.00)	2,383.79	5,700.00	(3,316.21)	5,700.00
26600.2 · Maintenance							
26335 · Repairs & Maintenance	9,593.90	18,812.50	(9,218.60)	245,127.60	225,750.00	19,377.60	225,750.00
26335.1 · Vehicle Rep. & Maint.	320.00	125.00	195.00	1,551.67	1,500.00	51.67	1,500.00
26349 · Gas & Oil	0.00	516.67	(516.67)	5,548.61	6,200.00	(651.39)	6,200.00
Total 26600.2 · Maintenance	9,913.90	19,454.17	(9,540.27)	252,227.88	233,450.00	18,777.88	233,450.00
26700 · Insurance Expense							
26353.2 · Liability Ins.	189.80	245.42	(55.62)	2,277.60	2,945.00	(667.40)	2,945.00
26353.3 · Property Ins.	2,076.12	1,744.33	331.79	25,080.51	20,932.00	4,148.51	20,932.00
Total 26700 · Insurance Expense	2,265.92	1,989.75	276.17	27,358.11	23,877.00	3,481.11	23,877.00
26800 · Utilities Expense							
26352.1 · Utilities - Gas for Generators	47.35	83.33	(35.98)	2,574.67	1,000.00	1,574.67	1,000.00
26352.2 · Utilities-Water Plants	4,040.86	5,775.00	(1,734.14)	56,387.92	69,300.00	(12,912.08)	69,300.00
26352.3 · Utilities-WW Treatment Plants	1,852.14	3,375.00	(1,522.86)	25,173.87	40,500.00	(15,326.13)	40,500.00
26352.4 · Utilities - Lift Stations	2,117.77	1,183.33	934.44	15,827.03	14,200.00	1,627.03	14,200.00
Total 26800 · Utilities Expense	8,058.12	10,416.66	(2,358.54)	99,963.49	125,000.00	(25,036.51)	125,000.00
26900 · Capital Outlay							
26900.4 · Capital Outlay-Sewer/Plant Imp	564.00	2,916.67	(2,352.67)	8,785.03	35,000.00	(26,214.97)	35,000.00
Total 26900 · Capital Outlay	564.00	2,916.67	(2,352.67)	8,785.03	35,000.00	(26,214.97)	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 CPP	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	608.94	83.33	525.61	7,626.47	1,000.00	6,626.47	1,000.00
27000 · Miscellaneous Expenses - Other	0.00			57.95			
Total 27000 · Miscellaneous Expenses	608.94	83.33	525.61	7,792.06	1,000.00	6,792.06	1,000.00
Total Expense	49,004.07	97,775.65	(48,771.58)	1,115,458.38	1,437,708.00	(322,249.62)	1,437,708.00
Net Ordinary Income	257,244.83	60,759.35	196,485.48	978,822.83	464,712.00	514,110.83	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>Sep 19</u>	<u>Budget</u>	<u>\$ Over B...</u>	<u>Oct '18 - S...</u>	<u>YTD Bud...</u>	<u>\$ Over Bu...</u>	<u>Annual B...</u>
Total Other Expense	0.00	0.00	0.00	307,840.00	307,840.00	0.00	307,840.00
Net Other Income	0.00	0.00	0.00	(307,840.00)	(307,840.00)	0.00	(307,840.00)
Net Income	<u>257,244.83</u>	<u>60,759.35</u>	<u>196,485.48</u>	<u>670,982.83</u>	<u>156,872.00</u>	<u>514,110.83</u>	<u>156,872.00</u>

City of Montgomery
District Debt Service Payments
09/01/2019 - 12/31/2019

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
District Total				\$0.00	\$110,307.00	\$110,307.00



MUNICIPAL ACCOUNTS
& CONSULTING, L.P.

City of Montgomery

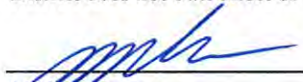
Quarterly Investment Inventory Report Period Ending September 30, 2019

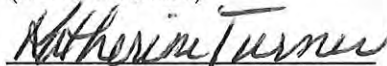
BOARD OF DIRECTORS
City of Montgomery

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

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

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


Mark M. Burton
(Investment Officer)


Katherine Turner
(Investment Officer)

COMPLIANCE TRAINING

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

INVESTMENT OFFICERS

Mark M. Burton

Katherine Turner

CURRENT TRAINING

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

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

City of Montgomery
Summary of Money Market Funds
 07/01/2019 - 09/30/2019

Fund: Operating

Financial Institution: **TEXPOOL**

Account Number: **XXXX0003** Date Opened: 08/01/2005 Current Interest Rate: 2.16%

Date	Description	Begin Balance	Cash Added	Cash Withdrawn	Int. Earned	End Balance
07/01/2019		722,300.64				
07/10/2019	FCB CD XXXX0242 INTEREST		1,182.62			
07/10/2019	To MEDC TXPL to correct Alle			(102,032.69)		
07/31/2019					1,453.16	
08/31/2019					1,148.80	
09/30/2019					1,109.68	
Totals for Account XXXX0003:		<u>\$722,300.64</u>	<u>\$1,182.62</u>	<u>(\$102,032.69)</u>	<u>\$3,711.64</u>	<u>\$625,162.21</u>
Totals for Operating Fund:		<u>\$722,300.64</u>	<u>\$1,182.62</u>	<u>(\$102,032.69)</u>	<u>\$3,711.64</u>	<u>\$625,162.21</u>

Methods Used For Reporting Market Values

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

City of Montgomery
Summary of Money Market Funds
 07/01/2019 - 09/30/2019

Fund: Capital Projects

Financial Institution: TEXPOOL

Account Number: XXXX0009 Date Opened: 12/27/2012 Current Interest Rate: 2.16%

Date	Description	Begin Balance	Cash Added	Cash Withdrawn	Int. Earned	End Balance
07/01/2019		254,201.08				
07/31/2019					515.46	
08/31/2019					469.73	
09/30/2019					453.81	
Totals for Account XXXX0009:		<u>\$254,201.08</u>			<u>\$1,439.00</u>	<u>\$255,640.08</u>
Totals for Capital Projects Fund:		<u>\$254,201.08</u>			<u>\$1,439.00</u>	<u>\$255,640.08</u>

Methods Used For Reporting Market Values

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

City of Montgomery
Summary of Money Market Funds
 07/01/2019 - 09/30/2019

Fund: Debt Service

Financial Institution: TEXPOOL

Account Number: XXXX0008 Date Opened: 12/27/2012 Current Interest Rate: 2.16%

Date	Description	Begin Balance	Cash Added	Cash Withdrawn	Int. Earned	End Balance
07/01/2019		96,177.04				
07/25/2019	From Checking		200,000.00			
07/31/2019					285.41	
08/31/2019					546.71	
09/30/2019					528.20	
Totals for Account XXXX0008:		<u>\$96,177.04</u>	<u>\$200,000.00</u>		<u>\$1,360.32</u>	<u>\$297,537.36</u>
Totals for Debt Service Fund:		<u>\$96,177.04</u>	<u>\$200,000.00</u>		<u>\$1,360.32</u>	<u>\$297,537.36</u>

Methods Used For Reporting Market Values

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

City of Montgomery
Summary of Money Market Funds
 07/01/2019 - 09/30/2019

Fund: MEDC

Financial Institution: TEXPOOL

Account Number: XXXX0006 Date Opened: 08/01/2005 Current Interest Rate: 2.16%

Date	Description	Begin Balance	Cash Added	Cash Withdrawn	Int. Earned	End Balance
07/01/2019		584,248.02				
07/25/2019	From Checking		100,000.00			
07/30/2019	Tsf from Gen TXPL to correct		102,032.69			
07/31/2019					1,243.20	
08/31/2019					1,452.45	
09/30/2019					1,402.98	
Totals for Account XXXX0006:		\$584,248.02	\$202,032.69		\$4,098.63	\$790,379.34
Totals for MEDC Fund:		\$584,248.02	\$202,032.69		\$4,098.63	\$790,379.34

Methods Used For Reporting Market Values

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

City of Montgomery
Summary of Money Market Funds
 07/01/2019 - 09/30/2019

Fund: Utility

Financial Institution: TEXPOOL

Account Number: XXXX0002 Date Opened: 08/01/2005 Current Interest Rate: 2.16%

Date	Description	Begin Balance	Cash Added	Cash Withdrawn	Int. Earned	End Balance
07/01/2019		473,531.80				
07/26/2019	From Checking		300,000.00			
07/31/2019					1,095.86	
08/31/2019					1,428.61	
09/30/2019					1,379.99	
Totals for Account XXXX0002:		<u>\$473,531.80</u>	<u>\$300,000.00</u>		<u>\$3,904.46</u>	<u>\$777,436.26</u>
Totals for Utility Fund:		<u>\$473,531.80</u>	<u>\$300,000.00</u>		<u>\$3,904.46</u>	<u>\$777,436.26</u>

Methods Used For Reporting Market Values

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

City of Montgomery
Summary of Certificates of Deposit with Money Market
07/01/2019 - 09/30/2019

Financial Institution	Investment Number	Issue Date	Maturity Date	Beginning Balance	Principal From Cash	Principal From Investment	Principal Withdrawn	Principal Reinvested	Ending Balance	Interest Rate	Beg. Acc. Interest	Interest Earned	Interest Reinvested	Interest Withdrawn	Accrued Interest
Fund: Operating															
Certificates of Deposit															
SPIRIT OF TEXAS BANK	XXXX0144	02/04/19	08/04/19	100,000.00	0.00	0.00	0.00	100,000.00	0.00	2.45%	986.71	1,189.32	0.00	1,189.32	0.00
Rollover FROM CD XXXX0787															
TEXAS CAPITAL BANK	XXXX0242	01/03/19	07/02/19	100,000.00	0.00	0.00	0.00	100,000.00	0.00	2.37%	1,162.27	1,182.62	0.00	1,182.62	0.00
TEXAS CAPITAL BANK	XXXX0242	07/03/19	12/30/19	0.00	0.00	100,000.00	0.00	0.00	100,000.00	2.50%	0.00	0.00	0.00	0.00	609.59
THIRD COAST BANK, SSB	XXXX7256	08/05/19	02/01/20	0.00	0.00	100,000.00	0.00	0.00	100,000.00	2.40%	0.00	0.00	0.00	0.00	368.22
Rollover FROM CD XXXX0144															
Totals for Operating Fund:				200,000.00	0.00	200,000.00	0.00	200,000.00	200,000.00	N/A	2,148.98	2,371.94	0.00	2,371.94	\$977.81

Beginning Balance:	\$200,000.00
Plus Principal From Cash:	\$0.00
Less Principal Withdrawn:	\$0.00
Plus Interest Reinvested:	\$0.00
Fixed Balance:	\$200,000.00
MM Balance:	\$625,162.21
Total Balance:	\$825,162.21

Interest Earned:	\$2,371.94
Less Beg Accrued Interest:	\$2,148.98
Plus End Accrued Interest:	\$977.81
Fixed Interest Earned:	\$1,200.77
MM Interest Earned:	\$3,711.64
Total Interest Earned:	\$4,912.41

Methods Used For Reporting Market Values

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

City of Montgomery
Summary of Certificates of Deposit with Money Market
 07/01/2019 - 09/30/2019

