

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

**October 27, 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, October 27, 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 October 27, 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/84300131914> and using **Meeting ID: 843 0013 1914**. They may also join by calling (346) 248-7799 and entering the **Meeting ID: 843 0013 1914**. 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 October 13, 2020, Regular Meeting.

**CONSIDERATION AND POSSIBLE ACTION:**

2. 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
    - ❖ Update on Water Well #3 Project
3. Consideration and possible action regarding review of the City of Montgomery Draft Comprehensive Plan.
  4. Consideration and possible action regarding appointment of the following Planning and Zoning Commission members, Place 2 (currently held by Nelson Cox) and Place 4 (currently held by William Simpson) for two-year terms ending October 1, 2022.
  5. Discussion regarding sidewalks, street improvements, and street signage.

**EXECUTIVE SESSION:**

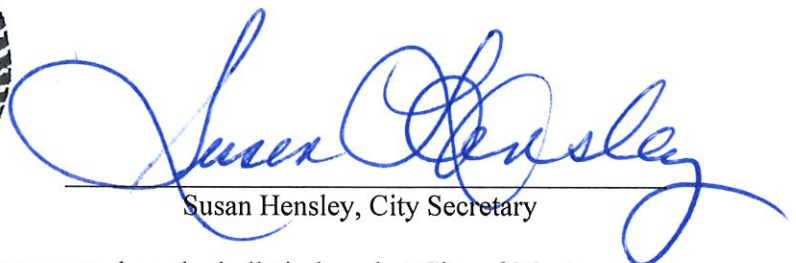
The City Council reserves the right to discuss any of the items listed specifically under this heading or for any items listed above in executive closed session as permitted by law including if they meet the qualifications in Sections 551.071(consultation with attorney), 551.072 (deliberation regarding 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.

**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 23<sup>rd</sup> day of October 2020 at 4:45 o'clock p.m. I further certify that the following news media was notified of this meeting as stated above: The Courier

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*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.*

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

**October 13, 2020**

**MONTGOMERY CITY COUNCIL**

**CALL TO ORDER**

Mayor Pro Tem T.J. Wilkerson declared a quorum was present and called the meeting to order at 6:01 p.m.

Present: 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: Sara Countryman Mayor

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

**INVOCATION**

Kevin Lacy gave the Invocation.

**PLEDGE OF ALLEGIANCE TO FLAGS**

**VISITOR/CITIZENS FORUM:**

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Dr. Tom Kosak called in to say he expressed all he wanted to say at the Planning and Zoning Meeting he attended, but he was appreciative to be invited to listen in and know what is happening during the City Council meeting.

**CONSENT AGENDA:**

1. Matters related to the approval of minutes of the September 15, 2020, Public Hearing and Special Meeting and September 22, 2020, Regular Meeting.

Kevin Lacy moved to approve the minutes of the September 15, 2020, Public Hearing and Special Meeting and September 22, 2020, Regular Meeting. Tom Cronin seconded the motion, the motion carried unanimously. (5-0)

2. Consideration and possible action regarding an Application by Cindy Haynes and business partner Damon Haynes, Playhouse Media, LLC, for a **BG - Wine and Beer Retailer's Permit** for Wings over Montgomery located at 14335 Liberty Street, Montgomery.

Tom Cronin asked Ms. Susan Hensley if protocol is having the City's approval at the end of the 60-day notice. Ms. Hensley said that is through TABC. Ms. Hensley stated there no longer needs to be a City Council public hearing and said that change was made a couple of years ago. Tom Cronin asked if assuming this approved, will they still have to post the 60-day notice. Ms. Hensley said that is correct and they are in the pre-qualification stage right now.

Kevin Lacy asked where they are in the process of opening for business. Mr. Dave McCorquodale said last Wednesday they reissued the Certificate of Occupancy. Tom Cronin said they cannot sell beer and wine until they get their license officially. Mr. McCorquodale said that is correct. Ms. Hensley said just as a note, they submitted this information last week, just in time for the meeting so there has not been any delay.

Tom Cronin moved to accept the application by Cindy Haynes and business partner Damon Haynes, Playhouse Media, LLC, for a BG – Wine and Beer Retailer's Permit for Wings over Montgomery located at 14335 Liberty Street, Montgomery. Rebecca Huss seconded the motion, the motion carried unanimously. (5-0)



### CONSIDERATION AND POSSIBLE ACTION:

3. Consideration and possible action regarding the presentation of Town Creek Watershed Study by William Kotlan, P.E., of BGE.

