

**NOTICE OF REGULAR TELEPHONE/VIDEO  
CONFERENCE MEETING**

**August 25, 2020**

**MONTGOMERY CITY COUNCIL**

**STATE OF TEXAS**

**AGENDA**

**COUNTY OF MONTGOMERY**

**CITY OF MONTGOMERY**

**NOTICE TO THE PUBLIC IS HEREBY GIVEN** in accordance with the order of the Office of the Governor issued March 16, 2020, the Montgomery City Council will conduct a Regular Meeting scheduled for **6:00 p.m. on Tuesday, August 25, 2020**, at City of Montgomery City Hall, 101 Old Plantersville Road, Montgomery, Texas via Zoom Teleconferencing.

This meeting will be closed to in-person attendance by the public. A temporary suspension of the Open Meetings Act to allow telephone or videoconference public meetings has been granted by Governor Greg Abbott. These actions are being taken to mitigate the spread of COVID-19 by avoiding meetings that bring people into a group setting and in accordance with Section 418.016 of the Texas Government Code. Telephonic and videoconferencing capabilities will be utilized to allow individuals to address the City Council. *Members of the public who wish to submit their written comments on a listed agenda item must submit their comments by email to [shensley@ci.montgomery.tx.us](mailto:shensley@ci.montgomery.tx.us) by 3:00 p.m. on August 25, 2020.*

Members of the public are entitled to participate remotely via Zoom Teleconferencing. Citizens may join the Zoom Meeting by logging on at <https://us02web.zoom.us/j/87369849698> and using **Meeting ID: 873 6984 9698**. They may also join by calling (346) 248-7799 and entering the **Meeting ID: 873 6984 9698**. The Meeting Agenda Pack will be posted online at [www.montgomerytexas.gov](http://www.montgomerytexas.gov). The meeting will be recorded and uploaded to the City's website.

*Notice - any person(s) using profane, abusive or threatening language may result in them being removed from the Teleconference Meeting.*

**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 August 11, 2020, Regular Meeting.
2. Consideration and possible action regarding the Renewal/Transfer Application for Cedar Crest Mobile Home Park.

**CONSIDERATION AND POSSIBLE ACTION:**

3. Consider and Accept the 2020 No-New-Revenue Tax Rate and Voter-Approval Tax Rate.
4. Consider and discuss the Tax Rates needed to Fund the 2020-2021 Budget for Maintenance and Operations and Debt Service.
5. Consider and Vote on the Proposed Tax Rate for 2020.
6. Consideration and determine the Tax Rate needed to fund the City of Montgomery 2020-2021 FY Budget. If it exceeds this year's No-New-Revenue Tax Rate, schedule a Public Hearing to be held on September 15, 2020 at 6 p.m. via Zoom.
7. Receive a presentation on the Annual Service and Assessment Plan for the City of Montgomery Public Improvement District No. 1.
8. Consideration and possible action regarding adoption of the following Ordinance:  
AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF MONTGOMERY ACCEPTING AND APPROVING AN ANNUAL UPDATE TO THE SERVICE AND ASSESSMENT PLAN AND ASSESSMENT ROLL FOR CITY OF MONTGOMERY PUBLIC IMPROVEMENT DISTRICT NO. 1; PROVIDING FOR PAYMENT OF THE ANNUAL INSTALLMENT OF THE ASSESSMENTS IN ACCORDANCE WITH CHAPTER 372, TEXAS LOCAL GOVERNMENT CODE, AS AMENDED; AND PROVIDING FOR SEVERABILITY, AND PROVIDING AN EFFECTIVE DATE.
9. Consideration and possible action regarding adoption of the following Resolution:  
A RESOLUTION OF THE CITY OF MONTGOMERY, TEXAS AFFIRMING ITS ANNUAL REVIEW OF THE POLICY FOR INVESTMENT OF MUNICIPAL FUNDS AND THE INVESTMENT STRATEGIES CONTAINED THEREIN HAS BEEN CONDUCTED AS REQUIRED BY SECTION 2256.005(e) OF THE TEXAS GOVERNMENT CODE.
10. Update from BGE regarding the General Land Office Grant Project – Limited Master Drainage Study.
11. Consideration and possible action on Department Reports.
  - A. City Administrator's Report
  - B. Public Works Report
  - C. Police Department Report
  - D. Court Department Report
  - E. Utility/Development Report
  - F. Water Report
  - G. Financial Report
  - H. Engineer's Report
12. Consideration and possible action regarding authorization of Montgomery EDC approval to purchase radios for use by City Personnel during Festival Events.
13. Consideration and approval of the Proposed Montgomery EDC FY 2020-2021 Operating Budget.
14. Consideration and possible action regarding acceptance of the bid and award of the construction contract for Water Plant No. 3 Improvements.

15. Consideration and possible action to authorize the Termination of Lease Agreement by and between the City of Montgomery, Texas and Raymond L. Laughter, Executor of the Estate of Raymon M. Laughter regarding the premises of Montgomery Townsite 02, Tracts 24 and 25 and authorize the City Administrator to sign.

**EXECUTIVE SESSION:**

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

16. Adjourn into Closed Executive Session as authorized by the Texas Open Meetings Act, Chapter 551 of the Government Code, in accordance with the authority contained in the following:
- a) Section 551.071 (consultation with attorney); and
  - b) Section 551.072 (deliberation regarding real property).

Reconvene into Open Session.

**POSSIBLE ACTION FROM EXECUTIVE SESSION:**


17. Consideration and possible action(s), if necessary, on matter(s) deliberated in Closed 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 the 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 21<sup>st</sup> day of August 2020 at 3:00 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 TELEPHONE CONFERENCE/VIDEO MEETING

August 11, 2020

## MONTGOMERY CITY COUNCIL

### CALL TO ORDER

Mayor Sara Countryman declared a quorum was present and called the meeting to order at 6:01 p.m.

Present:	Sara Countryman	Mayor
	Kevin Lacy	City Council Place # 1
	Randy Burleigh	City Council Place # 2
	T.J. Wilkerson	City Council Place # 3
	Rebecca Huss	City Council Place # 4
	Tom Cronin	City Council Place # 5

Absent:

Also Present:	Richard Tramm	City Administrator
	Susan Hensley	City Secretary
	Alan P. Petrov	City Attorney

### 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. City Council may not discuss or take any action on an item but may place the issue on a future agenda. The number of speakers along with the time allowed per speaker may be limited.

Mr. Tramm stated he has two comments that were sent to him and he will save them for the appropriate agenda item.



Mr. Tramm said we have Dr. Morrison present with us from the Montgomery Independent School District.

**CONSENT AGENDA:**

1. Matters related to the approval of minutes of July 28, 2020, Regular Meeting.
2. Consideration and possible action to call a Public Hearing regarding the City of Montgomery 2020-2021 Proposed Operating Budget to be held on September 8, 2020 at 6 p.m. via Zoom.

Rebecca Huss moved to accept the Consent Agenda as presented. T.J. Wilkerson seconded the motion, the motion carried unanimously. (5-0)

**CONSIDERATION AND POSSIBLE ACTION:**

3. Consideration and possible action regarding adoption of the following Ordinance:  
AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF MONTGOMERY, TEXAS,  
AMENDING ORDINANCES NO. 2020-01 AND NO. 2020-02 THAT CALLED THE  
GENERAL ELECTION AND SPECIAL ELECTION SCHEDULED TO BE HELD ON  
SATURDAY, MAY 2, 2020, WHICH GENERAL ELECTION AND SPECIAL ELECTION  
WERE POSTPONED TO TUESDAY, NOVEMBER 3, 2020 BY ORDINANCE NO. 2020-  
03; EXTENDING THE EARLY VOTING PERIOD; EXTENDING THE PERIOD TO  
DELIVER A MARKED MAIL BALLOT PRIOR TO AND INCLUDING ELECTION DAY;  
PROVIDING FOR ELECTION DAY POLLING LOCATIONS AND EARLY VOTING  
POLLING LOCATIONS, DATES AND TIMES; PROVIDING A REPEALING CLAUSE;  
PROVIDING A SEVERABILITY CLAUSE; AND PROVIDING AN EFFECTIVE DATE.

Mr. Tramm said the adoption of this Ordinance makes revisions to extend the early voting period and the mail ballot delivery period as provided by Governor Abbott's July 27, 2020, Proclamation and revises the early voting polling locations as provided by the Montgomery County Elections. Mr. Tramm said the City Attorney has reviewed the item. Rebecca Huss said there is nothing controversial here and we are just following the recommendation of the State Governor and what Montgomery County is providing to us in terms of voting locations. Mr. Tramm said correct. Randy Burleigh asked if this is going to have a mail-in ballot. Mr. Tramm said yes, it is a normal part of the County's process. Randy Burleigh stated he never received

one in the mail before. Mayor Countryman said she believes you must request it. Mr. Tramm said that is correct. Mr. Tramm said for Montgomery County and the State of Texas, you need to request from your County or the actual election agency to receive a mail-in ballot and there is a qualification for that. Mr. Tramm stated it has been this way in Texas for quite some time.

Rebecca Huss moved to accept Ordinance 2020-07 as previously read by Mayor Countryman. Kevin Lacy seconded the motion, the motion carried unanimously. (5-0)

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

AN ORDINANCE BY THE CITY COUNCIL OF THE CITY OF MONTGOMERY, TEXAS, AMENDING CHAPTER 64 "PEDDLERS, SOLICITORS, AND VENDORS" OF THE CITY OF MONTGOMERY CODE OF ORDINANCES; PROVIDING CERTAIN DEFINITIONS; PROVIDING FOR PENALTIES; REPEALING ALL OTHER CONFLICTING ORDINANCE PROVISIONS; PROVIDING A SEVERABILITY CLAUSE; AND PROVIDING AN EFFECTIVE DATE AFTER PUBLICATION.

Mr. Tramm said there are two items which were discussed before regarding the donation vendor boxes and the food trucks. Mr. Tramm said as they were working together between staff and the attorneys, they realized they both are different types of vendors and they were able to solve both of them by putting them into Chapter 64 of the City's Code of Ordinances. Mr. Tramm said the amendments to this Ordinance are intended to improve the vendor permit process, remove the permit requirements that are not beneficial, specifically the \$1,000 bond requirement, provide a framework for festival permits and vendors, allow the City flexibility to designate where mobile food vendors may operate, and create regulations for donation and recycling vendors which are the unattended donation bins we have previously discussed. Mr. Tramm said these revisions will have the effect of improving the quality of the Ordinance, optimizing staff resources, and improving the service to City residents and businesses. Mr. Tramm said the current Ordinance text is in black, the red text has the proposed revision amendments, and the highlighted text is a point of note that they want City Council to take note of. Mr. Tramm said this is presented to Council for consideration to solve both the issues that have been previously discussed.

Kevin Lacy asked if we were doing away with the \$1,000 bond. Mr. Tramm said yes, we have had vendors who chose not to register and bring their truck location into the City because that

was a financial impediment and they didn't see they would make enough profit off of their time here so we are trying to remove the impediment. Mr. Tramm said as they have looked around other areas, not every city out there has such a requirement and the vendors already must have insurance so there already is a framework to recompense from them. Rebecca Huss said this type of bond also covers fraud and illegal business, not necessarily bad food and that type of thing so it is a type of insurance we do not require for brick and mortar businesses. Rebecca Huss said it is an impediment to those types of businesses coming here and it is set up to impede competition which is not the purpose of government, the government's purpose is for the safety of the residents and that does not achieve the goal of government.

Mr. Tramm said this is the item where he received the following comments and with Council's consent he will read the comments received. Mayor Countryman said yes. Mr. Tramm said the first comment received was from Ms. Hillary Dumas and reads:

*"We noticed that the food truck discussion is once again on the agenda for tonight. As operators of Ransom's, we support a reasonable food truck license/permitting process and believe they can be an asset to Montgomery in various ways. We have even considered a Deacon Baldy's type concept near Ransom's. The typical person they attract is looking for variety or quick food and I don't believe it takes away from our business. The old adage about gas station on 1 corner does x but add a second gas station and they both do x + y applies to food trucks and business in general. The more reasons people have to come here, the better!"*

Mr. Tramm said the second comment from Ms. Kambra Drummond of HMBA reads:

*"I wanted to make sure that I sent in my opinion on having food trucks in town. HMBA uses food trucks in all the events we sponsor in town. These trucks are a great addition to the events and are a huge foodie trend. Most have their own followers thus bringing new people in to visit to town. These businesses we feel do not take away from the other eateries in town, they add to the experience that is Downtown Montgomery."*

*You do not see the other small towns with food truck courts arguing about them impeding on others businesses. The other towns businesses embrace them and understand what a benefit additional people coming to town means for every business in the long run.*

*I understand that there is also some debate on the sales tax being paid to the City when they (the food trucks) are set up at a location or event within the City limits. I am not sure why this is debated since most do not charge a sales tax to their customers in the first place. Not my rule, that comes from the State/County and is determined by the manner in which their prepared food is served to the customer.*

*I know that for most food trucks it is very expensive to come to Montgomery. They are on a tight profit margin to begin with and here they must have the County permit and then purchase one for operating within the City limits every month. Honestly, it makes no sense to me.*

*If the food trucks in town bring new visitors to town that normally would not come don't you think that when the visitors see all Montgomery has to offer they will come back? I DO!*

*I know it is a fact from the visitors I have in my shop.*

*Montgomery can either be a town that is growing with the times or we can be left in the dust of yesteryear. We must keep up and grow to survive."*

Mr. Tramm said they have discussed and will be implementing the permitting process to make sure those applying for permits acknowledge any sales taxes due the City of Montgomery be properly noted and paid to the State. Mr. Tramm said that is something staff can be checking through reports from the State Comptroller's Office.

Rebecca Huss said regarding the text of the Ordinance concerning the hours, her personal preference would be to have a slightly wider range that covers at least the Sip & Stroll hours of operation, which is 4:30 p.m. to 7:30 p.m. whereas the current one is to 7:00 p.m. or that is what the current Ordinance says, and longer hours on the weekends. Rebecca Huss said she knows some times the food trucks that are parked in Jim's parking lot are sold out by 6:00 p.m. so it is not a problem, but sometimes it is longer and people do stay out longer and she thinks it would be nice to have weekend hours. Rebecca Huss said the Ordinances that restrict our brick and mortar businesses she thinks would be the ones that would apply most heavily, and

they would all have to abide by. Mr. Tramm said this Ordinance is presented as a starting point and from a staff point of view, we would be open to an amendment such as extending the time if Council wanted to approve it that way. Mr. Tramm said one of the things they weren't originally trying to address but thinks it is a point that is pertinent these days is there are people out there who are reluctant to come together in groups as there are restrictions and there are people who may have some reluctance to eat in a restaurant these days, this allows, whether it be food trucks or even a change an existing business may want to make, the ability to provide service to people who may not want to enter a restaurant. Mr. Tramm said he looks at that as being a way they are trying to provide for businesses to provide their services that we have in Montgomery. Mr. Tramm said because of restrictions that are in place right now, people are not traveling as far as they might have been, and he thinks this helps us bring more options available to the people within Montgomery. Rebecca Huss said as Ms. Drummond said, the food trucks themselves have followers and you might be able to mix the followers and get some local traveling and you obviously won't get a food truck that goes 1,000 miles from their base, but you might get one from the west side of the City to come up to Montgomery. Rebecca Huss said you might be able to combine marketing to say come to Montgomery for the weekend and their followers might be willing to come which could potentially be a couple of hundred people in the City for the weekend that would not normally come here. Rebecca Huss said it is an interesting thought that we have local tourism again and something MEDC has talked about no longer looking at regional or statewide tourism base, but it is day-trippers and local people coming here for a safe, easy trip. Mr. Tramm said along with Rebecca Huss' comments, he had not considered that their existing fan base as additional levels of attraction, but he agrees with the point because he knows just from a number of his friends who follow some of these locations on social media, they take note of those places and those are some of their favorite places and they go to those points. Mayor Countryman said Cousins Lobster has quite a following when they are here at Jim's parking lot and it is a huge attraction.

Randy Burleigh said in Section 64-04 on page 37 of the Agenda Pack, the red text that states located within the City that is not a City-designated location and asked if we have City-designated locations for these trucks. Mr. Tramm said we don't at this time and the Ordinance as it was wasn't specifically allowing any type of use of public property and yet the City would designate it for festivals and other events and this is putting into the Ordinance that they can't operate on City property unless the City is designating and permitting. Randy Burleigh said it



is a reversal of what he was thinking because on the parking lot on the north side the City's property is the Community Center, but that would be designated. Mr. Tramm said that was correct.

Rebecca Huss said for residential solicitation, she assumes Mr. Tramm is thinking that 9:00 p.m. is a bit late for residential solicitation hours. Mr. Tramm said that is one reason they wanted to bring it to the attention of Council if it is something that ultimately you would want us to revisit and look into or if it is something you might want to amend. Mr. Tramm said it is a different time and you might want to consider codifying all to the same amount of time or the same hours of the day. Randy Burleigh said especially after dark. Mr. Tramm said there was a comment made earlier about opening the hours a bit more on the food trucks. Rebecca Huss said food trucks are a business which is related more to business-type activities and she doesn't know if they limit business hours, but solicitation is a business too, but if we are regulating that in terms of knocking on peoples doors then if someone just said sunset, she would be fine with that because after dark does seem like a safety issue. Mr. Dave McCorquodale, Assistant City Administrator, Director of Planning and Development, said regarding an article he read, one of the things cities balance is the reasonable restrictions piece of all our Ordinances and thinks that in the past, that is probably where the 9:00 p.m. like you said, he thinks a lot of people might feel like that is too late and thinks that the balance is finding something that is reasonable, but not later than what you actually want to have. Mayor Countryman said festivals usually tend to wrap up around 10:00 p.m. and thinks 9:00 p.m. is a reasonable time, but if there is no business after 7:00 p.m. the food trucks can always leave before 9:00 p.m., they don't have to stay but it gives them the ability. Mr. McCorquodale said one clarification on the 9:00 p.m., that is for the door-to-door solicitation. Mr. McCorquodale said the food trucks right now are slated to cut off at 7:00 p.m., but the door-to-door ends at 9:00 p.m. Randy Burleigh said for Buffalo Springs last year they were checking with the City about getting those soliciting signs in the neighborhood as it is a sore point in the neighborhood where people come and knock on your door after dark is an issue. Mr. McCorquodale said we may want to ask Mr. Petrov, City Attorney if dusk or dark is a reasonable cutoff when you are talking about something like door-to-door solicitation. Kevin Lacy said they need to put an hour such as 6:00 p.m. or 7:00 p.m. on there and those hours need to be reversed, food trucks until 9:00 p.m. and door-to-door no later than 7:00 p.m. Mayor Countryman said she agreed with 7:00 p.m. for door-to-door as well. Mr. Petrov said you do see dusk used sometimes in Ordinances like that for door-to-door solicitations, and he agrees that dusk is a moving target

and it is much better to have a fixed time. Rebecca Huss said she would agree that dusk is difficult to pinpoint, but feels much less comfortable with someone showing up at her house at 7:00 p.m. in the winter when it is dark than 7:00 p.m. in the summer when there is still two hours of daylight left. Rebecca Huss said she is fine sticking with 7:00 p.m. Rebecca Huss said if 7:00 p.m. is reasonable like Mr. McCorquodale said, she is fine with that and easy for the police to enforce is a priority. Randy Burleigh said he is good with that. Kevin Lacy asked if they agree then on extending food truck hours just on the weekends or seven days a week. Rebecca Huss said she was good with seven days, but they must stick with the noise ordinance as well as they are not exempt from that at 6:00 p.m. Kevin Lacy agreed. Kevin Lacy asked Mr. Tramm if they could make those two changes. Mr. Tramm said for the Residential Solicitation 64-5 we will be replacing 9:00 p.m. with 7:00 p.m. and for the food trucks, we will change the end time to 9:00 p.m. Rebecca Huss said she appreciates all the thought that went into this to make this more clear and useful. Mr. Tramm said thank you as it was certainly a group effort involved and Mr. McCorquodale did a bulk of the work. Mr. Tramm said he has the requested changes and staff would be happy to amend them changing the endpoint of residential solicitation from 9:00 p.m. to 7:00 p.m. and with the food trucks change the end time to 9:00 p.m. seven days a week. Rebecca Huss said the only caveat would be if there is a festival and we have it permitted to run until 10:00 p.m., she certainly would not expect their vendors to have to roll up shop before that. Mr. Tramm said since those festivals are permitted and come to Council, then Council always has the prerogative of overriding the Ordinances and they can do that on a case by case basis. Rebecca Huss asked Mr. Tramm if he could make sure we recognize that is part of the process when they get those permits that we either need to explicitly do it or it is explicitly included because she is assuming we won't be having any festivals at least in the next few months. Mr. Tramm said then we can add number three which is to include the times on the food trucks may be modified from City Council upon permitting for an event and asked if that was satisfactory. Rebecca Huss said yes.

Rebecca Huss moved to approve the adoption of the amendments to Chapter 64 as presented with the three amendments as discussed regarding the hours of solicitation, the hours of food vendors, and the modification to food vendor hours with the permit for street festivals. Kevin Lacy seconded the motion, the motion carried unanimously. (5-0)

5. Discussion regarding possible alternatives to current high-speed internet services in the City of Montgomery.

Mr. Tramm said this is an item that had some discussion both locally and the most recent conversation with Councilman Cronin and following that conversation, he wanted to bring it up to City Council. Mr. Tramm said he knows there is growth in fiber internet coming out with higher speed and hopefully more consistent services to wider areas and has been following the City of Oak Ridge North involved in a similar process. Mr. Tramm said they recently had an RFQ which went out and he is waiting to see how that turns out but thinks it might be time to begin a dialogue in this area and see what knowledge and thoughts there are on Council and if there are any questions for our Attorney on directions forward.

Mayor Countryman said she brought this up a few months ago to Mr. Tramm when Suddenlink was having internet outages for multiple days and we were trying to do online school and at the time Mr. Tramm was going to find leadership so we could build a relationship between Consolidated and Suddenlink. Mayor Countryman said to her recollection, Mr. Tramm found some Consolidated leadership and she is assuming that Suddenlink goes to the 800 number and it is hard to find a face there. Mr. Tramm said they have had trouble getting a good response and he does not know how to better quantify it because when you reach out and come up empty it is hard to have a good answer. Mayor Countryman asked at this point then, is it safe to say the only kind of City relationship we have is with Consolidated out of the two providers. Mr. Tramm said yes. Mayor Countryman asked to open internet services, do we just open a franchise or what did Oak Ridge North do. Mr. Tramm said at the moment they are still in review of the RFQ process and it is something that he is following as he hasn't received any input back because they haven't taken any public action going forward so he is going to continue to monitor that, but he did think it was worthy of a conversation here as well as an opportunity that if there are questions, the City Attorney might be able to contribute to. Mr. Tramm said let it be known publicly that the City of Montgomery is interested. Randy Burleigh asked if Mr. Tramm was referring to getting another contractor like Tachus as they are right outside our City limits. Mayor Countryman said Tachus has great feedback. Tom Cronin said friends that live in Harbor Side utilized Tachus and said it is about half the cost of Suddenlink and you are not forced to bundle anything, the service so far has been great and it's fiber optic so that maybe something to consider. Mr. Cronin said he thinks we should extend an olive branch and see what it takes as his understanding with Tachus is they just want to see how many people in a certain geographical area express interest and then they will crunch the numbers and see if it would work for them. Randy Burleigh said he called them because their HOA was looking for the last year and he has contacts and a lady's name and phone number but when you

first check them out they want your address so they can put it in their computer system and they can tell if they are available in that particular area. Mr. Tramm asked Randy Burleigh since he has some of those contacts if he would not mind forwarding them to him when he has the opportunity and maybe that will give us a bit of a head start to at least begin a conversation. Mr. Tramm said they could take that initiative whether it ultimately leads into a relationship with that company or because there is competition generated and another company comes forward, that kind of competition is beneficial to the people of Montgomery and that is ultimately what they like to see.

Rebecca Huss asked Dr. Morrison if he has noticed there are problems with internet connections and speed for their business. Dr. Morrison said he must step outside of the MISD district office sometimes to get a connection to send an email or receive texts, so yes he has noticed it. Rebecca Huss asked Dr. Morrison if he would be interested in partnering with the City to try and encourage this problem to get solved more quickly. Dr. Morrison said most definitely.

Randy Burleigh asked if the Comprehensive Plan had something regarding Wi-Fi available in certain places downtown at one time. Mayor Countryman asked like a City Wi-Fi. Randy Burleigh said yes he thought that was around a year or two ago or longer. Rebecca Huss said MEDC had plans to invest in that a long time ago, but people don't really like public Wi-Fi because it is not safe, so there is no point in investing money in something that people are not going to use. Mayor Countryman said she did not think the ROI (Return on Investment) made sense and does not think a lot of cities have adopted that or stopped because now individual businesses like restaurants, boutiques, and hair salons have their own Wi-Fi. Mayor Countryman said while you are using their services, they allow you to use their connection which is much more standard now than it was even five years ago. Randy Burleigh said probably safer. Mayor Countryman said yes. Mr. Tramm stated they didn't mention this was a major action item, but knowing that the interest in City staff looking to at least start the conversations and begin pursuing that, we can go ahead and take these comments to heart and go ahead and start doing that. Rebecca Huss said she somewhat commented about MISD off the cuff since we have Dr. Morrison as a captive audience, but it might not be the worst idea to leverage and look around and see who else we have who are big employers. Rebecca Huss said surely the Bunker has some of the same issues or maybe they have already solved it and if we can look there, let us see what they are doing. Mayor Countryman said they have all their own equipment. Rebecca Huss said if it is that close, how hard is it to get here and what are they doing to get uninterrupted internet service there and how can we get that here. Rebecca Huss said if they will not tell us anything then we will go somewhere else. Randy Burleigh said that Tachus is located at the Bunker. Mr. Tramm said he certainly has no problem with us being that central point between

the local businesses, local employers, and the internet provider and helping to show the focus of vying for a company like that wanting to come out here. Kevin Lacy asked if we have spoken with any companies like Sandler Partners, folks like that who come to meet with us, find out what our needs are and they go out and they get the coverages to compete for our business. Mr. Tramm said not yet as he wanted to have this conversation with Council before he started doing anything like that on behalf of the City and with the name Tachus who is already out in the Community being in the general area who is the obvious place to start, doesn't mean we shouldn't look at other options.

Mayor Countryman said before they go into Executive Session, she would like to allow Dr. Morrison the opportunity to introduce himself to City Council and tell us a little bit about himself.

Dr. Morrison thanked Council for giving him time to be on the Agenda to come forward and introduce himself. Dr. Morrison said he is the very proud new Superintendent of Montgomery ISD and he comes in the spirit of partnership and collaboration as they are your public education school district and as part of being a public education district, he has always felt that it is very important they partner with other entities on behalf of creating a greater community. Dr. Morrison stated they are the largest employer and thinks they have one of the most important responsibilities which are to educate the children of this district and they do that better when they work in partnership with other people who are tasked to lead and govern our community. Dr. Morrison said he has already had an opportunity to have some great conversations with Mayor Countryman and has enjoyed those conversations, discussions, and ideas about where that partnership can occur and has especially enjoyed the opportunities and had numerous meetings with Mr. Tramm regarding how can they collaborate their resources, what can they do in partnership and what can they do to make a better Montgomery.

Dr. Morrison said he has led larger school districts in the past, and he had another Superintendent say to him from the great State of Texas who leads a very large school district, Montgomery is a good school district, but why. Dr. Morrison replied we have 617 teachers in Montgomery ISD, and he has the opportunity over the next year to get to know each one of them, visit their classrooms and see how he can serve and support their important work. Dr. Morrison said he has 10 Vice Principals and every school district across the country is trying to think about how to deal with COVID-19 where in his previous districts he would have a meeting and an audience with his Principals and has been able to sit with his District Administrators and Principals and talk about how they are going to return students to school safely and to keep quality instruction at the top of what they do. Dr. Morrison said he could not be happier and pleased to be in Montgomery ISD and



he came because of this community and because of this Board of Education who is hyper-focused on educating every child and making sure we are the premier school district and not a premier, but the premier school district in Texas. Dr. Morrison said a lot of their instructions have been in the past that they have not partnered, asked for help, or contributed to the greater community spirit and that is what they have tasked him to do. Dr. Morrison said he believes that leadership is service, and he cannot wait to start serving this community in the capacity of Superintendent. Dr. Morrison said he knows Council has long evenings and important responsibilities and he does not want to overstep his time, but he just wanted the opportunity to come forward even if doing so remotely. Dr. Morrison said he is excited to be here and looks forward to the work they will do together on behalf of Montgomery ISD and this community. Mayor Countryman thanked Dr. Morrison and said they look forward to working with him. Rebecca Huss said she looks forward to collaborating with the school district and there are a lot of interesting things they can do to work together and Montgomery ISD has some great teachers who have done some great things both with history and with the students and they are really wonderful people. Dr. Morrison agreed.

Kevin Lacy asked if this was Dr. Morrison's second Montgomery. Dr. Morrison said he spent some time in Montgomery County, Maryland which is a larger district outside of our nation's capital and was an area Superintendent there and so he has an affinity for Montgomery County's as far as education programs. Dr. Morrison said it was a great district and arguably the best district in the State of Maryland and that is their goal with this Board of Education and their Superintendent to make this the premier school district in the State of Texas. Mayor Countryman thanked Dr. Morrison and said she looked forward to seeing him around town.

#### **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.

6. Adjourn into Closed Executive Session as authorized by the Texas Open Meetings Act, Chapter 551 of the Government Code, in accordance with the authority contained in the following:
  - a) Section 551.071 (consultation with attorney); and
  - b) Section 551.072 (deliberation regarding real property).

Mayor Countryman adjourned into Closed Executive Session at 6:50 p.m.

Reconvene into Open Session.

Mayor Countryman reconvened into Open Session at 7:22 p.m.

**POSSIBLE ACTION FROM EXECUTIVE SESSION:**

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

Rebecca Huss moved to authorize the City Administrator to continue negotiations regarding real property as previously authorized. Tom Cronin seconded the motion, the motion carried unanimously. (5-0)

**COUNCIL INQUIRY:**

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

There were no comments.

**ADJOURNMENT**

Rebecca Huss moved to adjourn the meeting at 7:23 p.m. Kevin Lacy seconded the motion, the motion carried unanimously. (5-0)

Submitted by: \_\_\_\_\_ Date Approved: \_\_\_\_\_  
Susan Hensley, City Secretary

Mayor Countryman adjourned into Closed Executive Session at 6:50 p.m.

Reconvene into Open Session.

Mayor Countryman reconvened into Open Session at 7:22 p.m.

**POSSIBLE ACTION FROM EXECUTIVE SESSION:**

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

Rebecca Huss moved to authorize the City Administrator to continue negotiations regarding real property as previously authorized. Tom Cronin seconded the motion, the motion carried unanimously. (5-0)

**COUNCIL INQUIRY:**

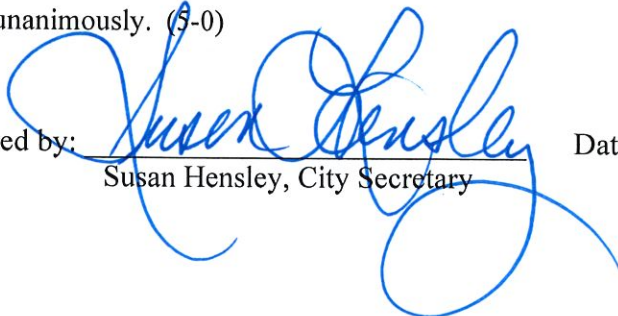
Pursuant to Texas Government Code Sect. 551.042 the Mayor and Council Members may inquire about a subject not specifically listed on this Agenda. Responses are limited to recitation of existing policy or a statement of specific factual information given in response to the inquiry. Any deliberation or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

There were no comments.

**ADJOURNMENT**

Rebecca Huss moved to adjourn the meeting at 7:23 p.m. Kevin Lacy seconded the motion, the motion carried unanimously. (5-0)

Submitted by:



Susan Hensley, City Secretary

Date Approved: \_\_\_\_\_

\_\_\_\_\_  
Mayor Sara Countryman

Montgomery City Council  
**AGENDA REPORT**

<b>Meeting Date: August 25, 2020</b>	<b>Budgeted Amount: N/A</b>
<b>Prepared By: Richard Tramm</b>	<b>Exhibits: Renewal Application dated October 30, 2019 and Transfer Application dated August 6, 2020</b>

**Subject**

Consideration and possible action on the transfer of the HUD-Code Manufactured Home Park Permit to Cedar Crest TX LLC due to the transfer of ownership of the mobile home park.

**Description**

Marcy Bennett and Pat McCarty have transferred the ownership of the Cedar Crest Mobile Home Park. The new owner, Lilly Golden on behalf of Cedar Crest TX LLC, has applied for a transfer of the HUD-Code Manufactured Homes Park Permit, as required.

A copy of the most recent application filed by Ms. Bennett and Mr. McCarty, which was subsequently approved by City Council, and the transfer application submitted by Ms. Golden.

**Recommendation**

Staff recommendation is for the City Council to approve the transfer of the HUD-Code Manufactured Park Permit to Cedar Crest TX LLC.

**Approved By**

City Administrator	Richard Tramm <i>RT</i>	Date: 08/19/2020
--------------------	-------------------------	------------------



CITY OF MONTGOMERY

P.O. BOX 708 MONTGOMERY, TEXAS 77356

Telephone: (409) 597-6434 / 597-6436 / 597-6866

HUD-CODE MANUFACTURED HOMES PARK

RENEWAL/TRANSFER APPLICATION

This application is for any person desiring to renew or transfer license of a HUD-Code Manufactured Homes Park within the city boundaries of the City of Montgomery on or after April 20, 1999 in accordance with Ordinance No. 1999-4.

Type of Request:   X   Annual Renewal (Period: Year of 2020)
           Transfer of License

1. Name of Applicant:

Marcy Bennett & Pat McCarty
PO Box 9692
Spring, TX 77387

2. Street Address of the Park:

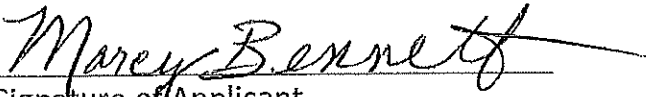
Old Plantersville Rd

3. Legal Description of the Park (as it appears in the Deed Records):

BEING 5.6735 ACRES, MORE OR LESS, SITUATED
IN THE ZACHARIAH LANDRUM LEAGUE A-22, A PART
OF AND OUT OF THE JOHN M. POWELL TRACT,
RECORDED IN VOLUME 272, PAGE 159 OF THE
DEED RECORDS OF MONTGOMERY COUNTY, TX.



4. A current, accurate copy of the HUD-Code Manufactured Home Park Register, as required by Section 4(D) and as described in Section 8(O) of Montgomery City Ordinance 1999-4 shall be attached to this application form.
5. A permit fee in the amount of Fifty Dollars (\$50.00) shall accompany submission of this application to the City of Montgomery.
6. Renewal of License applications must be completed and submitted to the City of Montgomery on or before December 1<sup>st</sup> of the year preceding the calendar year for which license renewal is being requested.
7. A transfer of License application must be submitted to the City of Montgomery within fifteen (15) days of the said Park having transferred ownership to the new owner. Approved applications are valid only for the remainder of the calendar year.
8. This application shall be considered by the City Council of the City of Montgomery at its next eligible meeting.
9. If this application is on behalf of a corporation or limited liability company the application must be signed by an authorized partner or officer. In the case of a corporation, a copy of the corporate board authorization and a copy of a "Certificate in Good Standing" from the Secretary of State (or its equivalent) of the state in which the corporation is registered must be attached to this application.

  
\_\_\_\_\_  
Signature of Applicant

10-30-19  
Date of Application

**Marcy Bennett**  
\_\_\_\_\_  
Printed Name of Applicant



CITY OF MONTGOMERY

P.O. BOX 708 MONTGOMERY, TEXAS 77356

Telephone: (409) 597-6434 / 597-6866

Affidavit of Application

I do hereby affirm and certify that the information contained in the attached HUD-Code Manufactured Homes Park Application, dated 10-30-19, is accurate and truthful to the best of my knowledge.

Marcy Bennett
Signature

10-30-19
Date

Marcy Bennett
Printed Name

State of Texas

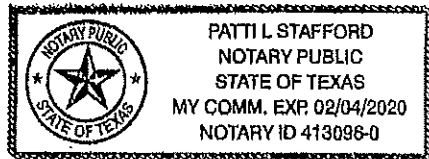
County of Montgomery

This instrument was acknowledged before me on Oct. 30th 2019 by

Marcella Bennett

Notary Seal:

Patti L Stafford
Notary Public Signature



## Cedar Crest Mobile Home Park Renewal Inspection

Date of Inspection: December 4, 2019

Inspected By: Mike Muckleroy

Entrance Signs and Street Signs: The entry area and street signs appeared neat and in good condition.

Appearance/Condition of Streets and Driveways Inside Park: The streets have been repaved since last year and are in a much-improved condition.

Appearance of Yards and Open Areas Inside Park: The area appeared generally well maintained and was free of loose trash and debris.

Appearance of Individual Homes Inside Park: The individual homes appear generally good from the outside view. Units# 10, 25 and 28 have minor skirting issues.

Code Violations/Issues Inside the Park: None were observed.

Police Calls/Issues Inside the Park: The Police Department calls to this area are generally in line with the calls throughout most of the City.

Inspection Determination: Recommendation is to approve renewal with owner addressing the skirting issues to Units# 10, 25 and 28 in the next 90 days.



**CITY OF MONTGOMERY**

P.O. BOX 708 Montgomery, TX 77356  
Telephone: (409) 597-6434 | 597-6436 | 597-6866

**HUD-CODE MANUFACTURED HOMES PARK**

**RENEWAL/TRANSFER APPLICATION**

This application is for any person desiring to renew or transfer license of a HUD-Code Manufactures Homes Park within the city boundaries of the City of Montgomery on or after April 20, 1999 in accordance with Ordinance No. 1999-4.

Type of Request:                          Annual Renewal (Period: Year of 2020)  
          X           Transfer of License

1. Name of Applicant:

Cedar Crest TX, LLC  
PO Box 9692  
Spring, TX 77387

2. Street Address of the Park:

Old Plantersville Rd  
\_\_\_\_\_

3. Legal Description of the Park (as it appears in the Deed Records):

A TRACT OR PARCEL CONTAINING 5.674 ACRES OR 247,141 SQUARE  
FEET OF LAND SITUATED IN THE Z. LANDRUM SURVEY, ABSTRACT  
NO. 22 MONTGOMERY COUNTY, TEXAS. AS RECORDED UNDER  
MONTGOMERY COUNTY CLERK'S FILE NO. 91-32744.

4. A current, accurate copy of the HUD-Code Manufactured Homes Park Register, as required by Section 4(D) and as described in Section 8(o) of Montgomery City Ordinance 1999-4 shall be attached to this application form.
5. A permit fee in the amount of Fifty Dollars (\$50.00) shall accompany submission of this application to the City of Montgomery.
6. Renewal of License applications must be completed and submitted to the City of Montgomery on or before December 1<sup>st</sup> of the year preceding the calendar year for which license renewal is being requested.
7. A transfer of License application must be submitted to the City of Montgomery within fifteen (15) days of the said Park having transferred ownership to the new owner. Approved applications are valid only for the remainder of the calendar of the year.
8. This application shall be considered by the City Council of the City of Montgomery at its next eligible meeting.
9. If this application is on behalf of a corporation or limited liability company the application must be signed by an authorized partner or officer. In the case of a corporation, a copy of the corporate board authorization and a copy of a "Certificate in Good Standing" from the Secretary of State (or its equivalent) of the state in which the corporation is registered must be attached to this application.

DocuSigned by:  
  
86369B4045A046F...  
\_\_\_\_\_  
Signature of Applicant

8/6/2020  
\_\_\_\_\_  
Date of Application

Lilly Golden  
\_\_\_\_\_  
Printed Name of Applicant



Montgomery City Council  
**AGENDA REPORT**

<b>Meeting Date: August 25, 2020</b>	<b>Budgeted Amount: N/A</b>
<b>Prepared By: Richard Tramm</b>	<b>Exhibits: Montgomery County Notice of Tax Rates</b>

**Subject**

Consideration and Accept the 2020 No-New-Revenue Tax Rate and Voter-Approval Tax Rate.

**Description**

This item is to acknowledge and accept the No-New-Revenue Tax Rate and Voter-Approval Tax Rate for 2020. For 2020, the No-New-Revenue Rate is \$0.3843/\$100 and the Voter-Approval Tax Rate is \$0.4525.

The No-New-Revenue Tax Rate is the rate that would collect the same revenue as 2019 from properties taxed in both 2019 and 2020. The Voter-Approval Tax Rate is the highest tax rate that can be adopted without holding an election for voter approval.

I have prepared the City's Draft Budget keeping the Tax Rate at \$0.4000/\$100, which is what it was in both 2018 and 2019. This would raise approximately \$50,000 more than the No-New-Revenue Rate.

Montgomery County Tax Assessor/Collector Tammy McRae will be available for discussion and questions during the tax items presented in the City Council Meeting.

**Recommendation**

Accept the 2020 No-New-Revenue Tax Rate and Voter-Approval Tax Rate.

**Approved By**

City Administrator	Richard Tramm	Date: 08/20/2020
--------------------	---------------	------------------

# Notice of Tax Rates

## Property Tax Rates in City of Montgomery

This notice concerns the 2020 property tax rates for City of Montgomery.

This notice provides information about two tax rates. The no-new-revenue tax rate would impose the same amount of taxes as last year if you compare properties taxed in both years. The voter-approval tax rate is the highest tax rate a taxing unit can adopt without holding an election. In each case, these rates are calculated by dividing the total amount of taxes by the current taxable value with adjustments as required by state law. The rates are given per \$100 of property value.

### This year's no-new-revenue tax rate:

Last year's adjusted taxes (after subtracting taxes on lost property) .....	\$1,094,147
/ This year's adjusted taxable value (after subtracting value of new property) .....	\$284,708,330
= This year's no-new-revenue tax rate .....	\$0.3843/\$100

Maximum rate unless unit publishes a notice and holds a hearing.

### This year's voter-approval tax rate:

Last year's adjusted operating taxes (after adjusting as required by law) .....	\$1,335,151
/ This year's adjusted taxable value (after subtracting value of new property) .....	\$284,708,330
= This year's no-new-revenue operating tax rate .....	\$0.4690/\$100
x (1.035 or 1.08, as applicable) = this year's maximum operating rate .....	\$0.4854 /\$100
+ This year's debt rate .....	\$0.2170/\$100
= This year's total voter-approval tax rate .....	\$0.7024/\$100
- Sales tax adjustment rate .....	\$0.2499/\$100
+ The unused increment rate, if applicable .....	\$0.0000/\$100
=Voter-Approval Tax Rate .....	\$0.4525/\$100

Maximum rate the taxing unit can adopt without an election for voter approval.

### Unencumbered Fund Balances

The following estimated balances will be left in the taxing unit's accounts at the end of the fiscal year. These balances are not encumbered by corresponding debt obligation.

Type of Fund	Balance
Debt Service	\$335,436

### Current Year Debt Service

The taxing unit plans to pay the following amounts for long-term debts that are secured by property taxes. These amounts will be paid from property tax revenues (or additional sales tax revenues, if applicable).