Financial Institution	Investment Number	Issue Date	Maturity Date	Beginning Balance	Principal From Cash	Principal From Investment	Principal Withdrawn	Principal Reinvested	Ending Balance	Interest Rate	Beg. Acc. Interest	Interest Earned	Interest Reinvested	Interest Withdrawn	Accrued Interest
Fund: MEDC															
Certificates of Deposit															
BANCORPSOUTH	XXXX4045	01/27/19	01/28/20	150,000.00	0.00	0.00	0.00	0.00	150,000.00	2.75%	1,751.71	0.00	0.00	0.00	2,780.13
Totals for MEDC Fund:				150,000.00	0.00	0.00	0.00	0.00	150,000.00	N/A	1,751.71	0.00	0.00	0.00	\$2,780.13
Beginning Balance:		\$150,000.00						Interest Earned:		\$0.00					
Plus Principal From Cash:		\$0.00						Less Beg Accrued Interest:		\$1,751.71					
Less Principal Withdrawn:		\$0.00						Plus End Accrued Interest:		\$2,780.13					
Plus Interest Reinvested:		\$0.00						Fixed Interest Earned:		\$1,028.42					
Fixed Balance:		\$150,000.00						MM Interest Earned:		\$4,098.63					
MM Balance:		\$790,379.34						Total Interest Earned:		\$5,127.05					
Total Balance:		\$940,379.34													

Methods Used For Reporting Market Values

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

City of Montgomery
Detail of Pledged Securities

07/01/2019 - 09/30/2019

Financial Institution: FIRST FINANCIAL BANK

Security:	Par Value:	Maturity Date:	Pledged:	Released:	Amount Released:
FHLB CUSIP: 3137F4X64	500,000.00	10/25/2027	09/01/2018		
	Date Value				
	07/31/2019	502,956.70			
	08/31/2019	502,454.38			
	09/30/2019	501,927.52			
FHLMC CUSIP: 067626HA2	360,000.00	04/01/2022	07/31/2017		
	Date Value				
	07/31/2019	362,678.25			
	08/31/2019	362,343.47			
	09/30/2019	362,008.69			
FHLMC CUSIP: 3137B3NA2	300,000.00	04/25/2023	02/10/2019		
	Date Value				
	07/31/2019	308,897.43			
	08/31/2019	308,682.70			
	09/30/2019	308,467.56			
FHLMC CUSIP: 3138ERUQ1	2,000,000.00	07/01/2031	02/01/2019		
	Date Value				
	07/31/2019	1,354,583.79			
	08/31/2019	1,335,313.84			
	09/30/2019	1,310,849.72			
FHLMC CUSIP: 66748PHH8	555,000.00	10/01/2025	09/10/2015	10/04/2019	555,000.00
	Date Value				
	07/31/2019	555,390.05			
	08/31/2019	555,195.03			
	09/30/2019	555,000.00			
FNMA CUSIP: 4211103Y1	2,000,000.00	02/15/2034	10/01/2018		
	Date Value				
	07/31/2019	156,959.10			
	08/31/2019	156,882.18			
	09/30/2019	156,805.25			

Methods Used For Reporting Market Values

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

Montgomery City Council
AGENDA REPORT

Meeting Date: November 12, 2019	Budgeted Amount: N/A
Department: Administrative	
Prepared By: Richard Tramm	Exhibits: MCAD Correspondence and Ballot
Date Prepared: November 6, 2019	

Subject

Consideration and possible action to select candidate(s) for the election to the Montgomery Central Appraisal District Board of Directors.

Description

The ballot for the MCAD Board of Directors lists eight candidates for consideration. Of the eight candidates listed, Bruce Tough and Barry Blanton are currently serving on the MCAD Board of Directors. Based on the included biographical information, Ron Raymaker is the single candidate with the background of representing a city (Shenandoah City Council).

Recommendation

Discuss and consider selecting a candidate or multiple candidates for the City's four (4) votes. Based on his background with the City of Shenandoah, Ron Raymaker would be my recommendation to receive all four of the City's votes.

Approved By

City Administrator	Richard Tramm <i>RT</i>	Date: 11/06/19



MONTGOMERY CENTRAL APPRAISAL DISTRICT

TONY BELINOSKI, RPA
CHIEF APPRAISER

October 16, 2019

Re: Official Ballot
Board of Directors Election (2020-2021 Term),
for Montgomery Central Appraisal District

Attached is the Official Ballot for the election of the Montgomery Central Appraisal District's Board of Directors. To assist you in the voting process, I am including a sample resolution and copies of the biographies we have received for the candidates named on the ballot.

Your ballot must be returned to my office **before December 16, 2019** with a **signed resolution or ordinance** determining your vote. You may cast all your votes for one candidate or distribute them among the candidates. No votes may be counted for any candidate not listed on the ballot.

As a reminder to the Special Districts, ALL votes cast by a Special District will go to the Candidate elected by the Special Districts (Peggy Hausman).

Your participation in this election is appreciated.

Sincerely,

A handwritten signature in black ink, appearing to be "Tony Belinoski", written in a cursive style.

Tony Belinoski, RPA
Chief Appraiser

Attachments:
Official Ballot
Resolution

5-All

Letter-Election.doc

SERVICE, EXCELLENCE AND EQUITY IN AD VALOREM TAX ADMINISTRATION

(936) 756-3354 CONROE • (936) 441-2186 METRO • P.O. BOX 2233 • CONROE TEXAS 77305-2233

OFFICIAL BALLOT
BOARD OF DIRECTORS ELECTION
2020-2021 TERM
MONTGOMERY CENTRAL APPRAISAL DISTRICT

City of Montgomery

Please cast your **entitled votes (4)** for the candidate(s) of your choice to serve on the Board of Directors for the Montgomery Central Appraisal District for the term:

JANUARY 1, 2020 - DECEMBER 31, 2021

CANDIDATE	VOTES CAST
Barry Blanton	_____
Guy Hancock	_____
Peggy Hausman	_____
Bonar Luzey, II	_____
Ron Raymaker	_____
Adam Simmons	_____
Bruce Tough	_____
Carl White	_____

Signature of Presiding Officer

Please return this completed Ballot with a Resolution **BEFORE
December 16, 2019.**

Montgomery Central Appraisal District
Attn: Jaclyn Smith
P. O. Box 2233
Conroe TX 77305
Fax: 936-539-8695
Email: JaclynS@MCAD-TX.org

STATE OF TEXAS §

COUNTY OF MONTGOMERY §

**RESOLUTION
City of Montgomery**

RESOLUTION CASTING VOTE(S) FOR CANDIDATE(S) FOR THE
ELECTION OF THE MONTGOMERY CENTRAL APPRAISAL DISTRICT
BOARD OF DIRECTORS.

WHEREAS, in compliance with law which provides that a central appraisal district be governed by a five (5) member board elected according to the taxes levied by each taxing jurisdiction; and

WHEREAS, the **City of Montgomery** of Montgomery County, Texas, has been certified by the Chief Appraiser of the Montgomery Central Appraisal District (MCAD) as being eligible and entitled to vote on candidates for the Board of Directors of MCAD; and

WHEREAS, the Board City Council has considered such candidates;

THEREFORE BE IT RESOLVED, that the BoardCity Council of the City of Montgomery, Texas, do hereby cast their **4 votes** for the following candidate(s):

Barry Blanton	_____
Guy Hancock	_____
Peggy Hausman	_____
Bonar Luzey, II	_____
Ron Raymaker	_____
Adam Simmons	_____
Bruce Tough	_____
Carl White	_____

PASSED AND APPROVED this the _____, 2019.

s\ Title

ATTEST:

s\Title

Barry D. Blanton

- Blanton Advisors, LLC - Owner & Founder of CFO and Business consulting practice
- Better Bookkeepers, Inc. - Partner
- Live2Lead The Woodlands - Founding Partner
- The University of Texas at Austin - BBA Finance 1982
- 16 years in Banking culminating as President of First Heights Bank Houston
- 10 years with Fleetwood Enterprises culminating as President of Fleetwood Retail Corp.
- 3+ years as VP & CFO of House of Forgings, Inc.
- Montgomery Central Appraisal District – Board Member since 2018
- Leadership Montgomery County – Chairman of the Board
- Leadership Montgomery County – 2019 Distinguished Alumnus Award
- Voice of Wilderness – Board Member
- BBVA Compass Bank Houston – Former Local Director Board Member
- The Woodlands Area Chamber of Commerce – 2017 Citizen of the Year Award
- The Woodlands Hometown Hero Award - 2010 Honoree
- Light The Night Walk Montgomery County - The Leukemia & Lymphoma Society
 - Executive Committee member (multiple years)
 - 2015 Texas Gulf Coast Chapter Executive Challenge Chairman
 - Past Walk Chairman and Executive Committee Chairman (multiple years)
 - 2011 Gulf Coast Chapter Volunteer of The Year
 - Founder and fifteen-year team captain of The Blanton Bunch
- United Way of Greater Houston - 2017 Community Investment Team
- Montgomery County United Way - Past Chairman and Campaign Chairman
- South Montgomery County YMCA - Past Chairman
- Conroe Family YMCA – Past Chairman
- WoodsEdge Community Church - Past Men's group leader and Finance Team Chairman
- Advocate of a healthy lifestyle through running...
 - Red X Running - Founder
 - The Woodlands Marathon – Past committee member
 - Ironman Texas – Nine-year aid station captain
- Creator and author of the *Monday Morning Minute*
- Public Speaking – motivational, fundraising, and leadership topics including keynote speech entitled *Thirteen Keys to Leadership*

Guy Hancock, a pillar in East Montgomery County, has been very active in the community for years. He has served on numerous boards over the years as well, including ESD #7 and New Caney 4 MUD. Last October, he received the Outstanding Citizen Award from the EMCID Board of Directors at the East Texas Fire & Ice Festival.

When Hancock isn't busy with Guy's AC & Heating in New Caney, he's installing cooling and heating systems for local churches that can't afford it or opening up Faith Ranch, a game ranch in the hill country, to first responders and organizations who raise money for critical needs children.

"Serving my community is something that I feel God has pushed me to do," Hancock told EMCID's The Insider magazine in December 2018.

Peggy S. Hausman

Birth Date: February 22, 1958

Education: B.S. of Science, Criminal Justice – Missouri Western State University, St. Joseph, Missouri
Texas All-Lines Insurance Adjusting License – cert trained – open records and open meetings trained

Resident of The Woodlands, Village of Panther Creek, since 1981.