Mr. Richard Tramm said Mr. Bill Kotlan was here to provide a report to City and the City Engineer, Mr. Chris Roznovsky will follow the report to explain the next steps in the process.

Mr. Kotlan said the study of Town Creek is from Buffalo Springs to Lone Star Parkway. Mr. Kotlan said Town Creek is also referred to as Anders Branch from Town Creek back up to FM 1097. Mr. Kotlan said the drainage areas that drain into Town Creek are about five square miles, which is a very large drainage area with the ability to cause rapid flooding that comes downstream from that watershed. Mr. Kotlan said the flood plain of Town Creek goes from Buffalo Springs over to Martin Luther King Drive where it crosses and then begins to move forward to the north.

Mr. Kotlan said the purpose of their study was to look at the flooding that was between FM 149 and Martin Luther King Drive and a bit north of that inside the City limits. Mr. Kotlan said to make sure they did not cause any issues downstream they studied the drainage flow all the way down to Buffalo Springs Drive.

Mr. Kotlan said they found a couple of things worth noting. Mr. Kotlan said one is there are two 54" culverts crossing FM 149 and those culverts are constricting the flow. Mr. Kotlan said a second problem is the creek is very thick with the trees and underbrush, and there is not very much cross-section to the creek between FM 149 and Dr. Martin Luther King Drive. Mr. Kotlan said those are the two main issues found as far as flooding issues.

Mr. Kotlan said they also found there are some high velocity flows downstream particularly at FM 149 but also as you come up to Buffalo Springs Drive as there has been a lot of erosion in that area from Buffalo Springs Drive up to the intersection of Anders Branch and Town Creek and then a little bit further upstream on either side from that intersection. Mr. Kotlan said if that erosion is not stopped with some kind of improvement it will continue to make its way toward Lone Star Parkway and Plez Morgan Drive.

Mr. Kotlan said they looked at two options to see which one would be best as far as improvements. Mr. Kotlan said option number one is to put two ten-foot by four-foot box culverts across FM 149 in place of the two 54" pipes and to clear and widen the channel of Anders Branch from FM 149 up 700-800 feet towards where it comes into a clearing. Mr. Kotlan said that will bring down the water level between one foot and a foot and a half during the 100-year storm. Mr. Kotlan said currently even a 10-year storm will flow over the top of FM 149 and this would limit that overflow to be a 50-year storm and greater that would flow over FM 149 and anything smaller than that would not, but it would also lower the level of the flooding in the area between a foot and a foot and a half. Mr. Kotlan said they would also need to do a retention pond probably downstream on FM 149 or in that area.

Mr. Kotlan said those are the main projects they are recommending. Mr. Kotlan said they also looked as an alternative to do a bridge instead of box culverts crossing FM 149, and while that caused a little bit of improvement particularly close to FM 149, it really didn't do enough to justify the extra cost, in their opinion, and so they are recommending the box culverts. Mr. Kotlan said in their recommendations they mentioned using some kind of structures to stop the erosion downstream in the future, which may not be a City project, but a developer project, and also to reevaluate the erosion control around the bridge at Buffalo Springs because of the excessive velocity there.

Mr. Kotlan said they are ready for the City to send the report to the grant agency. Mr. Kotlan said he met with Mr. Roznovsky.

Rebecca Huss said in the summary Mr. Kotlan mentioned there had been residential structures that have been impacted by flooding and it is her understanding that during the Tax Day, Memorial Day and Hurricane Harvey related flooding, they did not have homes that were damaged by flooding. Rebecca Huss said she is wondering which homes Mr. Kotlan was referring to. Mr. Kotlan said that was a comment that Mr. Roznovsky made as well and that he thinks he may have misunderstood something Mr. Roznovsky had said. Mr. Kotlan said they are going to take all the mention of flooding out of the report before they send it to the State.

Rebecca Huss said she had some major concerns about the impact of increasing the velocity of the water upstream having an impact on the downstream property owners because she assumes that the faster the water goes, the more debris it can carry. Mr. Kotlan said they looked at that and found by putting the detention pond along with the wider crossing of FM 149 the actual flows did

not increase either upstream or downstream. Mr. Kotlan said what they are recommending will not increase the volume of water going downstream. Mr. Kotlan said the improvements they are recommending will not increase the velocity.