Description of Debt	Principal or Contract Payment to be Paid From Property Taxes	Interest to be Paid From Property Taxes	Other Amounts to be Paid	Total Payment
Certificate of Obligation Series 2012	130,000	104,875	250	235,125
General Obligation Revenue Bond Series 2012-R	110,000	70,750	250	181,000
General Obligation Revenue Bond Series 2015-R	85,000	11,903	180	97,083
Certificate of Obligation Series 2017-A	50,000	9,355	400	59,755
Certificate of Obligation Series 2017-B	80,000	1,951	400	82,351

Total required for 2020 debt service .....	\$655,314
- Amount (if any) paid from funds listed in unencumbered funds .....	\$0
- Amount (if any) paid from other resources .....	\$0
- Excess collections last year .....	\$0
= Total to be paid from taxes in 2020 .....	\$655,314
+ Amount added in anticipation that the taxing unit will collect only 100% of its taxes in 2020 .....	\$0
= Total Debt Levy .....	\$655,314

---

This notice contains a summary of the no-new-revenue and voter-approval calculations as certified by Tammy McRae, Montgomery County Tax Assessor-Collector on July 29, 2020.

You can inspect a copy of the full calculations at [www.mctotx.org](http://www.mctotx.org).

---

Montgomery City Council  
**AGENDA REPORT**

<b>Meeting Date: August 25, 2020</b>	<b>Budgeted Amount: N/A</b>
<b>Prepared By: Richard Tramm</b>	<b>Exhibits: N/A</b>

**Subject**

Agenda Item 4 - Consider and discuss the Tax Rates needed to fund the 2020-2021 Fiscal Year Budget for Maintenance and Operations (M&O) and Debt Service (I&S).

Agenda Item 5 - Consider and Vote on the Proposed Tax Rate for 2020.

Agenda Item 6 – Consider and Determine the Tax Rate Needed to Fund the City Budget for FY 2020-2021. If this exceeds the No-New-Revenue Rate, then schedule a Public Hearing for September 15, 2020.

**Description**

Some of the procedures related to the Tax Rate adoption have changed this year. I have prepared the City's Draft Budget keeping the Tax Rate at \$0.4000/\$100, which is what it was in both 2018 and 2019, and is consistent with the expectations I have had from past discussions with City Council. This would raise approximately \$50,000 more than the No-New-Revenue Rate. (By comparison, the draft budget that will be presented in the upcoming Budget Workshop will have the sales tax revenue projected to be down between \$50,000-\$100,000 from the current year.) The proposed split for property taxes is \$0.2805 for M&O and \$.1195 for I&S. Using this split will allow us to utilize some of the surplus funds that have increased in recent years in the Debt Service Fund for debt payments and increase the amount going to the General Fund during a year where we are projecting a decrease in tax revenues. Alternatively, the Council could choose to utilize some of the prior year surplus for the General Fund if it would rather leave the excess funds in the Debt Service Fund for future use.

Agenda Items 4, 5 and 6 all represent separate required actions related to the Tax Rate.

**Recommendation**

Agenda Item 4 - Discuss the proposed tax rate.

Agenda Item 5 - Consider and vote on the proposed tax rate for 2020 with a roll call vote.

Agenda Item 6 - Consider the Tax Rate approved in Agenda Item 5. If that rate is above the No-New Revenue Rate of \$0.3843, then call a Public Hearing to be scheduled for September 15, 2020 at 6:00 pm via Zoom.

**Approved By**

City Administrator	Richard Tramm <i>RT</i>	Date: 08/21/2020
--------------------	-------------------------	------------------

Montgomery City Council  
**AGENDA REPORT**

<b>Meeting Date:</b> August 25, 2020	<b>Budgeted Amount:</b> N/A
<b>Department:</b> Administration	
<b>Prepared By:</b> Richard Tramm	<b>Exhibits:</b> Memo from Mallory Craig
	PID Assessed Value Worksheet
	Minutes and Certification for Ordinance

**Subject**

Annual service and assessment plan update for City of Montgomery Public Improvement District (PID) No. 1

**Discussion**

Mallory Craig of Coats Rose Law Firm will be attending the meeting to present the required annual information on behalf of the PID. The total assessment for the properties under this item is \$38,814.40.

**Recommendation**

Consider action to accept and approve the Service and Assessment Plan, as is appropriate with the City's agreement with the PID.

**Approved By**

City Administrator	Richard Tramm <i>RT</i>	Date: August 19, 2020
--------------------	-------------------------	-----------------------



QuickRef	Building #	PropertyID	Acres	Land Sq Ft	PID Rate	Tiggered Acres	City Admin. Fee	2020 Annual Installment
R450269	B-1	7271-00-00200	0.5655	24,633	2426.06	0.5655	\$50.00	\$2,476.06
R450271	D	7271-00-00400	4.221	183,867	18108.60	4.2210	\$50.00	\$18,158.60
R450273	F-1	7271-00-00600	0.696	30,318	2985.92	0.6960	\$50.00	\$3,035.92
R471619	F-2	7271-00-00601	0.696	30,318	2985.92	0.6960	\$50.00	\$3,035.92
R471620	F-3	7271-00-00602	0.517	22,521	2217.99	0.5170	\$50.00	\$2,267.99
R471621	F-4	7271-00-00603	0.517	22,521	2217.99	0.5170	\$50.00	\$2,267.99
R471622	F-5	7271-00-00604	0.517	22,521	2217.99	0.5170	\$50.00	\$2,267.99
R471623	F-6	7271-00-00605	0.517	22,521	2217.99	0.5170	\$50.00	\$2,267.99
R471625	F-8	7271-00-00607	0.696	30,318	2985.92	0.6960	\$50.00	\$3,035.92
			18.092		57569.12	8.9425	\$450.00	\$38,814.40
<b>Total 2020 Assessment:</b>								<b>\$38,814.40</b>

# MEMORANDUM

**TO:** City of Montgomery  
**FROM:** Mallory Craig/Timothy Green  
**DATE:** August 07, 2020  
**RE:** Yearly Steps for Levying Assessment and Disbursing Funds

---

1. The City has adopted a Service and Assessment Plan (“SAP”), wherein the City will levy each year on buildings constructed within the City of Montgomery Public Improvement District No. 1 (“PID”) an assessment calculated pursuant to the SAP. In addition, the City has entered into a reimbursement agreement with Mike Ogerchock pursuant to which Mike is to construct certain public infrastructure to serve the land inside the PID and the City will reimburse Mike for such costs from the assessments levied within the PID.

2. Mike has constructed the first phase of the infrastructure in the PID at a cost of \$2,059,524.31. For 2019, the City levied and collected \$35,778.47 of assessments on the buildings within the PID and deducted \$400.00 as costs of collection and paid the remainder to Mike as a credit against the amount owed.

3. Each year, the county requests the assessment roll to be submitted before June 30<sup>th</sup>. Our office will contact Mike and get an update on the construction of any new buildings within the PID and whether such new construction has triggered assessments being levied on additional property within the PID. In any case, each year we will update the assessment roll and the SAP to reflect what, if any, new construction has occurred and forward the updated assessment roll to the county in June and the SAP to the city council for approval during August of each year. If there is new construction within the PID that triggers assessments on additional property, the updated SAP will reflect the tax id number of the new construction, and the assessment to be levied on the new construction.

4. At such time as the 2020 assessments are paid into the City (March, 2021), the City should deduct its costs relative to collecting the assessments and pay the remainder to Mike against the outstanding balance. This will continue each year until all of the land is improved in the PID (and the assessments paid on each building) or until Mike is paid in full.

**MINUTES AND CERTIFICATION FOR ORDINANCE**

THE STATE OF TEXAS           §  
  §  
COUNTY OF MONTGOMERY    §

I, the undersigned City Secretary of the City of Montgomery, Texas (the "City"), do hereby certify as follows:

- 1. The City Council for the City convened in a special meeting on the \_\_\_\_ day of August, 2020 in the regular meeting place of the City Council at 101 Old Plantersville Road, Montgomery, Texas, and the roll was called of the duly constituted officials and members of said Council, to wit:

Sara Countryman	Mayor
T.J. Wilkerson	Mayor Pro Tem
Rebecca Huss	Councilmember
Tom Cronin	Councilmember
Kevin Lacy	Councilmember
Randy Burleigh	Councilmember

and all of said persons were present, except \_\_\_\_\_, thus constituting a quorum. Whereupon, among other business, the following was transacted at said meeting:

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

was duly introduced for the consideration of said City Council and read in full. It was then duly moved and seconded that said Ordinance be adopted; and, after due discussion, said motion, carrying with it the adoption of said Ordinance, prevailed and carried by the following vote:

AYES:                           —  
NOES:                           —  
ABSTENTIONS:               —

- 2. That a true, full and correct copy of the aforesaid Ordinance adopted at the meeting described in the above and foregoing paragraph is attached to and follows this certificate; that said Ordinance has been duly recorded in said City Council's minutes of said meeting pertaining to the adoption of said Ordinance; that the above and foregoing paragraph is a true, full and correct excerpt from said City Council's minutes of said meeting pertaining to the adoption of said Ordinance; that the persons named in the above and foregoing paragraph are the duly chosen, qualified and acting officers and members of said City Council as indicated therein; that each of the officers and members of said City Council was duly and sufficiently notified officially and personally, in advance, of the date, hour, place and purpose of the aforesaid meeting, and that said Ordinance would be introduced and considered for adoption at said meeting; and each of said officers and members consented, in advance, to the holding of said meeting for such purpose; that said meeting was open to the public as required by law; and that public notice of the date, hour, place, and subject of said meeting was given as required by Chapter 551, Texas Government Code.

SIGNED AND SEALED on the \_\_\_\_ day of August, 2020.

\_\_\_\_\_  
Susan Hensley, City Secretary  
Montgomery, Texas

(Seal)



ORDINANCE NO. \_\_\_\_\_

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

WHEREAS, on September 30, 2014, Resolution No. 2014-2 was adopted by a majority of the members of the governing body of the City of Montgomery (the "Municipality") authorized the creation of City of Montgomery Public Improvement District No. 1 ("P.I.D. No. 1"), a public improvement district established pursuant to the Public Improvement District Act, Chapter 372, Texas Local Government Code, as amended (the "Act"); and in accordance with its finding as to the advisability of improvement projects and services within P.I.D. No. 1; and

WHEREAS, by Resolution No. 2015-03, effectively dated the 24<sup>th</sup> day of February, 2015, the governing body of the Municipality directed that the Proposed Assessment Roll be filed with the Secretary of the governing body of the Municipality for public inspection as required by the Act, directed that a hearing to be held on the 24th day of March, 2015, at 6:00 p.m. at which the governing body of the Municipality would consider approving the Service/Assessment Plan and the Assessment Roll of P.I.D. No. 1, respectively, and assessing assessments payable at the time and at the rate and in the amount proposed in the Service/Assessment Plan against each parcel of property in P.I.D. No. 1, as set forth in the Assessment Roll, and directed the Secretary of the governing body of the Municipality to give notice of the hearing in the manner required by the Act;

WHEREAS, the governing body of the Municipality conducted the hearing at 6:00 p.m. on the 24th day of March, 2015, at which all persons who appeared, or requested to appear, in person or by their attorney, were given the opportunity to contend for or contest the Service/Assessment Plan, the Assessment Roll, and each proposed assessment, and offer testimony pertinent to any issue presented on the amount of the assessment, purpose of the assessment, special benefit of the assessment, and the penalties and interest on annual installments and on delinquent annual installments of the assessment;

WHEREAS, several persons appeared in support of the Service/Assessment Plan, and the levy of assessments as proposed in the Assessment Roll, including a representative of the owner of all the land located within P.I.D. No. 1;

WHEREAS, based on the evidence, information, and testimony provided to the City Council, the City Council found and determined that the Assessed Property would be specially benefited by the public improvement projects approved by the City Council and identified as the "Authorized Improvements" as set forth in the Service and Assessment Plan;

WHEREAS, based on the evidence, information, and testimony provided to the City Council, the City Council found and determined: (i) that the method of apportioning the cost of the Authorized Improvements against the Assessed Property and the real and true owners thereof as set forth in the Service and Assessment Plan is just and equitable; (ii) that such method of apportioning the cost would produce substantial equality considering the benefits to be received by and the burdens imposed on the Assessed Property; and (iii) that the assessments levied and charges declared against the Assessed Property and the real and true owners thereof as set forth in the Service and Assessment Plan are just and equitable; and

WHEREAS, after closing the public hearing on March 24, 2015, and after considering all evidence, information, and testimony provided to the City Council, and taking into consideration the fact that there were no written or oral objections to the proposed assessments, and further taking into consideration that the owners of 100% of the property liable for assessment consented to the proposed assessments, the governing body of the Municipality found and determined that the Service and Assessment Plan should be approved and the assessments should be levied as provided in the Assessment Roll;

WHEREAS, the governing body of the Municipality, after considering all evidence presented at the hearing, both written and documentary, and all written comments and statements filed with the Municipality, passed and adopted Ordinance No. 2015-02 approving the Service and Assessment Plan attached thereto;

WHEREAS, after the adoption of the Service and Assessment Plan, a portion of the property included within the boundaries of P.I.D. No. 1 has been developed and triggered the collection of the annual installment of the Assessments on 8.9425 acres;

WHEREAS, pursuant to the Act, the Municipality has caused the preparation of an annual update of the Service and Assessment Plan and the Assessment Roll (the "Annual Service Plan") for the purpose of determining the annual budget for improvements and for making updates to the Assessment Roll to reflect the installment of Assessments to be collected for 2020;

WHEREAS, the City has determined that the Annual Service Plan reflects the amount of the Annual Installment of the Assessments, previously levied pursuant to Ordinance No. 2015-02; and

WHEREAS, a written notice of the date, hour, place and subject to this meeting of the City Council was posted at a place convenient to the public for the time required by law preceding this meeting, as required by the Open Meetings Act, Chapter 551, Texas Government Code, as amended, and that this meeting has been open to the public as required by law at all times during which this Ordinance and the subject matter hereof has been discussed, considered, and formally acted upon.

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

Section 1. Terms.

Terms not otherwise defined herein are defined in the Annual Update to the Service and Assessment Plan attached hereto as Exhibit A (the "Annual Service Plan").

Section 2. Findings.

The findings and determinations set forth in the preambles are hereby incorporated by reference for all purposes. The governing body of the Municipality hereby finds, determines, and ordains, as follows:

(a) The Annual Service Plan should be approved;

(b) The Assessment Roll in the form attached as Appendix C to the Annual Service Plan (the "Assessment Roll") should be approved as the assessment roll for the P.I.D. No. 1 for the 2020 tax year; and

(c) The provisions of the Service and Assessment Plan relating to due and delinquency dates for the Assessments, interest on Annual Installments, interest and penalties on delinquent Assessments and delinquent Annual Installments of the Assessments, and procedures in connection with the imposition and collection of Assessments are now and shall remain in effect and are applicable to the collection of the Annual Installments identified in the Annual Service Plan.

Section 3. Assessment Plan.

The Annual Service Plan is hereby accepted and approved.

Section 4. Assessment Roll.

The Assessment Roll attached to the Annual Service Plan is hereby accepted and approved.

Section 5. Severability.

If any provision, section, subsection, sentence, clause, or phrase of this Ordinance, or the application of same to any person or set of circumstances is for any reason held to be unconstitutional, void, or invalid, the validity of the remaining portions of this Ordinance or the application to other persons or sets of circumstances shall not be affected thereby, it being the intent of the City Council that no portion hereof, or provision or regulation contained herein shall become inoperative or fail by reason of any unconstitutionality, voidness, or invalidity of any other portion hereof, and all provisions of this Ordinance are declared to be severable for that purpose.

Section 6. Effective Date.

This Ordinance shall take effect and become effective on upon passage and execution hereof.

PASSED, APPROVED, AND ADOPTED, this \_\_\_\_ day of August, 2020.

City of Montgomery

\_\_\_\_\_  
Mayor

Attest:

\_\_\_\_\_  
City Secretary

(SEAL)

**EXHIBIT A**  
**ANNUAL SERVICE PLAN**

**CITY OF MONTGOMERY**  
**PUBLIC IMPROVEMENT DISTRICT NO. 1**  
**SERVICE AND ASSESSMENT PLAN**

*As updated*  
8-\_\_\_\_-2020

CITY OF MONTGOMERY  
PUBLIC IMPROVEMENT DISTRICT NO. 1

SERVICE AND ASSESSMENT PLAN

Table of Contents

Section I	Plan Description and Defined Terms	3
Section II	Property Included in PID No. 1	7
Section III	Description of Authorized Improvements	8
Section IV	Service Plan	12
Section V	Assessment Plan	14
Section VI	Terms of the Assessments	18
Section VII	Assessment Roll	22
Section VIII	Miscellaneous Provisions	23

List of Appendixes

Appendix A	PID No. 1 Map
Appendix B	Estimated Costs of the Authorized Improvements
Appendix C	Assessment Roll

Section I  
PLAN DESCRIPTION AND DEFINED TERMS

A. Introduction

On September 30, 2014, the City of Montgomery City Council passed Resolution No. 2014-2 approving and authorizing the creation of City of Montgomery Public Improvement District No. 1 ("PID No. 1") to finance the costs of certain public improvements for the benefit of property in PID No. 1, all of which is located within the corporate limits of the City of Montgomery. This Service and Assessment Plan addresses the improvements to be provided for PID No. 1.

Chapter 372 of the Texas Local Government Code, "the Public Improvement Assessment Act" (as amended, the "PID Act"), governs the creation and operation of public improvement districts within the State of Texas. This Service and Assessment Plan has been prepared pursuant to Sections 372.013, 372.014, 372.015 and 372.016 of the PID Act. According to Section 372.013 of the PID Act, a service plan "must cover a period of at least five years and must also define the annual indebtedness and the projected costs for improvements. The plan shall be reviewed and updated annually for the purpose of determining the annual budget for improvements." The service plan is described in Section IV of this Service and Assessment Plan.

Section 372.014 of the PID Act states that "an assessment plan must be included in the annual service plan." The assessment plan is described in Section V of this Service and Assessment Plan.

Section 372.015 of the PID Act states that "the governing body of the municipality or county shall apportion the cost of an improvement to be assessed against property in an improvement district." The method of assessing the PID Costs and apportionment of such costs to the property in the PID No. 1 are included in Section V of this Service and Assessment Plan.

Section 372.016 of the PID Act states that "after the total cost of an improvement is determined, the governing body of the municipality or county shall prepare a proposed assessment roll. The roll must state the assessment against each parcel of land in the district, as determined by the method of assessment chosen by the municipality or county under this subchapter." The Assessment Roll for PID No. 1 is included as Appendix C of this Service and Assessment Plan. The Assessments as shown on the Assessment Roll are based on the method of assessment and apportionment of costs described in Section V of this Service and Assessment Plan.

Contemporaneously herewith, the City and Developer have entered into that certain Facilities and Creation Cost Reimbursement Agreement, dated March 24, 2015 (the "PID Reimbursement Agreement"). The PID Reimbursement Agreement contains a more detailed description of many of the concepts addressed in this Service and Assessment Plan, therefore, the two documents should be read as a whole in order to have a more complete understanding of the terms addressed in each of the agreements.

B. Definitions Capitalized terms used herein shall have the meanings ascribed to them as follows:

**"Administrator"** means the employee or designee of the City who shall have the responsibilities provided for herein or in any other agreement approved by the City Council relative to PID No. 1.

**"Administrative Expenses"** mean the costs associated with or incident to the administration, organization, maintenance and operation of PID No. 1, including, but not limited to, the costs of: (i) creating and organizing PID No. 1, including conducting hearings, preparing notices and petitions, and all



costs incident thereto, engineering fees, legal fees and consultant fees, and (ii) the annual administrative, organization, maintenance, and operation costs and expenses associated with, or incident and allocable to, the administration, organization, maintenance and operation of PID No. 1 and the Authorized Improvements, including the cost of each Annual Service Update Plan. Amounts collected in conjunction with Annual Installments for Administrative Expenses and not expended for actual Administrative Expenses shall be carried forward and applied to reduce Administrative Expenses in subsequent years to avoid the over-collection of Administrative Expenses.

**"Annual Collection Costs"** mean the following actual or budgeted costs, as applicable, related to the annual collection costs of outstanding Assessments paid in installments, including the costs or anticipated costs of: (i) computing, levying, collecting and transmitting the Assessments (whether by the City, the Administrator or otherwise), (ii) the City and the Administrator in the discharge of their duties relative to PID No. 1, and (iii) the City in any way related to the collection of the Assessments in installments, including, without limitation, the administration of PID No. 1, maintaining the record of installments, payments and reallocations and/or cancellations of Assessments, including, without limitation, any associated legal expenses, the reasonable costs of other consultants and advisors and contingencies for such costs. Annual Collection Costs collected and not expended for actual Annual Collection Costs shall be carried forward and applied to reduce Annual Collection Costs in subsequent years to avoid the over-collection of Annual Collection Costs.

**"Annual Installment"** means, with respect to each Parcel, each annual payment of the Assessment, as shown on the Assessment Roll attached hereto as Appendix C or an Annual Service Plan Update, and calculated as provided in Section VI of this Service and Assessment Plan.

**"Annual Service Plan Update"** has the meaning set forth in the first paragraph of Section IV of this Service and Assessment Plan.

**"Assessed Property"** means the property on which Assessments have been imposed as shown in the Assessment Roll, as the Assessment Roll is updated each year by the Annual Service Plan Update. Assessed Property includes Parcels within PID No. 1 other than Non-Benefited Property.

**"Assessment"** means the assessment levied against Parcels within PID No. 1 imposed pursuant to the Assessment Ordinance and the provisions herein as shown on the Assessment Roll, subject to reallocation upon the subdivision of such Parcel or reduction according to the provisions herein and the PID Act. The Assessment for a Parcel consists of the Annual Installments to be collected in all years and includes the Assessments, interest on the Assessments, and Collection Costs pertaining to the Assessment.

**"Assessment Ordinance"** means the ordinance approved by the City Council to approve the imposition of the Assessments.

**"Assessment Revenues"** mean the revenues actually received by the City from Assessments.

**"Assessment Roll"** means the document included in this Service and Assessment Plan as Appendix C, as updated, modified or amended from time to time in accordance with the procedures set forth herein and in the PID Act.

**"Authorized Improvements"** mean those public improvements described in Appendix B of this Service and Assessment Plan and Section 372.003 of the PID Act which are constructed pursuant to the PID Reimbursement Agreement, which are to be undertaken for the benefit of property in PID No. I.

**"Authorized Improvement Costs"** mean the actual or budgeted costs, as applicable, of all or any portion of the Authorized Improvements, as shown in Appendix B.

**"Benefited Property"** means property within PID No. 1 that receives a benefit from the Authorized Improvements, which consists of all Parcels within PID No. 1 other than Non-Benefited Property. Benefited Property is identified on the map of PID No. 1 included in Appendix A, with a list of Parcels of Benefited Property included in Appendix C.

**"City"** means the City of Montgomery, Texas.

**"City Council"** means the duly elected governing body of the City.

**"Delinquent Collection Costs"** mean interest, penalties and expenses incurred or imposed with respect to any delinquent Annual Installments of an Assessment in accordance with §372.018(b) of the PID Act and the costs related to pursuing collection of a delinquent Assessment and foreclosing the lien against the Assessed Property, including attorneys' fees.

**"Developer"** means collectively, Ogorchock Investments, L.P., a Texas limited partnership and Ogorchock ATH, LLC .

**"Non-Benefited Property"** means Parcels within the boundaries of PID No. 1 that accrue no special benefit from the Authorized Improvements, including Owner Association Property, Public Property and easements that create an exclusive use for a public utility provider. Property identified as Non-Benefited Property at the time the Assessments (i) are imposed or (ii) are reallocated pursuant to a subdivision of a Parcel is not assessed. Assessed Property converted to Non-Benefited Property, if the Assessments may not be reallocated pursuant to the provisions herein remains subject to the Assessments and requires the Assessments to be prepaid as provided for in Section VI. C. 2.

**"Owner Association Property"** means property within the boundaries of PID No. 1 that is owned by or irrevocably offered for dedication to, whether in fee simple or through an exclusive use easement, a property owners' association.

**"Parcel"** or **"Parcels"** means a parcel or parcels within PID No. 1 identified by either a tax map identification number assigned by the Montgomery County Appraisal District for real property tax purposes or by lot and block number in a final subdivision plat recorded in the real property records of Montgomery County.

**"PID Act"** means Texas Local Government Code Chapter 372, Public Improvement Assessment Act, Subchapter A, Public Improvement Districts, as amended.

**"PID No. 1"** means City of Montgomery Public Improvement District No. 1.

**"PID Costs"** mean the portion of the Authorized Improvement Costs to be funded by PID No. 1 as explained in Section III.

**"Public Property"** means property within the boundaries of PID No. 1 that is owned by or irrevocably offered for dedication to the federal government, the State of Texas, the City, a school district, a public utility provider or any other public agency, whether in fee simple or through an exclusive use easement.

**"Service and Assessment Plan"** means this Service and Assessment Plan prepared for PID No. 1 pursuant to the PID Act.

**"Trigger Date"** means with respect to an unimproved parcel, the date (i) the parcel is final platted, (ii) one or more permanent commercial structures are constructed thereon, and (iii) the city has issued a certificate of occupancy for such completed permanent structure(s); however, such date shall not be prior to September 1, 2018.

Section II  
PROPERTY INCLUDED IN THE PID

PID No. 1 is located within the corporate limits of the City of Montgomery, Texas and contains approximately 86.814 acres of land. A map of the property within PID No. 1 is shown on Appendix A to this Service and Assessment Plan. The property within PID No. 1 is proposed to be developed with warehouses or office warehouses.

Table II-A  
Proposed Commercial Development

Description	No. of Platted/Improved Acres
Various Commercial Reserves	72

The current Parcels in PID No. I are shown on the Assessment Roll and the map included as Appendix A.

The estimated number of Platted/Improved Acres at the build-out of PID No. 1 is estimated to be as follows:

72 net acres of commercial reserves (excluding road right-of-way).

Section III  
DESCRIPTION OF THE AUTHORIZED IMPROVEMENTS

Section 372.003 of the PID Act defines the improvements that may be undertaken by a municipality or county through the establishment of a public improvement district, as follows:

372.003. Authorized Improvements

- (a) If the governing body of a municipality or county finds that it promotes the interests of the municipality or county, the governing body may undertake an improvement project that confers a special benefit on a definable part of the municipality or county or the municipality's extraterritorial jurisdiction. A project may be undertaken in the municipality or county or the municipality's extraterritorial jurisdiction.
  
- (b) A public improvement may include:
  - (i) landscaping;
  - (ii) erection of fountains, distinctive lighting, and signs;
  - (iii) acquiring, constructing, improving, widening, narrowing, closing, or rerouting of

- sidewalks or of streets, any other roadways, or their rights-of way;
- (iv) construction or improvement of pedestrian malls;
  - (v) acquisition and installation of pieces of art;
  - (vi) acquisition, construction, or improvement of libraries;
  - (vii) acquisition, construction, or improvement of off-street parking facilities;
  - (viii) acquisition, construction, improvement, or rerouting of mass transportation facilities;
  - (ix) acquisition, construction, or improvement of water, wastewater, or drainage facilities or improvements;
  - (x) the establishment or improvement of parks;
  - (xi) projects similar to those listed in Subdivisions (i)-(x);
  - (xii) acquisition, by purchase or otherwise, of real property in connection with an authorized improvement;
  - (xiii) special supplemental services for improvement and promotion of the district, including services relating to advertising, promotion, health and sanitation, water and wastewater, public safety, security, business recruitment, development, recreation, and cultural enhancement; and
  - (xiv) payment of expenses incurred in the establishment, administration and operation of the district.

After analyzing the public improvement projects authorized by the PID Act, the City has determined that the Authorized Improvements as described in Appendix B and shown on the diagram included as Appendix C should be undertaken by the City for the benefit of the property within PID No. 1. The estimated Authorized Improvement Costs are shown by Table III-A.

Table III-A  
Estimated Authorized Improvement Costs

Authorized Improvements	Total PID No. 1 Estimated Cost
Improvements	
Roadway improvements	\$2,766,910
Water distribution system improvements	421,150
Storm sewer collection system improvements	132,487
Wastewater collection system improvements	563,752
Engineering, surveying	440,319
Soft costs including city, professional and miscellaneous fees	119,200
FM 1097 widening, striping, TxDot	131,528

General contingency	355,505
Subtotal:	<u>4,930,851</u>
Estimated PID Creation Costs	\$50,000
<b>Total Estimated Authorized Improvement Costs</b>	<b><u>\$4,980,851</u></b>

The costs shown in Table III-A are current estimates and may be revised in Annual Service Plan Updates.

The Authorized Improvements include on-site improvements and limited off-site improvements.

**On-site Improvements**

The on-site roadway improvements include:

Summit Park Drive and other internal streets – The project consists of construction approximately 4,900 linear feet of 24’ wide concrete streets (8” concrete) with 6’ shoulders (6” concrete) on each side within a dedicated street right-of-way inside PID No. 1.

The on-site water distribution system improvements consist of approximately 8,400 linear feet of 12-inch water line within the proposed street right-of-ways and easements within PID No. 1. The water lines will connect to an existing City of Montgomery main along the south side of FM 109.

The on-site storm sewer collection system improvements include

The onsite storm sewer collection systems include approximately 4,900 linear feet of ditch cut in within the proposed street right-of-way inside PID No. 1 to direct flow to the existing creeks within the development.

The on-site wastewater collection system improvements consist of approximately 5,000 linear feet of 8-inch wastewater lines within the proposed street right-of-ways within PID No. 1. A portion of these lines will connect to a proposed lift station using approximately 650’ linear feet of 4” force main to pump the wastewater to a proposed sanitary main. All proposed lines will ultimately connect to an existing main on the south side of FM 1097.

**Off-site Improvements**

The offsite roadway improvements include a portion of FM 1097 being re-striped for a turn lane to allow safe access into the proposed Summit Park Drive.

Additional details of the Authorized Improvements are shown in Appendix B attached to this Service and Assessment Plan.

Table III-B shows the allocation of the Authorized Improvements costs to PID No. 1.

Table III-B  
Allocation of the Authorized Improvement Costs

Authorized Improvements	Total Estimated Cost	Percentage Allocated	Total PID No. 1 Estimated Cost
Improvements benefiting PID No.1			
Roadway improvements		100%	\$2,766,910
Water distribution system improvements		100%	421,150
Storm sewer collection system improvements		100%	132,487
Wastewater collection system improvements		100%	563,752
Engineering, surveying		100%	440,319
Soft costs including city, professional and miscellaneous fees		100%	119,200
FM 1097 widening, striping, TxDot		100%	131,528
General contingency		100%	355,505
Subtotal:			4,930,851
 Estimated PID Creation Costs		 100%	 50,000
<b>Total Estimated Authorized Improvement Costs</b>			<b>\$4,980,851</b>

The costs shown in Tables III-A and III-B are estimates and may be revised in Annual Service Plan Updates. The detailed costs of the Authorized Improvements are shown in Appendix B to this Service and Assessment Plan. Savings from one line item may be applied to a cost increase in another line item. These savings may be applied only to increases in costs of the Authorized Improvements.

Section IV  
SERVICE PLAN

A. Sources and Uses of Funds

The PID Act requires a service plan to cover a period of at least five years. The service plan is required to define the annual projected costs and indebtedness for the Authorized Improvements undertaken within PID No. 1. As of the date of this Service and Assessment Plan approximately 15% of the Authorized Improvements have been constructed and funded by the Developer. PID No. 1 will not directly fund any of the Authorized Improvements. Instead, in accordance with the PID Reimbursement Agreement the Developer will construct the Authorized Improvements and the City will reimburse the Developer solely from the net proceeds of the Assessments. The plan shall be reviewed and updated annually for the purpose of determining the annual budget for the Authorized Improvements. The annual update to this Service and Assessment Plan is herein referred to as the "Annual Service Plan Update."

Table IV-A shows the sources.

Table IV-A  
Sources and Uses of Funds

<u>Sources of Funds:</u>			
	Reimbursed by the PID	Not Reimbursed by the PID	Total
Funded By Developer:	\$3,000,000	\$1,980,851	\$4,980,851
<u>Uses of Funds:</u>			
Construction Costs:	\$2,950,000	\$1,980,851	
Creation Costs:			
Costs paid by Developer:	\$50,000	\$0	
Total:			\$4,980,851

This sources and uses of funds table is subject to revision and the actual sources and uses of funds for any line item may be different than shown above. The sources and uses of funds shown in Table 1V-A shall be updated each year in the Annual Service Plan Update to reflect any budget revisions or actual costs of the Authorized Improvements.

B. Annual Costs and Indebtedness

The annual projected costs and annual projected indebtedness is shown by Table 1V-B. The annual projected costs and indebtedness is subject to revision and shall be updated each year in the Annual Service Plan Update to reflect any changes in the PID Costs expected for each year and the cumulative amounts owed to the Developer. Notwithstanding the preceding, the Developer shall be reimbursed solely from the net proceeds (after payment of all costs of the City) of the Assessments which will be significantly less than total projected costs of the Authorized Improvements.

Table IV-B  
Annual Projected Costs and Indebtedness

Year	Annual Projected Costs
2015	\$2,054,355
2016	
2017	
2018	
2019	\$990,964
2020	
2021	\$1,953,442
2022	
2023	
Total	\$4,998,761

*[Remainder of page left intentionally blank]*

Section V  
ASSESSMENT PLAN

A. Introduction

The PID Act requires the City Council to apportion the PID Costs on the basis of special benefits conferred upon the property because of the Authorized Improvements. The PID Act provides that the PID Costs may be assessed: (i) equally per front foot or square foot; (ii) according to the value of the property as determined by the governing body, with or without regard to improvements on the property; or (iii) in any other manner that results in imposing equal shares of the cost on property similarly benefited. The PID Act further provides that the governing body may establish by ordinance or order reasonable classifications and formulas for the apportionment of the cost between the municipality and the area to be assessed and the methods of assessing the special benefits for various classes of improvements. Section V of this Service and Assessment Plan describes the special benefit received by each Parcel of Assessed Property as a result of the Authorized Improvements, provides the basis and justification for the determination that this special benefit exceeds the amount of the Assessments, and establishes the methodology by which the City Council allocates the special benefit of the Authorized Improvements to Parcels in a manner that results in equal shares of the PID Costs being apportioned to Parcels similarly benefited. The determination by the City Council of the assessment methodology set forth below is the result of the discretionary exercise by the City Council of its legislative authority and governmental powers and is conclusive and binding on the Developer and all future owners within the Assessed Property.

B. Special Benefit

Benefited Property receives a benefit from the Authorized Improvements. Among the Benefited Property, the Assessed Property will receive a direct and special benefit from the Authorized Improvements, and this benefit will be equal to or greater than the amount of the Assessments. The Authorized Improvements (more particularly described in line-item format on Appendix B to this Service and Assessment Plan) and the costs incurred in the establishment, administration, and operation of the PID No. 1 shown in Table IV-A are authorized by the Act. These improvements are provided specifically for the benefit of the Assessed Property.

The owners of all of the Assessed Property has acknowledged and agreed to the determinations and findings as to benefits by the City Council in the Service and Assessment Plan and the Assessment Ordinance, specifically including the special benefit conferred on the Assessed Property by the Authorized Improvements, as well as any other terms and provisions within these documents, and has, therefore, consented to the imposition of the Assessments to pay the PID Costs. The owners are acting in their own interests in consenting to this imposition, because the special benefit conferred upon the Assessed Property by the Authorized Improvements exceeds the amount of the Assessments.

The public improvements provide a special benefit to the Assessed Property as a result of the close proximity of these improvements to the Assessed Property and the specific purpose of these improvements of providing infrastructure for the Assessed Property. In other words, the Assessed Property could not be used in the manner proposed without the construction of the



Authorized Improvements. The Authorized Improvements are being provided specifically to meet the needs of the Assessed Property as required for the proposed use of the property.

The Assessments are being levied to provide the Authorized Improvements, which are required for the highest and best use of the Assessed Property (i.e., the use of the property that is most valuable, including any costs associated with that use). Highest and best use can be defined as "the reasonably probable and legal use of property, which is physically possible, appropriately supported, financially feasible, and that results in the highest value." (*Dictionary of Real Estate Appraisal, Third Edition.*) The Authorized Improvements are expected to be required for the proposed use of the Assessed Property to be physically possible, appropriately supported, financially feasible, and maximally productive.

The Developer has evaluated the potential use of the property and has determined that the highest and best use of the property is the use intended and the legal use for the property as described in Section II of this Service and Assessment Plan. The use of the Assessed Property as described herein will require the construction of the Authorized Improvements.

Funding of the PID Costs by the Developer and reimbursement of the Developer by PID No. 1 is determined to be the most beneficial means of providing for the Authorized Improvements. Since the Authorized Improvements are required for the highest and best use of the Assessed Property, and PID No. 1 provides the most beneficial means of providing the Authorized Improvements, the Assessments result in a special benefit to the Assessed Property, and this special benefit exceeds the amount of the Assessments. This conclusion is based on and supported by the evidence, information, and testimony provided to the City Council.

In summary, the Assessments result in a special benefit to the Assessed Property for the following reasons:

1. The Authorized Improvements are being provided specifically for the use of the Assessed Property, are necessary for the proposed best use of the property and provide a special benefit to the Assessed Property as a result;
2. The Developer has consented to the imposition of the Assessments for the purpose of providing the Authorized Improvements and the Developer is acting in its interest by consenting to this imposition;
3. The Authorized Improvements are required for the highest and best use of the property;
4. The highest and best use of the Assessed Property is the use of the Assessed Property that is most valuable (including any costs associated with the use of the Assessed Property);
5. Financing of the PID Costs by PID No. 1 is determined to be the most beneficial means of providing for the Authorized Improvements; and,
6. As a result, the special benefits to the Assessed Property from the Authorized Improvements will be equal to or greater than the Assessments.

C. Assessment Methodology

1. The PID Costs may be assessed by the City Council against the Assessed Property so long as the special benefit conferred upon the Assessed Property by the Authorized Improvements equals or exceeds the Assessments. The PID Costs may be assessed using any methodology that results in the imposition of equal shares of the PID Costs on Assessed Property similarly benefited.
2. For purposes of this Service and Assessment Plan, the City Council has determined that the PID Costs shall be allocated to the Assessed Property equally on the basis of \$41,666.66 per acre of platted acreage that encompasses a completed permanent structure for which the City has issued a Certificate of Occupancy and that such method of allocation will result in the imposition of equal shares of the PID Costs to Parcels similarly benefited.
3. Having taken into consideration the matters described above, the City Council has determined that allocating the PID Costs among Parcels based on improved acreage containing a completed permanent structure for which the City has issued a certificate of occupancy. Accordingly, Assessments are allocated to each Parcel of Assessed Property on the basis of it being fully developed, a final plot has been recorded, commercial structure(s) have been completed and a certificate of occupancy has been issued.
4. The following table (Table V-A) shows the calculation of the Assessment per acre. There are a total of 72 acres expected to be developed and improved on the Assessed Property. The total Assessments, which represent the aggregate sum of the total Annual Installments, are equal to \$3,000,000 as shown in Table IV-C. As a result the Assessment per acre is \$41,666.66 as shown in Table V-A below.

TABLE V-A  
Assessment per Improved Acre

<u>Description</u>	<u>Assessments</u>
Total Amount	\$3,000,000.00
Estimated total acreage	72
Assessment per acre	\$41,666.66

Table V-B in the following page shows the estimated Annual Installment per acre from the Trigger Date through the fifteen (15) year amortization of the Assessment.

*[Remainder of page left intentionally blank]*

**TABLE V-B**  
**Annual Installment per Improved Acre from Trigger Date\***

<b>Year</b>	<b>Principal</b>	<b>Interest</b>	<b>Total Payment</b>	<b>Plus Administrative Expenses **</b>
1	1,790.12	2,500.00	4,290.12	\$50.00
2	1,897.52	2,392.59	4,290.12	\$50.00
3	2,011.37	2,278.74	4,290.12	\$50.00
4	2,132.06	2,158.06	4,290.12	
5	2,259.98	2,030.14	4,290.12	
6	2,395.58	1,894.54	4,290.12	
7	2,539.31	1,750.80	4,290.12	
8	2,691.67	1,598.44	4,290.12	
9	2,853.17	1,436.94	4,290.12	
10	3,024.36	1,265.75	4,290.12	
11	3,205.82	1,084.29	4,290.12	
12	3,398.17	891.94	4,290.12	
13	3,602.06	688.05	4,290.12	
14	3,818.19	471.93	4,290.12	
15	4,047.28	242.84	4,290.12	
<b>Total</b>	<b>41,666.66</b>	<b>22,685.05</b>	<b>64,351.80</b>	

\* The Assessment shall run from the Trigger Date and shall be amortized over fifteen annual payments including principal and interest at 6% per annum. In addition, each year the City shall charge an Administrative Expense of \$50.00 per Parcel of Assessed Property to reimburse the City for its Administrative Expenses. In the event such fee for Administrative Expense is not sufficient to reimburse the City for its Administrative Expenses, the City shall deduct such expenses from the monies otherwise to be paid to Developer. The first year of the Assessment shall be levied in 2018, and shall be included in the 2018 tax bills.

\*\* To be determined based on number of Parcels included as Assessed Property.

*[Remainder of page left intentionally blank]*

Section VI  
TERMS OF THE ASSESSMENTS

A. Amount of Assessments

The Assessment for each Parcel is shown on the Assessment Roll, and no Assessment shall be changed except as authorized by this Service and Assessment Plan (including the Annual Service Plan Updates) and the PID Act. The Assessments shall not exceed the amount required to repay the Developer including interest and Collection Costs.

B. Reallocation of Assessments

1. Subdivision

Upon the subdivision of any Parcel, the Assessment for the Parcel prior to the subdivision shall be reallocated among the new subdivided Parcels according to the following formula:

$$A = B \times (C \pm D)$$

Where the terms have the following meanings:

A = the Assessment for each new subdivided Parcel

B = the Assessment for the Parcel prior to subdivision

C = the estimated number of units to be built on each newly subdivided Parcel

D = the sum of the estimated number of units to be built on all of the new subdivided Parcels

The calculation of the estimated number of units to be built on a Parcel shall be performed by the Administrator and confirmed by the City Council based on the information available regarding the use of the Parcel. The estimate as confirmed shall be conclusive. The number of units to be built on a Parcel may be estimated by net land area and reasonable density ratios.

The sum of the Assessments for all newly subdivided Parcels shall equal the Assessment for the Parcel prior to subdivision. The calculation shall be made separately for each newly subdivided Parcel. The reallocation of an Assessment for a Parcel may not exceed the Assessment prior to the reallocation and to the extent the reallocation would exceed such amount, it shall be prepaid by such amount by the party requesting the subdivision of the Parcels. Any reallocation pursuant to this section shall be reflected in an Annual Service Plan Update approved by the City Council.

2. Consolidation

Upon the consolidation of two or more Parcels, the Assessment for the consolidated Parcel shall be the sum of the Assessments for the Parcels prior to consolidation. The reallocation of an Assessment for a Parcel may not exceed the Assessment prior to the reallocation and to the extent the reallocation would exceed such amount, it shall be prepaid by such amount by the party requesting the consolidation of the Parcels. Reallocation pursuant to this section shall be reflected in an Annual Service Plan Update approved by the City Council.