At-home Mom to sons Nick and Patrick
Married for 40 years to Mitch Hausman

Community Board of Director Positions:

The Woodlands Township Board of Directors – inception through 2015

- Instrumental in policy development, financial success, ISO rating reduction, economic achievement, marketing, community dispute resolution, public speaking, recruiting, organizational restructuring, economic efficiencies, Union negotiations, Legal dispute resolution, Budget, real estate purchase, office expansions, contract negotiations, legislative formation and testimony
- Elected to The Woodlands Township Board of Directors in May 2008 to serve a three-year term; re-elected in 2011 and 2013
- Served as Vice Chairman of The Woodlands Township Board of Directors
- Served as Vice Chairman of The Woodlands Convention and Visitors Bureau Board of Directors
- Served on The Woodlands Convention and Visitors Bureau Marketing Committee

Woodlands Community Association (WCA) Board of Directors - 1994 through 2007

- President 1995-1998 - First Female chairman
- Committees served on: Communications, Solid Waste, Legislative, Lead negotiator for the Mutual Benefit Agreement, Government, Law Enforcement, Building purchase, Budget, Election, Village President Reprehensive, Parks Department)
- Appointed to Town Center Improvement District Board of Directors representing WCA - 2000 to 2008
- Served as Chairman of the Funding Request committee
- The Woodlands Fire Department Board of Directors - 1997 to 2012
- Woodlands Community Service Corporation (WCSC) Board of Directors - 1997 to 2007
 - Chairman of the Board 1997-2000 - First resident chairman

Municipal Utilities District #40 - Board member - 1996 to 2007

South Montgomery County YMCA – Board member – 1997 to 2002

Panther Creek Residential Design and Review Committee (RDRC) - 1987-1992

- Served as Chairman

Panther Creek Village Association – member

- Assisted with flea market, Fourth of July, village picnic and other community events

Community Leadership

- Montgomery County Food Bank Board Member 1987 to 1992
- Ambassador for the Samsung Women's Golf Tournament 2003
- Montgomery County Regional Resource Governance Committee est. 1999
- Governance Steering Committee representing The Woodlands Community Service Corporation
- Ex-officio member of the South Montgomery/Woodlands Chamber of Commerce
- Representing the WCA, chaired the first South Montgomery County Blood Drive
- Lone Star College Citizens Facilities Review Committee 2007
- Montgomery County Food Bank
- Boy Scouts of America, George Strake Inaugural Eagle Banquet

Community Service

- South Montgomery County Coordinator for the Montgomery Food Bank 1987-1992
- PTO/PTA volunteering
- Sally K. Ride Elementary, President (1992-94) and several board positions
- McCullough Junior High, Community Liaison 1998
- McCullough Junior High Booster Club Board Member
- The Woodlands High School PTO Teacher Appreciation 1999-2005
- The Woodlands Christian Academy PTF, Teacher Appreciation
- The Woodlands High School, Friends of the Fringe Board, (Theater Department)
- Cub Scout Pack 881 Den Leader 1991-1998
- Boy Scout Troop 777, Eagle Scout coordinator, 5 years
- District "Citizenship in the Community" merit badge counselor 1997 till present
- Citizen Sheriff Academy graduate 1998 sponsored by Sheriff Guy Williams and Montgomery County Sheriff's Department
- Montgomery County Juvenile Advisory Board, Montgomery County Juvenile Probation Building expansion committee
- Panther Creek Merchant's Association Community Liaison 1993-2000
- Montgomery County Bond Committee for Law Enforcement Center and Civic Center, 1997, successfully passed
- Lone Star College expansion committee
- CISD Bond committees
- Cynthia Woods Mitchell Pavilion-Partners Scholarship Committee
- Election Judge for several local, state and national elections
- Supervised and directed District Eagle Award Advancement, school functions
- Developed advertising, promotional and fundraising materials
- Solicited discounts and donations from local retailers
- Recruited, trained and supervised volunteers
- Coordinated community wide programs
- Public speaking and presentations

Awards and Recognitions

- Governor's Award for Volunteerism 1991
- C.I.S.D. PALS Volunteer of the Year 1995
- Cynthia Woods Mitchell Pavilion Award for Leadership in the Fine Arts 1997

- One of the original 25 "Hometown Hero's" 1999
- Received the "Key to the Woodlands" 2000,
- Boy Scouts of America, District Award of Merit 2002, George Strake District
- People Scene Person of the Year 2006, 1996 (Twice)
- Villager, Answer Book 1998 Favorite Public Servant, shared with US Representative Kevin Brady

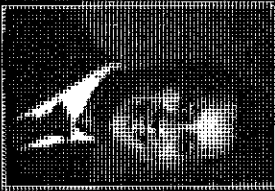
Spiritual Leadership

Sts. Simon and Jude Catholic Church

- Minister of the Eucharist
- Bereavement Committee
- CCE Sunday School teacher
- Mothers of Young Children organizer
- Children's Nursery organizer
- Vacation Bible School Teacher
- Mission Trip chaperone

BONAR LUZEY, II

Director



ALVAREZ & MARSAL
LLP

MEMBER
FIRM



- Bonar Luzey, II is a Director with Alvarez & Marsal in Houston, TX. He specializes in financial, operational improvement, supply chain optimization and change management. His primary areas of concentration are procurement and supply chain, the procure-to-pay and order-to-cash business cycles, material planning, working capital optimization, electronic commerce, and asset maintenance.
- With over 18 years of professional experience, Mr. Luzey has created value for organizations of all sizes across numerous industries, including oil and gas (upstream, midstream, downstream), industrial manufacturing, aerospace and the public sector. Mr. Luzey has focused on strategic and tactical initiatives including:
 - Improvement solutions for end-to-end supply chain operations
 - CAPEX, OPEX, SG&A cost reduction identification
 - Strategic sourcing and effective commodity category management
 - Working capital optimization (DSO, DPO, Inventory)
 - Back-office process improvement in procurement, accounts payable, sales, and accounts receivable
 - ERP implementations (Oracle eBS, SAP)
 - Electronic commerce (eProcurement)
 - Inventory Management and Supply Planning (MPS/MRP)
 - Asset management (maintenance) systems
 - Project Accounting (AFE) business processes and systems
 - Demand planning (sales and operations planning / forecasting)
 - Contract and materials spend analysis
 - Facility management, warehouse operations, and bar coding
 - Vendor managed inventory
- Mr. Luzey has extensive oil and gas experience having worked with companies across the energy spectrum (upstream, midstream, downstream) in some of the most significant oil and gas markets in the world to include the lower 48 shale plays (Anadarko, Barnett, Bakken, Eagle Ford, Haynesville, Marcellus, Niobrara, Permian, and Utica basins) and multiple international markets (Algeria, Argentina, Columbia, Iraq, and Saudi Arabia).
- Prior to joining A&M, Mr. Luzey was with a multi-national oilfield services company, where he served as Director, Procurement & Supply Chain and led global efforts to optimize procurement / supply chain, leverage strategic sourcing, drive cost reduction (CAPEX, OPEX, SG&A), improve enterprise asset management strategy and execution, improve working capital and free cash flow, institute a Sales & Operations Planning strategy, integrate procurement and accounts payable in a procure-to-pay redesign, and facilitate ERP implementation of Oracle.
- Mr. Luzey earned his bachelor of science degree in business / management from The United States Air Force Academy, a master of business administration degree with a concentration in finance from the University of Phoenix. He was also a Senior Executive Fellow at Harvard University and an ExxonMobil Corporation Fellow. In addition, Mr. Luzey serves on the Board of Directors for Career Recovery Resources, Inc. and is a Board of Advisor member for Texas A&M University, Mays Business School Supply Chain Consortium.

ALVAREZ & MARSAL

Ron Raymaker

Ron Raymaker is in his fourth year on the Shenandoah City Council, promoting economic growth and taxpayer value in Montgomery County. Passionate about representing the residents of Shenandoah, Ron believes small towns and cities need a greater voice within the county.

He studied management information systems at the University of Wisconsin with 25 years of experience leading Fortune 500 companies through operational transformations driven by technology. As an investor and licensed realtor, Ron understands real estate issues and how they influence the economy and community.

Ron is very proud of his special needs son, Sebastiaen, and is grateful for the active support of the special needs community within Montgomery County and Conroe ISD.



ADAM SIMMONS

CONTACT

PHONE:
281-703-0415 cell
936-447-5626 office

WEBSITE:
www.CrystalClearMortgage.com

EMAIL:
adam@crystalclearmortgage.com

HOBBIES

Spending time with family and friends
Spending time on the TX coast
Cars
Fishing
Astros baseball

EDUCATION

Texas State University
1996 - 2000
Bachelor's Degree -Marketing, Minor - Accounting

WORK EXPERIENCE

CRYSTAL CLEAR MORTGAGE - OWNER- MANAGING PARTNER
2008-CURRENT

MISD Board of Trustees – Vice President
2017- current

PROFILE

I graduated from Klein High School in 1996 and went on to graduate from what is now Texas State University in 2000, with a degree in Marketing and Business Administration. After living in Austin my wife, Tiffany, and I decided that we needed to move closer to family to raise a family of our own, so we moved to Montgomery in June of 2006. I am the proud parent of a 10 year old boy and a 13 year old girl who have called Montgomery home since birth.

Having been in the home finance industry since 2003, I started Crystal Clear Mortgage with a business partner in 2008. Together we have helped, literally, thousands of people with their goals of home ownership in Montgomery County.

I felt the need to give back to the community that welcomed myself and my family with open arms, and to the community that allowed me to own and operate a successful business. To that end I ran for, and was elected to, the Montgomery ISD Board of Trustees in 2017. I currently serve as Vice- President on the MISD Board of Trustees.

Being nominated for a position on the Board of Directors for Montgomery Central Appraisal District is a very high honor, and I hope to earn a spot on the board. I plan to bring the honesty, integrity, and fiscally conservative values that I bring to MISD Board of Trustees.

I thank you for your consideration, and please feel free to reach out to me with any questions.

Candidate Profile: Bruce Tough

Bruce Coulson Tough currently serves on the Montgomery Central Appraisal District Board. He earned his undergraduate degree from the University of Houston, graduating with a Bachelor of Science Degree with Honors. He received his Doctorate of Jurisprudence from the University of Houston Law Center. Tough is the founder of Tough Law Firm, PLLC, voted as the 2010 Small Business of the Year Award by the Lone Star College System, Montgomery College, located in The Woodlands area.

Tough moved to The Woodlands, Texas in 1996 and first became involved in the community by becoming elected as a Director on the Woodlands Community Association Board (WCA), the forerunner of the current Woodlands Township. He held that position on the WCA from 1999 to 2010, holding the position as President from 2000 – 2004. He was also elected the Chairman of The Woodlands Community Service Corporation which provided city type services to all of the residents of The Woodlands.

Bruce Tough was elected as President of The Woodlands Fire Department in 2000 – 2004, 2006 – 2011 during which time the department increased its Public Protection Class rating, commonly referred to as an ISO rating, from an ISO (4) Four to an ISO (1) One. The department also built a state of the art training facility to meet the preparedness and development needs of regional entities in the area of emergency management and response.

In 2003, Bruce Tough was elected as a Trustee on the Conroe Independent School District and served in that position until 2008. Also in 2008, Tough was elected for the position of Director on the Board of Directors of the newly formed governmental entity, The Woodlands Township. He served as Chairman of the Board from 2010 to 2015.

Tough has served as a Director and Chairman of the Woodlands Area Chamber of Commerce/The Woodlands Chamber of Commerce, Chairman of the annual Economic Outlook Conference, Chairman of the Boy Scouts of America Tall Timbers District, as well as many other civic activities in The Woodlands, Montgomery County and Houston region.

Bruce Tough serves on many Boards and organizations including being elected Secretary/Treasurer for the Center for Houston's Future in January, 2015, District Chairman of the Boy Scouts of America Tall Timbers District, and Chairman of the Montgomery Central Appraisal District in 2019.

Bruce Tough resides with his wife, Diana, and four daughters, Madison, Tara, Abby and Sydney, in The Woodlands, Texas.

Carl White Bio.