Rebecca Huss said they are also doing the improvements based on the 100-year flood and in the time she has lived here, they seem to have exponentially larger than 100-year floods with some regularity. Rebecca Huss asked what kind of structures do they need to put in place to make sure that a 100-year structure is not overtopped and/or damaged the way the outfall structure was that was previously protecting Town Creek at the mouth of the outfall into Lake Conroe. Mr. Kotlan said they did not design the structures that are going to reduce the velocity as it goes downstream or allows the water to step down. Mr. Kotlan said what they would do is instead of having one 20-foot fall where all that energy falls in one place, what they would do is step it down three or four feet at a time over a distance with structures that would dissipate that velocity in smaller increments. Rebecca Huss said that gets the City a larger area, but what about prime commercial/residential private property. Mr. Kotlan said this would be in the actual creek so they would be little step-downs. Mr. Kotlan said for example you would probably need three of them in between the confluence of the two channels and before you get to Plez Morgan Drive, so southeast of Plez Morgan Drive there would be several step-downs and there would be several step-downs between Lone Star Parkway and the same place on that branch to stop the erosion. Rebecca Huss asked why not hold the water back further up in the area above Martin Luther King Drive where there are places where there is less expensive land and less worry about erosion. Mr. Kotlan said they could possibly find a location on the west side of the channel to replace the storage, but they are trying to replace storage that is currently there around FM 149. Mr. Kotlan said the further away from FM 149 they get in providing that storage, the less impact it has and that is why they picked the location they did. Mr. Kotlan said once that gets into design, that can be relocated depending on which landowners cooperate and where they find the land is least expensive.

Mr. Roznovsky said a lot of the area where the pond is being proposed is flood plain floodway that is not being used. Mr. Roznovsky said where you see the proposed pond and between that and the existing pond, he does not think there is going to be a lot of usable space in terms of development because there is an old well site and there are also drainage easements that exist along the banks of that channel. Mr. Roznovsky said this plot is a three-acre footprint based on the information they have. Mr. Kotlan said the pond can be any shape, it does not have to be square.

T.J. Wilkerson asked if the pond is located on the east side of FM 149 and what effect will it have on the cemetery. Mr. Roznovsky said the pond itself will likely be closer to the creek than toward the cemetery and the pond should not have any effect. Mr. Roznovsky said what this does is act as a way to shock absorb the extra amount of water that is coming out so the amount of water that goes under Plez Morgan Drive is not more than it is today. Mr. Roznovsky said there is more coming underneath FM 149 at a quicker rate because it is open and the pond is there to help absorb the extra water and the rest is released down to go under Plez Morgan Drive at the rate it is today. T.J. Wilkerson asked what if they started behind Lincoln School and came around the branch. Mr. Kotlan said they studied back behind the Lincoln Elementary School and came all the way around in the study, but they are not recommending any improvements behind the school as all the improvements are between the south side of Martin Luther King Drive and FM 149. Mr. Roznovsky said one of the reasons is the steel pipe that is at Martin Luther King Drive is not a restrictor, so with water getting out behind the Sneed and Shoemaker residences quicker, it will allow the area north of that to also see benefits.

Randy Burleigh asked if they do the first recommendation will they still have water overtopping Martin Luther King Drive with a 50-year flood or higher. Mr. Kotlan said keep in mind that you are lowering the water level by a foot and a half and even though it may infrequently go over the road, it is improving every greater storm as well. Mr. Kotlan said even if they put a bridge there they only saw a couple of inches difference so he thinks this is the best you can do without spending much more or rebuilding the entire creek and raising Martin Luther King Drive and FM 149. Randy Burleigh said the pipe is higher than the road elevation and that is a problem. Mr. Kotlan said the problem with Martin Luther King Drive is as you come east from that point, the road dips way down and that is where the water runs over the road in front of the school.