C. Mandatory Prepayment of Assessments

1. If at any time the Assessment on a Parcel exceeds the Maximum Assessment per

Commercial Unit calculated for the Parcel as a result of any reallocation of an Assessment authorized by this Service and Assessment Plan and initiated by the owner of the Parcel, then such owner shall pay to the City prior to the recordation of the document subdividing the Parcel the amount calculated by the Administrator by which the Assessment for the Parcel exceeds the Maximum Assessment per Commercial Unit for the Parcel. The City shall not approve the recordation of a plat or other document subdividing a Parcel without a letter from the Administrator either (a) confirming that the Assessment for any new Parcel created by the subdivision will not exceed the Maximum Assessment per Unit for each Parcel, or (b) confirming the payment of the Assessments, plus all Prepayment Costs, as provided for herein.

2. If a Parcel subject to Assessments is transferred to a party that is exempt from the payment of the Assessment under applicable law, or if an owner causes a Parcel subject to Assessments to become Non-Benefited Property, the owner of such Parcel shall pay to the City the full amount of the Assessment on such Parcel, prior to any such transfer or act.
3. The payments required above shall be treated the same as any Assessment that is due and owing under the Act, the Assessment Ordinance, and this Service and Assessment Plan, including the same lien priority, penalties, procedures, and foreclosure specified by the Act.

D. Reduction of Assessments

1. If after all Authorized Improvements have been completed, the total Authorized Improvement Costs is less than the total Assessments, then the Assessments and Annual Installments for each Parcel shall be reduced by an equal percentage such that the sum of the resulting reduced Assessments and Annual Installments for all Parcels equals the amount required to repay the Authorized Improvement Costs and interest thereon, and Collection Costs. The Assessment for each Parcel shall be reduced by an equal percentage such that the sum of the resulting reduced monies owed Developer is equal to the outstanding principal amount of the Assessments.
2. If all the Authorized Improvements are not undertaken, resulting in the total amount owed Developer being less than the total amount of Assessments, then the Assessments and Annual Installments for each Parcel shall be appropriately reduced by the City Council to reflect only the amounts required to repay Developer, including interest and Collection Costs. The City Council may reduce the Assessments and the Annual Installments for each Parcel (i) in an amount that represents the Authorized Improvements provided for each Parcel, or (ii) by an equal percentage, if determined by the City Council to be the most fair and practical means of reducing the Assessments for each Parcel, such that the sum of the resulting reduced Assessments equals the amount required to repay the Developer, including interest and Collection Costs. The Assessment for each Parcel shall be reduced pro rata to the reduction in the Assessments for each Parcel such that the sum of the resulting reduced Assessments is equal to the outstanding principal amount owed Developer.

E. Payment of Assessments

1. Payment in Full

- (a) The Assessment for any Parcel may be paid in full at any time.
- (b) If an Annual Installment has been billed prior to payment in full of an Assessment, the Annual Installment shall be due and payable and shall be credited against the payment-in-full amount.
- (c) Upon payment in full of the Assessment, the City shall deposit the payment in accordance with the applicable governing document; whereupon, the Assessment shall be reduced to zero, and the owner's obligation to pay the Assessment and Annual Installments thereof shall automatically terminate.
- (d) At the option of the owner, the Assessment on any Parcel may be paid in part. Upon the payment of such amounts for a Parcel, the Assessment for the Parcel shall be reduced, the Assessment Roll shall be updated to reflect such partial payment, and the obligation to pay the Annual Installment for such Parcel shall be reduced to the extent the partial payment is made.

## 2. Payment in Annual Installments

The Act provides that an Assessment for a Parcel may be paid in full at any time. If not paid in full, the Act authorizes the City to collect interest and Collection Costs in Annual Installments. An Assessment for a Parcel that is not paid in full will be collected in Annual Installments each year in the amounts shown in the Assessment Roll, as updated as provided for herein, which include interest and Annual Collection Costs. Payment of the Annual Installments shall commence with tax bills mailed.

Each Assessment shall be paid with interest of no more than six percent per annum. The Assessment Roll sets forth for each year the Annual Installment for each Parcel based on an estimated interest rate of 6% and additional interest at the rate of 0.5% for administrative expenses. Furthermore, the Annual Installments may not exceed the amounts shown on the Assessment Roll.

### F. Collection of Annual Installments

No less frequently than annually, the Administrator shall prepare, and the City Council shall approve, an Annual Service Plan Update to allow for the billing and collection of Annual Installments. Each Annual Service Plan Update shall include an updated Assessment Roll and a calculation of the Annual Installment for each Parcel. Annual Collection Costs shall be allocated among Parcels in proportion to the amount of the Annual Installments for the Parcels. Each Annual Installment shall be reduced by any credits applied, such as interest earnings on any account balances, and any other funds available to the City for such purpose. Annual Installments shall be collected by the City in the same manner and at the same time as ad valorem taxes and shall be subject to the same penalties, procedures, and foreclosure sale in case of delinquencies as are provided for ad valorem taxes of the City. The City Council may provide for other means of collecting the Annual Installments to the extent permitted under the PID Act. The Assessments shall have lien priority as specified in the Act.

Any sale of property for nonpayment of the Annual Installments shall be subject to the lien established for the remaining unpaid Annual Installments against such property and such property may again be sold at a judicial foreclosure sale if the purchaser thereof fails to make timely payment of the non-

delinquent Annual Installments against such property as they become due and payable.

## Section VII THE ASSESSMENT ROLL

Appendix C identifies each Parcel within PID No. 1, the Benefited Property, the Assessed Property and Non-Benefitted Property. The Assessment Roll includes each Parcel of Assessed Property, the Assessment imposed on each Parcel, the Assessments, and the Annual Installments to be paid each year for each Parcel if the Assessment is not paid in full for any Parcel. The Assessment on each Parcel is based on the number of units expected to be built on each Parcel, and the Assessment per unit results, as explained herein.

Each Parcel of Assessed Property has been evaluated by the City Council (based on the developable area, proposed Owner Association Property and Public Property, best and highest use of the property, and other development factors deemed relevant by the City Council) to determine, the number of dwelling units anticipated to be developed on a Parcel. Each dwelling unit is then multiplied by the Assessment per unit set forth in Table V-B of this Service and Assessment Plan, and the total of such amounts for all dwelling units for the Parcel shall constitute the "Assessment" for the Parcel as set forth on the Assessment Roll. The Assessment Roll shall be updated upon the preparation of each Annual Service Plan Update to reflect, for each Parcel, subdivisions, consolidations, prepayments, and reductions authorized by this Service and Assessment Plan.

The Administrator shall prepare, and the City Council shall review and approve, annual updates to the Assessment Roll as the Annual Service Plan Update to reflect the following matters, together with any other changes helpful to the Administrator or the City and permitted by the Act: (i) the identification of each Parcel as Benefited Property, Assessed Property, and NonBenefitted Property; (ii) the Assessment for each Parcel, including any adjustments authorized by this Service and Assessment Plan or in the Act; (iii) the Assessment for each Parcel, including any adjustments authorized by this Service and Assessment Plan or in the Act; (iv) the Annual Installment for the Parcel •for the year (if the Assessment is payable in installments); and (v) payments of the Assessment, if any, as provided by Section VI.0 of this Service and Assessment Plan.

## Section VIII MISCELLANEOUS PROVISIONS

### A. Administrative Review

An owner of an Assessed Parcel claiming that a calculation error has been made in the Assessment Roll, including the calculation of the Annual Installment, shall send a written notice describing the error to the City not later than thirty (30) days after the date any amount which is alleged to be incorrect is due prior to seeking any other remedy. The Administrator shall promptly review the notice, and if necessary, meet with the Assessed Parcel owner, consider written and oral evidence regarding the alleged error and decide whether, in fact, such a calculation error occurred.

If the Administrator determines that a calculation error has been made and the Assessment Roll should be modified or changed in favor of the Assessed Parcel owner, such change or modification shall be presented to the City Council for approval, to the extent permitted by the Act. A cash refund may not be made for any amount previously paid by the Assessed Parcel owner (except for the final year during which the Annual Installment shall be collected or if it is determined there are sufficient funds to meet the expenses of the PID No. 1 for the current year), but an adjustment may be made in the amount of the

Annual Installment to be paid in the following year. The decision of the Administrator regarding a calculation error relating to the Assessment Roll may be appealed to the City Council. Any amendments made to the Assessment Roll pursuant to calculation errors shall be made pursuant to the PID Act.

The decision of the Administrator, or if such decision is appealed to the City Council, the decision of the City Council, shall be conclusive as long as there is a reasonable basis for such determination. This procedure shall be exclusive and its exhaustion by any property owner shall be a condition precedent to any other appeal or legal action by such owner.

B. Termination of Assessments

Each Assessment shall be extinguished on the date the Assessment is paid in full, including unpaid Annual Installments and Delinquent Collection Costs, if any. After the extinguishment of an Assessment and the collection of any delinquent Annual Installments and Delinquent Collection Costs, the City shall provide the owner of the affected Parcel a recordable "Notice of Cancellation of PID No. 1 Assessment."

C. Amendments

The City Council reserves the right to the extent permitted by the Act to amend this Service and Assessment Plan without notice under the Act and without notice to property owners of Parcels: (i) to correct mistakes and clerical errors; (ii) to clarify ambiguities; and (iii) to provide procedures for the collection and enforcement of Assessments, Collection Costs, and other charges imposed by the Service and Assessment Plan.

D. Administration and Interpretation of Provisions

The City Council shall administer PID No. 1, this Service and Assessment Plan, and all Annual Service Plan Updates consistent with the PID Act, and shall make all interpretations and determinations related to the application of this Service and Assessment Plan unless stated otherwise herein, such determination shall be conclusive.

E. Severability

If any provision, section, subsection, sentence, clause or phrase of this Service and Assessment Plan or the application of same to an Assessed Parcel or any person or set of circumstances is for any reason held to be unconstitutional, void or invalid, the validity of the remaining portions of this Service and Assessment Plan or the application to other persons or sets of circumstances shall not be affected thereby, it being the intent of the City Council in adopting this Service and Assessment Plan that no part hereof or provision or regulation contained herein shall become inoperative or fail by reason of any unconstitutionality, voidness or invalidity of any other part hereof, and all provisions of this Service and Assessment Plan are declared to be severable for that purpose.

If any provision of this Service and Assessment Plan is determined by a court to be unenforceable, the unenforceable provision shall be deleted from this Service and Assessment Plan and the unenforceable provision shall, to the extent possible, be rewritten to be enforceable and to give effect to the intent of the City.



Appendix A

MAP OF PID No. 1

Appendix B

ESTIMATED COSTS OF AUTHORIZED IMPROVEMENTS

Appendix C

ASSESSMENT ROLL

<u>CURRENT PLATTED RESERVES:</u>	<u>ASSESSMENT</u>
Reserve A – 1.238 Acres	\$51,583.33
Reserve B – 2.262 Acres	\$94,249.98
Reserve C – 2.139 Acres	\$89,124.99
Reserve D – 4.221 Acres	\$175,874.97
Reserve E – 2.863 Acres	\$119,291.65
Reserve F – 5.346 Acres	\$222,749.96

Montgomery Summit Business Park, a subdivision of 21.227 acres recorded in Cabinet Z, Sheet Nos. 3061-3062 File No. 2014-095246 of the Map Records of Montgomery County.

Future platted reserves within the PID, which reserves will encompass approximately 56 acres. Assessment will run from Trigger Date on each platted reserve and be calculated based upon the acreage within the reserve.

2020 Annual Installment for Triggered Parcels

Quick Ref	Bdg #	Property ID	Address Line 1	Zip Code	Legal Description	Acres	PID Rate	Triggered Acres	City Admin. Fee	2020 Annual Installment
<b>R450269</b>	<b>B-1</b>	<b>7271-00-00200</b>	15349 SUMMIT BUSINESS PARK DR	77356	S727100 - Montgomery Summit Business Park, BLOCK 2, RES B (BLDG B-1 SUITE 101-104), ACRES 0.5655	0.5655	2426.06	0.5655	\$50.00	<b>\$2,476.06</b>
<b>R450271</b>	<b>D</b>	<b>7271-00-00400</b>	22394 FM 1097 W	77356	S727100 - Montgomery Summit Business Park, BLOCK 1, RES D, ACRES 4.221	4.221	18108.60	4.2210	\$50.00	<b>\$18,158.60</b>
<b>R450273</b>	<b>F-1</b>	<b>7271-00-00600</b>	15498 SUMMIT BUSINESS PARK DR	77356	S727100 - Montgomery Summit Business Park, BLOCK 1, RES F (BLDG F-1, SUITE 101-104), ACRES 0.696	0.696	2985.92	0.6960	\$50.00	<b>\$3,035.92</b>
<b>R471619</b>	<b>F-2</b>	<b>7271-00-00601</b>	15522 SUMMIT BUSINESS PARK DR	77356	S727100 - Montgomery Summit Business Park, BLOCK 1, RES F (BLDG F-2, SUITE 201-204), ACRES 0.696	0.696	2985.92	0.6960	\$50.00	<b>\$3,035.92</b>

R471620	F-3	7271-00-00602	15584 SUMMIT BUSINESS PARK DR	77356	S727100 - Montgomery Summit Business Park, BLOCK 1, RES F (BLDG F-3, SUITE 301- 303), ACRES 0.517	0.517	2217.99	0.5170	\$50.00	\$2,267.99
R471621	F-4	7271-00-00603	15636 SUMMIT BUSINESS PARK DR	77356	S727100 - Montgomery Summit Business Park, BLOCK 1, RES F (BLDG F-4, SUITE 401- 403), ACRES 0.517	0.517	2217.99	0.5170	\$50.00	\$2,267.99
R471622	F-5	7271-00-00604	15514 SUMMIT BUSINESS PARK DR	77356	S727100 - Montgomery Summit Business Park, BLOCK 1, RES F (BLDG F-5, SUITE 501- 503), ACRES 0.517	0.517	2217.99	0.5170	\$50.00	\$2,267.99
R471623	F-6	7271-00-00605	15556 SUMMIT BUSINESS PARK DR	77356	S727100 - Montgomery Summit Business Park, BLOCK 1, RES F (BLDG F-6, SUITE 601- 603), ACRES 0.517	0.517	2217.99	0.5170	\$50.00	\$2,267.99
R471625	F-8	7271-00-00607	15618 SUMMIT BUSINESS PARK DR	77356	S727100 - Montgomery Summit Business Park, BLOCK 1, RES F (BLDG F-8, SUITE 801- 804), ACRES 0.696	0.696	2985.92	0.696	\$50.00	\$3,035.92
						18.092	57569.12	8.9425	\$450.00	\$38,814.40
									<b>Total 2020 Assessm ent:</b>	<b>\$38,814.40</b>

Montgomery City Council  
**AGENDA REPORT**

<b>Meeting Date: August 25, 2020</b>	<b>Budgeted Amount: N/A</b>
<b>Prepared By: Richard Tramm</b>	<b>Exhibits: Resolution, Investment Policy and 2020 List of Authorized Brokers</b>

**Subject**

Consideration and possible action to adopt a Resolution related to the annual review of the City's Investment Policy.

**Description**

Attached are the Resolution, Amended Investment Policy (including Appointment of Investment Officer) and the updated List of Authorized Brokers for 2020 for your review. This is an item upon which City Council is required to act each year.

There is a change in Investment Officer, as noted in the attached Policy, where Ghia Lewis replaces Katherine Turner as one of the City's Investment Officers and the List of Authorized Brokers is updated.

The Investment Policy was provided by Municipal Accounts and was reviewed by the City Attorney.

**Recommendation**

Staff recommends adopting the Resolution as follows:

A RESOLUTION OF THE CITY OF MONTGOMERY, TEXAS AFFIRMING ITS ANNUAL REVIEW OF THE POLICY FOR INVESTMENT OF MUNICIPAL FUNDS AND THE INVESTMENT STRATEGIES CONTAINED THEREIN HAS BEEN CONDUCTED AS REQUIRED BY SECTION 2256.005(e) OF THE TEXAS GOVERNMENT CODE.

**Approved By**

City Administrator	Richard Tramm 	Date: 08/20/2020
--------------------	---	------------------

**RESOLUTION NO. \_\_\_\_\_**

A RESOLUTION OF THE CITY OF MONTGOMERY, TEXAS AFFIRMING ITS ANNUAL REVIEW OF THE POLICY FOR INVESTMENT OF MUNICIPAL FUNDS AND THE INVESTMENT STRATEGIES CONTAINED THEREIN HAS BEEN CONDUCTED AS REQUIRED BY SECTION 2256.005(e) OF THE TEXAS GOVERNMENT CODE.

**WHEREAS**, Chapter 226 of the Texas Government Code, commonly known as the Public Funds Investment Act (“Act”), requires the City Council of the City of Montgomery (“City”) to adopt a written policy governing the investment of its funds and funds under its control; and

**WHEREAS**, the Act requires the City to adopt written investment strategies (“Strategies”) for each fund group or group of funds under its control; and

**WHEREAS**, the City adopted a written investment policy (“Policy”) on October 25, 2005 that complies with the requirements of the Act; and

**WHEREAS**, the City’s Policy includes investment Strategies for each fund or group of funds under the City’s control; and

**WHEREAS**, the Act requires the City to review the Policy and Strategies on at least an annual basis and affirm through a Resolution that such review has occurred; and

**WHEREAS**, any changes to the Policy of the Strategies are required by the Act to be included in this Resolution.

**NOW, THEREFORE, BE IT RESOLVED BY THE CITY COUNCIL OF THE CITY OF MONTGOMERY, TEXAS THAT:**

**Section 1.** The City Council hereby affirms that it has reviewed the Policy and the Strategies attached, amending Section 2. Appointment of Investment Officer to add Ghia Lewis of Municipal Accounts; included and attached as Exhibit “A” ;

**Section 2.** The List of Authorized Brokers is attached as Exhibit “B”; and

**Section 3.** The Resolution shall take effect immediately from and after its adoption.

**PASSED AND ADOPTED** by the City Council of the City of Montgomery, Texas on this the 25<sup>th</sup> day of August, 2020.

APPROVED:

By: \_\_\_\_\_  
Sara Countryman, Mayor

ATTEST:

\_\_\_\_\_  
Susan Hensley, City Secretary

**AMENDED ORDER ESTABLISHING POLICY FOR  
INVESTMENT OF MUNICIPAL FUNDS  
AND APPOINTING INVESTMENT OFFICER**

**WHEREAS**, the City of Montgomery, Texas (the "City") is a body politic and a type A general law municipality of the state of Texas; and

**WHEREAS**, Chapter 2256, Texas Government Code (sometimes referred to herein as the "Public Funds Investment Act"), requires that the governing body of the City adopt rules, regulations and policies governing the investment of Municipal funds and designate one or more of its officers or employees to be responsible for the investment of such funds;

**NOW, THEREFORE, IT IS ORDERED BY THE CITY COUNCIL OF THE CITY OF MONTGOMERY, TEXAS, THAT** the policies, procedures and provisions set forth herein be and are hereby ADOPTED, and that any order, and every amendment thereto, heretofore adopted by the City Council establishing policies for the investment of City funds and appointing an investment officer shall be and are hereby revoked and superseded effective as of August 25<sup>th</sup>, 2020, the effective date of this Order.

**Section 1. Purpose.** The purpose of this Order Establishing Policy for Investment of Municipal Funds and Appointing Investment Officer (the "Investment Policy") is to adopt rules and regulations which set forth the City's policies with regard to the investment and security of City funds or funds under the City's control. It is further the purpose of this Investment Policy to ensure that purchases and sales of City investments are initiated by authorized individuals, conform to investment objectives and regulations, and are properly documented and approved, and to provide for the periodic review of City investments to evaluate investment performance and security, all as required by applicable law.

**Section 2. Appointment of Investment Officer; Standard of Care.** Mr. Mark M. Burton and **Ghia Lewis** of Municipal Accounts and Consulting, L.P., the City's Bookkeeper, shall be and is hereby individually designated the Investment Officer of the City, responsible for the supervision of investment of City funds pursuant to this Investment Policy. In the administration of his or her duties hereunder, the City's Investment Officer shall exercise the judgment and care, under prevailing circumstances, that a person of prudence, discretion and intelligence would exercise in the management of his or her own affairs, not for speculation, but for investment, considering the probable safety of capital and the probable income to be derived; however, the City Council of the City shall retain ultimate responsibility as fiduciaries of the City's assets. The City Council, Tax Assessor-Collector, Financial Advisor and other consultants shall be authorized to assist the Investment Officer in the carrying out of the duties of Investment Officer.

**Section 3. Appointment of Investment Officer and Tax Assessor-Collector for Investment of City Funds.** The City Council hereby designates the City's Investment Officer as the

authorized representative of the City to (a) invest and reinvest the funds of the City; (b) withdraw City funds from appropriate accounts of the City for the investment of same in accordance with the terms of this Investment Policy; and (c) arrange for adequate security for uninsured deposits or funds of the City pursuant to and in compliance with a Public Funds Depositor Collateral Security Agreement which shall be substantially in the form attached hereto as Exhibit "B," and to execute said Agreement(s) and any documentation required in connection therewith on behalf of the City. To the extent that the City's Tax Assessor- Collector is required to perform any of the functions set forth in (a), (b) or (c) above, the Tax Assessor-Collector shall do so in accordance with the provisions of the Public Funds Investment Act and this Investment Policy, and under the supervision of and in consultation with the City's Investment Officer.

**Section 4. Authority and Duties of Investment Officer.** The following rules shall apply to the City's Investment Officer:

- A. The City Council hereby instructs the Investment Officer for the City to maintain the investments of the City in a manner consistent with the rules and regulations set forth in this Investment Policy and the Public Funds Investment Act, as amended.
- B. No persons, other than those designated in Section 3 above, may deposit, invest, transfer, withdraw or otherwise manage City funds without express written authority of the City Council.
- C. The Investment Officer for the City shall invest and reinvest City funds only in those investments authorized under this Investment Policy or by the City Council, and only in the name of and solely for the account of "City of Montgomery, Texas". The Investment Officer for the City shall be authorized to wire transfer funds of the City only (1) for the purchase of investments solely in the name of "City of Montgomery, Texas", (2) for the transfer of all or any portion of the principal of or interest earnings or profits or gains on any investment of the City to one or more previously authorized and established accounts of "City of Montgomery, Texas", (3) for the transfer of City funds to any paying agent of the City for the payment of principal and semiannual interest payments on any outstanding bonds of the City and for the payment of paying agent fees relative to same, or (4) for other purposes, such as the payment of City bills, pursuant to a resolution or other express written instructions of the City Council.
- D. The Investment Officer for the City shall, not later than the first anniversary of the date the Investment Officer takes office or assumes such duties, attend a training session of at least should this not be 10 hours of instruction relating to the Investment Officer's responsibilities under the Public Funds Investment Act, as amended, from an independent source approved by the City Council and thereafter shall attend at least ten hours within each two year period after the first year. Such investment training must include education in investment controls, security risks, diversification of investment portfolio, strategy risks, market risks, and compliance with the provisions of the Public Funds Investment Act, as amended.
- E. Not less frequently than each fiscal quarter, the City's Investment Officer shall prepare and submit to the City Council a written report of investment transactions for all invested funds of the City for the preceding reporting period. Such report must (I) describe in



detail the investment position of the City on the date of the report; (2) be prepared by the Investment Officer for the City; (3) be signed by the Investment Officer of the City; (4) contain a summary statement, prepared in compliance with generally accepted accounting principles, of each pooled fund group, if any has been created by the City, that states the beginning market value for the reporting period, additions and changes to the market value during the period, and ending market value for the period, and fully accrued interest for the reporting period; (5) state the book value and market value of each separately invested asset of the City at the beginning and at the end of the reporting period by the type of asset and fund type invested; (6) state the maturity date of each separately invested asset that has a maturity date; 7) state the account or fund or pooled group fund, if the City has any, for which each individual investment was acquired; and (8) state the compliance of the City's investment portfolio as it relates to the investment strategy for each account of the City as set forth in this Investment Policy and relevant provisions of the Public Funds Investment Act, as amended. Such report must be presented to the City Council within a reasonable period of time after the end of each fiscal quarter. If the City invests in other than (i) money market mutual funds, (ii) investment pools or (iii) accounts offered by its depository bank in the form of certificates of deposit, or money market accounts or similar accounts, all of the type authorized under Section 6 of this Investment Policy, the reports prepared under this Section 4.E. shall be formally reviewed at least annually by an independent auditor, and the result of such review shall be reported to the City Council by that auditor.

- F. In the event City funds are invested or reinvested in Certificates of Deposit, the Bookkeeper or Tax Assessor-Collector, as applicable, shall solicit bids from at least two (2) bidders, either orally, in writing, electronically or in any combination of those methods, for each such investment.
- G. All purchases of investments, except investments in investment pools or in mutual funds, shall be made on a delivery versus payment basis.
- H. Not less frequently than each fiscal quarter, and as close as practicable to the end of such reporting period, the City's Investment Officer shall determine the market value of each City investment. Such market values shall be included in the written reports submitted to the City Council pursuant to Section 4.E hereinabove. The following methods shall be used:
  - (1) Certificates of deposit shall be valued at their face value plus any accrued but unpaid interest.
  - (2) Shares in money market mutual funds and investment pools, if any, shall be valued at par plus any accrued but unpaid interest.
  - (3) Other investment securities may be valued in any of the following ways:
    - (a) The lower of two bids for such security obtained from qualified securities brokers/dealers with whom the City may engage in investment transactions;

- (b) The average of the bid and asked prices for such security as published in The Wall Street Journal or The New York Times;
- (c) The bid price for such security published by any nationally recognized security pricing service; or
- (d) The market value quoted by the seller of the security.

I. A written copy of the City's Investment Policy must be presented to any person offering to engage in an investment transaction with the City and to any investment management firm under contract with the City for the investment and management of its funds. The "qualified representative" of the business organization offering to engage in an investment transaction with the City or an investment management firm shall execute a written instrument in a form acceptable to the City substantially to the effect that the business organization or firm has received and reviewed the Investment Policy of the City and acknowledges that such business organization or firm has implemented reasonable procedures and controls in an effort to preclude investment transactions conducted between the City and such organization or firm that are not authorized by the City's Investment Policy, except to the extent that such authorization is dependent on an analysis of the makeup of the City's entire investment portfolio or requires an interpretation of subjective investment standards. The City's Investment Officer may not acquire or otherwise obtain any authorized investment described in Section 6 hereof from a person who has not delivered to the City the written statement acknowledging receipt of this Investment Policy in a form substantially similar to that attached hereto as Exhibit "A" (the "Certificate of Compliance"). For purposes of this Section 4.1., the "qualified representative" of a business organization offering to engage in an investment transaction with the City means a person who holds a position with a business organization, who is authorized to act on behalf of the business organization, and who is one of the following:

- (1) for a business organization doing business that is regulated by or registered with a securities commission, a person who is registered under the rules of the National Association of Securities Dealers;
  - (2) for a state or federal bank, a savings bank, or a state or federal credit union, a member of the loan committee for the bank or branch of the bank or a person authorized by corporate resolution to act on behalf of and bind the banking institution;
- or
- (3) for an investment pool, the person authorized to sign the written instrument on behalf of the investment pool by the elected official or board with authority to administer the activities of the investment pool.

The "qualified representative" of an investment management firm under contract with the City for the investment and management of its public funds is a person who is an officer or principal of such firm.

- J. The Investment Officer for the City shall disclose in writing to the City Council any (i) "personal business relationship" that they may have with a business organization offering to engage in an investment transaction with the City, or (ii) any relationship within the second degree by affinity or consanguinity, as determined by Chapter 573, Texas Government Code, as amended, to any individual seeking to sell an investment to the City. Any written disclosure statement filed with the City Council by the Investment Officer pursuant to this section must also be filed with the Texas Ethics Commission. For purposes of this Section 4.J., the Investment Officer has a "personal business relationship" with a business organization if:
- (1) the Investment Officer owns ten percent or more of the voting stock or shares of the business organization or owns \$5,000 or more of the fair market value of the business organization;
  - (2) funds received by the Investment Officer from the business organization exceed ten percent of the Investment Officer's gross income for the previous year; or
  - (3) the Investment Officer has acquired from the business organization during the previous year investments with a book value of \$2,500 or more for their personal account.
- K. In conjunction with the City's annual financial audit, a compliance audit of management controls on investments and adherence to this Investment Policy must be performed. In connection with said compliance audit, the City Council shall review on an annual basis this Investment Policy and its investment strategies. In connection with said annual review, the City Council shall adopt a written resolution stating that it has reviewed this Investment Policy and the investment strategies set forth herein, and shall indicate in said resolution either the continuance of this Investment Policy without amendment or the changes made to the Investment Policy and/or the investment strategies herein.

**Section 5. General Investment Principles and Objectives.** All investments of City funds or funds under the City's control shall be made in accordance with the following general rules, regulations and policies:

- A. Any moneys in any fund of the City or in any fund established by the City Council in connection with the authorization of the City's bonds, including, but not limited to, proceeds from the sale of such bonds, which funds are not required for the payment of obligations due or to become due immediately, shall be invested and reinvested, from time to time, only in the authorized investments specified in Section 6 hereunder; provided, however, that all such investments shall be secured in the manner provided for the security of the funds of municipalities of the State of Texas (The Public Funds Collateral Act, Chapter 2257, Texas Government Code, as amended) or in such other manner as may be authorized by law from time to time and otherwise suitable for the City's needs.
- B. The policy of the City is to invest City funds only in instruments which further the following investment objectives of the City stated in order of importance: (1) preservation and safety of principal; (2) liquidity; and (3) yield. The City will

continuously attempt to diversify its portfolio to reduce risks. The type, conditions and maturity date of City investments shall be consistent with the cash flow needs and operating requirements of the City, as determined from time to time by the City Council, and consistent with the investment strategy for each City account as set forth in Section 7 hereunder; provided, however, that in no event shall the maximum allowable stated maturity of any individual investment owned by the City exceed two (2) years, unless otherwise specifically set forth in this Investment Policy.

- C. If invested in certificates of deposits, the City's funds shall be secured, to the extent that such funds are not insured by the Federal Deposit Insurance Corporation or the National Credit Union Share Insurance Fund, by the pledge to the City of certain types of securities, as determined in the sole discretion of the City, which under the laws of the State of Texas may be used to secure the deposits of municipalities, pursuant to and in compliance with a Public Funds Depositor Collateral Security Agreement which shall be substantially in the form attached hereto as Exhibit "B", the terms and conditions of which are incorporated herein by reference (the "Public Funds Depositor Collateral Security Agreement").
- D. Securities pledged to the City shall be pledged pursuant to and in compliance with a Public Funds Depositor Collateral Security Agreement to be entered into by and between the City and the institution(s) pledging such securities. Securities pledged to the City shall either be deposited and held in safekeeping at the trust or safekeeping department of a commercial banking institution located in the State of Texas not affiliated with the pledging institution(s) or a federal home loan bank, or shall be held in a restricted securities account, joint safekeeping account or other similar account in a branch of the Federal Reserve Bank pursuant to any and all applicable regulations, operating circulars, bulletins and policies of the Federal Reserve Bank, including the terms and conditions of any applicable forms or agreements, as may exist now or hereafter be enacted, promulgated or issued by the Federal Reserve Bank. The City's Investment Officer and Tax Assessor-Collector shall, within the limits of business practicality and consistent with the Federal Deposit Insurance Corporation Statement of Policy dated March 23, 1993, (or any subsequent applicable Statement of Policy issued by the FDIC) relative to the securing of public funds, ensure that the City's uninsured funds are at all times secured as required by the Public Funds Collateral Act (Chapter 2257, Texas Government Code, as amended) and in the manner set forth in the Public Funds Depositor Collateral Security Agreement. The City's Investment Officer and Tax Assessor-Collector are hereby authorized to execute Public Funds Depositor Collateral Security Agreements and any agreements, documents or forms required by the Federal Reserve Bank on behalf of the City, as and when required, and to approve the substitution of securities pledged to the City as collateral pursuant to and in the manner set forth in any Public Funds Depositor Collateral Security Agreement entered into by the City.
- E. The City Council recognizes that, within the framework of the above rules, decisions must be made concerning the type and duration of each investment transaction, and that such decisions are best made by the person responsible for implementing the transaction, based upon the facts and circumstances prevailing at the time. As a guide to making such decisions, it is hereby declared the policy of the City Council that priority should

be given to proper security of the City's funds over maximizing the yield on investments. Furthermore, in cases where the rate of return on an investment security offered by competing banking institutions are substantially equivalent, the City's Investment Officer shall give preference to those investments and investment institutions offering the greatest degree of administrative convenience and proximity, flexibility of investment arrangements and/or similar intangible benefits and community goodwill.

- F. Except as herein provided, nothing herein shall be deemed or construed to authorize the withdrawal, expenditure or appropriation of funds of the City except by check or draft signed by three (3) members of the City Council, or as otherwise provided by applicable statutes or the resolutions, rules, regulations, policies, orders or proceedings of the City Council. Furthermore, the City Council shall retain sole responsibility for establishing and implementing, from time to time, this Investment Policy, and all investment transactions to be undertaken by the City's Investment Officer pursuant to the Investment Policy shall be subject to the further or more specific directions, instructions, orders, resolutions or actions of the City Council.

**Section 6. Authorized Investments.** The following categories of investment are authorized for investment of City funds:

- A. Obligations, including letters of credit, of the United States or its agencies and instrumentalities;
- B. Direct obligations of the State of Texas or its agencies and instrumentalities;
- C. Other obligations, the principal and interest of which are unconditionally guaranteed or insured by, or backed by the full faith and credit of, the State of Texas, or the United States or obligations that are fully guaranteed or insured by the Federal Deposit Insurance Corporation or by the explicit full faith and credit of the United States, Issued, assumed or guaranteed by the State of Israel or any of their respective agencies and instrumentalities
- D. Obligations of states, agencies, counties, cities, and other political subdivisions of any state rated as to investment quality by a nationally recognized investment rating firm not less than A or its equivalent;
- E. Certificates of deposit issued by a state or national bank domiciled in the State of Texas, a savings bank domiciled in the State of Texas, or a state or federal credit union domiciled in the State of Texas that are:
  - (1) Guaranteed or insured by the Federal Deposit Insurance Corporation or its successor or the National Credit Union Share Insurance Fund or its successor;
  - (2) Secured by obligations of the type described in Section 2256.010(2), Texas Government Code, as amended, or
  - (3) secured in any other manner and amount provided by law for deposits of the City pursuant to a Public Funds Depositor Collateral Security Agreement approved and executed by the City;

- F. Commercial paper with a stated maturity of 270 days or fewer from the date of issuance which meets the requirements set forth in Section 2256.013, Texas Government Code, as amended;
- G. No-load money market mutual funds that:
  - (1) are registered with and regulated by the Securities and Exchange Commission;
  - (2) provide the City with a prospectus and other information required by the Securities Exchange Act of 1934 (15 U.S.C. Section 78a et seq.) or the Investment Company Act of 1940 (15 U.S.C. Section 80a-1 et seq.);
  - (3) have a dollar-weighted average stated maturity of 90 days or fewer; and
  - (4) include in their investment objectives the maintenance of a stable net asset value of \$1.00 for each share;
- H. Investment pools which meet the requirements set forth in Section and Section 2256.019, Texas Government Code, as amended; and
- I. Fully collateralized repurchase agreements meeting the requirements set forth in Section 2256.011, Texas Government Code, as amended, provided that the maximum maturity of same shall not exceed seven (7) days.

**Section 7. Investment Strategies.** City investments shall be made upon the evaluation of the specific investment objectives and strategies of each account of the City, with the primary objective for the selection of any City investment being the understanding of the suitability of such investment to the financial requirements of the City. The City's investment strategy for each of its accounts is as follows:

- A. **Operating/General Account:** The operating/general account is used for all operations and maintenance needs of the City and funds therein shall be invested to meet the operating and cash flow requirements of the City as determined by the City Council. The highest priorities for this account are the liquidity and marketability of an investment if the need arises to liquidate the investment before its maturity. Of equal importance is the preservation and safety of the principal of investments in the operating account. When these priorities are met, the yield on investments held in the operating/general account will next be considered.
- B. **Debt Service/Bond Fund Account;** The City's debt service/bond fund account is used to pay the City's debt service on its outstanding bonds. The highest priority for this account is the preservation and safety of principal. Since the City knows the amount of its debt service requirements and when it becomes due, investments for the debt service/bond fund account should be structured to coincide with the amount and timing of the debt service requirements. When the preservation and safety of principal and liquidity considerations for debt service purposes are assured, including the marketability of debt service/bond fund account investments in the event the need arises to liquidate an investment before its maturity, the yield on debt service/bond fund account investments should be considered. Since the amount of City funds in the debt service/bond fund

account can be significant, diversification of the debt service/bond fund account investment portfolio may be necessary. The City may easily liquidate investments in an investment pool and therefore such investments may be appropriate in combination with longer term investments in the debt service/bond fund account.

- C. **Capital Projects/Construction Fund Account:** The capital projects/construction fund account is used to pay for capital improvements of the City. The highest priority for this account is the preservation and safety of principal. In the event that funds held in the capital projects/construction fund account are for particular improvement projects that have been previously identified by the City Council, the City Council will have an idea of the approximate time when disbursements will be required to be made from this account. In this situation, investments in the capital projects/construction fund account should be structured so that they mature or can be liquidated on or about the dates that disbursements are expected to be made. Once the safety of principal and liquidity and marketability of capital projects/construction fund account investments which are to match certain disbursement dates are assured, the yield on such investments may be considered. Since City funds in the capital projects/construction fund account may not be needed for a year or more, longer term instruments should be considered to increase yield. However, if funds available in the City's capital projects/construction fund account are surplus construction funds from prior bond issues or interest earnings on such funds and are not earmarked for specific improvement projects, but rather viewed by the City Council as an emergency reserve fund for major repairs or rehabilitation projects, investments in the capital projects/construction fund account, at least to the extent that they are for emergency reserve purposes, should be kept in relatively short term investments that can be easily marketed and liquidated if necessary, such as investment pools. Alternatively, bond proceeds that may be deposited in the City's capital projects/construction fund account for reimbursement to a developer and which may be in the capital projects/construction fund account for only one or two days, should be kept in the most liquid investment available. Investment diversification for large amounts of City funds that may be deposited into the capital projects/construction fund account for only one or two days may be achieved through the use of an investment pool. Since investment pools are short term in nature, they would normally be used for City funds in this account only if the City knows that it will be dispersing funds in a relative short period of time. However, on some occasions the yield on investment pools is higher than on longer term investments, so their use may be optimal for funds in the capital projects/construction fund account.

#### **Section 8. Miscellaneous.**

- A. In the event of any conflict or inconsistency between the terms of this Investment Policy and applicable requirements of law, such conflict or inconsistency will be resolved in favor of the more restrictive of this Investment Policy or the applicable requirements of law. In the event of any ambiguity or uncertainty as to the intent and application of any part, section/ paragraph or provision hereof, a written request for clarification or approval of a proposed action describing such circumstances shall be submitted to the City Council for a decision as to a proper course of action.

- B. Investments which are prohibited by Government Code chapter 2270 Prohibition on Investing Public Money in Certain Investments and SB 253 (85<sup>th</sup> Legislature Regular Session). That chapter deals primarily with entities conducting business with Sudan, Iran or Foreign Terrorist Organizations. Such “Listed Companies” are prohibited Investments. The Texas Comptroller will regularly update the list of Listed Companies. The Investment Officer will review the updated list when made available by the Comptroller and will follow the requirements of SB 253 with respect to any existing investments in Listed Companies.
- B. The rules, regulations and policies set forth herein shall be and remain in full force and effect unless and until amended, revised, rescinded or repealed by action of the City Council. The City Council specifically reserves the right to change, alter or amend any provision of this Investment Policy at any time.
- C. The provisions of this Investment Policy are severable, and if any provision or part of this Investment Policy or the application thereof to any person or circumstances shall ever be held by any court of competent jurisdiction to be invalid or unconstitutional for any reason, the remainder of this Investment Policy and the application of such provision or part of this Investment Policy shall not be affected thereby.

The Mayor is authorized to execute and the Secretary to attest this Investment Policy on behalf of the City Council.

**PASSED and ADOPTED** this the 25th day of August, 2020.

CITY OF MONTGOMERY, TEXAS

By: \_\_\_\_\_  
Sara Countryman, Mayor

ATTEST:

\_\_\_\_\_  
Susan Hensley, City Secretary



2020

**LIST OF AUTHORIZED BROKERS**

ABC Bank	New First National Bank
Allegiance Bank	North Star Bank of Texas
Amegy Bank of Texas, N.A.	Omni Bank N.A.
Austin Capital Bank	Pioneer Bank
BB & T	Plains Capital Bank
BancorpSouth	Plains State Bank
Bank of America N.A.	Prosperity Bank
Bank of New York- Mellon	R Bank
Bank of Texas N.A.	Regions Bank
BBVA USA Bank	SouthStar Bank
Business Bank of Texas	Southwest Securities
Cadence Bank	Spirit of Texas Bank
Capital Bank of Texas	State Bank of Texas
Capital Markets Group	State Street Bank & Trust Co.
Capital One	Stifel Nicholas
Central Bank	Tex Star Investment Pool
Chasewood Bank	Texan Bank
Citibank N.A.	Texas Capital Bank N.A.
Comerica Bank	Texas Class
Comerica Securities	Texas Citizens Bank
Commercial State Bank	Texas Exchange Bank
Community Bank of Texas	Texas First Bank
Community Trust Bank	Texas Gulf Bank
Coastal Securities	Texas Regional Bank
East West Bank	The Independent Bankers Bank
First Bank of Texas	The Mint National Bank
First Citizens Bank	Texas Savings Bank
First Financial Bank, N.A.	Texpool/Texpool Prime
First National Bank of Texas	The Right Bank for Texas
First Texas Bank	Third Coast Bank
Frontier Bank of Texas	Trustmark National Bank
Frost National Bank	United Bank of el Paso Del Norte
Guaranty Bank & Trust	United Texas Bank
Herring Bank	Unity National Bank
Hometown Bank, N.A.	U. S. Bank
Iberia Bank	Veritex Bank
Independent Bank	Wallis Bank
International Bank of Commerce	Wells Fargo Bank, N.A.
Inter National Bank	Wells Fargo Brokerage Services, LLC
JP Morgan Chase	Wells Fargo Trust
Legacy Texas Bank	Westbound Bank
Lone Star Bank	West Star Bank
Lone Star Investment Pool	Whitney Bank
Moody National Bank	Woodforest National Bank

Montgomery City Council  
**AGENDA REPORT**

<b>Meeting Date: August 25, 2020</b>	<b>Budgeted Amount: N/A</b>
<b>Prepared By: Richard Tramm</b>	<b>Exhibits: BGE Project Attachment</b>

**Subject**  
Update from BGE regarding the General Land Office (GLO) Grant Project – Limited Master Drainage Study.

**Description**  
Bill Kotlan of BGE will be providing an update to City Council on the current status of the project.

**Recommendation**  
Listen to the update and ask questions that you may have for Mr. Kotlan.

<b>Approved By</b>		
City Administrator	Richard Tramm <i>RT</i>	Date: 08/20/2020

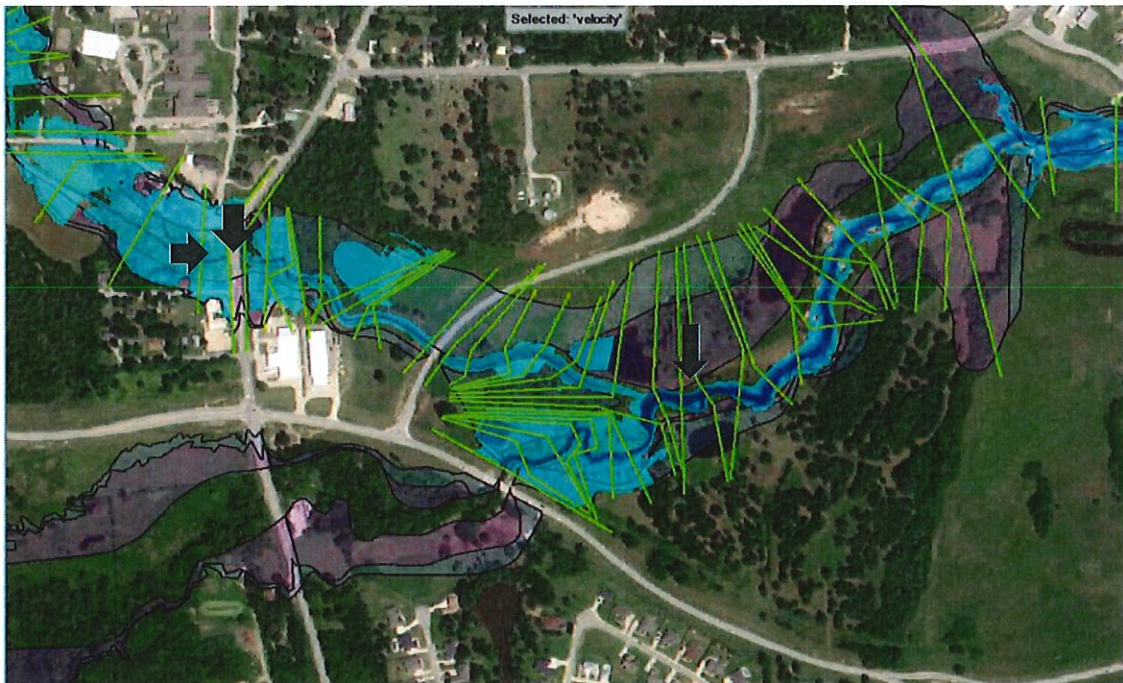


# Technical Memorandum

From: Bill Kotlan, PE  
Date: 8/20/2020  
Subject: City of Montgomery  
Town Creek Drainage Study  
Progress Report

---

BGE has completed both existing and proposed conditions hydraulics models for Town Creek and Town Creek Tributary No. 1. Concerns identified in the drainage study include (1) thick vegetation in the channel between Martin Luther King Drive and FM 149, (2) a flow constriction in the culverts crossing FM 149, and (3) significant erosion from the confluence of the two creeks to Buffalo Springs Drive.