Carl White is 62 yrs old, resident of Conroe Tx. He is a retired meter technician of Entergy Texas with 36 yrs of service. He is now employed with FEMA as a claims adjuster. He is a high character and integrity man that would serve our Community well...

Contact information:

Carl White
P.O. Box 1371
Conroe TX 77305

Phone 936-520-0106

Montgomery City Council
AGENDA REPORT

Meeting Date: November 12, 2019	Budgeted Amount: N/A
Department: Administrative	
Prepared By: Dave McCorquodale	Exhibits: Variance request application
Date Prepared: November 5, 2019	

Subject

Consideration and possible action on calling a Public Hearing conducted by City Council acting as Zoning Board of Adjustment regarding a side building line variance of 9 feet and a rear building line variance of 4 feet at 607 Worsham Street as submitted by owners Dan & Christine Walker.

Description



A request has been made to allow a variance from the 10-foot side and rear yard building lines as required by Section 98-122 of the City Code of Ordinances. As this is a request for a variance to the zoning ordinance, the Board of Adjustment (Council serving as the BOA) hears the request and approves or denies it.

The only action to be taken at this time is to call the public hearing. Staff recommends calling the Public Hearing for December 10th to coincide with the next City Council meeting. This will allow the necessary time to publish legal notice of the Public Hearing (must be published at least 15 days before the Public Hearing).

Recommendation

Call a Zoning Board of Adjustment Public Hearing for December 10th, 2019 at 6:00 p.m. at City Hall.

Approved By

Asst. to City Admin.	Dave McCorquodale 	Date: 11/5/19
City Administrator	Richard Tramm 	Date: 11/5/19



Variance Request Application

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

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

Contact Information

Property Owner(s): DAN & CHRISTINE WALKER

Address: 607 WORSHAM ST. MONTGOMERY TX Zip Code: 77316

Email Address: DRDEWSOLD@GMAIL.COM Phone: 281-932-4117

Applicants: DAN & CHRISTINE WALKER

Address: 607 WORSHAM ST. MONTGOMERY TX 77316

Email Address: DRDEWSOLD@GMAIL.COM Phone: 281-932-4117

Parcel Information

Property Identification Number (MCAD R#): _____

Legal Description: LOT 9 STERLING HEIGHTS

Street Address or Location: 607 WORSHAM ST. MONTGOMERY TX 77316

Acreage: 10,800 ± Present Zoning: _____ Present Land Use: RESIDENCE

Variance Request

Applicant is requesting a variance from the following:

City of Montgomery Ordinance No.: 2014-03 Section(s): 98-122 (2+3)

Ordinance wording as stated in Section (98-122):

SIDE YARD NOT LESS THAN 10 FEET

REAR YARD NOT LESS THAN 10 FEET

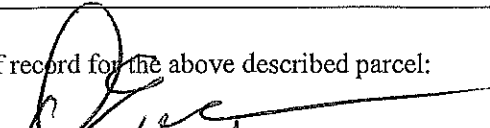
Detail the variance request by comparing what the ordinance states to what the applicant is requesting:

REQUEST TO ENCR OACH 9' IN TO SIDE YARD SET BACK.

REQUEST TO ENCR OACH 6' IN TO REAR YARD SET BACK WITH WOOD DECK. (PORTABLE BUILDING DOES NOT ENCR OACH REAR EASEMENT)

Signatures

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

Signature:  Date: 10-25-19

Signature:  Date: 10-25-19

Signature: _____ Date: _____

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

Additional Information

The following information must also be submitted:

Cover letter on company letterhead stating what is being asked.

A site plan.

All applicable fees and payments.

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

<p>Date Received <i>Office Use</i></p>	
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Montgomery City Council
AGENDA REPORT

Meeting Date: November 12, 2019	Budgeted Amount: N/A
Department: Administrative	
Prepared By: Dave McCorquodale	Exhibits: N/A
Date Prepared: November 5, 2019	

Subject

Consideration and possible action regarding calling a Public Hearing regarding a Special Use Permit for a short-term cottage rental project located at 1062 Clepper Street for Larry and Beverley Jacobs.

Description



Following the informal Public Hearing held by City Council at the September 24th meeting, the Council referred the matter to the P&Z Commission for study and report regarding the effect of the proposed use on the Comprehensive Plan and on the character and development of the neighborhood. P&Z will submit their report preceding the Public Hearing.

Following the Public Hearing (suggested to be held in conjunction with the December 10th meeting), the council will consider the SUP ordinance and take action.

Recommendation

Call a Public Hearing to be held on December 10th, 2019 at 6:00 p.m. at City Hall regarding a Special Use Permit for a short-term cottage rental project located at 1062 Clepper Street for Larry and Beverley Jacobs.

Approved By

Asst. to City Admin.	Dave McCorquodale 	Date: 11/5/19
City Administrator	Richard Tramm 	Date: 11/5/19

Montgomery City Council
AGENDA REPORT

Meeting Date: November 12, 2019	Budgeted Amount: N/A
Department: Administrative	
Prepared By: Dave McCorquodale	Exhibits: Donation Letter Agreement, Donation Deed, MCAD aerial map, owner's survey
Date Prepared: November 5, 2019	

Subject

Consideration and possible action regarding acceptance of College Street Right-of-Way donation letter agreement as submitted by owners Troy and Lisa Walker.

Description

As a recap of this item, Council directed staff to proceed with accepting the existing westernmost 440' of College St. ROW at your August 27th meeting. Staff and the City Attorney have worked with the landowner on the donation deed. The owner has submitted a signed donation agreement letter which outlines several terms of the donation:

- City accepts all maintenance of street improvements and city-provided utilities
- All existing driveways and entrances are “grandfathered” (allowed to remain)
- Placing culverts at existing entrances will not require a permit (city doesn't currently require a curb cut permit for driveways)
- Owner is allowed to use the ROW as access to repair his existing fence as needed

Upon City acceptance of the terms outlined in the letter, the Owner will sign the donation deed and coordinate getting the neighbor's signature of the release of easement for the existing access easement (which will no longer be needed when the street is public).

Recommendation

Consider the donation letter agreement and accept or reject it as you deem appropriate.

Approved By

Asst. to City Admin.	Dave McCorquodale <i>DM</i>	Date: 11/5/19
City Administrator	Richard Tramm <i>RT</i>	Date: 11/5/19

DONATION LETTER AGREEMENT

Date: 10-21-2019
Grantors: Troy K. and Lisa D. Walker
Grantee: The City of Montgomery

This brief Letter Agreement is intended to set out the terms and conditions upon which the Grantors referenced above shall donate the 40 foot right of way (described below) and existing street to the City of Montgomery for public street and utility purposes.

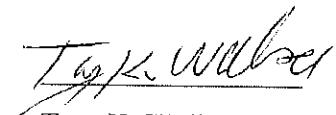
Property: Being a 0.405-acre tract or parcel of land in the Benjamin Rigby Survey, Abstract No. 31, Montgomery County, Texas, being a portion of the remainder of that certain 52.970-acre tract described in instrument to Troy K. Walker and Lisa D. Walker, recorded under Clerk's File Number 2014081595, of the Official Public Records of Montgomery County, Texas (O.P.R.M.C.T.), said 0.405 acres being more particularly described by metes and bounds in Donation Deed attached hereto.

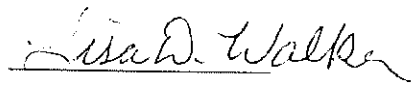
The City by acceptance of this donation, shall take over and be fully responsible for the street, including all maintenance repair cleanup and installation of any street improvements relative to the donated right of way and street, including any and all currently located utilities within said right of way.

The City herein agrees that any and all existing driveways and entrances to the existing street shall be considered grandfathered and there will not be any required permits or upgrades to the existing driveways required by the city. The adjoining landowners with existing driveways will not incur any costs for improvements to the driveways or street that the City may elect to do or require in the future. The Grantors existing entrance on the eastern end of the Property where the existing gate is located does not currently have a culvert and in the future the City will not require a permit when the culvert is added. Grantor understands they or their successor will be responsible for the costs of the culvert, but a permit will not be required.

The City herein understands and agrees that the Grantor has installed a fence along the southern boundary of the Property and agrees that Grantor is retaining access on over and across the Property for the purpose of maintaining the fence.

Upon the City's acceptance of the terms of this Letter Agreement, the Donation Deed in the form attached hereto will be executed by Grantors and delivered to the City for recordation. The release of the 60 foot easement currently held by the Sheffield's in the form attached hereto will also be delivered to the city.


Troy K. Walker


Lisa D. Walker

Agreed and accepted:
City of Montgomery

BY: _____

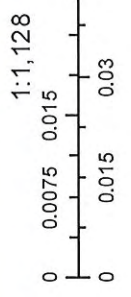
Title: _____

Walker Property on College Street



June 4, 2019
 Disclaimer: This product is for informational purposes only and has not been prepared for or be suitable for legal, engineering, or surveying purposes. It does not represent an on-the-ground survey and represents only the approximate relative location of boundaries

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



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

DONATION DEED

Date: _____, 2019

WHEREAS, the City of Montgomery, Texas, as a general law municipality, has been authorized under the Texas Transportation Code Chapter 311 to acquire and maintain street rights-of-way that its City Council has determined are necessary or convenient to the public to be constructed, reconstructed, maintained, widened, straightened, or extended, including the acquisition of land and such other property rights deemed necessary for the purposes of facilitating the construction, maintenance and operation of city streets; and

WHEREAS, the acquisition of the herein-described Property by the City of Montgomery, as the Grantee, has been deemed by the City Council to be necessary for the purposes of facilitating the maintenance and operation of the extension of College Street to serve the public and the properties along such street; and

WHEREAS, the Grantor herein is donating to the City of Montgomery, as Grantee, the herein-described Property for the purposes of facilitating the maintenance and operation of such Property as a city street to serve the public and the Grantor's remaining property;

Grantor: TROY K. WALKER AND WIFE LISA D. WALKER

Grantor's Mailing Address:

P.O. Box 1165
Montgomery, Texas 77356

Grantee: CITY OF MONTGOMERY, TEXAS, a Texas municipality

Grantee's Mailing Address:

P.O. Box 708
Montgomery, Texas 77356

Consideration: TEN AND NO/100 DOLLARS (\$10.00) and other good and valuable consideration.

Property (including any improvements):

Being a 0.405-acre tract or parcel of land in the Benjamin Rigby Survey, Abstract No. 31, Montgomery County, Texas, being a portion of the remainder of that certain 52.970-acre tract described in instrument to Troy K. Walker and Lisa D. Walker, recorded under Clerk's File Number 2014081595, of the Official Public Records of Montgomery County, Texas (O.P.R.M.C.T.), said 0.405 acres being more particularly described by metes and bounds in Exhibit "A" attached here.

SAVE AND EXCEPT, HOWEVER, it is expressly understood and agreed that Grantor is retaining driveway access to and from Grantor's remaining properties and the right of access over and across the Property to maintain the fence along the southern most boundary of the Property

Reservations from and Exceptions to Conveyance and Warranty:

All restrictions, conditions, exceptions, encumbrances, easements, reservations, covenants, agreements, or other matters of similar or dissimilar nature now of record in the Office of the County Clerk of Montgomery County, Texas, to the extent that same are valid and subsisting and affect the property hereby conveyed, including any and all utility lines, cables, pavement and drainage ways of any kind whether in valid easements or not.