Randy Burleigh said he sees Mr. Kotlan used Atlas 14 data and asked if he used the old data from 2008, or did FEMA have all the new data that Mr. Lefevre used in 2018. Mr. Kotlan said all their geometry was updated. Mr. Kotlan said they also updated their hydrology. Randy Burleigh said he noticed they went past the bridge and had some comments about the bridge. Randy Burleigh asked why they added only the four pipes, two on the north and two on the south to gather the water and bring them in below the water level. Randy Burleigh said that water cannot really get out and the water will not go to those pipes anymore. Mr. Roznovsky said what they are seeing is the water is pushing its way out and when they go out after the big rains, they can see the trails coming from the ends of those pipes where the water has pushed out because it is such fine material

at the bottom. Randy Burleigh asked if it would clear the whole pipe or just a section of it. Mr. Roznovsky said you can see where water is leaving the pipe and coming through. Randy Burleigh said erosion was a big factor and once you increase the velocity past the east side of Plez Morgan, you are going to run into a problem where it meets in Town Creek. Randy Burleigh said it was about to erode through the first pond on the corner and it will not be long before that pond is gone. Randy Burleigh said they are building another pond so there are a lot of changing conditions in that whole developed area and there will be even more in the next two or three years. Mr. Roznovsky said they are expanding the pond that is there. Randy Burleigh said the area between FM 149 and the bypass on Town Creek is a bad area as far as water flowing under the propane tanks and he is hoping a log never flows under the propane tanks and hits the small piping that is pressurized because there will be a propane incident.

Randy Burleigh said the scope of what Mr. Kotlan did for the study was what they were supposed to do, going up to the bridge and maybe a little past. Randy Burleigh said he has questions about why the rest of it was not in the scope because some of the bids had it in their scope and to him, it is important to have that portion in the scope. Randy Burleigh said with this system you cannot just pick little pieces of it as it is a bigger entity on its own of how we manage this water. Mr. Kotlan said they did the hydrology for the whole watershed so they have a model that can easily be modified to look at the rest of Town Creek but that is not the area the grant was based on, so they were answering questions with the model they have within the limits of the grant.

Mr. Roznovsky said with the GLO process it is scored based on low to moderate-income households so when you include the affected population on Anders Branch or Tributary 1, it goes up across Martin Luther King Drive, and then you compare that to the low to moderate-income household population on the other branch. Mr. Roznovsky said the requirement is you have to use 70 percent of the money for 51 percent low to moderate-income so they could not do work on the main channel of Town Creek because it is over the low to moderate-income threshold for where you spend your funds with this grant. Mr. Roznovsky said you have a small portion of the total funds that you can outside of the LMI area, but it was only a small percentage of the total grant. Randy Burleigh said that makes it clear because before he was trying to figure out why the scope was so narrow, not based on private or public property and thinks all the creek is on private property. Mr. Roznovsky said that is correct and other than existing today, other than the stretch between FM 149 and Plez Morgan there are no easements or anything like that for that creek. Randy Burleigh said they could also use the money they have for those erosion weirs that Mr. Kotlan was talking about at the merge of Tributary 1 and Town Creek. Mr. Roznovsky said they

could not put the weir on the one going under Lone Star Parkway and said they have more of an argument, which he thinks is still worth having and he will continue to have conversations with them to see if there is something that can be done or at least partnering on what should be done on that tributary that goes underneath Plez Morgan. Mr. Roznovsky said the other area is out just because there are too many non-low to moderate-income households that are upstream. Randy Burleigh said with the GLO they have a very narrow scope. Mr. Roznovsky said yes it is very specific on what you can and cannot do and that is really the next step on this and what Mr. Kotlan alluded to. Mr. Roznovsky said they will take this now to GrantWorks and the GLO and get their environmental clearance and their blessing to go forward with the concept of this. Mr. Roznovsky said they will also go to TxDOT and see if when you look at the cost estimate for this on redoing the culverts and redoing FM 149 was about \$250,000 to do the two ten-foot by four-foot box culverts and maybe that is something they can get TxDOT to include in their scope of the FM 149 project within the next few years or at least a portion of and then we would have more funds to use elsewhere instead. Rebecca Huss said she thinks Mr. Roznovsky is jumping the gun because they have not addressed if this is the direction they want to go and she thinks Randy Burleigh's comment that none of this fixes the problems that were addressed, and they have not talked at all about the long-term maintenance problems and capital problems that this might be creating. Rebecca Huss said she thinks this is one way to look at it and it is not necessarily the only way to look at it. Rebecca Huss said they are not fixing the problem that was identified and she thinks that is a big problem when you are looking at spending over \$1,000,000. Rebecca Huss said she thinks it would be incredibly irresponsible to move forward without a little more investigation of what they are trying to do for the taxpayers over the long-term and what the long-term implications are of not fixing the problem.