1. Trees and thick shrubs partially block the floodway of Town Creek Tributary No. 1 reducing the conveyance of the creek and increasing the water surface during flooding. We are considering options such as removing understory and constructing a parallel channel to further increase conveyance in this section.

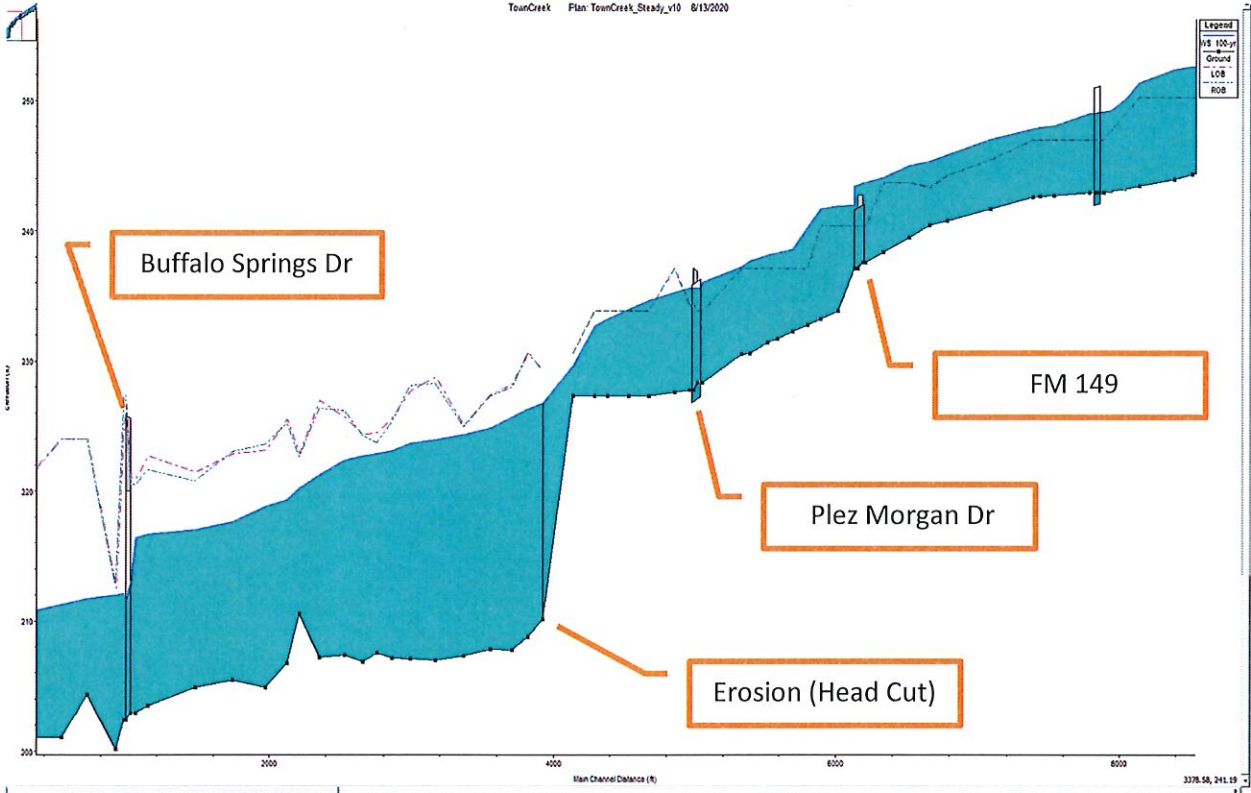


Figure 1 - Town Creek Tributary Profile

- 2. Two 54-inch concrete culverts convey Town Creek Tributary No. 1 across FM 149. Our analysis indicates that stormwater will overtop FM 149 even in the 2-year frequency storm. We are considering a solution that would include replacing the culverts with a short bridge span and mitigating the additional runoff and velocity with a small detention area between FM 149 and Plez Morgan Drive.

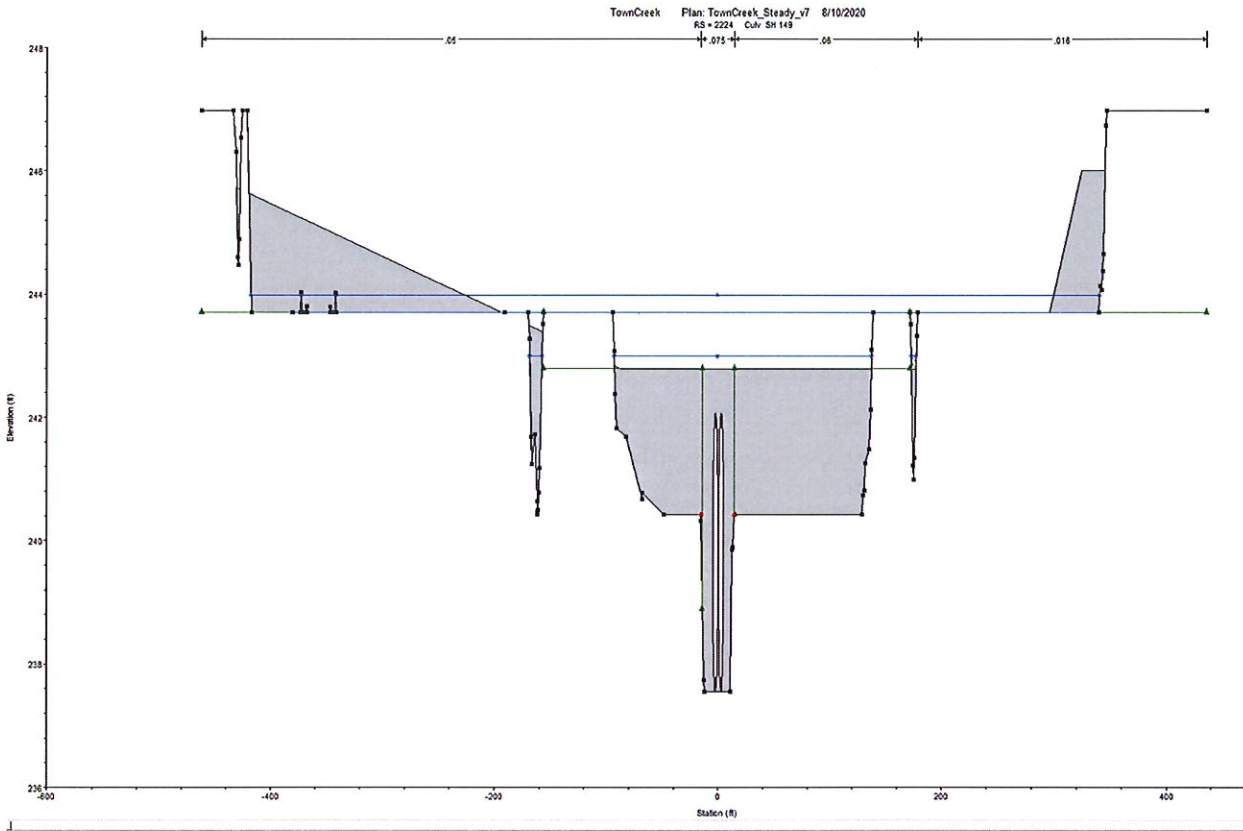
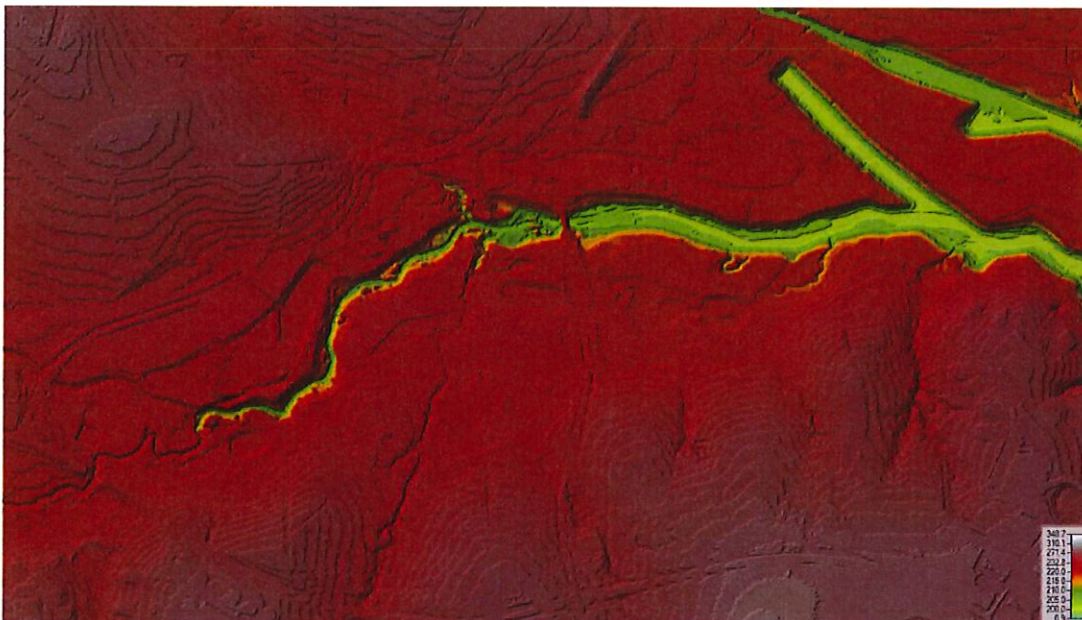


Figure 2 - FM 149 Cross Section

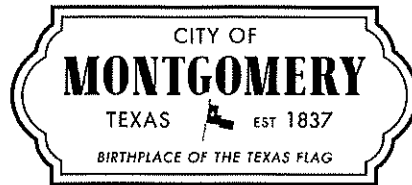


3. There is significant erosion that has been progressing upstream from the canal that was completed near Buffalo Springs Drive over the last few years. The old natural channel has lost between 10 and 20 feet depth of soil through erosion from the area near the Buffalo Springs bridge to location just upstream of the confluence of Town Creek and Town Creek Tributary No. 1. This area is shown in green in Figure 3, below. Currently there is a drop-off of about 15 feet where the natural creek bottom meets the eroded bottom. This is natural soil and continues to erode with each significant storm event. We are considering a series of drop structures along the channel to allow the water to drop while containing the erosive energy within armored energy dissipation areas.



*Figure 3 - LIDAR Heat Map showing Topography*

Some of the recommended solutions may be eligible for financing through the grant and other solutions may require cooperative arrangements with either TxDOT or private developers. Our next steps are to prepare cost estimates for the solutions and to complete our documented report for the drainage study.



## City Administrator's Report – August 25, 2020 City Council Meeting

Two months ago, it was looking like the pandemic situation was beginning to recede, then one month ago virus cases were increasing again and now we look to be at a point that could either be continuing another decline in cases or a leveling off for another set of increases. Regardless of which is true, I am confident the City is prepared to react appropriately. City Hall has adapted its operations in recent months to help limit opportunities for internal viral spread and also with how staff interacts with the public as we provide services. We will continue to be responsive to the public health emergency and adapt our operations as needed as we continue our work to serve the public.

All City offices remain open during regularly scheduled hours, although some services may be altered in how they are being provided. We are still seeing less of the general public coming to City Hall on a daily basis, with many residents having redirected their communications with us to other forms such as telephone and email. City Hall has continued to put out an update letter to the community each week as the pandemic has moved forward. These reports have included data about the COVID-19 cases and responses in Montgomery County, as well as specific updates regarding the City.

The City meetings that I have attended over the last month include City Council Meetings on July 28<sup>th</sup> and August 11<sup>th</sup> and the MEDC Meeting on August 17<sup>th</sup>. In addition, I attended my first meeting of the Montgomery County Emergency Communication District on August 3<sup>rd</sup> and was sworn in at that time. I have also attended meetings with the Montgomery Area Chamber of Commerce and the new Montgomery Independent School District Superintendent.

This month's reports show the utility accounts on the aging report have been updated, as previously discussed. Over \$25,000 of the older accounts due to the City is being sent to collections with charges that were

not appropriate having been removed. The continued growth in the number of water utility accounts shows the eventual need for the capacity increases covered by the Water Plant #3 project that is on the agenda this month.

The additional work to improve safety by widening the intersection of Baja Road and Dr. Martin Luther King, Jr. Drive was completed this past month. I think it is a big improvement for the people entering and exiting Baja Road. This comes in time for the construction of several homes being constructed in the area.

The Budget Workshop Dates are set for August 27<sup>th</sup> and 31<sup>st</sup> (if necessary) at 6:00 pm (via Zoom). We will attempt to conduct this workshop on any changes being updated on computer during the meeting. This will allow us to see the effect of any adjustments in the same night versus waiting for entries to be made with reports updated and sent out the following day. Please let us know if you will be unable to attend. Copies of the draft documents will be sent to City Council ahead of the workshop.

As we are preparing for the City Council Meeting and Budget Workshop next week, we are also watching the tropical activity in the Gulf of Mexico with the expected tropical storm/hurricane that appears to be projected for the Greater Houston area. While things are always tentative this far out, we are being watchful for potential responses that may be needed because of the storm.

Please feel free to contact me directly if you have any questions about these items. I look forward to seeing each of you at the upcoming meeting. If you have specific questions on items within the reports, please feel free to contact me or the appropriate department head prior to the meeting. Also, please let me know if you will be unable to attend the meeting.

Respectfully submitted,

*Richard Tramm*  
City Administrator





## Development Report August 2020

Richard Tramm, City Administrator  
Dave McCorquodale, CPM, Assistant City Administrator and  
Director of Planning & Development

This month's report finds the City still navigating the effects of COVID-19 and cautiously watching the declining infection rate in the county. Most businesses have reopened to clients and customers at reduced capacity. Residential homebuilding is steady relative to previous months with two new subdivisions are under development in the City. Commercial development continued at a steady pace this month. City staff is closely monitoring the situation to understand the implications on economic development within our City.

# Commercial Development

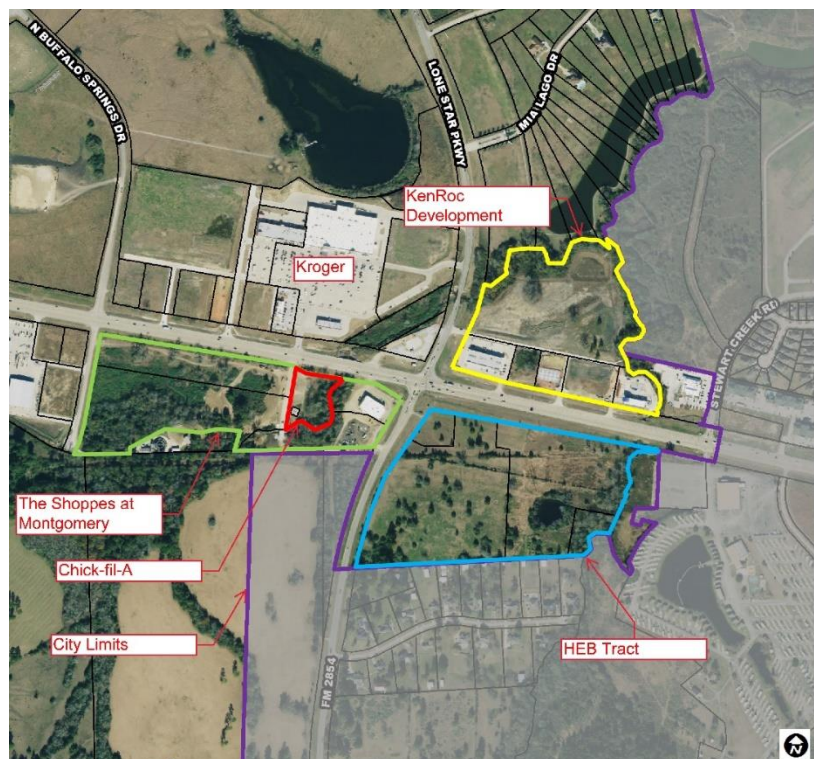
KENROC Property – This 13-acre development is on the north side of SH 105 and east of Lone Star Pkwy. A 16,000 sqft commercial building is along SH 105, and future plans call for a similar 24,000 sqft building on the north side of the property. Discount Tire is in preliminary design on one of the frontage parcels.

Kroger Site –Roughly 80% built out; three parcels remaining for development. An additional 16-acre site with utilities is available west of Kroger.

Central Business District – **Best Donuts** and **Coldwell Banker** are now open along SH105. **Wings Over Montgomery**, a new take-out wings & waffles restaurant, is renovating a building on FM 149 in downtown. **K Innovations Station**, a digital graphics business, has opened on John A. Butler. **Beauty Babes**, a makeup and hair salon, opened at 305 Prairie Street.

## Shoppes at Montgomery

– This is a 26-acre property located at the southwest corner of SH 105 and FM 2854. Chick-Fil-A is open and construction is starting on a stand-alone Starbucks. Two retail centers are also under construction in this development that will add approximately 10 new businesses to the development.



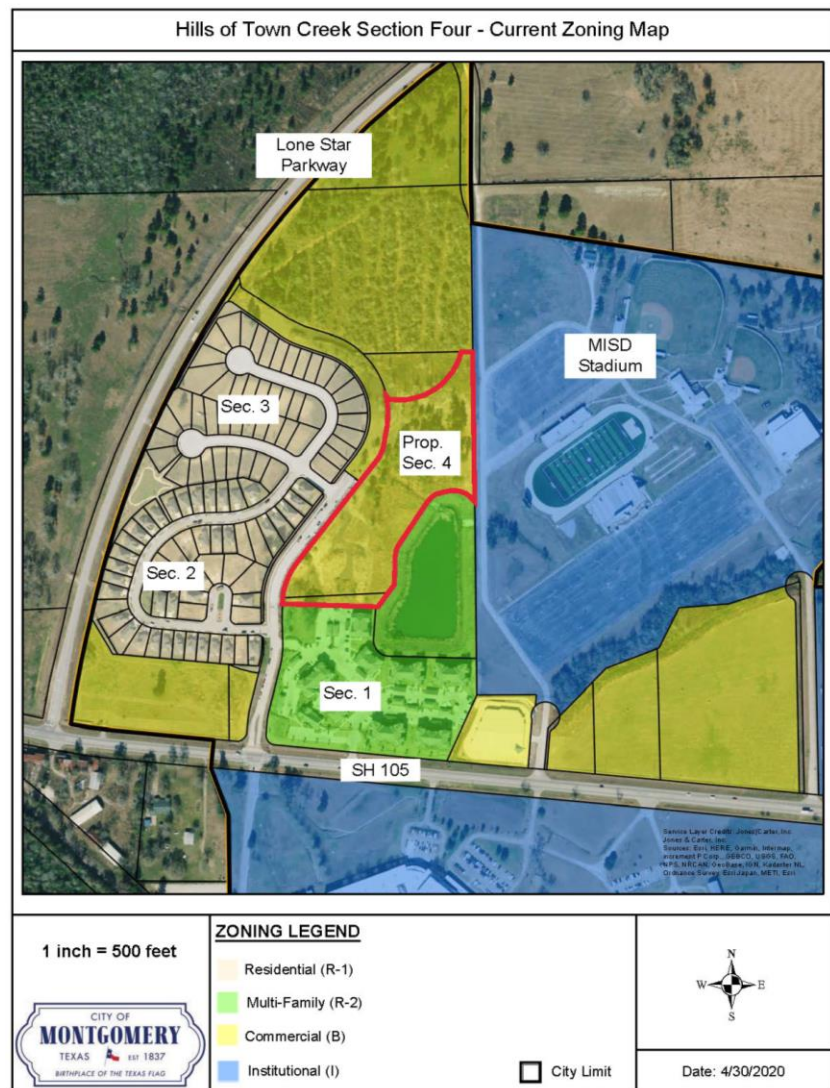
# Residential Development

Existing homesite inventory is still available, and several new residential subdivisions are in the early stages of the development process. While uncertainty exists in the market, low mortgage interest rates coupled with a desirable community and relatively low home prices will likely keep demand for new housing strong for the immediate future.

- 40 new homes have been completed in 2020 (5.7 homes/month, on par with prior years)
- 6 completed in July
- 6 new single-family home permits issued in July

## Hills of Town Creek

Subdivision – With a total of 100 single-family homesites, this subdivision immediately west of Town Creek Apartments off Emma’s Way. 59 homes are complete, 17 are under construction, and 24 lots are available. Plans for a new 30-lot section are under review.





Town Creek Crossing – This addition to the Buffalo Springs Planned Development includes 199 residential homesites and eight commercial reserves. Planning for the subdivision is in the early stages of design. More details on the timeline for construction will be provided as they become available.



Montgomery Townhomes – Plans have been submitted to the City for a 48-unit townhome project along Plez Morgan Drive between Lone Star Parkway and FM 1097. The architectural and engineering plans are both under review. Project updates to follow as it moves along.

Terra Vista Subdivision – This is a 61-lot single-family development northeast of Waterstone on FM 1097. 32 homes are complete, 14 are under construction, and 15 lots are available.

# City Development Activities

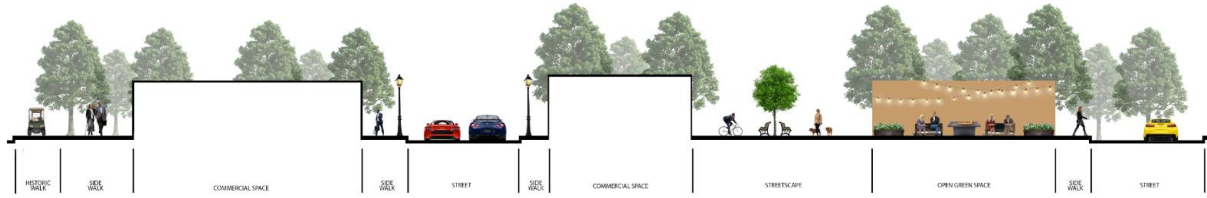
Texas Water Development Board Funding - The City is utilizing \$2.8 million in TWDB funding for water and sewer infrastructure projects that include:

- Downtown + SH105 Waterline Replacement. (City Council awarded a bid in mid-July; construction planned to start early in September 2020).
- Water Plant #3 (City awarded a bid in July; construction start early October 2020).
- Lift Station #1 (under construction; early August 2020 completion).
- Lift Station #3 Sanitary Force Main Reroute (design complete; process on hold pending award of above projects to determine final funding balances)

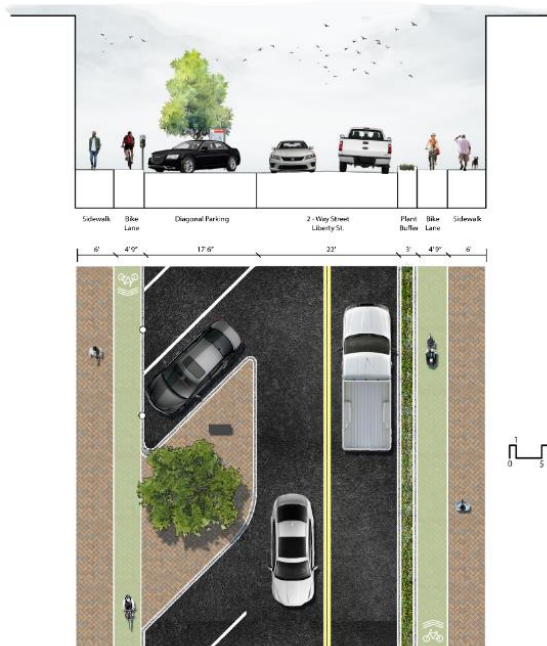
General Land Office Severe Flood Mitigation Grant – In 2018, the City was awarded \$2.2 million from the Texas General Land Office (GLO) for flood-related damages associated with 2016-2018 flooding events, which included the Memorial & Tax Day floods and Hurricane Harvey. A study of the Town Creek and Anders Branch watersheds on the north side of the City is now underway, and projects identified in the study will be implemented with a portion of the grant funds. The likely areas for work under this grant have been identified and are planned to be modeled after getting clarification from the GLO on the project scope.

HOME Grant --The City Council approved an application to be made for the State of Texas HOME project in mid-2018. The applicants must have income below 80% of the average income for the area, be the owner of the house and have a clear title to the property where the new house would go. The application process resulted in four city residents that qualified for new homes. The grant has no local match, but the MEDC has agreed to cover any incidental costs required by the grant. Each house includes approximately \$100,000 in funding for administration and construction. Agreements with four residents approved under this program were signed on January 21, 2020. Three of the homes have started construction and are underway. The fourth home has completed closing and is moving into the construction phase in the near future.

## Downtown Improvement Plan



This effort is to improve the streetscape and pedestrian space in the downtown area. Planning is under way now, funded by the MEDC. The process will involve community input and design concepts were developed by Texas A&M Landscape Architecture students. Many of these concept drawings are being used to select a design firm for the project. An RFQ is being prepared as a part of that selection process, and is expected to advertise in late August.



Comprehensive Plan – The City held a Virtual Town Hall on July 8th to review the draft of the Comprehensive Plan being worked on by Texas A&M’s Community Resilience Collaborative and Texas SeaGrant. The City held a series of five community meetings during 2019 and will incorporate the values and expectations of the community. The plan will guide public policy in areas such as transportation, utilities, land use, recreation and housing. City Council will see the draft Comprehensive Plan in late August or early September for review.

# Businesses Opened in 2020

Coldwell Banker; 21105 Eva Street, Suite 110

Christian Brothers Automotive; 19920 Eva Street

Chick-fil-A; 20155 Eva Street

Best Donuts; 20998 Eva Street

Dr. Kendra Pratt, Orthodontist; 19970 Eva Street, Suite 105

K Innovations Station (graphic design & print services); 304 John A. Butler Street

Beauty Babes (professional makeup and hair salon with boutique); 305 Prairie Street



Public Works Department  
101 Old Plantersville Rd.  
Montgomery, TX 77316  
Main: 936-597-6434 Fax: 936-597-6437

---

## Monthly Report for July 2020

### Water

- Repaired 3" main on Liberty St. at Montgomery Elementary School.
- Activated/deactivated 15 water accounts.
- Completed monthly cutoff list for nonpayment.
- Completed monthly leak notification door hangers.
- Completed monthly meter verification list.
- Completed monthly check of idle meter list for consumption. No issues were found.
- Completed 10 work orders for endpoint maintenance issues.
- Completed 5 work orders for water leaks.
- Completed 6 work orders for miscellaneous water issues.
- Completed 4 work orders for water taps.

### Wastewater

- Repaired broken sewer stub outs in Waterstone.
- Checked for infiltration on manhole behind McDonalds. Notified property owner about broken concrete in parking lot in response to citizen complaints.
- Completed 3 work orders for sewer taps.
- Completed 1 work order for sewer-stop up.

### Streets/Drainage/ROW

- Painted 5 Texas flag parking stops around town.
- Flail mowed creek on Lone Star Bend.
- Modified culvert safety ends on Berkley for better drainage.
- Excavated ditch on Clepper St. between Maiden and Prairie.
- Excavated ditch on Buffalo Springs Dr. near Lift Station 10.
- Flail mowed ROW on Lawson and Simonton streets.
- Reset speed hump sign on Community Center Dr.
- Cleared storm inlets throughout the city.
- Repaired 1 pothole.
- Completed 0 work orders for streetlight request.
- Completed 7 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**

- Secured damaged rock wall at Community Center with construction fencing.
- Set up Council Chambers for election.
- Repaired front door lock flush bolt at City Hall.
- Replaced restroom faucets at City Hall with “touchless” models.
- Replaced engine mounts on crew truck PW1301.
- Replaced flag clasps at Community Center.
- Replaced AC at WWTP Public Works office.
- Flail mowed perimeter of Water Plant 3.
- 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.
- Completed weekly cleaning of Community Center.
- Completed change of all air filters at all facilities.
- Completed weekly pre trip inspections of crew trucks.
- Completed monthly check of all irrigation systems and made repairs as necessary.
- Completed 1 work orders for street sign issues.
- Completed 19 work orders for general-City Hall maintenance.

### **Parks/Recreation**

- Trimmed all low limbs at Fernland Park.
- Installed grass sod next to restrooms at Cedar Brake Park.
- Replaced broken light pole globes at Cedar Brake Park.
- Painted wooden parking bollards at Cedar Brake Park with Texas Flag theme.
- Repaired Fernland Park sign at Clepper St.
- Removed broken bench from Fernland Park.
- Made several irrigation system repairs at Memory Park.
- Delivered rocks, soil and gravel to Memory Park for Rotary Club projects.
- Delivered and emptied debris trailer from Memory Park for Rotary Club.
- Completed 46 work orders for maintenance-parks issues.
- M/W/F cleaning of all restrooms and grounds.
- Fernland docents reported 553 visitors and provided 33 tours for the month.

### **General**

- Completed 19 work orders for maintenance-garbage issues.
- Completed 25 work orders for maintenance-general issues.
- Supplemental Heavy Trash day was held and was successful.
- Delivered barricades for Thursday Sip and Stroll events.

- Installed Texas flags at City Hall and Welcome Sign for Texas' Birthday.
- Completed monthly safety meeting with department and safety officer.
- Attended bi-weekly conference calls with utility operator and engineer.
- Attended budget meeting with city staff.
- Attended LMC webinar.

Report prepared by:  
Mike Muckleroy  
Director of Public Works  
August 18, 2020



# Montgomery Police Department

*Chief Anthony Solomon*

## **Activity Report**

July 1, 2020 - July 31, 2020

### **Patrol Division**

Calls for Service	-	139
Total Reports	-	18
Citations Issued	-	40
Warnings Issued	-	128
Arrests	-	2
Accidents	-	8

### **Personnel/Training**

Scheduled trainings in July were cancelled due to COVID-19.

### **Investigation Division**

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

### **Breakdown by Offense Category**

DWI	2
Theft	2
Burglary of Motor Vehicle	1
Sexual Assault	1

### **Major Incidents**

No major incidents at this time

### **Upcoming Events**

## **Traffic and Safety Initiatives**

We are continuing our efforts to combat traffic nuisance. With the creation of the online traffic form that citizens can use to report the location of traffic concerns, such as excessive speeding in a specific location. This data will be collected and used by our department along with current traffic initiatives we are currently utilizing.

# City of Montgomery Municipal Court Report July 2020

Kimberly Duckett  
Court Administrator



# Comparison Chart

## Citations and Revenue January 2018 - Present

	2018	2019	2020
<i>Jan</i>	207	197	184
<i>Feb</i>	199	180	81
<i>Mar</i>	163	264	72
<i>April</i>	218	143	28
<i>May</i>	229	139	90
<i>June</i>	257	233	110
<i>July</i>	282	203	39
<i>Aug</i>	320	233	
<i>Sept</i>	211	196	
<i>Oct</i>	143	107	
<i>Nov</i>	202	130	
<i>Dec</i>	174	121	

**Totals**            2605            2146            604

	2018	2019	2020
<i>Jan</i>	\$45,128.89	\$36,756.35	\$23,063.40
<i>Feb</i>	\$51,188.10	\$33,590.10	\$33,280.30
<i>Mar</i>	\$52,380.12	\$47,500.50	\$23,585.48
<i>April</i>	\$39,781.86	\$40,450.17	\$13,514.80
<i>May</i>	\$55,321.25	\$29,687.31	\$14,418.77
<i>June</i>	\$25,193.20	\$30,546.14	\$27,969.63
<i>July</i>	\$39,922.89	\$35,339.40	\$20,394.55
<i>Aug</i>	\$51,021.18	\$40,020.15	
<i>Sept</i>	\$50,959.23	\$35,212.57	
<i>Oct</i>	\$37,954.40	\$25,875.30	
<i>Nov</i>	\$30,792.97	\$22,745.80	
<i>Dec</i>	\$27,171.20	\$28,590.70	

**Totals**            \$506,815.29            \$406,314.49            \$156,226.93

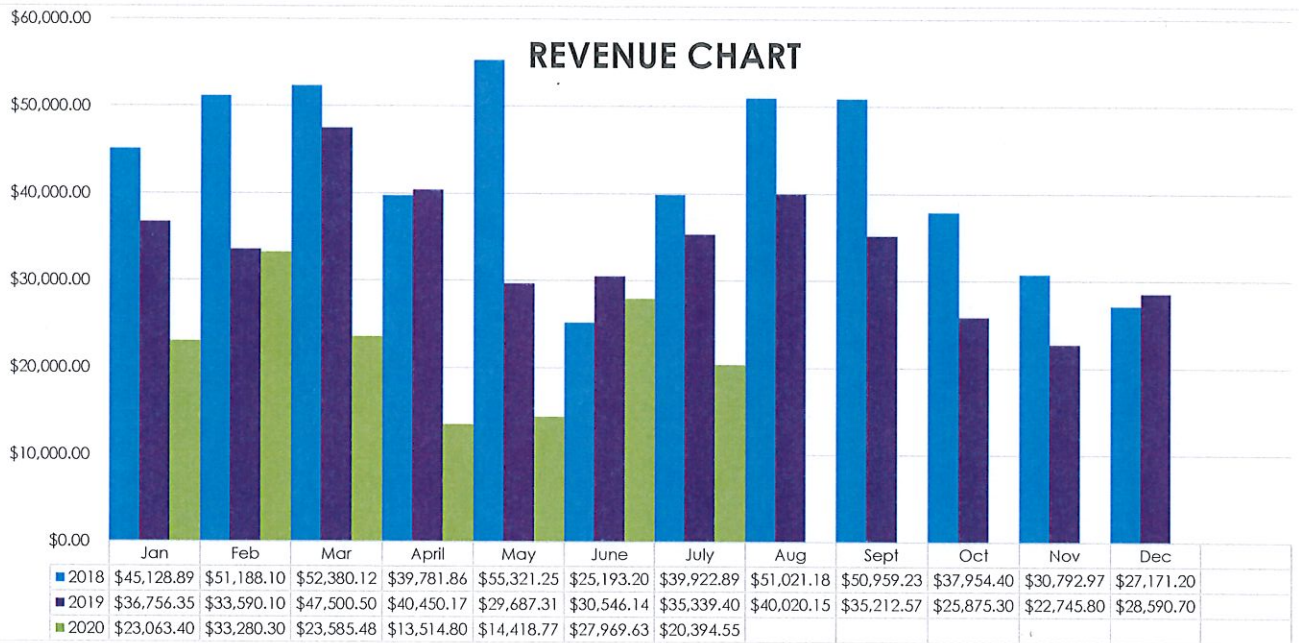
<b>Fiscal Year 2019-2020</b>		
	<b>2019</b>	<b>2020</b>
<b>Oct</b>	\$25,875.30	
<b>Nov</b>	\$22,745.80	
<b>Dec</b>	\$28,590.70	
<b>Jan</b>		\$23,063.40
<b>Feb</b>		\$33,280.30
<b>March</b>		\$23,585.48
<b>April</b>		\$13,514.80
<b>May</b>		\$14,418.77
<b>June</b>		\$27,969.63
<b>July</b>		
<b>Aug</b>		
<b>Sept</b>		

\$77,211.80      \$135,832.38

**Total**  
**\$213,044.18**

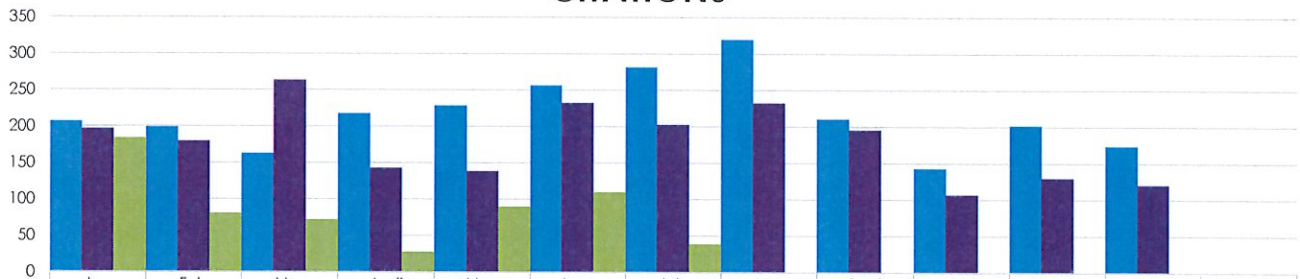


### REVENUE CHART





## CITATIONS



	Jan	Feb	Mar	April	May	June	July	Aug	Sept	Oct	Nov	Dec
■ 2018	207	199	163	218	229	257	282	320	211	143	202	174
■ 2019	197	180	264	143	139	233	203	233	196	107	130	121
■ 2020	184	81	72	28	90	110	39					

## UTILITY/GENERAL FUND REPORT – JULY 2020

TOTAL REVENUE	
Utilities	\$169,072.88
Permits	\$18,259.00
Sign Fees	\$50.00
Vendor/Golf Cart/ Etc. Permits	\$45.00
Franchise Fees	\$2,362.74
Insurance Claim Reimbursement- Police Patrol Vehicle	\$813.13
Flags Sold	\$216.00
Community Building/ Park Rentals	\$175.00
Online Transaction Fees	\$377.50
Police Department Donation	\$50.00
Hotel Tax	\$280.50
Accident Report	\$54.00
<b>Monthly Total</b>	<b>\$191,755.75</b>

ARREARS			
	60 Days	90 Days	120+ Days
Number of Accounts	6	4	10
Amount	\$496.01	\$294.22	\$1,007.85
<b>GRAND TOTAL:</b>			<b>\$1,798.08</b>

**\*\* The 120+ Days arrears have been audited and the non-service related fees have been removed. The balance that was written off and will be sent to collections is \$25,154.98, which includes 138 accounts. This will leave 10 accounts in the 120-Day arrears that will be reviewed for collections.**

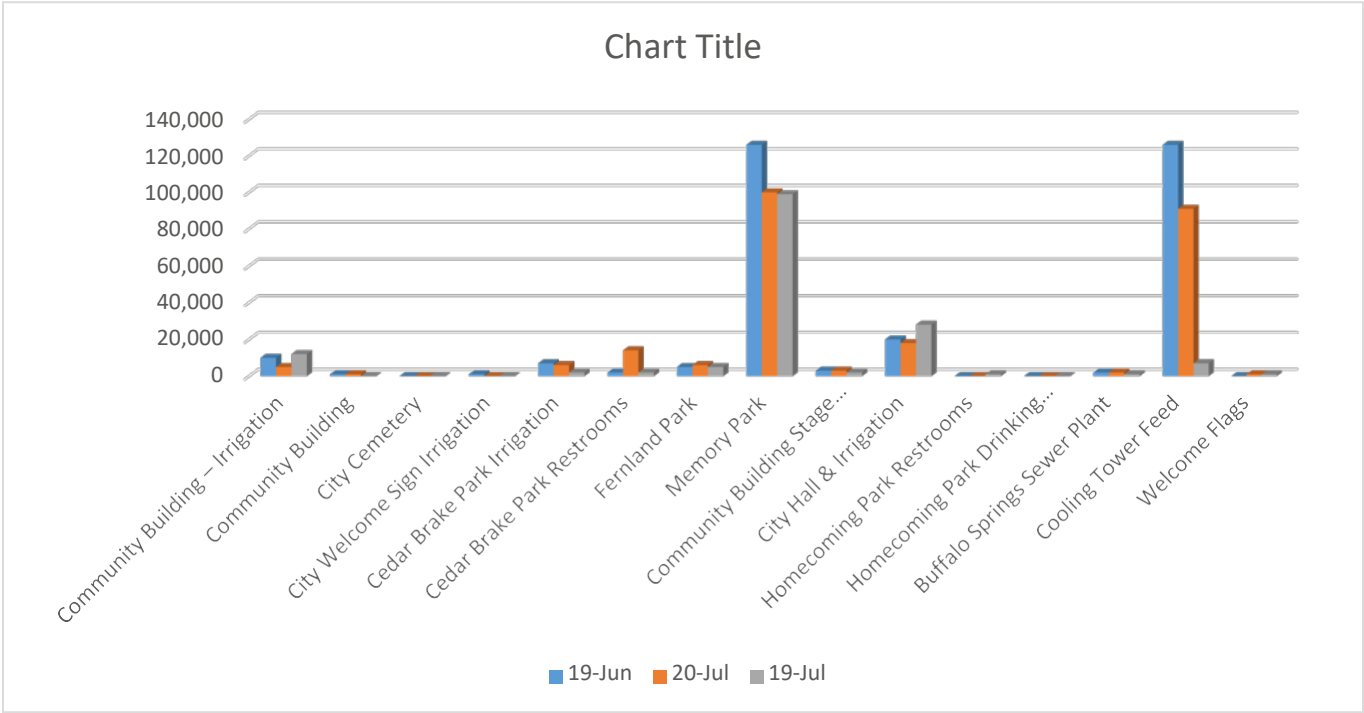
## UTILITY/GENERAL FUND REPORT – JULY 2020

PERMITS	
Type	Permit Total
Building-Commercial	5
Building-Residential	6
Plumbing	5
Irrigation	2
Mechanical	5
Electrical	10
Pool	1
<b>TOTAL</b>	<b>34</b>

UTILITIES	
New Water Accts.	24
Disconnected Water Accts.	18
<b>Total Number of Active Accts.</b>	<b>837</b>

# UTILITY/GENERAL FUND REPORT – JULY 2020

CITY ACCOUNT CONSUMPTION				
ACCOUNT NAME	ACCT #	JUNE 2020	JULY 2020	JULY 2019
Community Building – Irrigation	(01-8732-00)	10,000	5,000	12,000
Community Building	(01-0130-00)	1,000	1,000	0
City Cemetery	(01-1110-00)	0	0	0
City Welcome Sign Irrigation	(01-8733-00)	1,000	0	0
Cedar Brake Park Irrigation	(01-8736-00)	7,000	6,000	2,000
Cedar Brake Park Restrooms	(01-8735-00)	2,000	14,000	2,000
Ferland Park	(01-8737-00)	5,000	6,000	5,000
Memory Park	(01-5885-00)	126,000	100,000	99,000
Community Building Stage Irrigation	(01-6180-00)	3,000	3,000	2,000
City Hall & Irrigation	(01-6190-00)	20,000	18,000	28,000
Homecoming Park Restrooms	(01-8820-00)	0	0	1,000
Homecoming Park Drinking Fountain	(01-8738-00)	0	0	0
Buffalo Springs Sewer Plant	(01-8821-00)	2,000	2,000	1,000
Cooling Tower Feed	(01-0355-00)	126,000	91,000	7,000
Welcome Flags	(01-8734-00)	0	1,000	1,000





# City of Montgomery

## Operations Report

July 2020

06/18/20-07/17/20

**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  
Gulf Utility Service

## **District Alerts**

### **06/21/2020 – WWTP1, No power**

Operator found facility calling out for clarifier drive failure and blower failure due to a power surge in the area. Operator reset equipment and no further issues reported.