GRANTEE HEREBY EXPRESSLY ACKNOWLEDGES THAT GRANTOR MAKES NO REPRESENTATIONS OR WARRANTIES OF ANY KIND OR TYPE WITH RESPECT TO THE CONDITION OF THE PROPERTY, INCLUDING WITHOUT LIMITATION, THE ENVIRONMENTAL CONDITION OF THE PROPERTY, THE ABSENCE OF HAZARDOUS SUBSTANCES OR, OTHER CONTAMINANTS, THE CONDITION OF ANY IMPROVEMENTS ON THE PROPERTY OR THE SUITABILITY OF THE PROPERTY OR ANY IMPROVEMENTS FOR ANY PARTICULAR PURPOSE INCLUDING BUT NOT LIMITED TO A ROAD RIGHT OF WAY. GRANTEE ACKNOWLEDGES AND AGREES THAT GRANTEE IS EXPERIENCED IN THE OWNERSHIP AND OPERATION OF RIGHT OF WAY PROPERTIES SIMILAR TO THE PROPERTY AND THAT PRIOR TO THE ACCEPTANCE OF THE DONATION DATE HAS BEEN AFFORDED AN ADEQUATE OPPORTUNITY AND HAS INSPECTED THE PROPERTY TO ITS SATISFACTION AND IS QUALIFIED TO MAKE SUCH INSPECTION AND GRANTEE ASSUMES FULL RESPONSIBILITY FOR INSPECTING THE PROPERTY, AND FOR ASCERTAINING WHETHER IT WISHES TO PROCEED WITH THE TRANSACTION HEREIN CONTEMPLATED. GRANTOR HAS NOT MADE ANY INDEPENDENT INVESTIGATION OR VERIFICATION OF ANY INFORMATION BEING PROVIDED TO GRANTEE PURSUANT TO THIS TRANSACTION AND MAKES NO REPRESENTATIONS AS TO THE ACCURACY OR COMPLETENESS OF SUCH INFORMATION. GRANTOR IS NOT LIABLE OR BOUND IN ANY MANNER BY ANY VERBAL OR WRITTEN STATEMENTS, REPRESENTATIONS OR INFORMATION PERTAINING TO THE PROPERTY FURNISHED BY ANY REAL ESTATE BROKER, AGENT, EMPLOYEE, OR OTHER PERSON. GRANTEE AGREES THAT THE PROPERTY IS BEING BE DONATED TO AND ACCEPTED BY GRANTEE AT CLOSING, IN ITS THEN PRESENT CONDITION "AS IS, WHERE IS", WITH ALL FAULTS AND PRE-EXISTING CONDITIONS, IF ANY, WITHOUT ANY WARRANTY WHATSOEVER, EXPRESS OR IMPLIED OR ARISING BY

Montgomery, Texas 77356

EXHIBIT "A"



TEXAS PROFESSIONAL SURVEYING, LLC.

3032 N. FRAZIER STREET, CONROE, TEXAS 77303
(936)756-7447 FAX (936)756-7448
FIRM REGISTRATION No. 100834-00

**FIELD NOTE DESCRIPTION
0.405 ACRES
IN THE BENJAMIN RIGBY SURVEY, ABSTRACT NO. 31
MONTGOMERY COUNTY, TEXAS**

BEING a 0.405 acre tract of land situated in the Benjamin Rigby Survey, Abstract No. 31, Montgomery County, Texas, being a portion of the remainder of that certain called 52.970 acre tract described in instrument to Troy K. Walker and Lisa D. Walker, recorded under Clerk's File Number 2014081595 of the Official Public Records of Montgomery County, Texas (O.P.R.M.C.T.), said 0.405 acre tract being more particularly described by metes and bounds as follows:

BEGINNING at a ½ inch iron rod found in the northerly margin of College Street, for a common corner of said remainder tract, that certain called 10.501 acre tract described in instrument to Troy K. Walker and Lisa D. Walker, recorded under Clerk's File Number 2015068705, O.P.R.M.C.T., that certain tract described in instrument to Shirley P. Martin, recorded under Clerk's File Number 9729611 of the Real Property Records of Montgomery County, Texas (R.P.R.M.C.T.), being further described under Clerk's File Number 8408791, R.P.R.M.C.T., being the northeasterly corner of the herein described 0.405 acre tract, from which a 5/8 inch iron rod with cap stamped "XTSM" found for reference bears South 14°47'36" West, 3.17 feet;

THENCE South 01°27'46" West, 40.01 feet, to a ½ inch iron rod with cap stamped "TPS 100834-00" set in the southerly margin of said College Street, for the southeasterly corner of the herein described 0.405 acre tract, from which a ½ inch iron rod found for the southeasterly corner of said remainder tract bears South 01°27'46" West, 4.57 feet;

THENCE North 90°00'00" West, 440.36 feet, severing said remainder tract, to a ½ inch iron rod with cap stamped "TPS 100834-00" set for the southwesterly corner of the herein described 0.405 acre tract;

THENCE North 00°07'42" West, 40.00 feet, continuing across said remainder tract, to a ½ inch iron rod found for the common southerly corner of said remainder tract and that certain called 3.601 acre tract described in instrument to Justin K. Sheffield and Leslie C. Sheffield, recorded under Clerk's File Number 2018011695, O.P.R.M.C.T., being the northwesterly corner of the herein described 0.405 acre tract, from which a ½ inch iron rod with cap stamped "SAVOY" found for reference bears North 17°11'08" West, 275.01 feet;

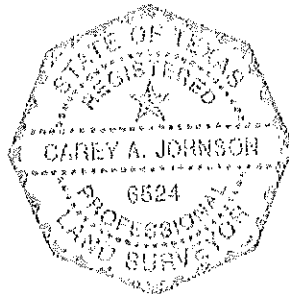
THENCE North 90°00'00" East, with the common line between said remainder tract and said 3.601 acre tract, at a distance of 80.00 feet, pass a ½ inch iron rod with cap stamped "TPS 100834-00" found for the common southerly corner of said 3.601 acre tract and said 10.501 acre tract, thence continuing with the common line between said remainder tract and said 10.501 acre tract, to the **PLACE OF BEGINNING**;

CONTAINING a computed area of 0.405 acres of land within this Field Note Description.

This Field Note Description was prepared from a survey performed on the ground on March 21, 2019 by Texas Professional Surveying, LLC., Registered Professional Land Surveyors and is referenced to Survey Drawing Project Number R137-01.

Bearings recited hereon are based on the monumented northerly line of said 10.501 acre tract.

March 25, 2019
Date

A handwritten signature in black ink, appearing to read "Carey A. Johnson".

Carey A. Johnson
R.P.L.S. No. 6524

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

RELEASE OF EASEMENT AGREEMENT

WHEREAS, on December 9, 2011, S. Clay Robinson and Roger W. Gridley (as "Grantor"), by Easement Agreement contained in Warranty Deed with Vendors Lien, recorded under Document No. 2011-111060, in the official public records of real property of, Montgomery County, Texas (the "Agreement"), to which record reference is here made, did grant, bargain, sell and convey unto Stephen O. Hancock and Lauren Hancock ("Grantee") an Ingress/Egress easement on, over, under, upon and across that certain land more specifically described as follows:

That property that is sixty (60) feet wide in the BENJAMIN RIGSBY SURVEY, abstract No. 31, Montgomery County, Texas, located adjacent and to the south of, running parallel to, and equal in length to the southernmost property line of that certain 13.331 acre tract of land conveyed by Warranty Deed with Vendors Lien, recorded under Document 2011-111060 referenced above and encompassing all of the paved portion of College street, including a 15 foot strip of property on the 13.331 acre property described in said deed.

and as set out in Exhibit "D" attached to the Deed (the "Easement"); and

WHEREAS, the 13.331 acre tract has been transferred by deeds recorded under clerks file no. 2018011695 and being a 3.601 acre tract conveyed to Justin K. Sheffield and Leslie C. Sheffield and file no. 2015068705 and being a 10.501 acre tract conveyed to Troy K. and Lisa D. Walker,

WHEREAS, by virtue of the 3.601 acre deed referenced above Justin K. Sheffield and Leslie C. Sheffield are the current holders and beneficiaries of the Easement ("Easement Holder") and hereby state and agree that with the donation of the college street right of way from Troy K. and Lisa D. Walker to the City of Montgomery of even date hereof the purpose of the Easement has been satisfied, and the use of the Easement by the Easement Holder is no longer necessary, and Easement Holder desire that the Easement shall be released,

NOW, THEREFORE, for good and valuable consideration, the receipt of which is acknowledged by the Easement Holder, said Easement Holder does hereby release the Easement and all rights, titles, benefits, obligations and liabilities with respect thereto, so that after the date hereof it shall be deemed for all purposes that the Easement, and all references thereto in the Agreement have been released and are no longer effective.

EXECUTED by Grantor on this the ____ day of _____, 2019.

Justin K. Sheffield

Leslie C. Sheffield

ACKNOWLEDGMENT

THE STATE OF TEXAS §

COUNTY OF _____ §

BEFORE ME, the undersigned, a notary public in and for said County and State, on this day personally appeared Justin K. Sheffield, known to me to be the person whose name is subscribed to the Release of Easement Agreement, and acknowledged to me that she executed the same, for the purposes and consideration therein expressed.

GIVEN under my hand and seal of office this ____ day of _____, 2019.

Notary Public in and for the State of Texas

ACKNOWLEDGMENT

THE STATE OF TEXAS §

COUNTY OF _____ §

BEFORE ME, the undersigned, a notary public in and for said County and State, on this day personally appeared Leslie C. Sheffield, known to me to be the person whose name is subscribed to the Release of Easement Agreement, and acknowledged to me that she executed the same, for the purposes and consideration therein expressed.

GIVEN under my hand and seal of office this ____ day of _____, 2019.

Notary Public in and for the State of Texas

Montgomery City Council
AGENDA REPORT

Meeting Date:	November 12, 2019	Budgeted Amount:	Not sure of impact. Depends on amount of the bids solicited.
Department:	Public Works		
		Exhibits:	2-Bid Specifications
Date Prepared:	October 16, 2019		

Subject

Consideration and possible action regarding solicitation of mowing contract bids.



Recommendation

Authorize the solicitation of mowing contract bids.

Discussion

The mowing contract has not gone out for bid since September 2016. Services provided by Innovative Outdoors has been generally satisfactory. There have been streets added since the last RFP was solicited and a new contract would clean up those areas that are being billed independently right now. We are also planning on splitting the bids so that we can receive separate bids on the City Parks. This would allow a smaller company to bid on the weekly facilities but not try to tackle the ROW's that require a company with a much larger staff and bigger equipment. The thought process is that a smaller company might pay more attention to details in the parks and we would receive a better service from them in that aspect.

Approved By

Department Manager	Mike Muckleroy 	Date: October 16, 2019
City Administrator	Richard Tramm 	Date: October 16, 2019



City of Montgomery

Request for Proposals

Grounds Maintenance

November 2019

CITY OF MONTGOMERY
REQUEST FOR PROPOSALS
BID – GROUNDS MAINTENANCE

PROJECT DESCRIPTION

Contractor to furnish all labor, equipment, and materials needed for the completion of the work described below. Please complete the Price Schedule for each section. Additional maintenance/mowing visits will be paid on the per visit price as defined in the Price Schedule. Added maintenance/mowing areas shall be based upon a negotiated price agreed to by the City and the selected contractor. Invoices are to be submitted at the first of each month for payment on the previous month's service. This contract is not considered a salary and payments will only be made for work performed.