### **06/22/2020 – Lift station 14, Pump failure**

Upon arrival operator found lift pump 2 not pumping. The pump was pulled and removed rags from pump Operator monitored facility.

### **06/25/2020– Lift Station 2, High level**

Operator found facility calling out for high level and generator running. Entergy was notified to restore power, operator monitored facility while pumping down.

### **06/29/2020– Lift Station 6, High level**

Operator found facility calling out for high level. Operator reset facility equipment and monitored.

### **07/01/2020 – Lift Station 12, Power failure**

Upon arrival operator found facility running normal, call out due to a possible power surge. Operator reset auto dialer and monitored facility.

### **07/02/2020– Lift Station 5, High wet well**

Operator found lift pump 2 calling out for high temp. Operator reset facility equipment but BMP was notified to clean out rags from pump. No further issues.

### **07/07/2020– Lift Station 14, High level**

Operator found lift pump 2 at high level, the pump was pulled and removed rags from pump

### **07/10/2020 – Lift station 9, Pump failure**

Upon arrival operator found facility calling out for pump failure due to a power surge in the area.

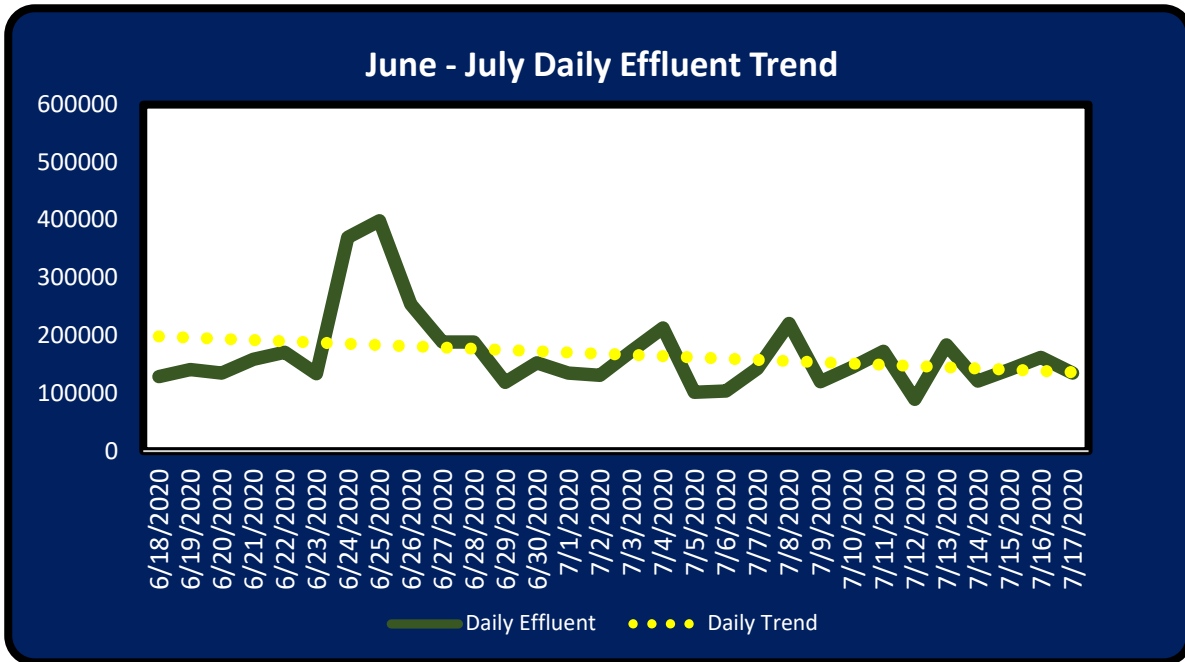
### **07/13/2020– Lift Station 2, Variable frequency drive (VFD) failure**

Operator found lift pump 3 calling out. Operator reset alarm and monitored facility.

### **07/17/2020 – WWTP1, No power**

Operator found facility calling out for no power. Operator reset facility equipment and monitored.

## Wastewater Plant Flow Detail



- Flow for the month of June – July was 5,035,000 gallons
- Daily peak flow June 25, 2020 was 399,000 gallons
- Average Daily Flow 167,800 gallons
  - 42% of permitted capacity



## 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	2.44	no
Average Monthly NH3	2	mg/l	0.47	no
Minimal CL2 Residual	1	mg/l	1.01	no
Max CL2 Residual	4	mg/l	3.80	no
Rainfall for the Month	⚡		4.75	inches

**There were no excursions for the month of July**



Daily Rain High = Total Daily Rainfall

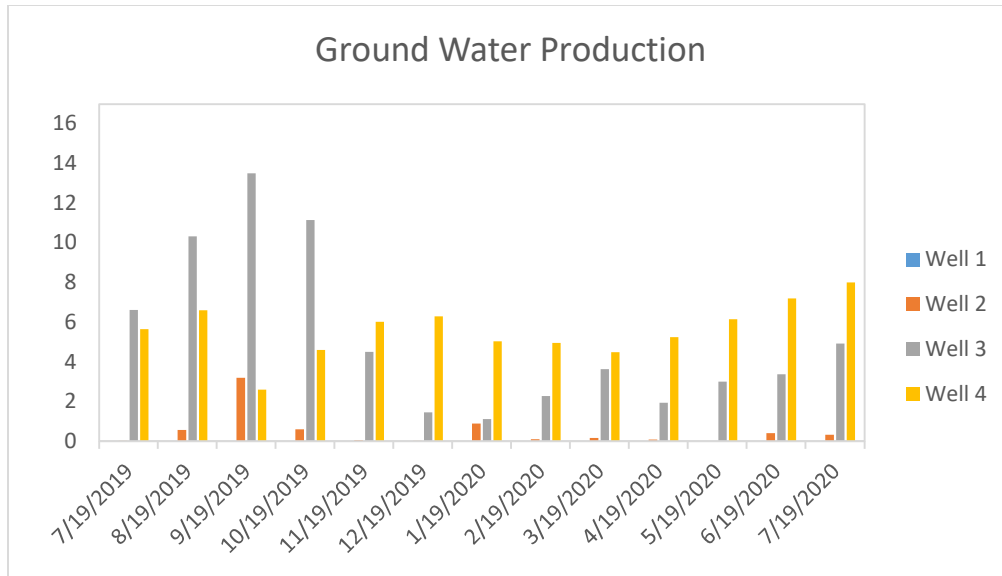
## Water Report

06/18/2020-07/17/2020

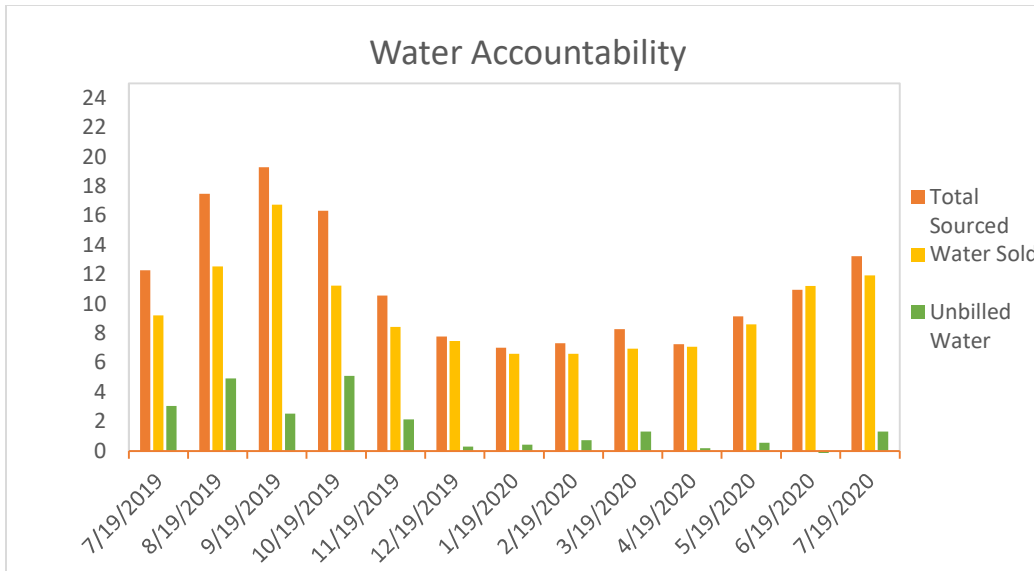
2020							
Well Name	Recorded Flow MGD	% of Total	Rating MGD/Day	YTD Pumpage MGD	YTD %	Permitted Value	Remaining Permit %
Well 2	0.315	2.38%	0.864	1.512	2.52%	92.930	77.27%
Well 3	4.927	37.20%	0.864	19.609	32.68%		
Well 4	8.004	60.43%	2.160	38.878	64.80%	90.000	56.80%
Total	13.246	100.00%	3.888	59.999	100%	232.663	
Flushing	0.217						
Subtotal	13.029						
Sold	11.931						
% Accounted	92%						

Accountability	
Total Water Sourced	13.246
Flushing	0.217
Subtotal	13.029
Sold	11.93
Accountability %	92%

CONNECTIONS	
School	12
Commercial Inside	160
Commercial Outside	1
Residential Inside	709
Residential Outside	28
Church	13
City	15
Hydrant	7
Multifamily	11
n/a	3
<b>Total</b>	<b>959</b>



Date	Total	Well_1	Well_2	Well_3	Well_4
AVG	11.3	0.000	0.490	5.214	5.600
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	2.590
10/19/2019	16.338	0.000	0.594	11.142	4.602
11/19/2019	10.568	0.000	0.042	4.506	6.020
12/19/2019	7.771	0.000	0.017	1.457	6.297
1/19/2020	7.021	0.000	0.887	1.106	5.028
2/19/2020	7.324	0.000	0.095	2.279	4.950
3/19/2020	8.276	0.000	0.163	3.632	4.481
4/19/2020	7.259	0.000	0.083	1.929	5.247
5/19/2020	9.146	0.000	0.000	2.995	6.151
6/19/2020	10.96	0.000	0.398	3.371	7.191
7/19/2020	13.246	0.000	0.315	4.927	8.004
Total	146.96	0.000	6.369	67.786	72.802



Date	Accountability	Unaccounted	Total Sourced	Water Sold	Flushing/Leaks	Unbilled Water
7/19/2019	82%	2.193	12.276	9.218	0.866	3.058
8/19/2019	81%	3.340	17.486	12.548	1.598	4.938
9/19/2019	90%	2.020	19.286	16.753	0.513	2.533
10/19/2019	71%	4.692	16.338	11.231	0.415	5.107
11/19/2019	99%	0.104	10.568	8.427	2.037	2.141
12/19/2019	98%	0.120	7.771	7.474	0.177	0.297
1/19/2020	96%	0.257	7.021	6.598	0.166	0.423
2/19/2020	97%	0.209	7.324	6.598	0.517	0.726
3/19/2020	97%	0.246	8.276	6.962	1.068	1.314
4/19/2020	100%	-0.017	7.259	7.084	0.192	0.175
5/19/2020	96%	0.325	9.146	8.599	0.222	0.547
6/19/2020	104%	-0.413	10.960	11.215	0.158	-0.255
7/19/2020	92%	1.098	13.246	11.931	0.217	1.315

**CITY OF MONTGOMERY  
ACCOUNT BALANCES 07-31-20  
For Meeting of August 25, 2020**

	<u>CHECKING ACCT BALANCES</u>	<u>PRIOR MONTH END INVESTMENTS</u>	<u>TOTAL FUNDS AVAILABLE</u>
<b><u>GENERAL FUNDS</u></b>			
OPERATING FUND #1017375	\$ 771,144.19		\$ 771,144.19
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		\$ 100,000.00	\$ 100,000.00
TEXPOOL - GENERAL FUND # 00003		\$ 286,299.15	\$ 286,299.15
TEXPOOL - RESERVE FUND # 00001		\$ 253,265.83	\$ 253,265.83
<b>TOTAL GENERAL FUND</b>	<b>\$ 781,829.83</b>	<b>\$ 639,564.98</b>	<b>\$ 1,421,394.81</b>
<b><u>CONSTRUCTION FUND</u></b>			
BUILDING FUND #1058528	\$ -		\$ -
CONSTRUCTION ACCOUNT #1058544	\$ 12,599.97		\$ 12,599.97
BOK Financial Series 2017A	\$ 121,826.72		\$ 121,826.72
BOK Financial Series 2017BA	\$ 1,528,335.65		\$ 1,528,335.65
TEXPOOL - CONST # 00009		\$ 697.51	\$ 697.51
INVESTMENTS - CONSTRUCTION		\$ -	\$ -
<b>TOTAL CONSTRUCTION FUND</b>	<b>\$ 1,662,762.34</b>	<b>\$ 697.51</b>	<b>\$ 1,663,459.85</b>
<b><u>DEBT SERVICE FUND</u></b>			
DEBT SERVICE FUND #7024730	\$ 290,295.37		\$ 290,295.37
TEXPOOL DEBT SERVICE # 00008	\$ -	\$ 196,875.90	\$ 196,875.90
<b>TOTAL DEBT SERVICE FUND</b>	<b>\$ 290,295.37</b>	<b>\$ 196,875.90</b>	<b>\$ 487,171.27</b>
<b><u>COURT SECURITY FUND</u> #1070580</b>			
	<b>\$ 7,028.09</b>	<b>\$ -</b>	<b>\$ 7,028.09</b>
<b><u>COURT TECHNICAL FUND</u> #1058361</b>			
	<b>\$ 39,554.45</b>	<b>\$ -</b>	<b>\$ 39,554.45</b>
<b><u>GRANT FUND</u></b>			
HOME GRANT ACCOUNT #1059104	\$ 5,737.63		\$ 5,737.63
GRANT ACCOUNT #1048479	\$ 80.73		\$ 80.73
<b>TOTAL GRANT FUND</b>	<b>\$ 5,818.36</b>	<b>\$ -</b>	<b>\$ 5,818.36</b>
<b><u>HOTEL OCCUPANCY TAX FUND</u> #1025253</b>			
	<b>\$ 14,504.12</b>	<b>\$ -</b>	<b>\$ 14,504.12</b>
<b><u>MEDC</u></b>			
CHECKING ACCOUNT #1017938	\$ 96,233.79		\$ 96,233.79
TEXPOOL - MEDC # 00006		\$ 1,281,775.64	\$ 1,281,775.64
TEXPOOL - MEDC # 00005		\$ 59,713.49	\$ 59,713.49
<b>TOTAL MEDC</b>	<b>\$ 96,233.79</b>	<b>\$ 1,341,489.13</b>	<b>\$ 1,437,722.92</b>
<b><u>POLICE ASSET FORFEITURES</u> #1047745</b>			
	<b>\$ 8,591.98</b>		<b>\$ 8,591.98</b>
<b><u>UTILITY FUND</u></b>			
UTILITY FUND #1017383	\$ 1,132,004.07		\$ 1,132,004.07
TEXPOOL - UTILITY FUND # 00002		\$ 773,278.43	\$ 773,278.43
<b>TOTAL UTILITY FUND</b>	<b>\$ 1,132,004.07</b>	<b>\$ 773,278.43</b>	<b>\$ 1,905,282.50</b>
<b>TOTAL ALL FUNDS</b>	<b>\$ 4,038,622.40</b>	<b>\$ 2,951,905.95</b>	<b>\$ 6,990,528.35</b>
<b><u>INVESTMENTS</u></b>			
TEXPOOL - GENERAL FUND			\$ 539,564.98
INVESTMENTS - GENERAL FUND			\$ 100,000.00
TEXPOOL - CONST # 00009			\$ 697.51
TEXPOOL - DEBT SERVICE # 00008			\$ 196,875.90
TEXPOOL - MEDC			\$ 1,281,775.64
INVESTMENTS - MEDC			\$ 59,713.49
TEXPOOL - UTILITY			\$ 773,278.43
<b>TOTAL ALL INVESTMENTS</b>			<b>\$ 2,951,905.95</b>

\*Note:



MUNICIPAL ACCOUNTS  
& CONSULTING, L.P.

## City of Montgomery

### Bookkeeper's Report

July 31, 2020

City of Montgomery  
**Account Balances**

As of July 31, 2020

Financial Institution (Acct Number)	Issue Date	Maturity Date	Interest Rate	Account Balance	Notes
<b>Fund: Operating</b>					
<b>Certificates of Deposit</b>					
THIRD COAST BANK, SSB (XXXX7256)	07/30/2020	01/26/2021	0.70 %	100,000.00	
<b>Money Market Funds</b>					
TEXPOOL (XXXX0003)	08/01/2005		0.19 %	286,299.15	
TEXPOOL (XXXX0001)	02/07/2020		0.19 %	253,265.83	Reimbursement
<b>Checking Account(s)</b>					
FIRST FINANCIAL BANK (XXXX7375)			0.00 %	771,144.19	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
<b>Totals for Operating Fund:</b>				<b>\$1,421,394.81</b>	
<b>Fund: Capital Projects</b>					
<b>Money Market Funds</b>					
TEXPOOL (XXXX0009)	12/27/2012		0.19 %	697.51	
<b>Checking Account(s)</b>					
BOK Financial (XXXX3014)			0.00 %	121,826.72	BOKF, NA Escrow - Series 2017A
BOK Financial (XXXX4012)			0.00 %	1,528,335.65	BOKF, NA Escrow - Series 2017B
FIRST FINANCIAL BANK (XXXX8528)			0.00 %	0.00	Building Fund
FIRST FINANCIAL BANK (XXXX8544)			0.00 %	12,599.97	Const Ckg-W&S Proj 1058544
<b>Totals for Capital Projects Fund:</b>				<b>\$1,663,459.85</b>	
<b>Fund: Debt Service</b>					
<b>Money Market Funds</b>					
TEXPOOL (XXXX0008)	12/27/2012		0.19 %	196,875.90	
<b>Checking Account(s)</b>					
FIRST FINANCIAL BANK (XXXX4730)			0.00 %	290,295.37	Checking Account
<b>Totals for Debt Service Fund:</b>				<b>\$487,171.27</b>	
<b>Fund: CT Security</b>					
<b>Checking Account(s)</b>					
FIRST FINANCIAL BANK (XXXX0580)			0.00 %	7,028.09	Cash In Bank
<b>Totals for CT Security Fund:</b>				<b>\$7,028.09</b>	
<b>Fund: CT Tech</b>					
<b>Checking Account(s)</b>					
FIRST FINANCIAL BANK (XXXX8361)			0.00 %	39,554.45	Cash In Bank
<b>Totals for CT Tech Fund:</b>				<b>\$39,554.45</b>	
<b>Fund: Grant</b>					
<b>Checking Account(s)</b>					
FIRST FINANCIAL BANK (XXXX8479)			0.00 %	80.73	Grant Account
FIRST FINANCIAL BANK (XXXX9104)			0.00 %	5,737.63	Checking Account
<b>Totals for Grant Fund:</b>				<b>\$5,818.36</b>	

City of Montgomery  
**Account Balances**

As of July 31, 2020

Financial Institution (Acct Number)	Issue Date	Maturity Date	Interest Rate	Account Balance	Notes
<b>Fund: Hotel Occupancy Tax</b>					
<b>Checking Account(s)</b>					
FIRST FINANCIAL BANK (XXXXX5253)			0.00 %	14,504.12	Cash In Bank
<b>Totals for Hotel Occupancy Tax Fund:</b>				<b>\$14,504.12</b>	
<b>Fund: MEDC</b>					
<b>Money Market Funds</b>					
TEXPOOL (XXXXX0006)	08/01/2005		0.19 %	1,281,775.64	
TEXPOOL (XXXXX0005)	02/07/2020		0.19 %	59,713.49	Reimbursement
<b>Checking Account(s)</b>					
FIRST FINANCIAL BANK (XXXXX7938)			0.00 %	96,233.79	MEDC Checking
<b>Totals for MEDC Fund:</b>				<b>\$1,437,722.92</b>	
<b>Fund: Policy Asset Forfeiture</b>					
<b>Checking Account(s)</b>					
FIRST FINANCIAL BANK (XXXXX7745)			0.00 %	8,591.98	Cash In Bank
<b>Totals for Policy Asset Forfeiture Fund:</b>				<b>\$8,591.98</b>	
<b>Fund: Utility</b>					
<b>Money Market Funds</b>					
TEXPOOL (XXXXX0002)	08/01/2005		0.19 %	773,278.43	
<b>Checking Account(s)</b>					
FIRST FINANCIAL BANK (XXXXX7383)			0.00 %	1,132,004.07	Water & Sewer Fund
FIRST FINANCIAL BANK (XXXXX7417)			0.00 %	0.00	Customer Deposit Acct
FIRST FINANCIAL BANK (XXXXX3840)			0.00 %	0.00	Water Works
<b>Totals for Utility Fund:</b>				<b>\$1,905,282.50</b>	
<b>Grand total for City of Montgomery:</b>				<b>\$6,990,528.35</b>	



## Cash Flow Report - Checking Account

As of July 31, 2020

Num	Name	Memo	Amount	Balance
<b>BALANCE AS OF 07/01/2020</b>				<b>\$717,186.05</b>
<b>Receipts</b>				
	FEMA Reimbursement - Atkins Creek (to be transferred to General F		365,060.15	
	Sales Tax		231,928.50	
	Transfer from Utility Fund Thur 07/10/20		7,931.82	
	Transfer from Utility Fund Thur 07/31/20		13,937.85	
	Admin Transfer for 1st Quarter 2019-2020 FYE		50,000.00	
	Tax Rev EOM 7/20		82.93	
	Tax Revenue CL07/20		3,041.74	
	Tax P&I CL 07/20		427.98	
	Miscellaneous Revenue OS 07/31/20		2,225.00	
	Miscellaneous Revenue CL 07/31/20		20,230.37	
	Court Rev OS 07/20		330.70	
	Court Revenue CL 07/20		22,362.05	
	Interest		30.35	
	Beverage Tax Revenue 07/17/20		2,876.23	
<b>Total Receipts</b>				<b>720,465.67</b>
<b>Disbursements</b>				
30448	Daspit, Laurence F	Payroll 07/02/20	(110.82)	
30449	Barbara Dauzat	Community Building Deposit Refund	(150.00)	
30450	Michael Shirley	Court Prosecutor 6/25/2020	(450.00)	
30451	OCS, Inc.	Computers / Website - Inv 98493	(4,000.00)	
30452	Personalized Communications, Inc.	Answering Service Inv#18253-062420	(49.40)	
30453	UBEO LLC,	Acct No. 124715 Inv #68287939 06/1-06/30/20	(2,186.06)	
30454	Vulcan Materials Company	Inv# 62126858 ; Inv# 62126859	(321.00)	
30455	Amazon Capital Services	Operating Supplies	(92.74)	
30456	AT&T	Cell Phones Inv 16571840	(984.30)	
30457	Christian Brothers Automotive	Repairs - 2016 Chevy Tahoe LTZ	(264.24)	
30458	Davis Investigation Services	Pre-Employment Screening (Godell) Inv 1908167	(28.65)	
30459	Entergy	Utilities per spreadsheet 06/20	(558.82)	
30460	GT Distributors, Inc	Emergency Equipment / Copysync Inv 761669 ; 76	(2,415.08)	
30461	Houston Chronicle	INV 20020461 Ad # 214553 - Rezoning Montgom	(151.20)	
30462	Jennifer King	Community Building Deposit Refund	(150.00)	
30463	Lone Star Products & Equipment, LLC	Police Equipment Inv 31111 - Rewire Unit, Siren a	(600.00)	
30464	Rick Hanna, CBO	Plan Reviews	(6,429.87)	
30465	Robert Rosenquist	Municipal Court Judge - 6/20	(1,000.00)	
30466	Sales Revenue, Inc.	Sales Tax Tracking Inv 3466	(1,400.00)	
30467	Sam's Club	Acct #040241083268-7 Inv 000000 / 000007	(268.86)	
30468	State Comptroller	State Criminal Costs and Fees Qtr Ending 06/30/2	(17,888.03)	
30469	The Productivity Center, Inc	TCLEDDS Renewals June 2019 - 2020 & 2020-Jun	(730.00)	
30470	Tyler Technologies, Inc	Inv 025-297606 Interface Court / Monthly Fees Uti	(1,883.65)	
30471	UniFirst Holdings, Inc.	Inv 8440905970 ; 6853 ; 7746 ; 8634 ; 5969 ; 6852 ;	(535.64)	
30472	TML-IRP	Contract# 6827 Insurance Premium July 2020	(5,978.17)	
30473	Daspit, Laurence F	Payroll 07/17/20	(110.82)	
30474	Thompson, Kevin A.	Payroll 07/17/20 - Final Paycheck	(2,136.92)	
30475	Buckalew Chevrolet, L.P.	2018 Chevrolet Sliverado - Batteries Replaced	(210.30)	
30476	Christian Brothers Automotive	Repairs - 2016 Chevy Tahoe LTZ / 2013 Dodge C	(267.78)	
30477	City of Montgomery - Utility Fund	/Water Usage @ Parks, City Hall, Com Center - Ju	(1,448.84)	
30478	Cody's Lawn Service LLC	Mowing	(11,295.00)	
30479	Consolidated Communications	936-597-6434 Telephone Service 6/1-6/30/20	(1,249.04)	
30480	Easley Enterprises of Texas, Inc.	City Hall General Cleaning 06/20	(775.00)	

## Cash Flow Report - Checking Account

As of July 31, 2020

Num	Name	Memo	Amount	Balance
<b>Disbursements</b>				
30481	Entergy	Utilities per spreadsheet 06/20	(1,957.42)	
30482	Jim's Hardware Inc.	Acct #102 -Several Invoices 06/1-06/30/20	(403.26)	
30483	Klogik LLC	Court License Fee - Invoice 7019315	(1,200.00)	
30484	LDC	CM100017 Gas 101 Plantersville 6/30/20	(31.08)	
30485	McCoy's Building Supply Corporation	Office Supplies - 06/30/2020 Invoices	(145.35)	
30486	Montgomery Area Chamber of Commerce	Registration for R. Tramm / S. Countryman - Inv 2	(45.00)	
30487	Northwest Pest Patrol	Acct-32791-Mosquito fogging / Inv#354999, 3550	(725.00)	
30488	Northwoods Insurance Agency L.L.C.	Bonds - 3 Yr Bond - Anthony Lasky	(255.00)	
30489	O'Reilly Automotive, Inc.	700907 - Invoices 1838204442 ; 7465 ; 8319 ; 9046	(120.37)	
30490	Optiquet Internet Services, Inc	Computer Tech	(197.00)	
30491	Perdue, Brandon, Fielder, Collins, & Mott	Attorney fees for Collections-Fines and Fees - 06/	(1,588.11)	
30492	Pitney Bowes Global Financial Svcs, LLC	Lease Acct 0018228782 Contract 0040683680 Inv 3	(428.46)	
30493	Price Air Conditioning	Inv I1213 - Capacitor Blower Out	(250.00)	
30494	Shelly Peterson	Community Building Deposit Refund 04/17/20	(250.00)	
30495	State Comptroller	State Criminal Costs and Fees Qtr Ending 03/31/2	(405.99)	
30496	Stowe's Collision Repair LLC	Police - Auto repairs Inv 6848	(30.00)	
30497	Susan Hellman	Community Building Deposit Refund	(50.00)	
30498	TJ Wilkerson	Community Building Deposit Refund	(150.00)	
30499	TransUnion	Acct 300819 thru 6/30/20	(450.00)	
30500	Verizon Wireless	521590387-00001	(49.63)	
30501	Vulcan Materials Company	Inv# 62134151	(159.72)	
30502	Weisinger Materials, Inc	Inv 091522	(66.00)	
30503	Medical Air Services Association	Monthly Membership for 7 Emergent Plus Invoice	(98.00)	
30504	Rick Hanna, CBO	Plan Reviews	(4,000.00)	
30505	Old Republic Title Co.	Linda Sneed Loan - Texas Department of Housing	(1,611.80)	
30506	Amazon Capital Services	Operating Supplies	(179.00)	
30507	Card Service Center	First Financial Credit Card Account XXXX 0869 -	(1,510.51)	
30508	Consolidated Communications	936-043-5910/0 7/11/20-8/03/2020	(124.34)	
30509	Dittert Rubber Stamp, Ltd.	Printing & Office supplies - 2 Rubber Stamps	(37.90)	
30510	Houston Chronicle	INV 34034277 - Bid on Water Plant No. 3	(756.00)	
30511	Jones & Carter, Inc	Engineering Invoices - May & June 2020	(9,683.75)	
30512	Lake Conroe Ace Hardware	Inv#000466/1	(13.17)	
30513	Optiquet Internet Services, Inc	Computer Tech	(197.00)	
30514	Rick Hanna, CBO	Plan Reviews Inv 18475	(1,040.34)	
30515	Bracht, James C.	Payroll 07/31/20 - Final Paycheck	(7,907.76)	
30516	Daspit, Laurence F	Payroll 07/31/20	(110.82)	
30517	Paulton, Lawrence R	Payroll 07/31/20 - Final Paycheck	(1,060.84)	
30518	Christian Brothers Automotive	Repairs - 2017 and 2013 Chevrolet Silverado	(137.17)	
30519	City of Montgomery - Utility Fund	/Water Usage @ Parks, City Hall, Com Center - Ju	(2,266.19)	
30520	Wex Bank	Invoice 66357684 - July 2020 - Gas/Oil	(561.59)	
ACH	TML-Health	Health, Life & AD&D Insurance Period 2020-7 I	(19,666.90)	
ACH	TMRS	Retirement - June 2020	(17,359.69)	
ACH	EFTPS	Payroll Taxes - July 2020	(15,419.02)	
ACH	Office of the Attorney General	Child Support	(1,952.43)	
ACH	EFTPS	Payroll Taxes - July 2020	(17,269.52)	
ACH	Office of the Attorney General	Child Support	(2,623.83)	
ACH	Texas Workforce Commission	TWC Report - 2nd Quarter 2020	(554.14)	
ACH	Office of the Attorney General	Child Support	(1,125.69)	
ACH	EFTPS	Payroll Taxes - July 2020	(16,298.56)	
ACH	TMRS	Retirement - July 2020	(26,123.56)	
AL	First Financial Bank	Check 30471 Cleared for \$536.64 instead of \$535.6	(1.00)	
DD	Aguirre, Abel	Payroll 07/02/20	(1,694.43)	

## Cash Flow Report - Checking Account

As of July 31, 2020

Num	Name	Memo	Amount	Balance
<b>Disbursements</b>				
DD	Belmares, Jose N.	Payroll 07/02/20	(2,425.66)	
DD	Bracht, James C.	Payroll 07/02/20	(2,162.51)	
DD	Brown, Jackson A	Payroll 07/02/20	(1,031.60)	
DD	Chambers, Albert E	Payroll 07/02/20	(2,137.55)	
DD	Ciulla, Hailey N	Payroll 07/02/20	(1,073.76)	
DD	Cooley, Diana M	Payroll 07/02/20	(1,381.39)	
DD	Duckett, Kimberly T.	Payroll 07/02/20	(1,749.16)	
DD	Goode, Kristen N	Payroll 07/02/20	(1,341.60)	
DD	Graves, Nathaniel L.	Payroll 07/02/20	(1,492.85)	
DD	Hensley, Kyle R	Payroll 07/02/20	(1,517.53)	
DD	Hensley, Susan L	Payroll 07/02/20	(2,141.41)	
DD	Hernandez, George J.	Payroll 07/02/20	(1,705.00)	
DD	Kohl, Julie J	Payroll 07/02/20	(299.22)	
DD	Kowarsch, Robert D	Payroll 07/02/20	(92.35)	
DD	Lozano, Daniel T	Payroll 07/02/20	(1,361.42)	
DD	McCorquodale, David D.	Payroll 07/02/20	(2,199.67)	
DD	McRae, Jacob I	Payroll 07/02/20	(1,265.59)	
DD	Muckleroy, Micha D.	Payroll 07/02/20	(2,309.95)	
DD	Paulton, Lawrence R	Payroll 07/02/20	(710.93)	
DD	Rains, Eva S.	Payroll 07/02/20	(110.82)	
DD	Reed, Christy M	Payroll 07/02/20	(1,067.87)	
DD	Salas, Francisco A.	Payroll 07/02/20	(1,342.38)	
DD	Solomon, Anthony D	Payroll 07/02/20	(2,624.45)	
DD	Standifer, Eric L.	Payroll 07/02/20	(1,703.13)	
DD	Thomas, Ryan A	Payroll 07/02/20	(1,466.71)	
DD	Thompson, Kevin A.	Payroll 07/02/20	(826.74)	
DD	Tramm, Richard J	Payroll 07/02/20	(4,155.73)	
DD	Bauer, Timothy M	Payroll 07/02/20	(1,391.83)	
DD	Lasky, Anthony R	Payroll 07/02/20	(1,891.08)	
DD	Aguirre, Abel	Payroll 07/17/20	(1,793.02)	
DD	Bauer, Timothy M	Payroll 07/17/20	(1,599.19)	
DD	Belmares, Jose N.	Payroll 07/17/20	(2,425.66)	
DD	Bracht, James C.	Payroll 07/17/20	(2,557.17)	
DD	Brown, Jackson A	Payroll 07/17/20	(1,031.60)	
DD	Chambers, Albert E	Payroll 07/17/20	(2,137.57)	
DD	Ciulla, Hailey N	Payroll 07/17/20	(1,073.76)	
DD	Cooley, Diana M	Payroll 07/17/20	(1,381.39)	
DD	Duckett, Kimberly T.	Payroll 07/17/20	(1,749.16)	
DD	Goode, Kristen N	Payroll 07/17/20	(1,341.61)	
DD	Graves, Nathaniel L.	Payroll 07/17/20	(1,736.71)	
DD	Hensley, Kyle R	Payroll 07/17/20	(1,791.63)	
DD	Hensley, Susan L	Payroll 07/17/20	(2,141.42)	
DD	Hernandez, George J.	Payroll 07/17/20	(1,710.30)	
DD	Kohl, Julie J	Payroll 07/17/20	(332.46)	
DD	Kowarsch, Robert D	Payroll 07/17/20	(175.47)	
DD	Lasky, Anthony R	Payroll 07/17/20	(1,891.08)	
DD	Lozano, Daniel T	Payroll 07/17/20	(1,361.40)	
DD	McCorquodale, David D.	Payroll 07/17/20	(2,199.67)	
DD	McRae, Jacob I	Payroll 07/17/20	(1,451.14)	
DD	Muckleroy, Micha D.	Payroll 07/17/20	(2,224.11)	
DD	Paulton, Lawrence R	Payroll 07/17/20	(710.93)	
DD	Reed, Christy M	Payroll 07/17/20	(1,017.69)	

## Cash Flow Report - Checking Account

As of July 31, 2020

Num	Name	Memo	Amount	Balance
<b>Disbursements</b>				
DD	Salas, Francisco A.	Payroll 07/17/20	(1,538.80)	
DD	Solomon, Anthony D	Payroll 07/17/20	(2,624.44)	
DD	Standifer, Eric L.	Payroll 07/17/20	(1,726.67)	
DD	Thomas, Ryan A	Payroll 07/17/20	(1,684.99)	
DD	Tramm, Richard J	Payroll 07/17/20	(4,155.73)	
DD	Aguirre, Abel	Payroll 07/31/20	(1,826.55)	
DD	Bauer, Timothy M	Payroll 07/31/20	(1,444.17)	
DD	Belmares, Jose N.	Payroll 07/31/20	(2,425.66)	
DD	Brown, Jackson A	Payroll 07/31/20	(1,031.60)	
DD	Chambers, Albert E	Payroll 07/31/20	(2,194.70)	
DD	Ciulla, Hailey N	Payroll 07/31/20	(1,073.76)	
DD	Cooley, Diana M	Payroll 07/31/20	(1,381.39)	
DD	Duckett, Kimberly T.	Payroll 07/31/20	(1,749.15)	
DD	Goode, Kristen N	Payroll 07/31/20	(1,341.61)	
DD	Graves, Nathaniel L.	Payroll 07/31/20	(1,496.26)	
DD	Hensley, Kyle R	Payroll 07/31/20	(1,638.57)	
DD	Hensley, Susan L.	Payroll 07/31/20	(2,141.41)	
DD	Hernandez, George J.	Payroll 07/31/20	(1,542.99)	
DD	Kohl, Julie J	Payroll 07/31/20	(329.69)	
DD	Kowarsch, Robert D	Payroll 07/31/20	(73.88)	
DD	Lasky, Anthony R	Payroll 07/31/20	(1,954.79)	
DD	Lozano, Daniel T	Payroll 07/31/20	(1,361.41)	
DD	McCorquodale, David D.	Payroll 07/31/20	(2,199.67)	
DD	McRae, Jacob I	Payroll 07/31/20	(1,562.66)	
DD	Muckleroy, Micha D.	Payroll 07/31/20	(2,224.11)	
DD	Rains, Eva S.	Payroll 07/31/20	(166.23)	
DD	Reed, Christy M	Payroll 07/31/20	(1,017.69)	
DD	Salas, Francisco A.	Payroll 07/31/20	(1,342.38)	
DD	Solomon, Anthony D	Payroll 07/31/20	(2,624.45)	
DD	Standifer, Eric L.	Payroll 07/31/20	(1,703.13)	
DD	Thomas, Ryan A	Payroll 07/31/20	(1,466.71)	
DD	Tramm, Richard J	Payroll 07/31/20	(4,155.73)	
DM	ETS Corporation	Merch Service Fees 07/20	(596.50)	
Tsf	City of Montgomery- Capital Projects	Admin transfer to CPF thru 07/31/20	(14,250.00)	
Wire	First Financial Bank	Transfer of Court Security Fees Revenue thru 07/1	(78.37)	
Wire	First Financial Bank	Transfer of Court Tech Fees Revenue thru 07/10/2	(104.50)	
Wire	First Financial Bank	Transfer to Debt Service Thru 07/10/20	(289,000.58)	
<b>Total Disbursements</b>				<u>(666,507.53)</u>
<b>BALANCE AS OF 07/31/2020</b>				<u><u>\$771,144.19</u></u>

## Cash Flow Report - Police Drug & Misc Fund Account

As of July 31, 2020

Num	Name	Memo	Amount	Balance
BALANCE AS OF 07/01/2020				\$10,675.64
<b>Receipts</b>				
	No Receipts Activity		0.00	
<b>Total Receipts</b>			<u>0.00</u>	0.00
<b>Disbursements</b>				
	No Disbursements Activity		0.00	
<b>Total Disbursements</b>			<u>0.00</u>	<u>0.00</u>
BALANCE AS OF 07/31/2020				<u><u>\$10,675.64</u></u>

# Cash Flow Report - Home Grant / COPS Universal Account

As of July 31, 2020

Num	Name	Memo	Amount	Balance
BALANCE AS OF 07/01/2020				<b>\$10.00</b>
<b>Receipts</b>				
	No Receipts Activity		0.00	
<b>Total Receipts</b>				0.00
<b>Disbursements</b>				
	No Disbursements Activity		0.00	
<b>Total Disbursements</b>				0.00
BALANCE AS OF 07/31/2020				<b>\$10.00</b>

City of Montgomery - General Fund  
Profit & Loss Budget Performance-All  
July 2020

	Jul 20	Budget	\$ Over Budget	Oct '19 - Jul 20	YTD Budget	\$ Over Budget	Annual Budget
<b>Ordinary Income/Expense</b>							
<b>Income</b>							
14000.1 · Taxes & Franchise Fees							
14103 · Beverage Tax	2,876.23	3,125.00	-248.77	24,259.52	30,000.00	-5,740.48	30,000.00
14111 · Franchise Tax	2,362.74	0.00	2,362.74	16,299.57	13,900.00	2,399.57	90,000.00
14320 · Ad Valorem Taxes							
14320.1 · PID Tax Revenue	0.00	0.00	0.00	35,772.46	35,775.00	-2.54	35,775.00
14320 · Ad Valorem Taxes - Other	1,652.48	19,485.00	-17,832.52	548,035.28	574,269.00	-26,233.72	574,769.00
<b>Total 14320 · Ad Valorem Taxes</b>	1,652.48	19,485.00	-17,832.52	583,807.74	610,044.00	-26,236.26	610,544.00
14330 · Penalties & Interest on Adv Tax	225.92	200.00	25.92	5,195.81	4,700.00	495.81	5,000.00
14331 · Rendition Penalties	0.00	0.00	0.00	4.98	100.00	-95.02	100.00
14600 · Sales Tax							
14600.1 · Sales Tax ILO AdValorem Tax	57,982.13	62,500.00	-4,517.87	614,385.09	625,000.00	-10,614.91	750,000.00
14600 · Sales Tax - Other	115,964.24	125,000.00	-9,035.76	1,228,770.28	1,250,000.00	-21,229.72	1,500,000.00
<b>Total 14600 · Sales Tax</b>	173,946.37	187,500.00	-13,553.63	1,843,155.37	1,875,000.00	-31,844.63	2,250,000.00
<b>Total 14000.1 · Taxes &amp; Franchise Fees</b>	181,063.74	210,310.00	-29,246.26	2,472,722.99	2,533,744.00	-61,021.01	2,985,644.00
14000.2 · Permits & Licenses							
14105 · Building Permits/MEP	18,259.00	18,750.00	-491.00	179,425.50	187,500.00	-8,074.50	225,000.00
14146 · Vendor/Beverage Permits	20.00	50.00	-30.00	305.00	500.00	-195.00	600.00
14611 · Sign Fee	50.00	150.00	-100.00	1,760.00	1,500.00	260.00	1,800.00
14612 · Misc Permit Fees(plats,& Zoning	0.00	708.33	-708.33	6,934.71	7,083.34	-148.63	8,500.00
14000.2 · Permits & Licenses - Other	0.00	10.00	-10.00	0.00	80.00	-80.00	100.00
<b>Total 14000.2 · Permits &amp; Licenses</b>	18,329.00	19,668.33	-1,339.33	188,425.21	196,663.34	-8,238.13	236,000.00
14000.4 · Fees for Service							
14380 · Community Bldg Rental	175.00	500.00	-325.00	5,970.00	5,000.00	970.00	6,000.00
14385 · Right of Way Use Fees	0.00	583.33	-583.33	6,709.74	5,833.34	876.40	7,000.00
<b>Total 14000.4 · Fees for Service</b>	175.00	1,083.33	-908.33	12,679.74	10,833.34	1,846.40	13,000.00
14000.5 · Court Fines & Forfeitures							
14101 · Collection Fees	1,955.10	1,083.33	871.77	12,754.77	10,833.34	1,921.43	13,000.00
14102 · Asset Forfeitures	0.00	0.00	0.00	0.00	100.00	-100.00	100.00
14106 · Child Belt/Safety (Dedicated)	0.00	0.00	0.00	0.00	750.00	-750.00	900.00
14110 · Fines	20,424.65	25,000.00	-4,575.35	219,618.52	250,000.00	-30,381.48	300,000.00
14118 · OMNI	126.00	130.00	-4.00	940.13	1,374.62	-434.49	1,600.00
14125 · Warrant Fees	0.00	10.00	-10.00	0.00	50.00	-50.00	50.00
14126 · Judicial Efficiency (Dedicated)	15.00	41.67	-26.67	400.54	416.66	-16.12	500.00
14130 · Accident Reports	54.00	33.33	20.67	448.03	333.34	114.69	400.00
<b>Total 14000.5 · Court Fines &amp; Forfeitures</b>	22,574.75	26,298.33	-3,723.58	234,161.99	263,857.96	-29,695.97	316,550.00
14000.6 · Other Revenues							
14199 · Leose Funds - PD	0.00	0.00	0.00	1,172.15	1,200.00	-27.85	1,200.00

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

July 2020

	Jul 20	Budget	\$ Over Budget	Oct '19 - Jul 20	YTD Budget	\$ Over Budget	Annual Budget
15380 · Unanticipated Income	1,104.13	1,250.00	-145.87	14,858.24	12,500.00	2,358.24	15,000.00
15391 · Interest Income	30.35	102.40	-72.05	329.37	994.66	-665.29	1,000.00
15392 · Interest on Investments	982.98	1,000.00	-17.02	10,573.84	10,000.00	573.84	12,000.00
<b>Total 14000.6 · Other Revenues</b>	<b>2,117.46</b>	<b>2,352.40</b>	<b>-234.94</b>	<b>26,933.60</b>	<b>24,694.66</b>	<b>2,238.94</b>	<b>29,200.00</b>
14114 · Hotel/Motel	0.00	0.00	0.00	0.00	250.00	-250.00	250.00
15350 · Proceeds from sales	0.00	0.00	0.00	0.00	200.00	-200.00	200.00
15355 · FEMA Reimb - Atkins Creek	365,060.15	365,000.00	60.15	365,060.15	365,000.00	60.15	365,000.00
15393 · Grant Revenue - Police	0.00	0.00	0.00	1,762.80	2,000.00	-237.20	2,000.00
<b>Total Income</b>	<b>589,320.10</b>	<b>624,712.39</b>	<b>-35,392.29</b>	<b>3,301,746.48</b>	<b>3,397,243.30</b>	<b>-95,496.82</b>	<b>3,947,844.00</b>
<b>Gross Profit</b>	<b>589,320.10</b>	<b>624,712.39</b>	<b>-35,392.29</b>	<b>3,301,746.48</b>	<b>3,397,243.30</b>	<b>-95,496.82</b>	<b>3,947,844.00</b>
<b>Expense</b>							
<b>16000 · Personnel</b>							
16353.1 · Health Ins.	16,600.53	16,500.00	100.53	162,524.14	165,000.00	-2,475.86	198,000.00
16353.4 · Unemployment Ins.	2.33	573.33	-571.00	300.17	5,733.34	-5,433.17	6,880.00
16353.5 · Workers Comp.	2,399.83	2,991.66	-591.83	22,809.88	29,916.68	-7,106.80	35,900.00
16353.6 · Dental & Vision Insurance	1,423.34	1,535.41	-112.07	14,838.86	15,354.18	-515.32	18,425.00
16353.7 · Life & AD&D Insurance	288.28	270.84	17.44	2,542.35	2,708.32	-165.97	3,250.00
16353.8 · Crime-Ins	40.71	41.67	-0.96	407.10	416.66	-9.56	500.00
16560 · Payroll Taxes	14,546.20	11,554.17	2,992.03	107,519.33	115,541.66	-8,022.33	138,650.00
16600 · Wages	135,406.33	126,250.00	9,156.33	1,213,277.00	1,262,500.00	-49,223.00	1,515,000.00
16600.1 · Overtime	2,795.01	4,141.66	-1,346.65	37,396.43	42,016.68	-4,620.25	50,500.00
16620 · Retirement Expense	11,106.58	8,066.66	3,039.92	77,273.99	80,666.68	-3,392.69	96,800.00
<b>Total 16000 · Personnel</b>	<b>184,609.14</b>	<b>171,925.40</b>	<b>12,683.74</b>	<b>1,638,889.25</b>	<b>1,719,854.20</b>	<b>-80,964.95</b>	<b>2,063,905.00</b>
<b>16001 · Communications</b>							
<b>16338 · Advertising/Promotion</b>							
16338.1 · Legal Notices and Pub	756.00	250.00	506.00	4,378.36	4,000.00	378.36	4,500.00
16338.2 · Recording Fees	0.00	208.33	-208.33	331.00	2,083.34	-1,752.34	2,500.00
16338 · Advertising/Promotion - Other	0.00	249.99	-249.99	1,822.79	2,500.02	-677.23	3,000.00
<b>Total 16338 · Advertising/Promotion</b>	<b>756.00</b>	<b>708.32</b>	<b>47.68</b>	<b>6,532.15</b>	<b>8,583.36</b>	<b>-2,051.21</b>	<b>10,000.00</b>
<b>Total 16001 · Communications</b>	<b>756.00</b>	<b>708.32</b>	<b>47.68</b>	<b>6,532.15</b>	<b>8,583.36</b>	<b>-2,051.21</b>	<b>10,000.00</b>
<b>16002 · Contract Services</b>							
<b>16102 · General Consultant Fees</b>							
16102.1 · Sales Tax Tracking	1,400.00	1,540.00	-140.00	14,000.00	15,400.00	-1,400.00	18,480.00
16102 · General Consultant Fees - Other	225.00	708.33	-483.33	3,343.16	27,083.34	-23,740.18	28,500.00
<b>Total 16102 · General Consultant Fees</b>	<b>1,625.00</b>	<b>2,248.33</b>	<b>-623.33</b>	<b>17,343.16</b>	<b>42,483.34</b>	<b>-25,140.18</b>	<b>46,980.00</b>
16220 · Omni Expense	0.00	333.33	-333.33	1,332.00	3,333.34	-2,001.34	4,000.00
16242 · Prosecutors Fees	0.00	1,041.66	-1,041.66	6,750.00	10,416.68	-3,666.68	12,500.00
16280 · Mowing	11,295.00	9,333.33	1,961.67	72,007.74	93,333.34	-21,325.60	112,000.00



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

July 2020

	Jul 20	Budget	\$ Over Budget	Oct '19 - Jul 20	YTD Budget	\$ Over Budget	Annual Budget
16281 · Records Shredding	101.84	16.66	85.18	463.14	654.18	-191.04	850.00
16299 · Inspections/Permits/Backflow Ex	11,348.26	16,041.66	-4,693.40	127,926.77	160,416.68	-32,489.91	192,500.00
16310 · Judge's Fee	1,000.00	1,000.00	0.00	12,500.00	12,500.00	0.00	14,500.00
16320 · Legal	0.00	2,333.33	-2,333.33	7,726.86	25,833.34	-18,106.48	30,500.00
16321 · Audit Fees	0.00	0.00	0.00	16,679.00	25,000.00	-8,321.00	25,000.00
16322 · Engineering	0.00	9,583.33	-9,583.33	65,170.82	95,833.34	-30,662.52	115,000.00
16326 · Collection Agency Fees	0.00	5,000.00	-5,000.00	7,867.16	20,000.00	-12,132.84	20,000.00
16333 · Accounting Fees	2,360.50	3,750.00	-1,389.50	38,246.43	37,500.00	746.43	45,000.00
16335 · Repairs & Maintenance							
16332 · Downtown Repairs	0.00	0.00	0.00	0.00	500.00	-500.00	500.00
16335.1 · Maintenance - Vehicles & Equip							
16334 · Gas/Oil	333.05	3,145.83	-2,812.78	24,815.36	31,458.34	-6,642.98	37,750.00
16357 · Auto Repairs	645.52	1,541.66	-896.14	16,146.81	15,416.68	730.13	18,500.00
16373 · Equipment repairs	6.17	708.32	-702.15	3,338.18	7,083.36	-3,745.18	8,500.00
16374 · Building Repairs-City Hall/Comm	458.36	0.00	458.36	11,515.74	19,479.00	-7,963.26	19,479.00
16375 · Street Repairs - Minor							
16375.1 · Streets-Preventive Maintenance	0.00	0.00	0.00	0.00	5,000.00	-5,000.00	5,000.00
16375 · Street Repairs - Minor - Other	0.00	0.00	0.00	21,148.06	22,000.00	-851.94	22,000.00
<b>Total 16375 · Street Repairs - Minor</b>	0.00	0.00	0.00	21,148.06	27,000.00	-5,851.94	27,000.00
16335.1 · Maintenance - Vehicles & Equip - Ot...	35.00	200.00	-165.00	291.28	2,000.00	-1,708.72	2,400.00
<b>Total 16335.1 · Maintenance - Vehicles &amp; Equip</b>	1,478.10	5,595.81	-4,117.71	77,255.43	102,437.38	-25,181.95	113,629.00
16335 · Repairs & Maintenance - Other	580.00	1,250.00	-670.00	10,918.40	12,500.00	-1,581.60	15,000.00
<b>Total 16335 · Repairs &amp; Maintenance</b>	2,058.10	6,845.81	-4,787.71	88,173.83	115,437.38	-27,263.55	129,129.00
16337 · Street Signs	0.00	333.33	-333.33	2,876.70	3,333.34	-456.64	4,000.00
16340 · Printing & Office supplies							
16340.1 · COVID-19 Supplies	0.00	0.00	0.00	348.12	250.00	98.12	375.00
16340 · Printing & Office supplies - Other	398.14	624.99	-226.85	7,711.62	6,250.02	1,461.60	7,500.00
<b>Total 16340 · Printing &amp; Office supplies</b>	398.14	624.99	-226.85	8,059.74	6,500.02	1,559.72	7,750.00
16342 · Computers/Website	0.00	1,786.66	-1,786.66	15,639.87	17,866.68	-2,226.81	21,440.00
16350 · Postage/Delivery	342.77	479.15	-136.38	3,675.97	4,791.70	-1,115.73	5,750.00
16351 · Telephone	3,268.41	2,158.33	1,110.08	27,605.92	21,583.34	6,022.58	25,900.00
16360 · Tax Assessor Fees	0.00	0.00	0.00	7,332.12	7,500.00	-167.88	7,500.00
16370 · Election	0.00	3,000.00	-3,000.00	197.50	8,000.00	-7,802.50	8,000.00
17030 · Mobil Data Terminal	328.83	1,166.66	-837.83	3,982.03	11,666.68	-7,684.65	14,000.00
17040 · Computer/Technology							
17040.1 · COVID-19 Computer Tech	0.00	0.00	0.00	1,247.94	1,250.00	-2.06	2,239.00
17040 · Computer/Technology - Other	3,697.00	2,541.66	1,155.34	27,958.88	25,416.68	2,542.20	28,500.00
<b>Total 17040 · Computer/Technology</b>	3,697.00	2,541.66	1,155.34	29,206.82	26,666.68	2,540.14	32,039.00
17510 · State Portion of Fines/Payouts	0.00	0.00	0.00	67,909.06	108,750.00	-40,840.94	145,000.00

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

July 2020

	<u>Jul 20</u>	<u>Budget</u>	<u>\$ Over Budget</u>	<u>Oct '19 - Jul 20</u>	<u>YTD Budget</u>	<u>\$ Over Budget</u>	<u>Annual Budget</u>
16002 · Contract Services - Other	0.00	0.00	0.00	0.00	500.00	-500.00	500.00
<b>Total 16002 · Contract Services</b>	37,823.85	69,618.22	-31,794.37	628,672.64	859,900.06	-231,227.42	1,018,663.00
<b>16003 · Supplies &amp; Equipment</b>							
16244 · Radio Fees	0.00	0.00	0.00	4,542.36	4,500.00	42.36	5,000.00
16328 · Uniforms & Safety Equip	232.68	1,116.66	-883.98	10,516.21	11,266.68	-750.47	13,500.00
16328.1 · Protective Gear	0.00	83.33	-83.33	184.48	833.34	-648.86	1,000.00
16358 · Copier/Fax Machine Lease	2,015.00	1,683.72	331.28	20,914.44	17,558.66	3,355.78	21,450.00
<b>16460 · Operating Supplies (Office)</b>							
16460.1 · Streets and Drainage	103.33	306.25	-202.92	5,843.90	3,062.50	2,781.40	3,675.00
16460.2 · Cedar Brake Park	46.32	166.67	-120.35	762.88	1,666.66	-903.78	2,000.00
16460.3 · Homecoming Park	46.32	83.33	-37.01	461.42	833.34	-371.92	1,000.00
16460.4 · Fernland Park	46.32	83.33	-37.01	595.52	833.34	-237.82	1,000.00
16460.5 · Community Building	77.26	141.67	-64.41	1,152.43	1,416.66	-264.23	1,700.00
16460.6 · Tools, Etc	0.00	145.83	-145.83	1,352.84	1,758.34	-405.50	2,050.00
16460.7 · Memory Park	46.32	141.67	-95.35	1,687.92	1,416.66	271.26	1,700.00
16460 · Operating Supplies (Office) - Other	261.59	2,101.38	-1,839.79	13,476.69	18,700.61	-5,223.92	21,500.00
<b>Total 16460 · Operating Supplies (Office)</b>	627.46	3,170.13	-2,542.67	25,333.60	29,688.11	-4,354.51	34,625.00
16503 · Code Enforcement Expenses	0.00	83.33	-83.33	0.00	833.34	-833.34	1,000.00
17010 · Emergency Equipment	0.00	0.00	0.00	4,093.86	3,000.00	1,093.86	3,500.00
17100 · Capital Purchase Furniture	0.00	0.00	0.00	2,034.21	3,000.00	-965.79	3,000.00
16003 · Supplies & Equipment - Other	0.00	0.00	0.00	0.00	0.00	0.00	500.00
<b>Total 16003 · Supplies &amp; Equipment</b>	2,875.14	6,137.17	-3,262.03	67,619.16	70,680.13	-3,060.97	83,575.00
<b>16004 · Staff Development</b>							
16241 · Tuition Reimbursement	0.00	83.33	-83.33	4,313.65	5,333.34	-1,019.69	6,000.00
16339 · Dues & Subscriptions	179.00	666.66	-487.66	3,691.69	8,216.68	-4,524.99	9,600.00
16341 · Community Relations	258.00	266.67	-8.67	6,746.49	4,431.66	2,314.83	4,965.00
16354 · Travel & Training (Travel)	0.00	2,916.66	-2,916.66	20,942.20	32,666.68	-11,724.48	36,500.00
16004 · Staff Development - Other	0.00	0.00	0.00	0.00	100.00	-100.00	100.00
<b>Total 16004 · Staff Development</b>	437.00	3,933.32	-3,496.32	35,694.03	50,748.36	-15,054.33	57,165.00
<b>16005 · Maintenance</b>							
16228 · Park Maint-Memory Pk	774.67	416.67	358.00	2,256.82	4,166.66	-1,909.84	5,000.00
16229 · Park Maint - Fernland	41.45	333.33	-291.88	2,663.14	3,333.34	-670.20	4,000.00
16230 · Park Maint-Cedar Brake Park	204.35	833.33	-628.98	9,635.53	8,333.34	1,302.19	10,000.00
16231 · Park Maint. - Homecoming Park	18.96	500.00	-481.04	5,422.45	5,000.00	422.45	6,000.00
<b>Total 16005 · Maintenance</b>	1,039.43	2,083.33	-1,043.90	19,977.94	20,833.34	-855.40	25,000.00
<b>16006 · Insurance</b>							
16353.2 · Liability Ins.	2,847.25	1,944.99	902.26	19,472.57	19,500.02	-27.45	23,390.00
16353.3 · Property Ins.	690.38	911.65	-221.27	6,901.98	10,286.70	-3,384.72	12,110.00
16353.9 · Insurance Bond	255.00			305.00			

14

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

Accrual Basis

July 2020

	Jul 20	Budget	\$ Over Budget	Oct '19 - Jul 20	YTD Budget	\$ Over Budget	Annual Budget
<b>Total 16006 · Insurance</b>	3,792.63	2,856.64	935.99	26,679.55	29,786.72	-3,107.17	35,500.00
<b>16007 · Utilities</b>							
16352.0 · Electronic Sign-City	66.98	91.66	-24.68	611.99	916.68	-304.69	1,100.00
16352.1 · Street Lights	1,020.76	1,125.00	-104.24	10,307.74	11,250.00	-942.26	13,500.00
16352.2 · Downtown Utilities	78.36	100.00	-21.64	1,003.35	1,000.00	3.35	1,200.00
16352.3 · Utilities-Cedar Brake Park	58.46	175.00	-116.54	1,956.07	1,750.00	206.07	2,100.00
16352.4 · Utilities-Homecoming Park	57.84	94.73	-36.89	1,033.00	1,095.22	-62.22	1,300.00
16352.5 · Utilities-Fernland Park	296.35	375.00	-78.65	3,972.46	3,750.00	222.46	4,500.00
16352.6 · Utilities - City Hall	819.46	875.00	-55.54	8,193.78	8,750.00	-556.22	10,500.00
16352.8 · Utilities - Comm Center Bldg	245.19	358.33	-113.14	3,849.73	3,583.34	266.39	4,300.00
16352.9 · Utilities-Memory Pk	0.00	750.00	-750.00	4,369.49	7,500.00	-3,130.51	9,000.00
16007 · Utilities - Other	0.00	0.00	0.00	0.00	100.00	-100.00	100.00
<b>Total 16007 · Utilities</b>	2,643.40	3,944.72	-1,301.32	35,297.61	39,695.24	-4,397.63	47,600.00
<b>16008 · Capital Outlay</b>							
17070 · Capital Outlay - Police Cars							
17070.1 · Emergency Lights, Decals	0.00	333.33	-333.33	2,755.20	3,333.34	-578.14	4,000.00
17070.3 · Watch Guard	0.00	0.00	0.00	38,546.62	40,000.00	-1,453.38	40,000.00
17070.4 · Tsf To CPF-Vehicle Replacement	0.00	0.00	0.00	0.00	15,000.00	-15,000.00	15,000.00
17070 · Capital Outlay - Police Cars - Other	0.00	0.00	0.00	42,397.00	43,000.00	-603.00	43,000.00
<b>Total 17070 · Capital Outlay - Police Cars</b>	0.00	333.33	-333.33	83,698.82	101,333.34	-17,634.52	102,000.00
17071 · Cap Purchase - Computers/Equip							
17071.1 · Copsync	0.00	0.00	0.00	1,866.45	14,933.00	-13,066.55	14,933.00
17071.2 · Radar	80.00	0.00	80.00	4,001.57	4,000.00	1.57	4,000.00
17071.4 · Laserfiche (Software)	0.00	0.00	0.00	0.00	4,200.00	-4,200.00	4,200.00
17071.6 · Investigative and Testing Equip	0.00	0.00	0.00	3,505.12	4,000.00	-494.88	4,000.00
17071.7 · Ballistic Vests & Shields	0.00	0.00	0.00	2,496.70	2,500.00	-3.30	2,500.00
17071.8 · Capital Outlay Miscellaneous	0.00	0.00	0.00	4,400.00	4,250.00	150.00	4,375.00
17071 · Cap Purchase - Computers/Equip - Other	0.00	0.00	0.00	23,887.67	58,500.00	-34,612.33	58,500.00
<b>Total 17071 · Cap Purchase - Computers/Equip</b>	80.00	0.00	80.00	40,157.51	92,383.00	-52,225.49	92,383.00
17071.5 · Patrol Weapons	0.00	0.00	0.00	4,753.80	5,500.00	-746.20	5,500.00
17072 · Capital Outlay-PWorks Items	0.00	0.00	0.00	0.00	5,000.00	-5,000.00	5,000.00
17080 · Capital Outlay-Improvements	0.00	0.00	0.00	0.00	5,000.00	-5,000.00	5,000.00
17081 · Cap Outlay-Drainage Improvement	0.00	0.00	0.00	420.00	1,000.00	-580.00	1,000.00
<b>Total 16008 · Capital Outlay</b>	80.00	333.33	-253.33	129,030.13	210,216.34	-81,186.21	211,058.00
<b>16009 · Miscellaneous Expenses</b>							
16590 · Misc. Expense							
16590.3 · National Night Out	0.00	0.00	0.00	305.94	0.00	305.94	0.00
16590 · Misc. Expense - Other	694.50	0.00	694.50	8,296.61	3,400.00	4,896.61	3,400.00
<b>Total 16590 · Misc. Expense</b>	694.50	0.00	694.50	8,602.55	3,400.00	5,202.55	3,400.00

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

July 2020

	Jul 20	Budget	\$ Over Budget	Oct '19 - Jul 20	YTD Budget	\$ Over Budget	Annual Budget
<b>Total 16009 · Miscellaneous Expenses</b>	694.50	0.00	694.50	8,602.55	3,400.00	5,202.55	3,400.00
<b>16356 · Contract Labor- Streets</b>	0.00	0.00	0.00	70,712.92	75,000.00	-4,287.08	78,250.00
<b>16361 · Transfers out</b>							
16361.4 · Transfer to CPF	14,250.00	14,250.00	0.00	58,000.00	58,000.00	0.00	58,000.00
<b>Total 16361 · Transfers out</b>	14,250.00	14,250.00	0.00	58,000.00	58,000.00	0.00	58,000.00
<b>16500 · Leases - Parks and Recreation</b>							
16504 · Adams Park	0.00	0.00	0.00	5,330.83	5,700.00	-369.17	5,700.00
<b>Total 16500 · Leases - Parks and Recreation</b>	0.00	0.00	0.00	5,330.83	5,700.00	-369.17	5,700.00
<b>17500 · Tax Rebatement</b>							
17500.1 · Sales Tax Rebate	14,093.75	14,093.75	0.00	140,937.50	140,937.50	0.00	169,125.00
17500.2 · 380 Ad Valorem Tax Rebate	6,950.66	6,950.66	0.00	69,506.65	69,506.66	-0.01	83,408.00
17500.3 · PID Property Tax Reimbursement	0.00	0.00	0.00	35,378.47	35,375.00	3.47	35,375.00
<b>Total 17500 · Tax Rebatement</b>	21,044.41	21,044.41	0.00	245,822.62	245,819.16	3.46	287,908.00
<b>17540 · Transfer to Capital Savings</b>	0.00	0.00	0.00	0.00	0.00	0.00	30,000.00
<b>Total Expense</b>	<b>270,045.50</b>	<b>296,834.86</b>	<b>-26,789.36</b>	<b>2,976,861.38</b>	<b>3,398,216.91</b>	<b>-421,355.53</b>	<b>4,015,724.00</b>
<b>Net Ordinary Income</b>	<b>319,274.60</b>	<b>356,377.53</b>	<b>-37,102.93</b>	<b>324,885.10</b>	<b>-973.61</b>	<b>325,858.71</b>	<b>-67,880.00</b>
<b>Other Income/Expense</b>							
<b>Other Income</b>							
<b>14000.3 · Transfers In</b>							
14620.2 · Admin Transfer from MEDC	0.00	0.00	0.00	53,125.00	53,125.00	0.00	65,000.00
14620.4 · Admin Trf from Court Security	0.00	0.00	0.00	2,160.00	2,160.00	0.00	2,880.00
<b>Total 14000.3 · Transfers In</b>	0.00	0.00	0.00	55,285.00	55,285.00	0.00	67,880.00
<b>Total Other Income</b>	0.00	0.00	0.00	55,285.00	55,285.00	0.00	67,880.00
<b>Net Other Income</b>	0.00	0.00	0.00	55,285.00	55,285.00	0.00	67,880.00
<b>Net Income</b>	<b>319,274.60</b>	<b>356,377.53</b>	<b>-37,102.93</b>	<b>380,170.10</b>	<b>54,311.39</b>	<b>325,858.71</b>	<b>0.00</b>

16

## Cash Flow Report - Const CkgW&amp;S Proj 1058544 Account

As of July 31, 2020

Num	Name	Memo	Amount	Balance
<b>BALANCE AS OF 07/01/2020</b>				<b>\$33,253.41</b>
<b>Receipts</b>				
	Transfer from FEMA - #4332 (Hurr Harvey - Adkins Creek) - to be tr		364,407.78	
	Transfer to Checking to cover expenses		14,250.00	
	Transfer to Checking to cover expenses		136,000.00	
<b>Total Receipts</b>				<b>514,657.78</b>
<b>Disbursements</b>				
1340	Jones & Carter, Inc.	Engineering Fees - Capital Projects	(10,319.27)	
1341	Black Castle General Contractors	Pay Estimate #8 - Construction of Stewart Creek	(159,931.80)	
AL		Transfer To General Fund- #4332 (Hurr Harvey -	(365,060.15)	
<b>Total Disbursements</b>				<b>(535,311.22)</b>
<b>BALANCE AS OF 07/31/2020</b>				<b>\$12,599.97</b>

# Cash Flow Report - BOKF, NA Escrow Series 2017A Account

As of July 31, 2020

Num	Name	Memo	Amount	Balance
BALANCE AS OF 07/01/2020				\$121,826.61
<b>Receipts</b>				
	Interest on account 7/31/2020		0.11	
<b>Total Receipts</b>				0.11
<b>Disbursements</b>				
	No Disbursements Activity		0.00	
<b>Total Disbursements</b>				0.00
BALANCE AS OF 07/31/2020				\$121,826.72

# Cash Flow Report - BOKF, NA Escrow Series 2017B Account

As of July 31, 2020

Num	Name	Memo	Amount	Balance
BALANCE AS OF 07/01/2020				\$1,528,334.27
<b>Receipts</b>				
	Interest on account 7/31/2020		1.38	
<b>Total Receipts</b>				1.38
<b>Disbursements</b>				
	No Disbursements Activity		0.00	
<b>Total Disbursements</b>				0.00
BALANCE AS OF 07/31/2020				<u>\$1,528,335.65</u>

**City of Montgomery - Capital Projects Acct  
Profit & Loss Budget Performance  
July 2020**

Accrual Basis

	Jul 20	Budget	% of Budget	Oct '19 - Jul 20	YTD Budget	% of Budget	Annual Budget
<b>Ordinary Income/Expense</b>							
<b>Income</b>							
<b>43901 · Capital Proj Funding Sourc</b>							
43901.2 · Trns from General-Hou St.	0.00			0.00	0.00	0.0%	0.00
<b>43947 · Transfer from Utility Fund</b>							
43947A · Tsf from Utility - Capital	0.00	0.00	0.0%	38,700.00	139,000.00	27.8%	139,000.00
43947B · Tsf from Utility - Maint	0.00	0.00	0.0%	0.00	91,400.00	0.0%	91,400.00
43947C · Tsf fr Utility - Cap Costs Proj	0.00	0.00	0.0%	0.00	91,400.00	0.0%	91,400.00
43947D · Revenue -Lift Sta 1 Replacement	0.00			0.00	0.00	0.0%	0.00
<b>Total 43947 · Transfer from Utility Fund</b>	<b>0.00</b>	<b>0.00</b>	<b>0.0%</b>	<b>38,700.00</b>	<b>321,800.00</b>	<b>12.0%</b>	<b>321,800.00</b>
<b>43949 · Transfers from General Fund</b>							
43949.1 · Tsf fr Gen - Police Veh Replace	0.00	0.00	0.0%	0.00	15,000.00	0.0%	15,000.00
43949.2 · Tsf from Gen-Streets/Sidewalk	14,250.00	0.00	100.0%	58,000.00	175,000.00	33.1%	175,000.00
<b>Total 43949 · Transfers from General Fund</b>	<b>14,250.00</b>	<b>0.00</b>	<b>100.0%</b>	<b>58,000.00</b>	<b>190,000.00</b>	<b>30.5%</b>	<b>190,000.00</b>
<b>43952 · Other Fund Reserves/Transfers</b>							
43952.1 · 380 Agt-1st Hrtford-18" SS line	0.00	0.00	0.0%	0.00	10,000.00	0.0%	10,000.00
43952.2 · Util Ext Proj-Waterstone on LC	0.00			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
<b>Total 43952 · Other Fund Reserves/Transfers</b>	<b>0.00</b>	<b>0.00</b>	<b>0.0%</b>	<b>0.00</b>	<b>2,316,000.00</b>	<b>0.0%</b>	<b>2,316,000.00</b>
<b>Total 43901 · Capital Proj Funding Sourc</b>	<b>14,250.00</b>	<b>0.00</b>	<b>100.0%</b>	<b>96,700.00</b>	<b>2,827,800.00</b>	<b>3.4%</b>	<b>2,827,800.00</b>
<b>43959 · FEMA Grant Revenue</b>							
43956.1 · FEMA DR4272- Bridge	0.00			0.00	0.00	0.0%	0.00
43956.2 · FEMA-DR4272-Plez Morgan St	0.00			0.00	0.00	0.0%	0.00
43956.4 · FEMA -DR4332-Hurricane Harvey	0.00			0.00	400,000.00	0.0%	400,000.00
43956.5 · FEMA - Baja Proj	0.00			0.00	0.00	0.0%	0.00
<b>Total 43959 · FEMA Grant Revenue</b>	<b>0.00</b>			<b>0.00</b>	<b>400,000.00</b>	<b>0.0%</b>	<b>400,000.00</b>
<b>43961 · Grant Funds-CDBG</b>							
43961.1 · Bridge Repair - CDBG DR 7217037	0.00			0.00	0.00	0.0%	0.00
43961.2 · Baja,W/S Drainag, MLK-CD7217320	0.00			198,055.74	291,008.00	68.1%	291,008.00
<b>Total 43961 · Grant Funds-CDBG</b>	<b>0.00</b>			<b>198,055.74</b>	<b>291,008.00</b>	<b>68.1%</b>	<b>291,008.00</b>
<b>45391 · Interest Earned</b>							
45391.1 · Interest Earned Ser 2017A	0.11	1,041.66	0.0%	4,163.02	10,416.68	40.0%	12,500.00
45391.2 · Interest Earned Ser 2017B	1.38	1,041.66	0.1%	10,714.39	10,416.68	102.9%	12,500.00
45391.3 · Miscellaneous Income	0.00			70.00			
45391 · Interest Earned - Other	18.32			2,307.43	0.00	100.0%	0.00



**City of Montgomery - Capital Projects Acct  
Profit & Loss Budget Performance  
July 2020**

Accrual Basis

	Jul 20	Budget	% of Budget	Oct '19 - Jul 20	YTD Budget	% of Budget	Annual Budget
<b>Total 45391 · Interest Earned</b>	19.81	2,083.32	1.0%	17,254.84	20,833.36	82.8%	25,000.00
<b>Total Income</b>	14,269.81	2,083.32	685.0%	312,010.58	3,539,641.36	8.8%	3,543,808.00
<b>Expense</b>							
<b>43889 · Grant Administrative Expenses</b>							
43889.1 · Bridge-CDBG-DR #7217037	0.00			0.00	0.00	0.0%	0.00
43889.2 · Baja Project CDBG #7217320	0.00			6,650.00	0.00	100.0%	0.00
43889.3 · GLO - All Proj	0.00	0.00	0.0%	0.00	163,800.00	0.0%	163,800.00
<b>Total 43889 · Grant Administrative Expenses</b>	0.00	0.00	0.0%	6,650.00	163,800.00	4.1%	163,800.00
<b>43890 · Engineering</b>							
43890.2 · WP #3 Improvements-TWDB	0.00	8,212.58	0.0%	18,607.22	82,125.84	22.7%	98,551.00
43890.3 · Lift St #1 Expansion-TWDB	0.00	7,500.00	0.0%	38,921.76	75,000.00	51.9%	90,000.00
43890.4 · Waterline replacement/HouSt	0.00			10,285.46	0.00	100.0%	0.00
43890.5 · LS#3/Force Main Re-Rte-TWDB	0.00	1,583.33	0.0%	0.00	15,833.34	0.0%	19,000.00
43890.7 · Downtown/SH105 Imp-TWDB	0.00	7,496.00	0.0%	0.00	74,960.00	0.0%	89,952.00
43890.8 · 18" SS Line	0.00	2,190.33	0.0%	5,999.95	21,903.34	27.4%	26,284.00
43890.9 · Bridge Water Line	0.00			0.00	0.00	0.0%	0.00
43890.A · Baja Project - CDBG 0037-00							
43890A · Baja Rd/MLK Dr CDBG-Add'l-01	0.00			14,435.00			
43890C · MLK Dr-Wtrln Rep/Dr Imp Ph II	0.00			14,898.37			
43890.A · Baja Project - CDBG 0037-00 - Other	0.00	4,000.00	0.0%	18,817.63	40,000.00	47.0%	48,000.00
<b>Total 43890.A · Baja Project - CDBG 0037-00</b>	0.00	4,000.00	0.0%	48,151.00	40,000.00	120.4%	48,000.00
43890.B · Buff Sp Brdg Emb Rep - FEMA	0.00			0.00	0.00	0.0%	0.00
43890.C · Atkins Ck W,SS,STS Rep-FEMA4281	0.00	8,847.25	0.0%	22,394.75	88,472.50	25.3%	106,167.00
43890.D · Buff Sp Brdg - CDBG	0.00			0.00	0.00	0.0%	0.00
43890.E · Eng-All GLO	0.00	25,000.00	0.0%	0.00	250,000.00	0.0%	300,000.00
43890.F · Plez Morgan FEMA	0.00			0.00	0.00	0.0%	0.00
43890.G · Hurricane Harvey - FEMA	0.00			0.00	0.00	0.0%	0.00
<b>Total 43890 · Engineering</b>	0.00	64,829.49	0.0%	144,360.14	648,295.02	22.3%	777,954.00
<b>43995 · Const Cost-Contingencies</b>							
43995.1 · LS#3 Force Main ReRoute- TWDB	0.00	3,000.00	0.0%	0.00	30,000.00	0.0%	36,000.00
43995.2 · LS#1 Replacement/Expans - TWDB	0.00	11,666.67	0.0%	0.00	116,666.66	0.0%	140,000.00
43995.3 · WP#3 Improvements- TWDB	0.00	12,833.33	0.0%	0.00	128,333.34	0.0%	154,000.00
43995.4 · Downtown/SH105 Improve - TWDB	0.00	10,500.00	0.0%	0.00	105,000.00	0.0%	126,000.00
<b>Total 43995 · Const Cost-Contingencies</b>	0.00	38,000.00	0.0%	0.00	380,000.00	0.0%	456,000.00
<b>44000 · Wastewater System</b>							
44006 · LS #1-Replmnt/Expans-TWDB	147,253.50	47,500.00	310.0%	885,645.00	475,000.00	186.5%	570,000.00
44007 · LS#3 Forcemain Reroute-TWDB	0.00	12,083.33	0.0%	0.00	120,833.34	0.0%	145,000.00

**City of Montgomery - Capital Projects Acct  
Profit & Loss Budget Performance  
July 2020**

Accrual Basis

	Jul 20	Budget	% of Budget	Oct '19 - Jul 20	YTD Budget	% of Budget	Annual Budget
44008 · 18" Gravity S.S. Line Const	0.00	22,995.83	0.0%	0.00	229,958.34	0.0%	275,950.00
44009 · Lift St #3 Improvements-GLO	0.00	12,500.00	0.0%	0.00	125,000.00	0.0%	150,000.00
<b>Total 44000 · Wastewater System</b>	<b>147,253.50</b>	<b>95,079.16</b>	<b>154.9%</b>	<b>885,645.00</b>	<b>950,791.68</b>	<b>93.1%</b>	<b>1,140,950.00</b>
<b>45000 · Water System- Capital Proj</b>							
43975 · WP #3 Generator - GLO	0.00	40,500.00	0.0%	0.00	405,000.00	0.0%	486,000.00
43976.1 · Downtown/SH 105 W Ln Imp-TWDB	0.00	41,833.33	0.0%	874.00	418,333.34	0.2%	502,000.00
43992.1 · Water Plant #3 - Imp-TWDB	0.00	36,666.67	0.0%	0.00	366,666.66	0.0%	440,000.00
43992.4 · WP#3 Imp - Other Costs-TWDB	0.00	14,583.33	0.0%	0.00	145,833.34	0.0%	175,000.00
43992.5 · Baja/MLK Wtr&Drg Imp-TXCDBG7...	0.00	21,888.17	0.0%	329,412.82	218,881.66	150.5%	262,658.00
<b>Total 45000 · Water System- Capital Proj</b>	<b>0.00</b>	<b>155,471.50</b>	<b>0.0%</b>	<b>330,286.82</b>	<b>1,554,715.00</b>	<b>21.2%</b>	<b>1,865,658.00</b>
<b>46000 · Roadway System Improvements</b>							
46001 · Plez Morgan Street- (FEMA4272)	0.00			0.00	0.00	0.0%	0.00
46002 · Buf SpBrg RepFEMA4272-CD7217307	0.00			0.00	0.00	0.0%	0.00
46006 · Buf Sp Brdg -CDBG7307	0.00			0.00	0.00	0.0%	0.00
46007 · Streets/Sidewalks	0.00	14,583.33	0.0%	16,351.01	145,833.34	11.2%	175,000.00
<b>Total 46000 · Roadway System Improvements</b>	<b>0.00</b>	<b>14,583.33</b>	<b>0.0%</b>	<b>16,351.01</b>	<b>145,833.34</b>	<b>11.2%</b>	<b>175,000.00</b>
46361 · Bank Fees	0.00			0.00			
<b>47000 · Capital Costs Projects</b>							
47001 · Blank 7	0.00			0.00	0.00	0.0%	0.00
<b>Total 47000 · Capital Costs Projects</b>	<b>0.00</b>			<b>0.00</b>	<b>0.00</b>	<b>0.0%</b>	<b>0.00</b>
<b>48000 · Cap Outlay-Fac, Equip, Etc</b>							
48000.3 · Houston Street Rehab	0.00			0.00	0.00	0.0%	0.00
48001 · GRP Capital Projects	0.00			0.00	0.00	0.0%	0.00
48002 · Utili ProjPrev Maint	0.00	7,616.67	0.0%	10,420.00	76,166.66	13.7%	91,400.00
48003 · Buf Spgs-Water Line-Util ExProj	0.00			0.00	0.00	0.0%	0.00
48004 · Police Vehicle Replacement	0.00	0.00	0.0%	0.00	15,000.00	0.0%	15,000.00
48005 · Blank	0.00			0.00	0.00	0.0%	0.00
48005.A · Baja / MLK - GLO	0.00	59,675.00	0.0%	0.00	596,750.00	0.0%	716,100.00
48005.B · Baja/MLK - FEMA	0.00			0.00	0.00	0.0%	0.00
48005.C · Atkins Creek W&S Lines-FEMA	0.00			321,592.40			
48006 · Hurricane Harvey Exp (FEMA)	0.00			0.00	0.00	0.0%	0.00
48007 · Impact Fee-WL Ext-Pkwy/Buf Sp	0.00	0.00	0.0%	0.00	75,000.00	0.0%	75,000.00
48008 · Andres Branch - GLO	0.00	40,841.67	0.0%	0.00	408,416.66	0.0%	490,100.00
<b>Total 48000 · Cap Outlay-Fac, Equip, Etc</b>	<b>0.00</b>	<b>108,133.34</b>	<b>0.0%</b>	<b>332,012.40</b>	<b>1,171,333.32</b>	<b>28.3%</b>	<b>1,387,600.00</b>
<b>Total Expense</b>	<b>147,253.50</b>	<b>476,096.82</b>	<b>30.9%</b>	<b>1,715,305.37</b>	<b>5,014,768.36</b>	<b>34.2%</b>	<b>5,966,962.00</b>

**City of Montgomery - Capital Projects Acct  
Profit & Loss Budget Performance  
July 2020**

**Accrual Basis**

	<u>Jul 20</u>	<u>Budget</u>	<u>% of Budget</u>	<u>Oct '19 - Jul 20</u>	<u>YTD Budget</u>	<u>% of Budget</u>	<u>Annual Budget</u>
<b>Net Ordinary Income</b>	-132,983.69	-474,013.50	28.1%	-1,403,294.79	-1,475,127.00	95.1%	-2,423,154.00
<b>Net Income</b>	<u>-132,983.69</u>	<u>-474,013.50</u>	<u>28.1%</u>	<u>-1,403,294.79</u>	<u>-1,475,127.00</u>	<u>95.1%</u>	<u>-2,423,154.00</u>

City of Montgomery - Debt Service  
**Cash Flow Report - Checking Account**  
 As of July 31, 2020

Num	Name	Memo	Amount	Balance
<b>BALANCE AS OF 07/01/2020</b>				<b>\$1,286.86</b>
<b>Receipts</b>				
	Tax Transfer thru 06/30/19		289,000.58	
	Interest		7.93	
<b>Total Receipts</b>			<u>289,008.51</u>	289,008.51
<b>Disbursements</b>				
	No Disbursements Activity		0.00	
<b>Total Disbursements</b>			<u>0.00</u>	<u>0.00</u>
<b>BALANCE AS OF 07/31/2020</b>				<b><u><u>\$290,295.37</u></u></b>