1.) GROUNDS MAINTENANCE

AREAS TO BE MAINTAINED:

Includes eleven (11) sites detailed in Schedule 1.

DESCRIPTION OF WORK TO BE PERFORMED:

- Mow
- Edge all borders – concrete, beds, along fence lines, around trees and other obstacles
- Weed beds, playground equipment areas, and volleyball courts by hand as needed regularly
- Sweep/power blow to clean up landscape-related grass
- Chemical weed control of sidewalks and parking areas
- Trim all shrubs and ground cover as needed
- Maintain a well-defined (trenched) bed line
- Remove all trash from landscaped areas

FERTILIZER PROGRAM: (Coordinated with mowing schedule)

- Fertilize applications two times per year, one in spring and one in fall.
- Prior approval by Public Works is required before commencing applications.
- Monitor and spot treatment for insect and disease control during fertilizer applications.
- Weed control can be used for hardscapes and shrub beds.

SCHEDULE:

- Bi-weekly or monthly from October to March and weekly from April to September, as proposed by contractor (not to exceed 36 times per year).

**CITY OF MONTGOMERY
REQUEST FOR PROPOSALS
BID – GROUNDS MAINTENANCE
PRICE SCHEDULE**

1.) GROUNDS MAINTENANCE:

WEEKLY FACILITIES:

Location	Price per occurrence
1. City Hall	
2. Cedar Brake Park	
3. Homecoming Park	
4. Community Building	
5. Fernland Park	
6. Memory Park (mowing and trimming only)	
7. Jenny Adams Lot/Nat Hart Davis Museum	
Fertilizer application cost for all 7 weekly facilities (Twice per year maximum)	

Sealed bids are due by _____ a.m./p.m. on _____ to:

By Mail:

Susan Hensley, City Secretary
City of Montgomery
P.O. Box 708
Montgomery, TX 77356

Hand Delivered:

Susan Hensley, City Secretary
City of Montgomery
101 Old Plantersville Road
Montgomery, TX 77316

Bid opening on _____ at _____ a.m./p.m.:

Montgomery City Hall
101 Old Plantersville Road
Montgomery, TX 77316

_____ Initial to indicate acceptance and understanding of the Project Description details.



City of Montgomery

Request for Proposals

Right of Way Mowing

&

Lift Station Weed Control

November 2019

CITY OF MONTGOMERY
REQUEST FOR PROPOSALS
BID – RIGHT OF WAY MOWING & LIFT STATION WEED CONTROL

PROJECT DESCRIPTION

Contractor to furnish all labor, equipment, and materials needed for the completion of the work described below. Please complete the Price Schedule for each section. Additional maintenance/mowing visits will be paid on the per visit price as defined in the Price Schedule. Added maintenance/mowing areas shall be based upon a negotiated price agreed to by the City and the selected contractor. Invoices are to be submitted at the first of each month for payment on the previous month's service. This contract is not considered a salary and payments will only be made for work performed.

1.) RIGHT OF WAY ("ROW") MOWING MAINTENANCE

AREAS TO BE MAINTAINED:

- The detailed ROW Facilities and street names are included in Price Schedules 1 and 2.

DESCRIPTION OF WORK TO BE PERFORMED:

- Mowing of approximately 17.39 miles of ROW (includes Hwy 105, FM 1097, and FM 149 inside the City Limits) and ROW Facilities owned by the City.
- Monofilament trimming of all borders – concrete, along fence lines, around trees in ditches, and any other obstacles.
- Sweep/power blow to clean up landscaped grass. Clippings shall not be blown into any street or roadway as this can cause a hazard to bicycles and motorcycles.
- Remove all trash from ROW areas.

SCHEDULE:

- Monthly from October to March and bi-weekly from April to September, as proposed by contractor (not to exceed 18 times per year).

2.) LIFT STATION WEED CONTROL

AREAS TO BE MAINTAINED:

- Includes eleven (11) sites detailed in Schedule 3.

DESCRIPTION OF WORK TO BE PERFORMED:

- Chemical weed control of all areas within listed lift stations owned by the City.

SCHEDULE:

- Monthly as needed.

CITY OF MONTGOMERY
REQUEST FOR PROPOSALS
BID – RIGHT OF WAY MOWING & LIFT STATION WEED CONTROL
PRICE SCHEDULE

1.) ROW FACILITIES:

Location	Price per occurrence
1. Water Plant No. 2 – Stewart St.	
2. Water Plant No. 3 – FM 1097	
3. Town Creek WWTP – Liberty St.	
4. Stewart Creek WWTP – South Buffalo Springs Drive	

CITY OF MONTGOMERY
REQUEST FOR PROPOSALS
BID – RIGHT OF WAY MOWING & LIFT STATION WEED CONTROL

This section has been prepared to answer any questions relative to the approximate ROW widths that may be mowed in the City. This section should not be the basis for an exact calculation, but as an estimate of anticipated mowing areas. Circumstances on each street are different and numbers below may not be exact. For example, some property owners may have landscaped improvements or maintain the area(s) themselves, or sidewalks may be present, etc. This information can, however, help in estimating some areas.

2.) STREET NAMES:

Street Name	Right of Way width in feet	Pavement width in feet	Roadway length in linear feet
Prairie	40	18	960
Sheppard	30	18	460
Maiden	30	18	700
Westway	30	18	750
McCown	30	18	820
Eugenia	30	18	430
John A. Butler	30	28	350
College (to include easement behind Burger Fresh)	30	18	2,900
Caroline	30	18	2,760
Lawson	30	18	600
Mason	30	18	200
Simonton	30	18	620
Clepper	60 & 80	24	3,070
Community Center Dr.	60	18	2,460
Pond	30	18	1,560
Dr. MLK	60	20	2,840
Cemetery	30	20	220
Baja	30	17	950
Church	30	17	180
McGinnis	30	18	410
Louisa	40	20	1,200

Street Name	Right of Way width in feet	Pavement width in feet	Roadway length in linear feet
Houston	30	18	930
Flagship	80	29	2,000
Rankin	30	15	300
Old Plantersville	40 – 50	20	6,180
Stewart	30	20	490
Wade	30	16	300
Womack Cemetery	50	18	775
Worsham	40	18	1,140
CB Stewart	80	24	2,020
Berkley (from 149 to entrance of Buffalo Springs neighborhood)	70	24	380
Buffalo Springs (including driveway to WWTP)	80	28	7,820
Summit Business Park	90	36	1,750
Emma's Way	75	35	1,200
Lone Star Bend	70	27	2,570
Plez Morgan	110	28	2,460
Business Park (By Water Plant 3)	60	24	355
Gardner	80	34	935
Ditch to the east of 281 Berkley	70	24	50
FM 1097 (From FM 149 to city limits)	60	30	5,800
Hwy 105 (Eva St.) (From CB Stewart to Stewart Creek Road)	225	85	5,500
Hwy 105 (Eva St.) (From CB Stewart to Lone Star Parkway on west end)	110	64	12,650
FM 149 (in city limits)	60	26	10,600
FM 2854 (From Hwy 105 to city limits)	150	35	1,200

Total Feet	91,845
Total Miles	17.39
Price for ROW mowing per occurrence	

CITY OF MONTGOMERY
REQUEST FOR PROPOSALS
BID – RIGHT OF WAY MOWING & LIFT STATION WEED CONTROL

3.) LIFT STATION WEED CONTROL:

Lift Station	Address
#3	13790 Liberty St.
#4	651 Old Plantersville Rd.
#5	2150 Eva St.
#6	22678 Eva St.
#7	2510 Lone Star Pkwy.
#8	1600 Lone Star Pkwy.
#9	1355 Buffalo Springs Dr.
#10	1191 Buffalo Springs Dr.
#12	300 CB Stewart Dr.
#13	22400 FM 1097
#14	115 Peninsula Pt.

Total price per occurrence as needed	
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Sealed bids are due by _____ a.m./p.m. on _____ to:

By Mail:

Susan Hensley, City Secretary
City of Montgomery
P.O. Box 708
Montgomery, TX 77356

Hand Delivered:

Susan Hensley, City Secretary
City of Montgomery
101 Old Plantersville Road
Montgomery, TX 77316

Bid opening on _____ at _____ a.m./p.m.:

Montgomery City Hall
101 Old Plantersville Road
Montgomery, TX 77316

_____ Initial to indicate acceptance and understanding of the Project Description details.

Montgomery City Council
AGENDA REPORT

Meeting Date: November 12, 2019	Budgeted Amount: N/A
Department: Administrative	
Prepared By: Dave McCorquodale	Exhibits: Location map of Wade Street, excerpt from 2/9/16 meeting minutes, excerpt from 10/25/16 meeting minutes
Date Prepared: November 5, 2019	

Subject

Consideration and possible action regarding renaming Wade Street.

Description

In early 2016, L.A. Washington, Jr. approached the City regarding the land under Wade St. being owned by him. He was amicable to keeping Wade St. as a public street, and he, along with two other landowners, were compensated by the City for the land. As part of the discussion at the February 9th council meeting, Mr. Washington suggested renaming the street after his father, L.A. Washington. Councilmember Huss concurred with his suggestion. No other discussion regarding renaming the street was held at this meeting.

At the October 25th, 2016 council meeting, the City accepted the street as a public street, but there was no language addressing renaming the street. Councilmember Huss requested to bring the item before the Council for consideration.

A brief history of Wade Street:

- In use and named “Worsham Road” at least as early as mid-1950’s
- Renamed “Wade Street” in the mid-1980’s

Recommendation

Consider the renaming of Wade Street and provide direction to staff on how to proceed.

Approved By

Asst. to City Admin.	Dave McCorquodale	Date: 11/5/19
City Administrator	Richard Tramm <i>RT</i>	Date: 11/5/19

Wade Street Vicinity Map



1 inch equals 350 Feet



6. Consideration and possible action to establish Wade Street as a public street.

Mr. Yates stated that he was contacted by Mr. L.A. Washington regarding his claim that he owned and was paying taxes on what is now Wade Street. Mr. Yates said that Wade Street ties Worsham Street to Old Plantersville Road. Mr. Yates said that he confirmed the fact that Mr. Washington was being taxed with Montgomery Central Appraisal District and then he contacted Mr. Foerster regarding the matter.

Mr. Yates said that over the years the street probably started out as a trail and at some point the City paved the street and it became known as a City street. Mr. Yates said that Wade Street has been used for access to the homes along the street for more than ten years. Rebecca Huss advised that only Mr. Washington's home is located on Wade Street. Mr. Yates said that when he stated homes, he was thinking in terms of a central bypass or thoroughfare, not necessarily how many homes, because they can access homes on Worsham and Old Plantersville. Rebecca Huss stated that if you look at what happens in the City of Montgomery, there is no reason for the people on Worsham Street to go south, unless they are going to buy eggs, because everyone else is going north on Worsham Street. Rebecca Huss said that if you need to go to Old Plantersville, you would turn left on Rankin, which would be the same distance as you would travel on Wade Street.