**City of Montgomery - Debt Service  
Profit & Loss Budget Performance  
July 2020**

	<u>Jul 20</u>	<u>Budget</u>	<u>\$ Over Budget</u>	<u>Oct '19 - Jul 20</u>	<u>YTD Budget</u>	<u>\$ Over Budget</u>	<u>Annual Budget</u>
<b>Income</b>							
<b>34000 · Taxes &amp; Franchise Fees</b>							
34320 · Ad Valorem Taxes	1,472.19	42,817.41	-41,345.22	509,151.56	428,174.18	80,977.38	513,809.00
34330 · Penalty & Interest	202.06	341.66	-139.60	3,218.31	3,416.68	-198.37	4,100.00
<b>Total 34000 · Taxes &amp; Franchise Fees</b>	<u>1,674.25</u>	<u>43,159.07</u>	<u>-41,484.82</u>	<u>512,369.87</u>	<u>431,590.86</u>	<u>80,779.01</u>	<u>517,909.00</u>
<b>34100 · Transfers</b>							
34301.4 · Transfers in-MEDC Fund	0.00	0.00	0.00	120,000.00	120,000.00	0.00	160,000.00
34301.5 · Transfers in - Utility Fund	0.00			0.00	0.00	0.00	0.00
<b>Total 34100 · Transfers</b>	<u>0.00</u>	<u>0.00</u>	<u>0.00</u>	<u>120,000.00</u>	<u>120,000.00</u>	<u>0.00</u>	<u>160,000.00</u>
<b>35000 · Other Revenues</b>							
35390 · Interest on Checking	0.00	0.00	0.00	0.17	0.00	0.17	0.00
35391 · Interest on Investments	42.76	0.00	42.76	2,379.45	0.00	2,379.45	0.00
35399 · Misc Income	0.00			150.00			
<b>Total 35000 · Other Revenues</b>	<u>42.76</u>	<u>0.00</u>	<u>42.76</u>	<u>2,529.62</u>	<u>0.00</u>	<u>2,529.62</u>	<u>0.00</u>
<b>Total Income</b>	<u>1,717.01</u>	<u>43,159.07</u>	<u>-41,442.06</u>	<u>634,899.49</u>	<u>551,590.86</u>	<u>83,308.63</u>	<u>677,909.00</u>
<b>Expense</b>							
<b>37000 · Debt Service</b>							
36410 · Bank Charges	0.00			0.00			
37360 · Interest Payments On Note	0.00	0.00	0.00	20,903.75	56,894.50	-35,990.75	108,357.00
37363 · Paying Agent Fees	0.00	0.00	0.00	650.00	2,500.00	-1,850.00	2,500.00
37365 · Interest 2012 Series Premium	0.00	0.00	0.00	89,406.25	53,560.75	35,845.50	108,512.00
37395 · Principal Note Payments	0.00	0.00	0.00	455,000.00	455,000.00	0.00	455,000.00
<b>Total 37000 · Debt Service</b>	<u>0.00</u>	<u>0.00</u>	<u>0.00</u>	<u>565,960.00</u>	<u>567,955.25</u>	<u>-1,995.25</u>	<u>674,369.00</u>
<b>Total Expense</b>	<u>0.00</u>	<u>0.00</u>	<u>0.00</u>	<u>565,960.00</u>	<u>567,955.25</u>	<u>-1,995.25</u>	<u>674,369.00</u>
<b>Net Income</b>	<u>1,717.01</u>	<u>43,159.07</u>	<u>-41,442.06</u>	<u>68,939.49</u>	<u>-16,364.39</u>	<u>85,303.88</u>	<u>3,540.00</u>

City of Montgomery - Ct Security Fund  
**Cash Flow Report - Checking Account**  
 As of July 31, 2020

Num	Name	Memo	Amount	Balance
BALANCE AS OF 07/01/2020				\$6,949.72
<b>Receipts</b>				
	Transfer from General for Revenues thru 07/10/2020		78.37	
<b>Total Receipts</b>				78.37
<b>Disbursements</b>				
	No Disbursements Activity		0.00	
<b>Total Disbursements</b>				0.00
BALANCE AS OF 07/31/2020				<u>\$7,028.09</u>

**City of Montgomery - Ct Security Fund  
Profit & Loss Budget Performance  
July 2020**

Accrual Basis

	<u>Jul 20</u>	<u>Budget</u>	<u>\$ Over Budget</u>	<u>Oct '19 - Jul 20</u>	<u>YTD Budget</u>	<u>\$ Over Budget</u>	<u>Annual Budget</u>
<b>Ordinary Income/Expense</b>							
<b>Income</b>							
<b>84110 · Court Fines &amp; Forfeitures</b>							
<b>84110.1 · Court Security Fees</b>	<u>0.00</u>	<u>450.00</u>	<u>-450.00</u>	<u>3,136.81</u>	<u>4,500.00</u>	<u>-1,363.19</u>	<u>5,400.00</u>
<b>Total 84110 · Court Fines &amp; Forfeitures</b>	<u>0.00</u>	<u>450.00</u>	<u>-450.00</u>	<u>3,136.81</u>	<u>4,500.00</u>	<u>-1,363.19</u>	<u>5,400.00</u>
<b>84120 · Other Revenues</b>							
<b>84120.1 · Interest Income</b>	<u>0.00</u>	<u>0.42</u>	<u>-0.42</u>	<u>0.00</u>	<u>4.16</u>	<u>-4.16</u>	<u>5.00</u>
<b>Total 84120 · Other Revenues</b>	<u>0.00</u>	<u>0.42</u>	<u>-0.42</u>	<u>0.00</u>	<u>4.16</u>	<u>-4.16</u>	<u>5.00</u>
<b>Total Income</b>	<u>0.00</u>	<u>450.42</u>	<u>-450.42</u>	<u>3,136.81</u>	<u>4,504.16</u>	<u>-1,367.35</u>	<u>5,405.00</u>
<b>Expense</b>							
<b>86000 · Contracted Services</b>							
<b>86442 · Security Services</b>	<u>0.00</u>	<u>50.00</u>	<u>-50.00</u>	<u>32.44</u>	<u>500.00</u>	<u>-467.56</u>	<u>600.00</u>
<b>Total 86000 · Contracted Services</b>	<u>0.00</u>	<u>50.00</u>	<u>-50.00</u>	<u>32.44</u>	<u>500.00</u>	<u>-467.56</u>	<u>600.00</u>
<b>86005 · Miscellaneous Expenses</b>	<u>0.00</u>	<u>250.00</u>	<u>-250.00</u>	<u>0.00</u>	<u>2,500.00</u>	<u>-2,500.00</u>	<u>3,000.00</u>
<b>Total Expense</b>	<u>0.00</u>	<u>300.00</u>	<u>-300.00</u>	<u>32.44</u>	<u>3,000.00</u>	<u>-2,967.56</u>	<u>3,600.00</u>
<b>Net Ordinary Income</b>	<u>0.00</u>	<u>150.42</u>	<u>-150.42</u>	<u>3,104.37</u>	<u>1,504.16</u>	<u>1,600.21</u>	<u>1,805.00</u>
<b>Other Income/Expense</b>							
<b>Other Expense</b>							
<b>86560 · Interfund Tranfers</b>							
<b>86551 · Baliff Transfer to General F...</b>	<u>0.00</u>	<u>0.00</u>	<u>0.00</u>	<u>2,160.00</u>	<u>2,925.00</u>	<u>-765.00</u>	<u>3,900.00</u>
<b>Total 86560 · Interfund Tranfers</b>	<u>0.00</u>	<u>0.00</u>	<u>0.00</u>	<u>2,160.00</u>	<u>2,925.00</u>	<u>-765.00</u>	<u>3,900.00</u>
<b>Total Other Expense</b>	<u>0.00</u>	<u>0.00</u>	<u>0.00</u>	<u>2,160.00</u>	<u>2,925.00</u>	<u>-765.00</u>	<u>3,900.00</u>
<b>Net Other Income</b>	<u>0.00</u>	<u>0.00</u>	<u>0.00</u>	<u>-2,160.00</u>	<u>-2,925.00</u>	<u>765.00</u>	<u>-3,900.00</u>
<b>Net Income</b>	<u><b>0.00</b></u>	<u><b>150.42</b></u>	<u><b>-150.42</b></u>	<u><b>944.37</b></u>	<u><b>-1,420.84</b></u>	<u><b>2,365.21</b></u>	<u><b>-2,095.00</b></u>

City of Montgomery - Ct Tech Fund  
**Cash Flow Report - Checking Account**  
 As of July 31, 2020

Num	Name	Memo	Amount	Balance
<b>BALANCE AS OF 07/01/2020</b>				<b>\$39,448.88</b>
<b>Receipts</b>				
	Revenues transfer from 07/10/2020		104.50	
	Interest		1.07	
<b>Total Receipts</b>			<u>105.57</u>	105.57
<b>Disbursements</b>				
	No Disbursements Activity		0.00	
<b>Total Disbursements</b>			<u>0.00</u>	0.00
<b>BALANCE AS OF 07/31/2020</b>				<b><u><u>\$39,554.45</u></u></b>



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

Accrual Basis

July 2020

	<u>Jul 20</u>	<u>Budget</u>	<u>\$ Over Budget</u>	<u>Oct '19 - Jul 20</u>	<u>YTD Budget</u>	<u>\$ Over Budget</u>	<u>Annual Budget</u>
<b>Ordinary Income/Expense</b>							
<b>Income</b>							
<b>74100 · Court Fines and Forfeitures</b>							
74110 · Court Technology Fees	0.00	500.00	-500.00	2,590.06	5,000.00	-2,409.94	6,000.00
<b>Total 74100 · Court Fines and Forfeitures</b>	0.00	500.00	-500.00	2,590.06	5,000.00	-2,409.94	6,000.00
<b>74200 · Other Revenues</b>							
74291 · Interest Income	1.07	0.25	0.82	9.54	2.50	7.04	3.00
<b>Total 74200 · Other Revenues</b>	1.07	0.25	0.82	9.54	2.50	7.04	3.00
<b>Total Income</b>	1.07	500.25	-499.18	2,599.60	5,002.50	-2,402.90	6,003.00
<b>Expense</b>							
<b>76200 · Contract Services</b>							
76362 · Computer/Website Services	0.00	416.67	-416.67	0.00	4,166.66	-4,166.66	5,000.00
<b>Total 76200 · Contract Services</b>	0.00	416.67	-416.67	0.00	4,166.66	-4,166.66	5,000.00
<b>Total Expense</b>	0.00	416.67	-416.67	0.00	4,166.66	-4,166.66	5,000.00
<b>Net Ordinary Income</b>	1.07	83.58	-82.51	2,599.60	835.84	1,763.76	1,003.00
<b>Net Income</b>	<u>1.07</u>	<u>83.58</u>	<u>-82.51</u>	<u>2,599.60</u>	<u>835.84</u>	<u>1,763.76</u>	<u>1,003.00</u>

## Cash Flow Report - Grant Account Account

As of July 31, 2020

Num	Name	Memo	Amount	Balance
BALANCE AS OF 07/01/2020				\$80.73
<b>Receipts</b>				
	No Receipts Activity		0.00	
<b>Total Receipts</b>			<u>0.00</u>	0.00
<b>Disbursements</b>				
	No Disbursements Activity		0.00	
<b>Total Disbursements</b>			<u>0.00</u>	<u>0.00</u>
BALANCE AS OF 07/31/2020				<u><u>\$80.73</u></u>

City of Montgomery - Grant  
**Cash Flow Report - Checking Account**  
 As of July 31, 2020

Num	Name	Memo	Amount	Balance
BALANCE AS OF 07/01/2020				\$5,737.63
<b>Receipts</b>				
	No Receipts Activity		0.00	
<b>Total Receipts</b>			<u>0.00</u>	0.00
<b>Disbursements</b>				
	No Disbursements Activity		0.00	
<b>Total Disbursements</b>			<u>0.00</u>	<u>0.00</u>
BALANCE AS OF 07/31/2020				<u><u>\$5,737.63</u></u>

City of Montgomery - Hotel Occupancy Tax Fund  
**Cash Flow Report - Checking Account**  
 As of July 31, 2020

Num	Name	Memo	Amount	Balance
BALANCE AS OF 07/01/2020				\$14,503.72
<b>Receipts</b>				
	Interest		0.40	
<b>Total Receipts</b>			<u>0.40</u>	0.40
<b>Disbursements</b>				
	No Disbursements Activity		0.00	
<b>Total Disbursements</b>			<u>0.00</u>	<u>0.00</u>
BALANCE AS OF 07/31/2020				<u><u>\$14,504.12</u></u>

**City of Montgomery - Hotel Occupancy Tax Fund**  
**Profit & Loss Budget Performance**  
**July 2020**

Accrual Basis

	<u>Jul 20</u>	<u>Budget</u>	<u>\$ Over Budget</u>	<u>Oct '19 - Jul 20</u>	<u>YTD Budget</u>	<u>\$ Over Budget</u>	<u>Annual Budget</u>
<b>Income</b>							
<b>44300 · Taxes &amp; Franchise Fees</b>							
<b>44330 · Hotel Occupancy Taxes</b>	0.00	125.00	-125.00	1,383.61	1,250.00	133.61	1,500.00
<b>Total 44300 · Taxes &amp; Franchise Fees</b>	0.00	125.00	-125.00	1,383.61	1,250.00	133.61	1,500.00
<b>44400 · Other Revenues</b>							
<b>44360 · Interest Earned On Checking</b>	0.00	0.25	-0.25	0.00	2.50	-2.50	3.00
<b>44490 · Interest Income</b>	0.40			3.57			
<b>Total 44400 · Other Revenues</b>	0.40	0.25	0.15	3.57	2.50	1.07	3.00
<b>Total Income</b>	0.40	125.25	-124.85	1,387.18	1,252.50	134.68	1,503.00
<b>Expense</b>							
<b>46600 · Miscellaneous Expenses</b>	0.00	333.33	-333.33	0.00	3,333.34	-3,333.34	4,000.00
<b>Total Expense</b>	0.00	333.33	-333.33	0.00	3,333.34	-3,333.34	4,000.00
<sup>33</sup> <b>Net Income</b>	<b>0.40</b>	<b>-208.08</b>	<b>208.48</b>	<b>1,387.18</b>	<b>-2,080.84</b>	<b>3,468.02</b>	<b>-2,497.00</b>

City of Montgomery - MEDC  
**Cash Flow Report - MEDC Checking Account**  
 As of July 31, 2020

Num	Name	Memo	Amount	Balance
<b>BALANCE AS OF 07/01/2020</b>				<b>\$97,493.62</b>
<b>Receipts</b>				
	No Receipts Activity		0.00	
<b>Total Receipts</b>				<b>0.00</b>
<b>Disbursements</b>				
1997	Rebecca Huss	Reimbursement of Expense - Website Marketing	(26.75)	
1998	Rebecca Huss	Reimbursement of Expense - Website Marketing /	(224.00)	
1999	Rebecca Huss	Reimbursement of Expense - Website Marketing	(50.00)	
2000	Waste Management of Texas, Inc. 2	CustomerID#23-62833-73000 Inv 1436345-1792-2	(959.08)	
<b>Total Disbursements</b>				<b>(1,259.83)</b>
<b>BALANCE AS OF 07/31/2020</b>				<b>\$96,233.79</b>

**City of Montgomery - MEDC**  
**Actual to Budget Performance**  
**July 2020**

	<u>Jul 20</u>	<u>Budget</u>	<u>\$ Over Budget</u>	<u>Oct '19 - Jul 20</u>	<u>YTD Budget</u>	<u>\$ Over Budget</u>	<u>Annual Budget</u>
<b>Income</b>							
55000 · Taxes & Franchise Fees							
55400 · Sales Tax	57,982.13	47,000.00	10,982.13	614,385.09	510,000.00	104,385.09	654,000.00
<b>Total 55000 · Taxes &amp; Franchise Fees</b>	<b>57,982.13</b>	<b>47,000.00</b>	<b>10,982.13</b>	<b>614,385.09</b>	<b>510,000.00</b>	<b>104,385.09</b>	<b>654,000.00</b>
<b>55300 · Other Revenues</b>							
55391 · Interest Income	234.65	840.00	(605.35)	12,439.46	8,320.00	4,119.46	10,000.00
55399 · Misc Income	0.00	0.00	0.00	1,400.00	0.00	1,400.00	0.00
<b>Total 55300 · Other Revenues</b>	<b>234.65</b>	<b>840.00</b>	<b>(605.35)</b>	<b>13,839.46</b>	<b>8,320.00</b>	<b>5,519.46</b>	<b>10,000.00</b>
<b>Total Income</b>	<b>58,216.78</b>	<b>47,840.00</b>	<b>10,376.78</b>	<b>628,224.55</b>	<b>518,320.00</b>	<b>109,904.55</b>	<b>664,000.00</b>
<b>Expense</b>							
<b>56000 · Pub Infrastructure - Category I</b>							
56000.6 · Downtown Dev Improvements	0.00	30,000.00	(30,000.00)	0.00	60,000.00	(60,000.00)	60,000.00
56000.7 · Streets & Sidewalks	0.00	0.00	0.00	0.00	57,000.00	(57,000.00)	76,000.00
56000.8 · Utility Extensions	0.00	0.00	0.00	0.00	50,000.00	(50,000.00)	50,000.00
56000.A · Tsf to Debt Service	0.00	0.00	0.00	120,000.00	120,000.00	0.00	160,000.00
<b>Total 56000 · Pub Infrastructure - Category I</b>	<b>0.00</b>	<b>30,000.00</b>	<b>(30,000.00)</b>	<b>120,000.00</b>	<b>287,000.00</b>	<b>(167,000.00)</b>	<b>346,000.00</b>
<b>56001 · Business Dev &amp; Ret -Category II</b>							
56001.8 · Sales Tax Reimbursement	0.00	0.00	0.00	59,625.00	59,625.00	0.00	79,500.00
56001.9 · Economic Development Grant Prog	0.00	0.00	0.00	500.00	10,000.00	(9,500.00)	20,000.00
<b>Total 56001 · Business Dev &amp; Ret -Category II</b>	<b>0.00</b>	<b>0.00</b>	<b>0.00</b>	<b>60,125.00</b>	<b>69,625.00</b>	<b>(9,500.00)</b>	<b>99,500.00</b>
<b>56002 · Quality of Life - Category III</b>							
56423.1 · Walking Tours	0.00	0.00	0.00	0.00	1,000.00	(1,000.00)	1,000.00
56429 · Removal of Blight	959.08	0.00	959.08	3,959.08	15,000.00	(11,040.92)	15,000.00
<b>56434 · Events</b>							
55602 · Neighborhood Water Party	0.00	0.00	0.00	38.11	0.00	38.11	0.00
55606 · Light up Montgomery	0.00	0.00	0.00	930.75	1,500.00	(569.25)	1,500.00
55607 · Contests/Activities/Prizes	0.00	250.00	(250.00)	0.00	500.00	(500.00)	1,000.00
56434 · Events - Other	0.00	0.00	0.00	0.00	34,000.00	(34,000.00)	34,000.00
<b>Total 56434 · Events</b>	<b>0.00</b>	<b>250.00</b>	<b>(250.00)</b>	<b>968.86</b>	<b>36,000.00</b>	<b>(35,031.14)</b>	<b>36,500.00</b>
56439 · Downtown Enhancement Projects	0.00	2,500.00	(2,500.00)	0.00	25,000.00	(25,000.00)	30,000.00
<b>Total 56002 · Quality of Life - Category III</b>	<b>959.08</b>	<b>2,750.00</b>	<b>(1,790.92)</b>	<b>4,927.94</b>	<b>77,000.00</b>	<b>(72,072.06)</b>	<b>82,500.00</b>
<b>56003 · Marketing &amp; Tourism-Category IV</b>							
56003.5 · Brochures/Printed Literature	0.00	583.33	(583.33)	547.62	7,833.34	(7,285.72)	9,000.00
56003.C · Website	0.00	250.00	(250.00)	182.90	2,500.00	(2,317.10)	3,000.00
56003.F · Social Media Advertising	75.00	250.00	(175.00)	101.75	500.00	(398.25)	1,000.00
<b>Total 56003 · Marketing &amp; Tourism-Category IV</b>	<b>75.00</b>	<b>1,083.33</b>	<b>(1,008.33)</b>	<b>832.27</b>	<b>10,833.34</b>	<b>(10,001.07)</b>	<b>13,000.00</b>
<b>56004 · Administration - Category V</b>							
56004.1 · Admin Transfers to Gen Fund	0.00	0.00	0.00	53,125.00	80,625.00	(27,500.00)	107,500.00
56004.3 · Miscellaneous Expenses	0.00	41.66	(41.66)	0.00	416.68	(416.68)	500.00

	<b>Jul 20</b>	<b>Budget</b>	<b>\$ Over Budget</b>	<b>Oct '19 - Jul 20</b>	<b>YTD Budget</b>	<b>\$ Over Budget</b>	<b>Annual Budget</b>
<b>56004.6 · Consulting (Professional servi)</b>	0.00	0.00	0.00	0.00	7,300.00	(7,300.00)	9,800.00
<b>56004.7 · Travel &amp; Training Expenses</b>	199.00	0.00	199.00	778.00	5,000.00	(4,222.00)	5,000.00
<b>56004.9 · Technology</b>	0.00	200.00	(200.00)	0.00	200.00	(200.00)	200.00
<b>Total 56004 · Administration - Category V</b>	199.00	241.66	(42.66)	53,903.00	93,541.68	(39,638.68)	123,000.00
<b>56340 · Office Supplies</b>	0.00	0.00	0.00	240.81	0.00	240.81	0.00
<b>Total Expense</b>	1,233.08	34,074.99	(32,841.91)	240,029.02	538,000.02	(297,971.00)	664,000.00
<b>Net Income</b>	<b>56,983.70</b>	<b>13,765.01</b>	<b>43,218.69</b>	<b>388,195.53</b>	<b>(19,680.02)</b>	<b>407,875.55</b>	<b>0.00</b>



City of Montgomery - Police Asset Forfeiture  
**Cash Flow Report - Checking Account**  
 As of July 31, 2020

Num	Name	Memo	Amount	Balance
BALANCE AS OF 07/01/2020				\$8,591.98
<b>Receipts</b>				
	No Receipts Activity		0.00	
<b>Total Receipts</b>				0.00
<b>Disbursements</b>				
	No Disbursements Activity		0.00	
<b>Total Disbursements</b>				0.00
BALANCE AS OF 07/31/2020				\$8,591.98

City of Montgomery - Police Asset Forfeiture  
**Profit & Loss Budget Performance**  
 July 2020

Accrual Basis

	Jul 20	Budget	\$ Over Budget	Oct '19 - Jul 20	YTD Budget	\$ Over Budget	Annual Budget
<b>Ordinary Income/Expense</b>							
<b>Income</b>							
74000 · Police Asset Forfeitures							
74102 · Asset Forfeitures	0.00	0.00	0.00	0.00	100.00	-100.00	100.00
<b>Total 74000 · Police Asset Forfeitures</b>	0.00	0.00	0.00	0.00	100.00	-100.00	100.00
<b>Total Income</b>	0.00	0.00	0.00	0.00	100.00	-100.00	100.00
<b>Expense</b>							
76100 · Supplies and Equipment							
76101 · Computer/Technology Equipment	0.00			2,377.00			
<b>Total 76100 · Supplies and Equipment</b>	0.00			2,377.00			
<b>Total Expense</b>	0.00			2,377.00			
<b>Net Ordinary Income</b>	0.00	0.00	0.00	-2,377.00	100.00	-2,477.00	100.00
<b>Net Income</b>	<b>0.00</b>	<b>0.00</b>	<b>0.00</b>	<b>-2,377.00</b>	<b>100.00</b>	<b>-2,477.00</b>	<b>100.00</b>

## Cash Flow Report - Water &amp; Sewer Fund Account

As of July 31, 2020

Num	Name	Memo	Amount	Balance
<b>BALANCE AS OF 07/01/2020</b>				<b>\$1,072,681.29</b>
<b>Receipts</b>				
	Interest on Checking		40.54	
	A/R Collections		197,849.03	
	A/R Collections O/S		1,679.43	
	Customer Meter Deposits		3,300.00	
	Fee Revenue		722.50	
	Fee Revenue O/S		40.00	
<b>Total Receipts</b>				<b>203,631.50</b>
<b>Disbursements</b>				
14970	BMP Industrial Service, LLC	Lift Station Clean Up - Invoice 11927 ; 11943 ; 119	(1,560.00)	
14971	DataProse, LLC	Acct# 1216 Inv#DP2001460 Billing Period 4/1-	(408.53)	
14972	DH Homes	Deposit Refund - 19020 Villa Lane	(66.28)	
14973	Jason Stewart	Deposit Refund - 19018 Minero Lane	(71.95)	
14974	Travis Mabry	Deposit Refund - 13801 Liberty	(41.07)	
14975	Accurate Utility Supply, LLC	Operating Supplies Inv #160000 ; 160390	(2,394.34)	
14976	Badger Meter	Inv #80055436	(1,849.42)	
14977	Consolidated Communications	936-597-4826/0 6/20	(42.65)	
14978	DataProse, LLC	Acct# 1216 Inv#DP2002257 Billing Period 6/1-	(1,654.74)	
14979	DXI Industries Inc.	Chlorine WP#3 055011016-20	(641.62)	
14980	Entergy	June Invoices	(5,989.79)	
14981	Gulf Utility Service, Inc.	Operations - Inv 17706 05/31/20	(22,303.93)	
14982	Waste Management (3)	Acct 23-48327-53006 - Inv1435661-1792-3 6/1-6/	(479.54)	
14983	TML - IRP	Insurance Premiums July 2020	(2,912.54)	
14984	Accurate Utility Supply, LLC	Operating Supplies Inv #160307	(2,075.34)	
14985	BMP Industrial Service, LLC	Lift Station Clean Up - Invoice 11982	(360.00)	
14986	City of Montgomery - Utility Fund	Cooling Tower Feed @ 109 Business Park Dr Acct	(986.72)	
14987	Consolidated Communications	Telephone 936-597-8846, 7657, 3353	(139.08)	
14988	DSHS Central Lab MC2004	Acct CEN CD2782_062020 PWS ID #1700022	(106.96)	
14989	Entergy	June Invoices	(3,923.61)	
14990	LDC	CM100268 Hwy 105 West, CM100264 149 South 0	(71.30)	
14991	Texas Excavation Safety System, Inc.	Monthly Message Fees for 06/20 Inv#20-11648	(59.85)	
14992	Verizon Connect NWF, Inc	Vehicle Rep. & Maint. Inv OSV000002159627	(64.76)	
14993	Waste Management	Customer ID# 7-23067-13005 inv 5683945-1792-	(12,193.66)	
14994	BMP Industrial Service, LLC	Lift Station Clean Up - Invoice 11970	(600.00)	
14995	Jones & Carter, Inc	Engineering Fees	(4,642.50)	
14996	Tyler Technologies	Utility Billing Training #025-293677 / 301703	(4,013.15)	
14997	Waste Management (2)	Acct 7-23166-83000 - Inv5681754-1792-8 7/1-7/3	(926.77)	
14998	Consolidated Communications	936-597-4774/0 7/11/20-8/03/2020	(45.27)	
14999	DXI Industries Inc.	Chlorine WP#3 DE05005390-20	(110.00)	
ACH	State Comptroller	Sales Tax - Fees - 6/2020	(1,105.47)	
AL		Reimbursement of Expenses thru 07/10/2020	(7,931.82)	
AL		1st Quarter Admin Transfer - 2019/2020 FYE	(50,000.00)	
AL		Reimbursement of Expenses thru 07/31/2020	(13,937.85)	
Recap 07/20	First Financial	Billing Charges	(598.21)	
<b>Total Disbursements</b>				<b>(144,308.72)</b>
<b>BALANCE AS OF 07/31/2020</b>				<b>\$1,132,004.07</b>

**City of Montgomery - Water & Sewer Fund**  
**Actual to Budget Performance - Utility Fund**  
 July 2020

	<u>Jul 20</u>	<u>Budget</u>	<u>\$ Over Budget</u>	<u>Oct '19 - Jul 20</u>	<u>YTD Budget</u>	<u>\$ Over Budget</u>	<u>Annual Budget</u>
<b>Ordinary Income/Expense</b>							
<b>Income</b>							
<b>24000 · Charges for Service</b>							
<b>24100 · Water Revenue</b>	70,956.90	49,333.33	21,623.57	536,844.37	493,333.34	43,511.03	592,000.00
24118 · Surface Water Revenue	806.79	500.00	306.79	5,867.28	5,000.00	867.28	6,000.00
24119 · Application Fee	0.00	125.00	(125.00)	0.00	1,250.00	(1,250.00)	1,500.00
24120 · Disconnect Reconnect	150.00	458.33	(308.33)	3,060.56	4,583.34	(1,522.78)	5,500.00
24200 · Sewer Revenue	58,376.66	47,166.66	11,210.00	520,124.45	471,666.68	48,457.77	566,000.00
24310 · Tap Fees/Inspections	6,835.00	37,916.66	(31,081.66)	228,104.56	379,166.68	(151,062.12)	455,000.00
24319 · Grease Trap Inspections	1,550.00	1,416.66	133.34	15,100.00	14,166.68	933.32	17,000.00
24330 · Late Charges	1,155.21	1,250.00	(94.79)	11,326.60	12,500.00	(1,173.40)	15,000.00
24333 · Returned Ck Fee	0.00	16.66	(16.66)	100.00	166.68	(66.68)	200.00
24334 · Backflow Device	0.00			923.50	0.00	923.50	0.00
25403 · Solid Waste Revenue	12,985.60	11,541.66	1,443.94	129,813.49	115,416.68	14,396.81	138,500.00
<b>Total 24000 · Charges for Service</b>	<u>152,816.16</u>	<u>149,724.96</u>	<u>3,091.20</u>	<u>1,451,264.81</u>	<u>1,497,250.08</u>	<u>(45,985.27)</u>	<u>1,796,700.00</u>
<b>24101 · Taxes and Franchise Fees</b>							
<b>24110 · Sales Tax Rev for Solid Waste</b>	1,023.19	931.66	91.53	10,655.38	9,316.68	1,338.70	11,180.00
<b>Total 24101 · Taxes and Franchise Fees</b>	<u>1,023.19</u>	<u>931.66</u>	<u>91.53</u>	<u>10,655.38</u>	<u>9,316.68</u>	<u>1,338.70</u>	<u>11,180.00</u>
<b>24121 · Groundwater Reduction Revenue</b>	19,580.45	12,916.66	6,663.79	138,863.21	129,166.68	9,696.53	155,000.00
<b>25000 · Other Revenues</b>							
<b>25000.1 · Impact Fees</b>							
25000.2 · Impact Fees - Capital Cost	0.00	0.00	0.00	9,712.00	200,000.00	(190,288.00)	200,000.00
25000.1 · Impact Fees - Other	0.00	0.00	0.00	0.00	75,000.00	(75,000.00)	75,000.00
<b>Total 25000.1 · Impact Fees</b>	<u>0.00</u>	<u>0.00</u>	<u>0.00</u>	<u>9,712.00</u>	<u>275,000.00</u>	<u>(265,288.00)</u>	<u>275,000.00</u>
25391 · Interest Income	40.54	50.00	(9.46)	386.91	500.00	(113.09)	600.00
25392 · Interest earned on Investments	136.86	1,000.00	(863.14)	6,864.93	10,000.00	(3,135.07)	12,000.00
25399 · Misc Rev & ETS Rev	762.50	108.33	654.17	4,753.75	1,083.34	3,670.41	1,300.00
25000 · Other Revenues - Other	0.00			26.00			
<b>Total 25000 · Other Revenues</b>	<u>939.90</u>	<u>1,158.33</u>	<u>(218.43)</u>	<u>21,743.59</u>	<u>286,583.34</u>	<u>(264,839.75)</u>	<u>288,900.00</u>
<b>25500 · Utility Contracts</b>	558.58			1,310.95			
<b>Total Income</b>	<u>174,918.28</u>	<u>164,731.61</u>	<u>10,186.67</u>	<u>1,623,837.94</u>	<u>1,922,316.78</u>	<u>(298,478.84)</u>	<u>2,251,780.00</u>
<b>Expense</b>							
<b>26001 · Personnel</b>							
26353.1 · Health Ins.	1,209.72	1,125.00	84.72	11,262.42	11,250.00	12.42	13,500.00
26353.4 · Unemployment Ins	0.00	58.33	(58.33)	0.00	583.34	(583.34)	700.00
26353.5 · Workers Comp.	378.40	416.67	(38.27)	3,274.72	4,166.66	(891.94)	5,000.00
26353.6 · Dental Insurance	93.28	100.00	(6.72)	901.20	1,000.00	(98.80)	1,200.00
26353.7 · Life & AD&D Insurance	51.75	8.33	43.42	558.16	83.34	474.82	100.00
26353.8 · Crime Insurance	40.72			374.29			
26501 · Retirement Expense	1,004.32	1,791.67	(787.35)	6,450.96	17,916.66	(11,465.70)	21,500.00
26560 · Payroll Taxes	1,259.33	2,483.33	(1,224.00)	8,100.13	24,833.34	(16,733.21)	29,800.00
26600 · Wages	66,462.02	29,166.67	37,295.35	155,884.05	291,666.66	(135,782.61)	350,000.00
<b>Total 26001 · Personnel</b>	<u>70,499.54</u>	<u>35,150.00</u>	<u>35,349.54</u>	<u>186,805.93</u>	<u>351,500.00</u>	<u>(164,694.07)</u>	<u>421,800.00</u>
<b>26200 · Contract Services</b>							
26102 · General Consultant Fees	25.46	908.75	(883.29)	7,610.66	9,087.50	(1,476.84)	10,905.00
26320 · Legal Fees	0.00	1,421.08	(1,421.08)	920.00	14,210.84	(13,290.84)	17,053.00
26322 · Engineering	0.00	6,250.00	(6,250.00)	60,267.79	62,500.00	(2,232.21)	75,000.00
26323 · Operator	0.00	3,365.00	(3,365.00)	29,700.00	33,650.00	(3,950.00)	40,380.00
26324 · Billing and Collections	1,091.48	1,891.67	(800.19)	21,844.67	18,916.66	2,928.01	22,700.00

	Jul 20	Budget	\$ Over Budget	Oct '19 - Jul 20	YTD Budget	\$ Over Budget	Annual Budget
26328 · Testing	0.00	1,200.00	(1,200.00)	11,565.67	12,000.00	(434.33)	14,400.00
26331 · Sales Tax for Solid Waste	1,083.88	931.67	152.21	10,997.77	9,316.66	1,681.11	11,180.00
26333 · Accounting Fees	2,360.50	3,750.00	(1,389.50)	40,675.19	37,500.00	3,175.19	45,000.00
26336 · Sludge Hauling	7,800.00	1,833.33	5,966.67	23,586.00	18,333.34	5,252.66	22,000.00
26340 · Printing	0.00	0.00	0.00	658.52	200.00	458.52	200.00
26350 · Postage	20.34	325.00	(304.66)	2,804.60	3,250.00	(445.40)	3,900.00
26351 · Telephone	1,565.42	395.83	1,169.59	6,914.19	3,958.34	2,955.85	4,750.00
26370 · Tap Fees & Inspections	0.00	4,166.67	(4,166.67)	44,537.75	41,666.66	2,871.09	50,000.00
26380 · Disconnect/Reconnect Expense	0.00			331.66			
26399 · Garbage Pickup	13,292.87	11,541.67	1,751.20	128,266.41	115,416.66	12,849.75	138,500.00
26200 · Contract Services - Other	0.00			1,597.48			
<b>Total 26200 · Contract Services</b>	<b>27,239.95</b>	<b>37,980.67</b>	<b>(10,740.72)</b>	<b>392,278.36</b>	<b>380,006.66</b>	<b>12,271.70</b>	<b>455,968.00</b>
<b>26300 · Communications</b>							
26338 · Advertising/Promotion	0.00	125.00	(125.00)	1,095.00	1,250.00	(155.00)	1,500.00
<b>Total 26300 · Communications</b>	<b>0.00</b>	<b>125.00</b>	<b>(125.00)</b>	<b>1,095.00</b>	<b>1,250.00</b>	<b>(155.00)</b>	<b>1,500.00</b>
26326 · Permits & Licenses	0.00	1,733.33	(1,733.33)	17,516.25	17,333.34	182.91	20,800.00
26371 · Dues & Subscriptions	0.00	166.67	(166.67)	598.00	1,666.66	(1,068.66)	2,000.00
26400.1 · Supplies & Equipment							
26342 · Chemicals	430.42	1,583.33	(1,152.91)	27,280.87	15,833.34	11,447.53	19,000.00
26358 · Copier/Fax Machine Lease	0.00	0.00	0.00	0.00	200.00	(200.00)	200.00
26460 · Operating Supplies	697.37	6,666.67	(5,969.30)	28,471.83	66,666.66	(38,194.83)	80,000.00
26485 · Uniforms	231.68	291.67	(59.99)	2,574.34	2,916.66	(342.32)	3,500.00
27040 · Computer/Technology Equipment	539.50	416.67	122.83	5,457.99	4,166.66	1,291.33	5,000.00
26400.1 · Supplies & Equipment - Other	0.00	0.00	0.00	513.96	200.00	313.96	200.00
<b>Total 26400.1 · Supplies &amp; Equipment</b>	<b>1,898.97</b>	<b>8,958.34</b>	<b>(7,059.37)</b>	<b>64,298.99</b>	<b>89,983.32</b>	<b>(25,684.33)</b>	<b>107,900.00</b>
26401 · Groundwater Reduction Expenses	0.00	0.00	0.00	0.00	100.00	(100.00)	100.00
26500 · Staff Development							
26354 · Travel & Training (Travel)	0.00	0.00	0.00	2,131.00	5,500.00	(3,369.00)	5,500.00
26355 · Employee Relations (Education)	0.00	0.00	0.00	0.00	500.00	(500.00)	500.00
<b>Total 26500 · Staff Development</b>	<b>0.00</b>	<b>0.00</b>	<b>0.00</b>	<b>2,131.00</b>	<b>6,000.00</b>	<b>(3,869.00)</b>	<b>6,000.00</b>
26600.2 · Maintenance							
26335 · Repairs & Maintenance	1,410.92	18,812.50	(17,401.58)	168,703.30	188,125.00	(19,421.70)	225,750.00
26335.1 · Vehicle Rep. & Maint.	64.76	166.67	(101.91)	1,185.72	1,666.66	(480.94)	2,000.00
26335.3 · W&S Maint. Items	0.00	3,704.17	(3,704.17)	2,234.01	37,041.66	(34,807.65)	44,450.00
26349 · Gas & Oil	52.24	645.83	(593.59)	4,269.42	6,458.34	(2,188.92)	7,750.00
<b>Total 26600.2 · Maintenance</b>	<b>1,527.92</b>	<b>23,329.17</b>	<b>(21,801.25)</b>	<b>176,392.45</b>	<b>233,291.66</b>	<b>(56,899.21)</b>	<b>279,950.00</b>
26700 · Insurance Expense							
26353.2 · Liability Ins.	192.58	266.67	(74.09)	1,736.00	2,666.66	(930.66)	3,200.00
26353.3 · Property Ins.	2,300.84	2,333.33	(32.49)	20,922.52	23,333.34	(2,410.82)	28,000.00
<b>Total 26700 · Insurance Expense</b>	<b>2,493.42</b>	<b>2,600.00</b>	<b>(106.58)</b>	<b>22,658.52</b>	<b>26,000.00</b>	<b>(3,341.48)</b>	<b>31,200.00</b>
26800 · Utilities Expense							
26352.1 · Utilities - Gas for Generators	102.78	0.00	102.78	701.77	1,000.00	(298.23)	1,000.00
26352.2 · Utilities-Water Plants	5,353.76	5,416.67	(62.91)	62,238.37	54,166.66	8,071.71	65,000.00
26352.3 · Utilities-WW Treatment Plants	1,585.10	2,916.67	(1,331.57)	19,352.24	29,166.66	(9,814.42)	35,000.00
26352.4 · Utilities - Lift Stations	1,026.86	1,183.33	(156.47)	11,312.46	11,833.34	(520.88)	14,200.00
<b>Total 26800 · Utilities Expense</b>	<b>8,068.50</b>	<b>9,516.67</b>	<b>(1,448.17)</b>	<b>93,604.84</b>	<b>96,166.66</b>	<b>(2,561.82)</b>	<b>115,200.00</b>
26900 · Capital Outlay							
26900.4 · Capital Outlay-Sewer/Plant Imp	0.00	4,166.67	(4,166.67)	0.00	41,666.66	(41,666.66)	50,000.00
26900 · Capital Outlay - Other	0.00			5,526.15			

	<u>Jul 20</u>	<u>Budget</u>	<u>\$ Over Budget</u>	<u>Oct '19 - Jul 20</u>	<u>YTD Budget</u>	<u>\$ Over Budget</u>	<u>Annual Budget</u>
<b>Total 26900 · Capital Outlay</b>	<b>0.00</b>	<b>4,166.67</b>	<b>(4,166.67)</b>	<b>5,526.15</b>	<b>41,666.66</b>	<b>(36,140.51)</b>	<b>50,000.00</b>
<b>26901 · Util Projects/Prev Maint</b>							
26901.1 · Util Proj/Prev Maint-Tsf to CPF	0.00	0.00	0.00	0.00	68,550.00	(68,550.00)	91,400.00
26901.2 · Capital Costs-Tsf to CPF	0.00	0.00	0.00	0.00	68,550.00	(68,550.00)	91,400.00
26901.3 · Impact Fees - Tsf to CPF	0.00	0.00	0.00	0.00	68,550.00	(68,550.00)	91,400.00
26901 · Util Projects/Prev Maint - Other	0.00	26,863.50	(26,863.50)	104,648.94	268,635.00	(163,986.06)	322,362.00
<b>Total 26901 · Util Projects/Prev Maint</b>	<b>0.00</b>	<b>26,863.50</b>	<b>(26,863.50)</b>	<b>104,648.94</b>	<b>474,285.00</b>	<b>(369,636.06)</b>	<b>596,562.00</b>
<b>27000 · Miscellaneous Expenses</b>							
26359 · Misc Expense	0.00			189.98			
26361 · Bank Charges/ETS	598.21	666.67	(68.46)	8,987.38	6,666.66	2,320.72	8,000.00
<b>Total 27000 · Miscellaneous Expenses</b>	<b>598.21</b>	<b>666.67</b>	<b>(68.46)</b>	<b>9,177.36</b>	<b>6,666.66</b>	<b>2,510.70</b>	<b>8,000.00</b>
<b>Total Expense</b>	<b>112,326.51</b>	<b>151,256.69</b>	<b>(38,930.18)</b>	<b>1,076,731.79</b>	<b>1,725,916.62</b>	<b>(649,184.83)</b>	<b>2,096,980.00</b>
<b>Net Ordinary Income</b>	<b>62,591.77</b>	<b>13,474.92</b>	<b>49,116.85</b>	<b>547,106.15</b>	<b>196,400.16</b>	<b>350,705.99</b>	<b>154,800.00</b>
<b>Other Income/Expense</b>							
<b>Other Expense</b>							
27001 · Other Expenses							
27002 · Transfer to Construction Fund	0.00	0.00	0.00	38,700.00	116,100.00	(77,400.00)	154,800.00
<b>Total 27001 · Other Expenses</b>	<b>0.00</b>	<b>0.00</b>	<b>0.00</b>	<b>38,700.00</b>	<b>116,100.00</b>	<b>(77,400.00)</b>	<b>154,800.00</b>
<b>Total Other Expense</b>	<b>0.00</b>	<b>0.00</b>	<b>0.00</b>	<b>38,700.00</b>	<b>116,100.00</b>	<b>(77,400.00)</b>	<b>154,800.00</b>
<b>Net Other Income</b>	<b>0.00</b>	<b>0.00</b>	<b>0.00</b>	<b>(38,700.00)</b>	<b>(116,100.00)</b>	<b>77,400.00</b>	<b>(154,800.00)</b>
<b>Net Income</b>	<b>62,591.77</b>	<b>13,474.92</b>	<b>49,116.85</b>	<b>508,406.15</b>	<b>80,300.16</b>	<b>428,105.99</b>	<b>0.00</b>

## District Debt Service Payments

08/01/2020 - 08/01/2021

Paying Agent	Series	Date Due	Date Paid	Principal	Interest	Total Due
<b>Debt Service Payment Due 09/01/2020</b>						
Amegy Bank of Texas	2012 - Refunding	09/01/2020		0.00	34,756.25	34,756.25
Amegy Bank of Texas	2012 - WS&D	09/01/2020		0.00	51,462.50	51,462.50
First National Bank of Huntsville	2015 - Refunding	09/01/2020		0.00	5,526.25	5,526.25
Bank of Texas	2017A - WS&D	09/01/2020		0.00	4,767.25	4,767.25
Bank of Texas	2017B - WS&D	09/01/2020		0.00	9,753.25	9,753.25
<b>Total Due 09/01/2020</b>				<b>0.00</b>	<b>106,265.50</b>	<b>106,265.50</b>
<b>Debt Service Payment Due 03/01/2021</b>						
Amegy Bank of Texas	2012 - Refunding	03/01/2021		115,000.00	34,756.25	149,756.25
Amegy Bank of Texas	2012 - WS&D	03/01/2021		130,000.00	51,462.50	181,462.50
First National Bank of Huntsville	2015 - Refunding	03/01/2021		80,000.00	5,526.25	85,526.25
Bank of Texas	2017A - WS&D	03/01/2021		50,000.00	4,767.25	54,767.25
Bank of Texas	2017B - WS&D	03/01/2021		80,000.00	9,753.25	89,753.25
<b>Total Due 03/01/2021</b>				<b>455,000.00</b>	<b>106,265.50</b>	<b>561,265.50</b>
<b>District Total</b>				<b>\$455,000.00</b>	<b>\$212,531.00</b>	<b>\$667,531.00</b>

August 19, 2020

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

Re: Engineering Report  
Council Meeting: August 25, 2020  
City of Montgomery

Dear Mayor and Council:

The following information summarizes our activities on your behalf since the July 28<sup>th</sup> 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 & Phase II (CDBG)**

We are working with the Contractor, City, and GrantWorks to ensure all required documentation is prepared and submitted as required by the Texas Department of Agriculture to close out the project.