Mr. Yates said that when he contacted the City Attorney he described this as a prescriptive easement. Mr. Yates said that he met with Mr. Washington at the site on Wade Street and the more or less agreed to the right-of-way that could be surveyed off and put into a document that the City Attorney could prepare for Council to dedicate the street as a public street. Mr. Washington stated that there are conditions to that occurring. Rebecca Huss said that Mr. Washington has several comments, noting that she had met with Mr. Washington as well as Mr. Yates. Rebecca Huss said that there is an issue with the way that the location shows up on the Appraisal District map.

Mr. Washington said that he did not know how Wade Street ever came about or how the City came about paving it or having any type of possession of the property for the water and sewer lines. Mr. Washington said that he thinks that over the years somebody owed somebody a favor so they paved this road. Mr. Washington said that there has only ever been one family house on that street, which has been his family. Mr. Washington said that not many people come through that street, but now the kids come from the high school to try and avoid the signaled intersection to get back onto SH

105. Mr. Washington said that traffic is more of a nuisance than a help. Mr. Washington said that his deal is because the City thinks that they feel a need to possess this street, he felt that it should be done with some conditions because he paid a sum of money for that property. Mr. Washington said that for the City to come and take that property away from him he felt that some tradeoff should be put in place. Mr. Washington said that the street is there and the City has been using it for water and sewer right of ways, which cannot be undone so it will have to continue.

Jon Bickford asked Mr. Washington to advise Council what he wants. Jon Bickford said that he takes issue with the City taking the property if it was not done correctly. Mayor Jones said that it could have been done with verbal permission in the past from his family. Mr. Washington said that was not the case.

Jon Bickford said that he wanted to know what Mr. Washington wanted, would he prefer that the property be all in one piece or would he prefer that the road not be there, or get paid for it. Mr. Washington said if it was up to him, he would take the road out, but that would not be feasible for the citizens with the water and sewer lines that are in place. Mr. Washington said if it was up to him and the utility lines were not there, he would put a sign at the end of Worsham Street saying "dead end" and put stripes on the end of it so people would not go through it and be left in peace. Mr. Washington said that on the other hand if they leave the road and it is consistently used by the City it will leave two or three little pieces of property that you can't do anything with. Jon Bickford asked whether those pieces of property were Mr. Washington's. Mr. Washington said that they were his property. Mr. Washington said if the City decides to utilize the street as it is, then he would like the name "Wade" changed to "L.A. Washington" as a trade-off and then dealing with the small pieces of property on the easement side that are unusable, which is approximately 7/10 of an acre.

Rebecca Huss said that there was also the complication that Mr. Washington, Sr., believes his property to be one size but does not match what it is that they own, so they need to verify the actual metes and bounds. Rebecca Huss said that her suggestion would be to name the street "L.A. Washington Street" and then maybe step by step the City works with Mr. Washington to establish first what they are dealing with in terms of the size of the property and the actual location of Mr. Washington, Sr.'s property and making sure that the family is agreeable.

Jon Bickford proposed the following:

- a) Conduct either a financial or engineering study that would show how much it is going to cost to peel up the street and re-plumb whatever they have installed, if it is water and/or sewer, and return the property to its original condition before it was commandeered.
- b) Get the fair market value for Mr. Washington for not only that strip of property, but also the impact for the side strips that are there; and
- c) Determine what Mr. Washington has been paying for taxes on that property.

Mr. Washington said that he has been paying on 0.756 acre of land \$67 per year. Jon Bickford asked how long he has been paying on that property. Mr. Yates advised that the street has been there since the 1960's. Mayor Jones stated that they do not know how that road came to be, it might have been a verbal agreement with somebody.

Mr. Washington advised that when he purchased the property the title search came back clear. Mayor Jones said that there are at least two other streets that are the same way as Wade Street, which includes Mason Street and Cemetery Street. Mayor Jones said that the property has changed hands, with the street there, but was always platted as part of the property. Mayor Jones said that they resolved the issue on Cemetery Street and now they are trying to resolve Mason Street, and now Wade Street has come up. Mayor Jones said they do not know how the streets came to be, he does not know, but they are there and used as a City street, so therefore they are a City street. Mayor Jones said that they can undo it. Mayor Jones said that the survey for his property would not even show the street as being there. Jon Bickford said that if he bought a piece of property and there was no street on his survey, guess what he would assume, there would be no street on his property.

Rebecca Huss said that Mr. Washington sounds like he is willing to do what is best for the City, and she thought that they could look at the tradeoffs that make him feel like he is getting a good deal. Jon Bickford said that Mr. Washington needed to be made whole and they need to find out what Mr. Washington wants.

Mr. Yates said that they need to survey the property, and any unusable remnants of property they will need to come up with a price or do an appraisal or do an agreement for the unusable property. Rebecca Huss asked when they do that would they replat the property so it would be a contiguous piece of property that would show the street on it and his property value would increase because it would be an accurate survey and has road frontage. Rebecca Huss said that might be something

that they look at adding onto the survey. Mr. Yates said that they could create a plat for the property. Mayor Jones asked the City Attorney for his input on the matter.

Mr. Foerster said that he had two concerns for the City, they have a road and underlying utilities. Mr. Foerster said that there are probably properties all over the City that have underground utilities that are still functioning and the people that own the property are paying taxes on the property with the underlying utilities. Mr. Foerster said if the road is not necessary and if it can be removed and that is what Mr. Washington wants, he felt that City Council has the authority to take this prescriptive road that has been used by the public, adverse to the rights of the property owner for ten or more years, and if they want to they could choose to abandon the road and remove the asphalt from the property and let Mr. Washington have the road.

Mr. Foerster said that he felt that they still have the prescriptive right to the underground utilities, which might be a pretty expensive cost to remove and does not sound what Mr. Washington is asking for. Mr. Foerster said that he did not think that Mr. Washington had a problem with the utilities, he thought he had a problem with the road. Mr. Foerster said that he felt that Mr. Washington would like to have access to the entire piece of property or have a survey carving out the road so that he would no longer have to pay taxes on the road. Mr. Foerster said that apparently the City is willing to do whatever Mr. Washington is wanting to do.

Mr. Foerster said that if Mr. Washington wanted to have the road removed he felt that was fairly easy to do if the only individual that is really served is Mr. Washington's family. Mr. Foerster said that he would suggest that since there has been some public access to the road, if they do remove the road, he felt they should treat it like they would any abandonment of a road by having a public hearing before it is ordered by the City Council. Mr. Foerster advised that the fee simple title would be owned by either Mr. Washington or the party next to him, because apparently the road runs across two tracts of land. Mr. Foerster said that by removing the road, which would fix Mr. Washington's problem and he would have access to his entire tract of land, subject to the underground utilities that would not be in his way to use the property.

Mr. Foerster asked if Mr. Washington wanted the road to remain there and removed from the tax roll, or would he rather have the road removed entirely. Mr. Washington asked if he could wait until they come up with a study and then come back and ask that questions. Mayor Jones said that it did not cost anything to pull the road up. Rebecca Huss said that either way, Mr. Washington

would like time to consider his options, which she thought that would be something that they could grant since the road has obviously been there long enough and it is not going to go anywhere. Rebecca Huss asked Mr. Washington if he would like some time to consider his options. Mr. Washington said that would be fine with him.

Mayor Jones said that they would have to build a turnaround if the road was abandoned for traffic.

Dave McCorquodale asked whether there was a third tract of land with that third owner, because according to the County's GIS map where Wade and Worsham meet it looks like there is a tiny parcel. Rebecca Huss said that he was asking about the tract numbered R124032. Mr. Washington said that they would have to get an accurate plat from the Appraisal District for a true measurement of who owns what. Dave McCorquodale said that there is a potential third owner involved right near where Wade and Worsham meet. Mr. Washington said that it would take some investigating.

Mayor Jones asked what if they left the road, resurveyed and replatted the property, along with any other dealing that they have to do with other property owners, to align the property, would that solve things. Mr. Washington said that would if they can find out who the owners are, because he doesn't believe they are going to be able to find out about that one little piece of property. Mr. Washington said that the City might be able to locate the owner by doing some deep searching, because he has not been able to find out the information.

Mr. Yates said that the surveyor can work with the title company to find out who owns that piece of property. Mr. Washington said that if all else fails, the name change would be okay and some type of compensation for the little pieces of property that are left in the easement.

Jon Bickford retracted his previous motion. John Champagne moved to table action on this item. John Champagne stated it will be hard for him to vote to do anything but take up the road and have Mr. Washington's property back to the way it was, which is going to be his position. Rebecca Huss said unless Mr. Washington decides that he wants it to be a road because he has access frontage and he can subdivide. John Champagne said that he personally did not want the road. John Champagne said that the decision is up to Mr. Washington. John Champagne said that the road is not utilized except for people that are cutting through to do whatever and there is only one home that it is serving. John Champagne said to have a small turnaround at the dead end would be nothing and it would be one less piece of street that they would have to maintain.

John Champagne said that he felt that it would be best for Mr. Washington, to make him whole, that the acreage he owns be made what it was before. John Champagne said that he is not saying that the City came in under some kind of eminent domain and took the road, he thinks that it just happened the way that was described. John Champagne said that the fact is, legally, this is one piece of property and the road just happens to be there. John Champagne said that if Mr. Washington wanted to keep the utilities there, that would be great and unless something happens and he has an epiphany, his vote is going to be for that road to be pulled up and Mr. Washington gets his property back, and then he is done with it.

John Champagne restated that he moved to table the item.

Mayor Jones said that if the road was not there Mr. Washington would be able to define his property. Mr. Washington said if the road was not there then his property would be whole and every piece that he paid for would be solely accessible to him.

Mr. Foerster said that if City Council tables action on this item it will not give staff any direction as to where to go. John Champagne said that was true.

John Champagne moved to supplement Jon Bickford's motion to conduct either a financial or engineering study that would show how much it is going to cost to peel up the street, which would be zero, and then stated he did not want the road.

Mr. Washington said that if City Council decides to abandon the road he asked that they leave the road and he will put up a gate in the front side. Jon Bickford asked to confirm with Mr. Washington that he wanted the road left on his property, and that he just wanted his property whole. Mr. Foerster said that they can still abandon the road and leave it on Mr. Washington's property. Mr. Washington said that he would take care of the road. Jon Bickford said that he wanted to know what Mr. Washington wanted, because if he wants to use the road and have it remain, then that is fine. Mr. Washington said that he could take the road up when he was ready. Mayor Jones asked if Mr. Washington would allow it to be used as a turnaround. Mr. Washington said that would take more of his property away. John Champagne said that he is envisioning a three point turn at the end of the road so they can get out. Mayor Jones said that people are going to end up down there accidentally and will need to turn around.

Dave McCorquodale said that the City ordinances would require them as a City to do something at the end of the street, such as a cul-de-sac.

Jon Bickford moved to conduct an impact study or impact cost regarding whether they leave the road or take the road up, and if they block access to the road from Worsham Street how much would it cost to block the access and would the City have to put a cul-de-sac in place and would that require more property. Jon Bickford said that Option A would be that the City gives Mr. Washington the street back and make a cul-de-sac at the end of the street, or Option B where the City makes an offer to Mr. Washington to purchase that strip of land.

Mr. Foerster stated that every City and every County in the State of Texas, including this City, has prescriptive right utilities and prescriptive right roads that have developed over time, and nobody knows the history. Mr. Foerster said that presumably at some time somebody said that they could put a utility line across their property, and they failed to get a recorded easement. Mr. Foerster said that by "prescriptive right" simply means public use adverse to the property owner. Mr. Foerster said that he wanted City Council to understand that if they go down this road, where as a matter of principal and precedent, if you start compensating every property owner for some prescriptive utility or prescriptive road, where does it end. John Champagne said that he agreed with Mr. Foerster.

John Champagne stated that there were two different motions hanging in the air, because Jon Bickford had pulled his original motion, and then revised his motion.

John Champagne said that he did not want the road, and asked that City Council do what is necessary to abandon the road and let Mr. Washington do what he wants, and make provisions for a small turn around, then City Council would done with the matter.

Mr. Foerster said that the fair thing to do, would be what Mr. Yates had said originally, since Mr. Washington is paying taxes on something that he can't use other than when he is driving up and down the road, which has become a public road at the fault of nobody in this room. Mr. Foerster said that either the City removes the road and stop using it by placing a gate up, or the City pays for a survey to find out the width of the road and remove that piece of property from Mr. Washington by City Council action so that he gets at least that portion of his property no longer

subject to taxes. Mr. Yates said that he would add to pay Mr. Washington for the unusable remnants of land on the north side of the road.

John Champagne said that he had a motion on the floor and Jon Bickford had pulled his motion back.

Dave McCorquodale said that if the City is going to keep the road they need to have a very clear understanding of what is exactly being given up, because it is not just the 18 feet of asphalt it is also the 12 feet of right of way, which could change his mind on whether or not he would want to keep the road there or not. Mr. Yates advised that he and Mr. Washington had both looked at the dimensions, and it is a good 6-7 feet on either side. Dave McCorquodale said that they would get down to property that would be very unusable, especially on the south side.

Mr. Shackelford said that City Council had authorized them to work with Montgomery County Precinct 1 and Precinct 2 to work on a Thoroughfare Study for the City, and asked whether it would be worthwhile to determine if this road would be part of the City's network system before a decision is made. John Champagne said that in his mind it would not. Mayor Jones said that he disagreed and felt that the road adds mobility to the area. Mr. Shackelford said that they would look at what traffic patterns exist and consider that information, and if the street was not there where would traffic go instead. John Champagne said that a bunch of high school kids use the road from time to time and asked how many developments have cul-de-sacs for the very same reason. John Champagne said that this is residential area and the road is only needed by the people that are living there, and the connection between Worsham and Old Plantersville Road is totally useless, except for Mr. Washington.

Rebecca Huss said that she wanted to go back to her original thought.

Rebecca Huss moved to table this action with instruction to staff. John Champagne said that there were already two motions on the table. Rebecca Huss stated that the motions died for lack of a second. Mayor Jones asked if anyone wanted to rescind their motion. John Champagne stated he did not want to rescind his motion. Jon Bickford stated that he had already rescinded his motion. Mayor Jones asked John Champagne to restate his motion.

John Champagne had originally moved to table the action, and wanted to modify his motion.

John Champagne moved to relinquish the road back to the original owner, so that Mr. Washington can have his property back, in total, we abandon all maintenance and anything to do with the road, and Mr. Washington will take care of putting up a fence or gate on either side to impede access to that road, and the City will work out something at the end of Worsham Street for a turnaround.

Mr. Fleming advised that there were functioning City utilities on either side of the road currently. Mr. Fleming said that they would have to establish some sort of access for maintenance.

John Champagne amended his motion to include access to the utility easements.

Mayor Jones restated the motion, advising that the motion was to abandon the road, and to allow Mr. Washington to block off both ends of the roadway for private use, and the City retains the right to the utilities. Mayor Jones asked if anyone wanted to change the motion.

Mr. Washington stated that City Council must understand that majority of the road runs through his property, but there are other little pieces that are outside his property. Mr. Washington said that it was important that some type of survey is done, but if the City abandoned the road that would work because nobody would be going through it. Mr. Washington said that the City would have access to the utility lines, just like the light company has access to their lines.

John Champagne retracted his motion.

Rebecca Huss moved to table this item with the request that staff meet with Mr. Washington and the City Engineers and potentially hire a surveyor, if necessary, to resolve all the outstanding questions, then allow Mr. Washington to make a decision and come back to City Council with the City's position in terms of costs and benefits on one hand, and the other Mr. Washington's desires, and hopefully those two things will meet up. John Champagne seconded the motion.

Discussion: Mr. Foerster said that when the City moves forward, if they abandon a road City Council will have to have a public hearing and give public notice. Mr. Foerster said even if 50 people come in and complain about the road, which he did not think that they would, City Council could do it. Mr. Foerster said that they needed to have a public hearing on abandoning the road. Jon Bickford said that made sense, if the residents don't want the road abandoned and Mr.

Washington gets what he wants out of it, they might choose to leave it. Rebecca Huss said that she did not think that abandonment is necessarily the end of all this, it is coming with more information so that everyone can make a decision and a better discussion. Mr. Yates said that his approach to Mr. Washington would be different than what he has done so far, and he thought that between the two of them and the engineers they could work something out that would be to everyone's agreement.

Mr. Washington asked if the public hearing would be all the citizens of Montgomery, not just the people that live on that road. Jon Bickford said that it would be open to the public, it does not mean they have to come. Rebecca Huss said that it was not a popularity contest but a legal process. John Champagne said that he could assure Mr. Washington that he could care less what they think about his property, what he cares about is what Mr. Washington thinks about his property.

Dave McCorquodale said, for clarity, he would like to know the cost for moving the utilities that are located on that property versus putting an easement right through the middle of someone's property. Mr. Foerster said that as part of the process that staff will be going through, they will be talking to Mr. Washington about agreeing on an easement across his property and to define where those utilities are located, so both Mr. Washington and the City know where they are located, and the easement will be recorded. Rebecca Huss said that it would be a subsurface easement so it would not impair his use of the top soil as long as he does not dig. Mr. Foerster said that it would be like what they did with the Summit Business Park.

The motion carried unanimously. (5-0)

7. Consideration and possible action regarding adoption of an Election Services Agreement by and between the City of Montgomery, Texas and Montgomery County, Texas, by its County Election Officer.

Mr. Yates presented the information to City Council. Dave McCorquodale asked whether any of the costs had increased substantially this year. Mr. Yates advised that they had not. Mayor Jones asked if they had an approximate cost. The City Secretary advised that they would not know until they determined how many entities would be participating in the Election.

▷ EXCERPT FROM 10/25/16 COUNCIL MEETING

will be able to do a word search, such as “signs”, and you will be able to find all the information on signs or water and sewer rates, etc.

Mr. Foerster said that he had spoken to the City Secretary and City Administrator, and since the Impact Fees will be changing, he would like to suggest including the proposed Impact Fee Ordinance, which will be approved in December, in this codification. Mr. Yates said that they will budget \$3,500 each year for supplements to the Code. Mr. Foerster said that he was advised by the City Secretary that the Impact Fee Ordinance will not be in the Codification because the submittals have been cut off and it will be in a future supplement and on the web site. Ms. Hensley advised that the Code would be updated approximately 2-3 times per year. Ms. Hensley also advised that after 10 years, Municode recommends that the Code have a legal review to make sure that none of the ordinances are in conflict with State law or with each other.

John Champagne said that this was outstanding. Mayor Jones said that they have been talking about doing this for 10 years and it is so great to see this get approved. Mayor Jones said that before they go any further, he would like to thank Susan Hensley for taking the lead on this and making it happen, finally, and for doing a good job. John Champagne said it was outstanding. Rebecca Huss said to Ms. Hensley that having the knowledge of what they need to be doing has really been helpful since Ms. Hensley has worked for us, and said she was very grateful for her considerable energies towards this project. Ms. Hensley thanked the Mayor and City Council for their comments.

John Champagne moved to approve printing the City of Montgomery Code of Ordinances final proof as presented. T.J. Wilkerson seconded the motion, the motion carried unanimously. (4-0)

11. Consideration and possible action regarding purchase of Wade Street, and acceptance of Wade Street as a public street.

Mr. Yates advised that Mr. Washington, Jr. has presented the issue in February of this year. Mr. Washington brought it to the City’s attention that Wade Street was not a platted street. The City Attorney pointed out that the City held the right to maintain and operate the street

because it has been in the public use for more than 10 years. City Council chose to compensate the owners of Wade Street for the right of way area.

Mr. Yates advised that the three property owners have signed the deeds. Mr. Foerster has advised that the filing of the warranty deeds will represent the acceptance of Wade Street as a public street. Mr. Yates advised that the action will include payment to the property owners for the following property: Mr. Washington, Sr. for 1,331 square feet of property for \$1,876.71, Mr. Washington, Jr. for 6,177 square feet of property for \$6,547.62, and Mr. Paul Muller for 2,033 square feet of property for \$2,160.82.

Mr. Yates said that according to the City Attorney, if City Council approves the payment, they will file the warranty deeds and that will essentially dedicate the street as public. Rebecca Huss said that she knew this took a lot of work, along with the engineering and legal, but she felt that it was better handled this way, rather than taking it on a prescriptive right of way. Rebecca Huss said that she appreciated all the work and time that was put into this effort.

Rebecca Huss moved to approve purchases of Wade Street from the three (3) owners and to accept Wade Street as a public street. Dave McCorquodale seconded the motion, the motion carried unanimously. (4-0)

12. Consideration and possible action regarding acceptance of the Final Plat and Certificate of Acceptance of Improvements for Lake Creek Village, Section Two.

Mr. Fleming presented the information to City Council. Mr. Fleming recommended approval of both items.

Mayor Jones said that this subdivision has run into a lot of unexpected drainage issues, and asked if that was going to happen in this section. Mr. Fleming said that was a fair statement for Section One of this subdivision. Mr. Fleming said that they had the opportunity to review and comment on Section Two from the beginning of the project, and he would like to think that the drainage oversight that they applied to this Section was sufficient. Mr. Fleming said that in the microcosm of what occurs in these few streets, he thinks that they feel pretty good

Montgomery City Council
AGENDA REPORT

Meeting Date: November 12, 2019	Budgeted Amount: N/A
Department: Administrative	
Prepared By: Richard Tramm	Exhibits: None
Date Prepared: October 17, 2019	

Subject

Discuss, consider and take action to authorize City Administrator to issue Requests for Qualifications or to solicit bids for the following: Bond Financial Advisor, Water and Wastewater Operations Company, City Attorney, Auditor, Master Drainage Study of Town Creek Watershed, IT Provider, Finance Consultant and City Engineer.

Description

I've placed this item on the agenda for discussion and possible action so I could discuss Council's thoughts on these positions and tasks. Regardless of Council's desire to retain or change the consultants handling these tasks, I think there is benefit for me to learn where Council is happy or unhappy with those providing the services listed within this agenda item. I also think there can be benefit to looking at additional options to those consultants currently being utilized, even if it is ultimately the will of Council to retain the current consultants. Performing a review such as this every few years can be helpful to ensure the City is always receiving the best service possible from its consultants.

Recommendation

Participate in discussion and give direction to the City/Administrator on action moving forward with each of the listed items.

Approved By

City Administrator	Richard Tramm <i>RT</i>	Date: 10/16/19