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

As a reminder, the project was awarded to Nerie Construction, LLC in the amount of \$913,338.00 at your July 14<sup>th</sup> City Council meeting. We are preparing the contracts to be sent to the Texas Water Development Board (“TWDB”) for final review and approval prior to City execution.

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

We received bids for the project on August 5<sup>th</sup> and plan to present the bids at your August 25<sup>th</sup> Council meeting.

**d) 18” Gravity Sanitary Sewer Extension, Phase 2**

As a reminder, we held a final inspection on October 15<sup>th</sup>. The remaining items to be completed by the contractor are the final testing of the line which will occur once the new lift station is put into service.

**e) GLO Projects**

There is nothing new to report this month.

**f) Anders Branch Drainage Analysis**

We met with the design team at BGE, Inc. on August 13<sup>th</sup> to discuss the progress of the drainage analysis to date. It is our understanding BGE, Inc. plans to have the analysis complete by the end of September.



**Status of Previously Authorized Projects (cont.):****g) Sanitary Sewer System Analysis and Master Plan – CP No. 3b – Lift Station No. 1 Replacement**

The contractor is continuing with the electrical work, including coordination with Entergy for power connection, and is proceeding with final pipe coating for the Lift Station No. 1 Replacement project. We did not receive a pay estimate this month.



Generator



Control Panel



Lift Station Site

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

As a reminder, this project is included in TWDB CWSRF loan. The design is substantially complete, has received TxDOT approval, and is temporarily on hold until the Lift Station No. 1 project is complete.

**Existing and Upcoming Developments:**

- a) **Feasibility Studies** – There are no ongoing feasibility studies at this time.
- b) **Plan Reviews**
  - i. **THPM Montgomery Townhomes** – We received revised plans for the development on July 31<sup>st</sup> and returned comments to the plans on August 10<sup>th</sup>.
  - ii. **AutoZone** – We received plans for the development on July 30<sup>th</sup> and returned comments to the plans on August 10<sup>th</sup>.
  - iii. **Hills of Town Creek, Section 4** – We received revised plans on August 18<sup>th</sup> and plan to return comments within 2 weeks of receipt.
  - iv. **Moon Over Montgomery** – We received plans for the development on July 16<sup>th</sup> and returned comments to the plans on July 30<sup>th</sup>.
- c) **Plat Reviews**
  - i. **Heritage Place Parking Development Plat** – The building lines were recorded with Montgomery County and we are ready to approve the plat once the hard copy submittal is received by the City.
- d) **Ongoing Construction**
  - i. **Shoppes at Montgomery Public Waterline Extension** – We held a final inspection on July 24<sup>th</sup>. It is our understanding the contractor is addressing the items identified at the final inspection.
- e) **One-Year Warranty Inspections**
  - i. **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.
  - ii. **Hills of Town Creek, Section 3** – The one-year warranty inspection was held on January 7, 2020, and the contractor is currently addressing the punch list items.
  - iii. **Emma’s Way** – The one-year warranty inspection was held on February 18, 2020 and the contractor is currently addressing the punch list items.

**Meetings and Ongoing Activities:**

- a) **Biweekly 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 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.

- b) **FM 1097 & Atkins Creek (TxDOT)** – We are coordinating with TxDOT regarding the selected option for repairs, which is scheduled to let in January 2021 pending TxDOT’s obtaining of all necessary right-of-way. We received a request for plans in the project vicinity and provided all requested information.
- c) **FM 149 & SH-105 Right Turn Lane** –TxDOT has advised that the project is not scheduled to be let until 2025 with the previously discussed downtown FM 149 improvements however they are looking into separating the turn lane from the scope of the project to complete sooner.
- d) **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

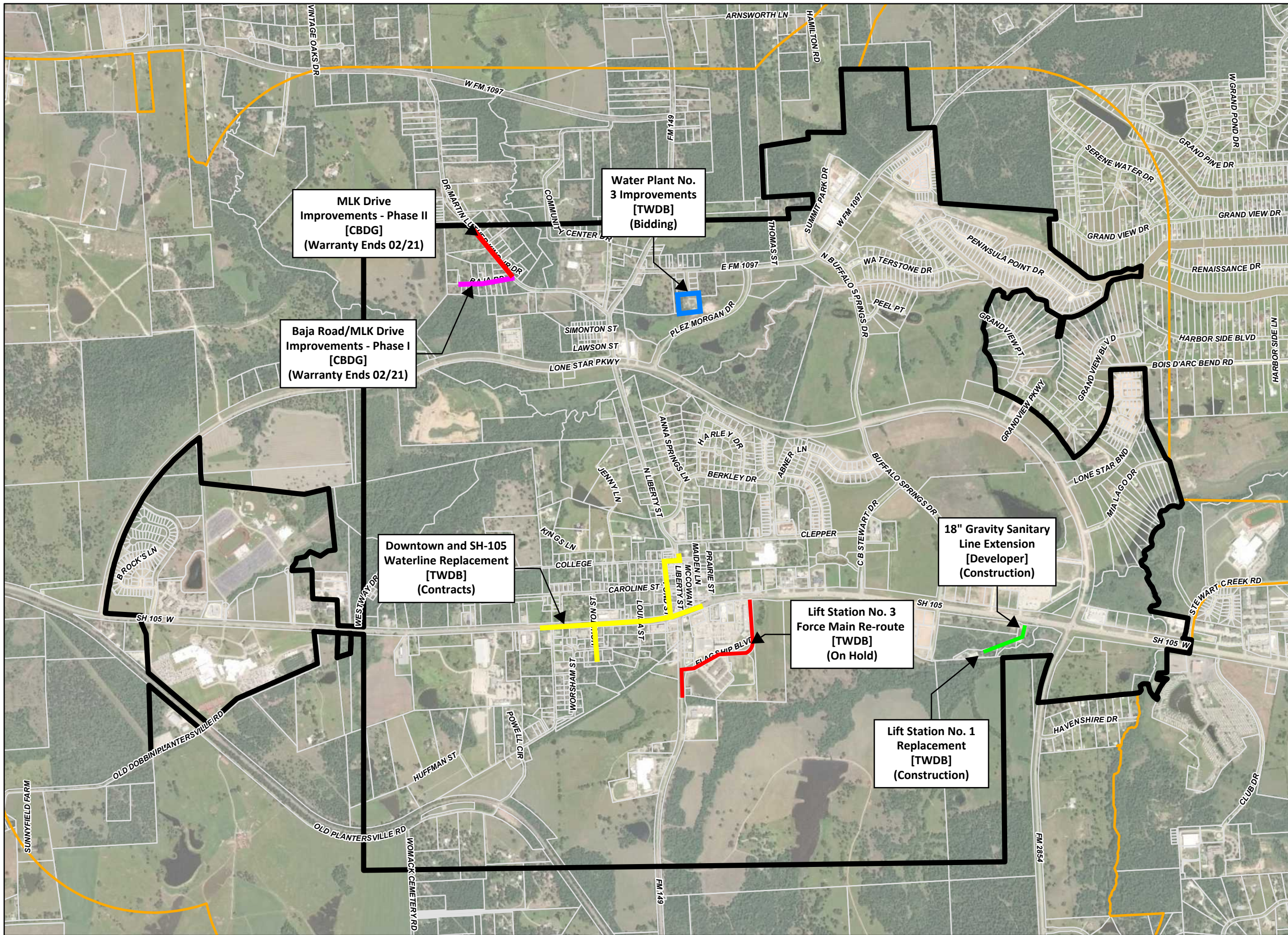
CVR/kmv

K:\W5841\W5841-0900-00 General Consultation\Meeting Files\Status Reports\2020\Engineer's Report 8-25-2020.docx

Enclosures:                   Active Capital Projects Map  
                                  Active Developments Map

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. Alan Petrov – Johnson Petrov LLP, City Attorney





**VICINITY MAP**

Scale: 1 inch equals 20 miles

**LEGEND**

- City Limits
- City ETJ
- MCAD Parcels

**ACTIVE CAPITAL PROJECTS**  
(AUGUST 2020)

0 750 1,500

Feet

1 inch equals 1,500 feet



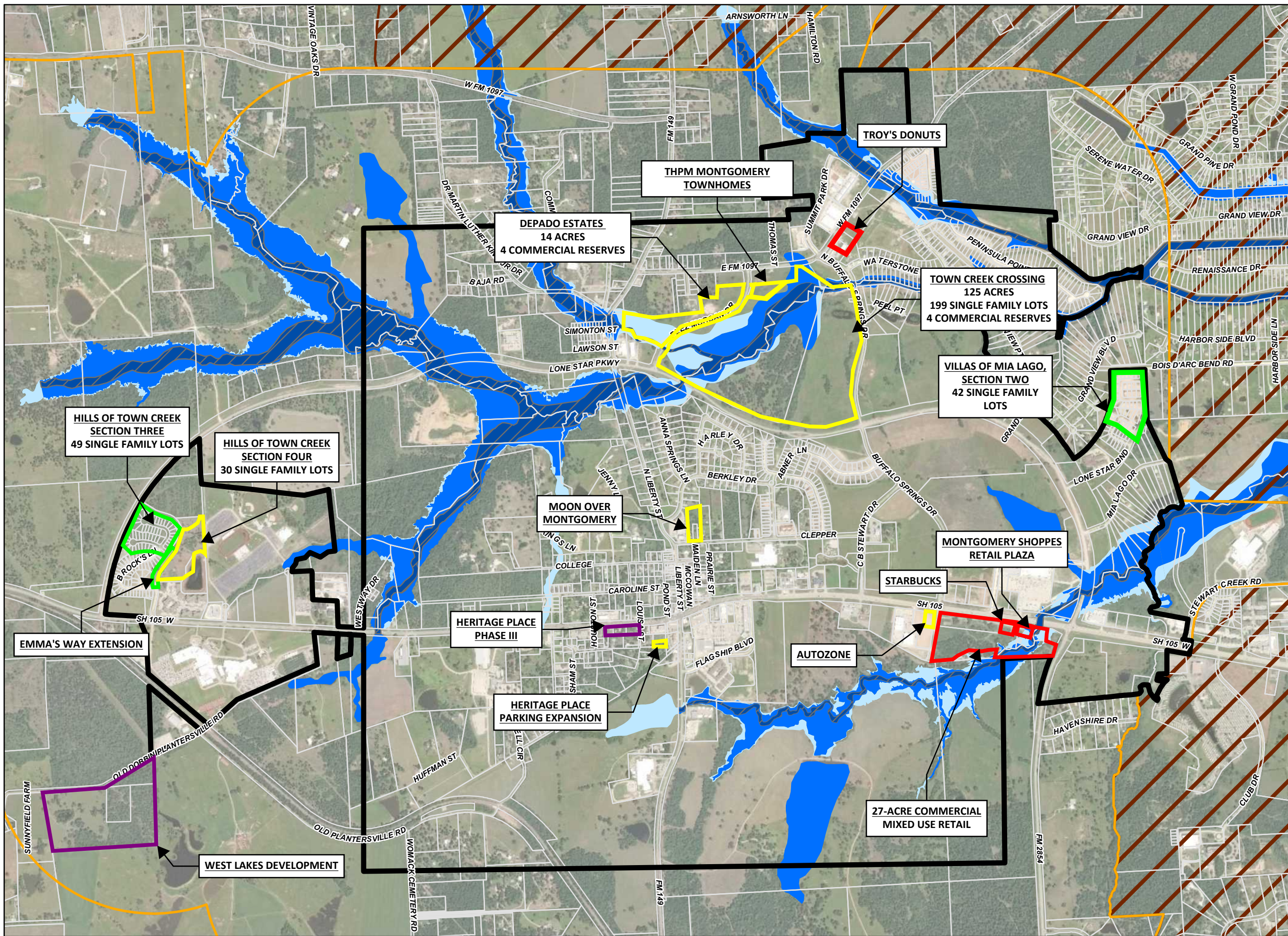
Disclaimer: This product is offered for informational purposes and may not have been prepared for or be suitable for legal, engineering, or surveying purposes. It does not represent an on-the-ground survey and represents only the approximate relative location of property, governmental and/or political 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.



**JONES CARTER**

Texas Board of Professional Engineers Registration No. F-439





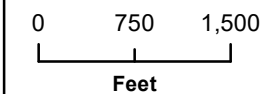
### VICINITY MAP

Scale: 1 inch equals 20 miles

### LEGEND

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

### ACTIVE DEVELOPMENTS (AUGUST 2020)



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.





Montgomery City Council  
**AGENDA REPORT**

<b>Meeting Date: August 25, 2020</b>	<b>Budgeted Amount: N/A</b>
<b>Prepared By: Richard Tramm</b>	<b>Exhibits: MEDC agenda Report Quote for Radio Equipment</b>

**Subject**

Consideration and possible action authorizing use of Montgomery Economic Development Corporation (MEDC) funds for purchase of radios for use by City during Festival Events for an amount not to exceed \$14,614.65.

**Description**

The MEDC took action at its meeting on August 17, 2020 to approve the use of funds to purchase the radios, as described in the attachments. The radios would be primarily used to provide communication among City staff and volunteers in organizing and safely setting up, operating and taking down festival events. In addition, these radios would allow direct communication with City Police personnel assigned to the event, thereby ensuring a direct line of communication for public safety.

As this item is for \$10,000 or greater and was not originally budgeted, this expenditure of MEDC funds must be approved by City Council.

**Recommendation**

Discuss and consider the use of MEDC funds for this purchase.

**Approved By**

City Administrator	Richard Tramm <i>RT</i>	Date: 08/20/2020
--------------------	-------------------------	------------------

Montgomery Economic Development Corporation  
**AGENDA REPORT**

<b>Meeting Date:</b> August 14, 2020	<b>Budgeted Amount:</b> NA
<b>Prepared By:</b> Richard Tramm	<b>Exhibits:</b> Purchase Estimate for Communication Radios

**Subject**

Consideration and Possible Action to Approve Purchase of Radios for Use by City Personnel During Festival Events

**Discussion**

This item was discussed last month and I was tasked to research some items and bring the answers back to this meeting after discussion with Montgomery Police Chief Anthony Solomon.

1. What is the warranty period for the radios? 2 years
2. Is there an extended warranty available? 3-year additional coverage is included (\$25 deduction per radio to remove).
3. What type of battery is used by the radios? IMPRES Li-ion 2100 mAp with single unit desktop charger
4. Do these radios need to have a separate repeater unit from equipment already in MPD and City? Yes, and it is included in the price quote.
5. What is the delivery timeline from the order being placed? 2-4 weeks after receipt of the order
6. Will they waive the trip charge for delivery of the radios? No, but the charge does include their travel cost of personnel coming to set up and test radios and repeater onsite.

As a side note to this item, expenditures of \$10,000 or more by the MEDC must also be approved by City Council.

**Recommendation**

Discuss and consider the purchase of the communication radios for the use by the City

**Approved By**

City Administrator	Richard Tramm <i>R.T.</i>	Date: August 14, 2020
--------------------	---------------------------	-----------------------

**NORTHWEST COMMUNICATIONS, INC.**  
 10818 Barely Lane, Suite B  
 Houston, TX 77070-5909  
 Phone: 281-890-4724  
 Fax: 281-894-9494  
 www.nwradio.us

Estimate

Date	Estimate #
6/30/2020	18693

Customer
Montgomery Police Department 101 Old Plantersville Rd. Montgomery, TX 77356

Ship To
Montgomery Police Department 101 Old Plantersville Rd. Montgomery, TX 77356 Attn: Trent Lozano

# NOT AN INVOICE

Rep
KT

QTY	Description	UNIT PRICE	TOTAL PRICE
12	FCC Frequency Licensing Fee: FB2 Pair	650.00	650.00
	AAH02RDH9VA1AN XPR 3500E 403-512 4W 128CH LKP DISPLAY CFS WIFI	655.25	7,863.00
1	AAR10TCGANQ1AN Motorola SLR5700 repeater; 450- 512 Mhz, 50w	3,128.00	3,128.00
1	DSCP10726TUNED UHF MOBILE DUPLEXER 406-500 MHZ	391.00	391.00
	RMLE6031A WALL MOUNT BRACKET KIT	220.00	220.00
100	LMR-400 Coax 3/8" Braided flexible Low Loss 50 Ohm	1.60	160.00
1	LP-BTR-NFF Lightning Arrestor, 20-1000 MHz, Flange Mount, DC Blocked, N "F" / N "F"	84.17	84.17
4	RFU-507-SI UHF Male Crimp- 9913, LMR400	4.62	18.48
1	DB404-B Antenna, 450-470, 3.8/5 dB gain	610.00	610.00
1	Installation Hardware	45.00	45.00
1	Labor Install	360.00	360.00
1	Trip Charge to Customer	85.00	85.00

Thank you for the opportunity to give you an estimate!		<b>Subtotal</b>	\$14,614.65
<b>**This estimate will expire in 30 days from the date stated above.</b>		<b>Sales Tax (0.0%)</b>	\$0.00
		<b>Total</b>	\$14,614.65



Montgomery City Council  
**AGENDA REPORT**

<b>Meeting Date: August 25, 2020</b>	<b>Budgeted Amount: N/A</b>
<b>Prepared By: Richard Tramm</b>	<b>Exhibits: MEDC Proposed Budget</b>

**Subject**

Consideration and possible action to review and approve Fiscal Year 2020-2021 Annual Budget for the Montgomery Economic Development Corporation (MEDC).

**Description**

Each year the City Council reviews and approves of the annual budget for the MEDC. The MEDC held a Budget Workshop on August 7, 2020 to prepare the draft budget. They also reviewed the draft budget at the MEDC Regular Meeting of August 17, 2020. September 21, 2020 is the planned date for the MEDC Budget Hearing, which must be held before they adopt their budget.

**Recommendation**

Discuss and consider approving the Fiscal Year 2020-2021 Annual Budget for the Montgomery Economic Development Corporation.

**Approved By**

City Administrator	Richard Tramm <i>RT</i>	Date: 08/19/2020
--------------------	-------------------------	------------------

MONTGOMERY ECONOMIC DEVELOPMENT CORPORATION  
Proposed Budget  
2020-2021

	2019-20 Actual Budget	2019-20 Estimated Budget	2019-20 Adopted Budget	2020-21 Proposed Budget	Comments/ Changes
<b>Income</b>					
<b>55000 · Taxes &amp; Franchise Fees</b>					
55400 · Sales Tax	\$614,385	\$750,000	\$654,000	\$675,000	
<b>Total 55000 · Taxes &amp; Franchise Fees</b>	<b>\$614,385</b>	<b>\$750,000</b>	<b>\$654,000</b>	<b>\$675,000</b>	
<b>55300 · Other Revenues</b>					
55391 · Interest Income	\$12,205	\$13,500	\$10,000	\$4,000	
55399 · Misc. Income	\$1,400	\$1,400	\$0	\$0	
<b>Total 55300 · Other Revenues</b>	<b>\$12,205</b>	<b>\$13,500</b>	<b>\$10,000</b>	<b>\$4,000</b>	
<b>Total Income</b>	<b>\$627,990</b>	<b>\$764,900</b>	<b>\$664,000</b>	<b>\$679,000</b>	
<b>Expense</b>					
<b>56000 · Pub Infrastructure - Category I</b>					
56000.6 · Downtown Dev Improvements	\$0	\$0	\$60,000	\$112,000	
56000.7 · Streets & Sidewalks	\$0	\$0	\$76,000	\$10,000	
56000.8 · Utility Extensions	\$0	\$0	\$50,000	\$50,000	
56000.A · Tsf to Debt Service	\$120,000	\$160,000	\$160,000	\$0	
56000.B · City Capital Projects	\$0	\$0	\$0	\$160,000	
<b>Total 56000 · Pub Infrastructure - Category I</b>	<b>\$120,000</b>	<b>\$160,000</b>	<b>\$346,000</b>	<b>\$332,000</b>	
<b>56001 · Business Dev &amp; Ret -Category II</b>					
56001.8 · Sales Tax Reimbursement	\$59,625	\$76,900	\$79,500	\$115,000	
56001.9 · Economic Development Grant Prog	\$500	\$10,800	\$20,000	\$20,000	
<b>Total 56001 · Business Dev &amp; Ret -Category II</b>	<b>\$60,125</b>	<b>\$87,700</b>	<b>\$99,500</b>	<b>\$135,000</b>	
<b>56002 · Quality of Life - Category III</b>					
56423.1 · Walking Tours	\$0	\$0	\$1,000	\$0	
56429 · Removal of Blight	\$3,959	\$4,500	\$15,000	\$15,000	
56434 · Events	\$0	\$0	\$34,000	\$34,000	
55602 · Neighborhood Water Party	\$38	\$50	\$0	\$1,000	
55606 · Lighting Up Montgomery	\$931	\$931	\$1,500	\$2,000	
55607 · Contests/Prizes	\$0	\$1,000	\$1,000	\$4,000	
55608 · Southern RoadRunner	\$0	\$0	\$0	\$0	
55609 · Christmas Party	\$0	\$0	\$0	\$0	
55610 · Mudbugs and Music	\$0	\$0	\$0	\$0	
56439 · Downtown Enhancement Projects	\$0	\$0	\$30,000	\$30,000	
<b>Total 56002 · Quality of Life - Category III</b>	<b>\$4,928</b>	<b>\$6,481</b>	<b>\$82,500</b>	<b>\$86,000</b>	
<b>56003 · Marketing &amp; Tourism-Category IV</b>					
56003.5 · Brochures/Printed Literature	\$548	\$608	\$9,000	\$4,000	
56003.C · Website	\$183	\$500	\$3,000	\$8,000	
56003.F · Social Media Advertising	\$102	\$250	\$1,000	\$3,000	
56003.G · Historical Signage	\$0	\$0	\$0	\$2,000	
<b>Total 56003 · Marketing &amp; Tourism-Category IV</b>	<b>\$833</b>	<b>\$1,358</b>	<b>\$13,000</b>	<b>\$17,000</b>	
<b>56004 · Administration - Category V</b>					
56004.1 · Admin Transfers to Gen Fund	\$53,125	\$65,000	\$107,500	\$47,500	
56004.3 · Miscellaneous Expenses	\$0	\$0	\$500	\$500	
56004.6 · Consulting (Professional Services)	\$0	\$0	\$9,800	\$49,000	
56004.7 · Travel & Training Expenses	\$778	\$1,000	\$5,000	\$10,000	
56004.9 · Technology	\$0	\$0	\$200	\$2,000	
56340 · Office Supplies	\$241	\$300	\$0	\$0	
<b>Total 56004 · Administration - Category V</b>	<b>\$54,144</b>	<b>\$66,000</b>	<b>\$123,000</b>	<b>\$109,000</b>	
<b>Total Expense</b>	<b>\$240,030</b>	<b>\$321,539</b>	<b>\$664,000</b>	<b>\$679,000</b>	
<b>Net Income</b>	<b>\$387,960</b>	<b>\$443,361</b>	<b>\$0</b>	<b>\$0</b>	



Montgomery City Council  
**AGENDA REPORT**

<b>Meeting Date: August 25, 2020</b>	<b>Budgeted Amount: N/A</b>
<b>Prepared By: Dave McCorquodale</b>	<b>Exhibits: Engineer's Memo</b>

**Subject**

Consideration and possible action regarding acceptance of the bid and award of the construction contract for Water Plant No. 3 Improvements.

**Description**

The **Base Bid** for this project includes the following improvements to Water Plant No. 3:

- New cooling tower & heat exchanger (for a total of two in operation at the plant); this equipment cools the warm water pumped from the Catahoula Aquifer through Well #4
- Replacing & upsizing the 100,000-gallon Ground Storage Tank with a 210,000-gallon Ground Storage Tank
- Addition of a 3<sup>rd</sup> 10,000-gallon hydropneumatic pressure tank
- Miscellaneous recoating items

*Bid Alternate No. A1 adds a 900-gallon booster pump, which does not add any overall capacity to Water Plant No. 3. (**Not** recommended by engineer)*



**Bid Alternate No. A2** adds a 15,000-gallon hydropneumatic pressure tank in lieu of the 10,000-gal size in the project Base Bid. This addition to the project increases total water plant capacity by 1,125 single-family connections for an additional cost of \$12,000. (Recommended by engineer)

This project (along with the Downtown Waterline Project that was recently approved) is partially funded by a TWDB loan (+/-70%) and partially funded by the City (+/-30%).

**Recommendation**

Consider the city engineer's recommendation and act as you deem appropriate. If Council chooses to award the project, staff concurs with the engineer's recommendation of awarding the Base Bid plus Bid Alternate No. A2 to R&B Group, Inc. in the amount of \$996,550.

**Approved By**

Asst. City Administrator	Dave McCorquodale 	Date: 08/21/2020
City Administrator	Richard Tramm 	Date: 08/21/2020



August 19, 2020

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

Re: Explanation of Bids and Recommendation of Award  
 Water Plant No. 3 Improvements  
 City of Montgomery

Dear Mayor and Council:

As you are aware, the City received bids for the Water Plant No. 3 Improvements project on August 5, 2020. Two contractors submitted bids for the project, as summarized in the attached Recommendation of Award and bid tabulation.

The project was bid with a base bid and 2 alternate options, the scopes of which are outlined below:

- Base Bid: The base bid includes the construction of a 600-gpm cooling tower and corresponding heat exchanger, replacement of the existing 100,000-gallon ground storage tank (“GST”) with a 210,000-gallon GST, construction of an additional 10,000-gallon hydropneumatic tank (“HPT”), and miscellaneous recoating items.
- Alternate No. A1: Alternate A1 includes the construction of a 900-gpm booster pump, in addition to the scope of the base bid.
- Alternate No. A2: Alternate A2 includes the construction of a 15,000-gallon HPT in lieu of the 10,000-gallon HPT included in the base bid.

The table below shows the current capacity of the City’s water plants, the proposed capacity if only the base bid is constructed, and the proposed capacity if the base bid plus Alternate No. A2 (15,000-gallon HPT) is constructed, as measured in Equivalent Single Family Connections (“ESFC”).

	Hydropneumatic Tank Capacity (ESFC)	Ground Storage Tank Capacity (ESFC)	Booster Pump Capacity (ESFC)	Water Well Capacity (ESFC)	Total Water Plant Capacity (ESFC) <sup>(1)</sup>
Existing	875	2,175	2,523	3,453	<b>875</b>
Base Bid	1,375	2,725	2,523	3,453	<b>1,375</b>
Base Bid + A1	1,375	2,725	3,243	3,453	<b>1,375</b>
Base Bid + A2	2,500 <sup>(2)</sup>	2,725	2,523	3,453	<b>2,500</b>

(1) Total water plant capacity for the City, including Water Plant Nos. 2 and 3

(2) The maximum required HPT capacity is 30,000 gallons, which serves 2,500 ESFCs per TCEQ standards



After reviewing the bids received, we recommend proceeding with construction of the base bid plus Alternate No. A2, as shown in the enclosed Recommendation of Award. Construction of the larger HPT results in a cost difference of \$12,000.00 and a significant increase in water plant capacity.

As a reminder, this project is slated to be partially funded by the Texas Water Development Board, with the remaining construction cost being contributed from City funds. We are working with the City Administrator to include the remaining project cost in the 2020/2021 budget.

If you have any questions or comments, please do not hesitate to contact us.

Sincerely,

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

Chris Roznovsky, PE  
Engineer for the City

CVR/

K:\W5841\W5841-0900-00 General Consultation\Correspondence\Letters\2020\MEMO to Council RE WP 3 Improvements Bids 08252020.docx

Enclosures: Recommendation of Award – Water Plant No. 3 Improvements  
cc: Mr. Richard Tramm – City of Montgomery, City Administrator  
Mr. Dave McCorquodale – City of Montgomery, Assistant City Administrator  
Ms. Susan Hensley – City of Montgomery, City Secretary  
Mr. Alan Petrov – Johnson Petrov, LLP, City Attorney



6330 West Loop South, Suite 150  
Bellaire, Texas 77401  
Tel: 713.777.5337  
Fax: 713.777.5976  
[www.jonescarter.com](http://www.jonescarter.com)

August 19, 2020

The Honorable Mayor and City Council  
The City of Montgomery  
101 Old Plantersville Road  
Montgomery, Texas 77010

Re: Water Plant No. 3 Improvements  
City of Montgomery  
Texas Water Development Board No. 62715

Dear Mayor and Council:

We received bids for the referenced contract in our office on August 5, 2020 at 10:00 A.M. Bids were publicly opened and read at that time.

Two (2) contractors submitted proposals for this work. A summary tabulation of the bids is enclosed for your review. R&B Group, Inc. submitted the lowest total Base Bid plus Alternate Bid Item No. A2 in their proposal in the amount of \$996,550.

We have worked with R&B Group, Inc. in the past and find them to be an acceptable contractor. We recommend the referenced contract be awarded to R&B Group, Inc. on the basis of their Base Bid plus Alternate Bid Item No. A2 proposal in the amount of \$996,550.

If you have any questions, please feel free to contact us at (713) 777-5337.

Sincerely,

A handwritten signature in blue ink, appearing to read 'Toby W. McQueary', with a horizontal line underneath.

Toby W. McQueary, P.E.

TWM/bmm

K:\W5841\W5841-0030-00 Water Plant No. 3 Improvements\3 Construction Phase\Contract Documents\w5841-0030-00 ROA.docx

Enclosures: Bid Summary

Cc (via email): Mr. Richard Tramm – City of Montgomery, City Administrator  
Ms. Susan Hensley – City of Montgomery, City Secretary  
Mr. Alan Petrov – Johnson Petrov, LLP, City Attorney



JONES | CARTER

**BID TABULATION SHEET**

BIDS WERE RECEIVED IN THE OFFICE OF

Construction of Water Plant No. 3 Improvements

City of Montgomery - City Hall

for

Time:

10:00 A.M.

Public Bid

City of Montgomery

Date:

8/5/2020

	BIDDERS					
	R&B Group, Inc.	W.W. Payton Corporation				
Bid Security	X	X				
Addendum No. 1	X	X				
Addendum No. 2	X	X				
Addendum No. 3		X				
Calendar Days	270	365				
Base Bid	\$ 984,550.00	\$ 1,200,000.00				
Base Bid + Alt No. 1	\$ 1,074,550.00 *	\$1,270,000.00 *				
Base Bid + Alt No. 2	\$ 996,550.00 *	\$ 1,212,000.00 *				
Base Bid + Alt Nos. 1 & 2	\$ 1,086,550.00	\$ 1,282,000.00 *				

\* Denotes mathematical error



Montgomery City Council  
**AGENDA REPORT**

<b>Meeting Date: August 25, 2020</b>	<b>Budgeted Amount: N/A</b>
<b>Prepared By: Richard Tramm</b>	<b>Exhibits: (1) Termination of Lease (2) Lease Agreement</b>

**Subject**

Consideration and possible action to authorize the Termination of Lease Agreement by and between the City of Montgomery, Texas and Raymond L. Laughter, Executor of the Estate of Raymon M. Laughter regarding the premises of Montgomery Townsite 02, Tracts 24 and 25 and authorize the City Administrator to sign.

**Description**

The sale of the property by the triggered the early termination clause of the agreement, with the City not exercising its Right of First Refusal to purchase the property. The title company processing the sale has requested the City formalize the termination of the lease with the execution of the attached Termination of Lease document.

This item has been reviewed by the City Attorney, who recommends its approval.

**Recommendation**

Discuss the item and authorize the City Administrator to sign the Termination of Lease Agreement by and between the City of Montgomery, Texas and Raymond L. Laughter, Executor of the Estate of Raymon M. Laughter regarding the premises of Montgomery Townsite 02, Tracts 24 and 25.

**Approved By**

City Administrator	Richard Tramm <i>RT</i>	Date: 08/20/2020
--------------------	-------------------------	------------------





**TENANT:**

City of Montgomery, Texas

By: \_\_\_\_\_

Name: \_\_\_\_\_

Title: \_\_\_\_\_

THE STATE OF TEXAS §

§

COUNTY OF \_\_\_\_\_ §

This instrument was acknowledged to me on the \_\_\_\_\_ day of August, 2020, by \_\_\_\_\_, as \_\_\_\_\_ of City of Montgomery, Texas, on behalf of said entity.

\_\_\_\_\_  
NOTARY PUBLIC, State of Texas

DOC #2017084595

**LEASE AGREEMENT BETWEEN**  
**CITY OF MONTGOMERY, TEXAS**  
**AND RAMON M. LAUGHTER**

DATE: August 1, 2017

LANDLORD: RAMON M. LAUGHTER, and his heirs, administrators, and successors

Landlord's Address:

8225 FM 149 Road  
Montgomery, Texas 77316-9260

Tenant: CITY OF MONTGOMERY, TEXAS

Tenant's Address:

P.O. Box 708  
Montgomery, Texas. 77356

Premises: Montgomery Townsite 02, Tracts 24 and 25, as particularly described in Exhibit "A" attached and incorporated here

Term (months): Five (5) years [60 months]

Commencement Date: September 1, 2017

Termination Date: August 31, 2022

**Early Termination:** Notwithstanding anything herein to the contrary, this Agreement is automatically renewed from year to year after the Termination Date, while termination with mutual consent of the parties may happen at any time during the term of this lease. Tenant understands that Landlord may wish to sell the Premises during the term of this lease or any extended term of the lease. If a contract to purchase is submitted to Landlord by a third party, Landlord shall give seven (7) days' notice to Tenant which shall have the Right of First Refusal as described below. If Tenant does not offer to match the purchase price, this Agreement to lease is terminated effective the 7<sup>th</sup> day after the written notice is received by Tenant.

**First Right of Refusal by Tenant:** In the event a genuine contract to purchase the Premises is offered to Landlord by a third party, Landlord will give Tenant (City of Montgomery) 7 days' written notice of such offer to purchase. Thereupon, within 7 days from the Tenant's receipt of such written notice by Landlord, Tenant shall have the first right of refusal to purchase the Premises at the same price and under the same Terms offered in writing to Landlord by a third party.

**Rent:** Tenant shall annually pay to Landlord the amount of \$1.00 which shall be paid in the month of September of each year of this 5-year term or any extended term of the lease. Tenant shall remit payment without invoices from the Landlord. Tenant may prepay the rent amount for any, or all, of the years of the term of this Agreement.

**Permitted Use of Premises:**

1. Tenant and its agents shall be permitted to host special public events on the Premises for event vendors and event parking at no additional cost to the Tenant.
2. Tenant shall be permitted to construct, install, maintain, utilize and operate a parking lot on the Premises, along with related appurtenances, including but not limited to, overhead and/or underground lighting and electricity, fencing, benches, gazebos, paving, and other improvements necessary to promote public use for public events. Tenant may use the Premises as an overflow parking area and an events area for the City of Montgomery and the public.

**Clauses and Covenants**

**A. Tenant agrees to:**

1. Lease the Premises for the entire Term beginning on the Commencement Date and ending on the Termination Date.
2. Accept the Premises in their present condition "AS IS," the Premises being currently suitable for the Permitted Use.
3. Obey (a) all laws relating to Tenant's use, maintenance of the condition, and occupancy of the Premises and Tenant's use of any common areas and (b) any requirements imposed by utility companies serving or insurance companies covering the Premises.
4. Obtain and pay for all utility services used by Tenant and not provided by Landlord.
5. Allow Landlord to enter the Premises to perform Landlord's obligations, inspect the Premises, and show the Premises to prospective purchasers.
6. Repair, replace and maintain any part of the Premises that Landlord is not obligated to repair, replace, or maintain, normal wear excepted.
7. Vacate the Premises on the last day of the Term or extended term of the Lease.
8. Maintain a liability insurance policy covering the Premises in an amount similar to other property owned and or leased by Tenant and provide Landlord certificates of insurance or other proof of said insurance on request. The liability policy must be endorsed to name Landlord as additional insured.
9. Maintain the premises in a neat and attractive condition, and reasonably mowed and maintained.

**B. Tenant agrees not to:**

1. Use the Premises for any purpose other than the Permitted Use.
2. Create a nuisance.
3. Permit any waste
4. Allow a lien to be placed on the Premises.
5. Assign this lease or sublease any portion of the Premises without Landlord's written consent.

**C. Landlord agrees to:**

1. Lease to Tenant the Premises subject to the Term and Termination Date provisions.
2. Obey all laws relating to Landlord's operation of the Premises.

**D. Landlord agrees not to:**

1. Interfere with Tenant's possession of the Premises so long as Tenant is not in default.
2. Unreasonably withhold consent to a proposed assignment or sublease.

**E. Landlord and Tenant agree to the following:**

1. *Alterations.* Any physical additions or improvements to the Premises made by Tenant will become the property of Landlord. Landlord may require in writing that Tenant, at the end of the Term and at Tenant's expense, remove any physical additions and improvements, repair any alterations, and restore the Premises to the condition existing at the Commencement Date, normal wear excepted.
2. *Abatement.* Tenant's covenant to pay Rent and Landlord's covenants are independent. Except as otherwise provided, Tenant will not be entitled to abate Rent for any reason.
3. *Default by Landlord/Event.* Defaults by Landlord are failing to comply with any provision of this lease within thirty days after written notice.
4. *Default by Landlord/Tenant's Remedies.* Tenant's remedies for Landlord's default are to sue for damages.
5. *Default by Tenant/Events.* Defaults by Tenant are (a) failing to pay timely Rent after being given thirty (30) day's written notice by Landlord; (b) abandoning or vacating a substantial portion of the Premises, and (c) failing to comply within ten days after written notice with any provision of this lease other than the defaults set forth in (a) and (b).

6. *Default by Tenant/Landlord's Remedies.* Landlord's remedies for Tenant's default are to terminate this lease by written notice and sue for damages.
7. *Default/Waiver/Mitigation.* It is not a waiver of default if the non-defaulting party fails to declare immediately a default or delays in taking any action. Pursuit of any remedies set forth in this lease does not preclude pursuit of other remedies in this lease or provided by applicable law. Landlord and Tenant have a duty to mitigate damages.
8. *Holdover.* If Tenant does not vacate the Premises following termination of this lease, Tenant will become a tenant-at-will and must vacate the Premises on receipt of written notice from Landlord. No holding over by Tenant, whether with or without the consent of Landlord, will extend this Term.
9. *Alternative Dispute Resolution.* Landlord and Tenant agree to mediate in good faith before filing a suit for damages.
10. *Attorney's Fees.* If either party retains an attorney to enforce this lease, the party prevailing in litigation is entitled to recover reasonable attorney's fees and other fees and court and other costs.
11. *Venue.* Exclusive venue is in Montgomery County, Texas.
12. *Entire Agreement.* This lease constitutes the entire agreement of the parties concerning the lease of the Premises by Landlord to Tenant. There are no representations, warranties, agreements, or promises pertaining to the lease of the Premises by Landlord to Tenant that are not in this lease.
13. *Amendment of Lease.* This lease may be amended only by an instrument in writing signed by Landlord and Tenant.
14. *Limitation of Warranties.* THERE ARE NO IMPLIED WARRANTIES OF MERCHANTABILITY, OF FITNESS FOR A PARTICULAR PURPOSE, OR OF ANY OTHER KIND ARISING OUT OF THIS LEASE, AND THERE ARE NO WARRANTIES THAT EXTEND BEYOND THOSE EXPRESSLY STATED IN THIS LEASE.
15. *Notices.* Any notice required or permitted under this lease must be in writing. Any notice required by this lease will be deemed to be delivered (whether received or not) when deposited with the United States Postal Service, postage prepaid, certified mail, return receipt requested, and addressed to the intended recipient at the address shown in this lease. Notice may also be given by regular mail, person delivery, courier delivery, facsimile transmission, or other commercially reasonable means and will be effective when received. Any address for notice may be changed by written notice delivered as provided herein.
16. *Abandoned Property.* Landlord may retain, destroy or dispose of any property left on the Premises at the end of the Term.

17. *Binding on Successors.* This lease shall be binding on the parties' heirs, administrators, successors and assigns.


18. *Recording the Lease Agreement.* Landlord and Tenant agree that this Lease Agreement may be recorded in the Real Property Records of the County Clerk of Montgomery, County.

**LANDLORD:**

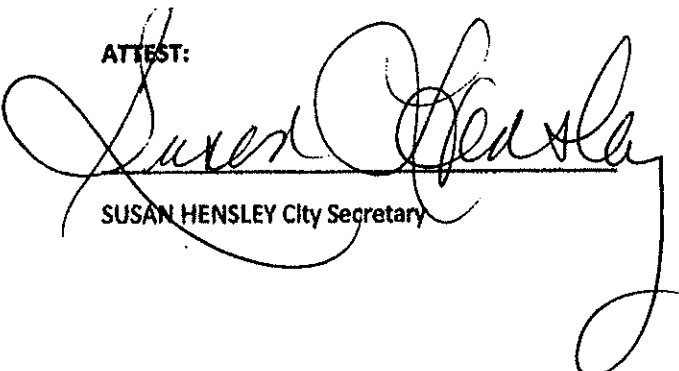
  
\_\_\_\_\_  
RAMON M. LAUGHTER, Owner

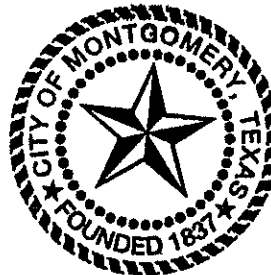
**TENANT:**

CITY OF MONTGOMERY, TEXAS

  
\_\_\_\_\_  
KIRK JONES, Mayor

**ATTEST:**


  
\_\_\_\_\_  
SUSAN HENSLEY City Secretary



**After Recording Return To:**

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

FILED FOR RECORD  
09/19/2017 03:44PM



COUNTY CLERK  
MONTGOMERY COUNTY, TEXAS

STATE OF TEXAS,  
COUNTY OF MONTGOMERY

I hereby certify that this instrument was filed in the file number  
sequence on the date and time stamped herein  
by me and was duly RECORDED in the Official Public  
Records of Montgomery County, Texas.

09/19/2017



County Clerk  
Montgomery County, Texas