Mr. Roznovsky said he did meet with TxDOT today and received an update on their cleanout and the culvert work at the propane tanks location. Mr. Roznovsky said the scope of this was where the GLO funds can be used, and yes he agrees with Rebecca Huss's point of determining if this action was best over the long term.

Rebecca Huss said she does not disagree that Project A was better than Project B, but she thinks the bridge is a silly idea because it does not change the fundamentals all that much, like was mentioned, it is only an extra inch per \$100,000 but is this the direction they want to go at all and what will this cost long-term. Rebecca Huss said they told Mr. Lefevre all along that this erosion is his problem so he has been dealing with it and then all of a sudden we are saying we are the government and we are here to help you, and is our solution really going to make things better.



Rebecca Huss said she does not want to say this is their fault because it is not, but we need to be cognitive of the fact that he has put something in motion because we told him that he had to fix it himself and thinks it is incumbent on us to not make things harder for him by imposing a solution that we want, given that he has been working on a solution from another angle. Rebecca Huss said she thinks there are a lot of issues they must decide on before they go to the GLO and say they want to spend their money now. Randy Burleigh agreed and said he thought the plan originally was that once they got to this step here which is good information from Mr. Kotlan that they would meet with some of the stakeholders and the community as a group and look at the situation and put the proposal out there and look at what they are doing and see if they can make this work short-term and long-term. Mr. Kotlan said to clarify, the cost estimate they gave did not include anything for erosion control for Mr. Lefevre's property, it was only for the bridge, the channel improvements, and the detention pond. Rebecca Huss said if they have the detention pond it is going to cost money to hold onto it and maintain and all you can do is look at his outfall structure and realize that nothing that you make lasts forever especially when you are trying to hold back the angry water.

Mr. Roznovsky said the reason for the bridge alternative was put in there is the initial direction they were given by GLO was that you could not do culvert work for this project. Mr. Roznovsky said they went back to press the issue again with a different person and was told they can do culvert work as long as it is functionally independent on the results, so essentially you cannot get the results without doing the culvert work so that is why they already started with the bridge and they looked at it both ways because they got a different answer from them. Rebecca Huss said the culverts are practical in terms of they are already there and if it does not change the outcome all that much for the price, it seems so outrageous to rule them out as an option.

Randy Burleigh asked Mr. Roznovsky if they were under a timeline with the GLO. Mr. Roznovsky said how the grant is written is you are supposed to utilize the funds essentially within a year from now by the end of September, but with everything else that has been going on with COVID-19, he thinks it is very likely to request an extension.

Rebecca Huss said she thinks for sure they need to engage the other stakeholders as Randy Burleigh mentioned and that as a government they cannot impose this result on a single stakeholder who is going to be footing the bill alone for what decisions they make. Mr. Roznovsky said it is also dependent on the people that are along this channel. Mr. Roznovsky said there are a lot of people involved and a lot of property owners that must get on board. Mr. Roznovsky said

this is an imposing project because how it looks today and how it looks after will be completely different.

Randy Burleigh asked if there is a way to get on TxDOT's worklist to change those culverts. Mr. Roznovsky said when TxDOT did the scope of the FM 149 improvements project they were originally not proposing to change out the culverts at this location. Mr. Roznovsky said a couple of years ago they pressed that issue with them and asked to relook at this as it has flooding issues and the road is overtopping and TxDOT said their study says it is fine and therefore they were not going to change it. Mr. Roznovsky says now they have the study that shows differently and here is the issue they have found and the recent study was completed last week with all the recent data, and ask to reevaluate whether or not to change out the culverts at this point. Mr. Roznovsky said based on their last schedule for FM 149 improvements he believes it was a 2023 or 2024 bid date, so they have a little bit of time but they are a key player in this because they would have to approve anything within their right-of-way. Randy Burleigh said right now it is not on their list. Mr. Roznovsky said that is correct. Randy Burleigh said he thinks they need to push it and help them put it on their list. Mr. Roznovsky said he agrees. Mr. Roznovsky said they met with them and a couple of Council meetings ago they asked about Town Creek and cleaning it out and TxDOT agreed to clean it out and said they would be out there next Tuesday. Mr. Roznovsky said TxDOT went out there and realized they could not get down and have access to the creek, so he and Mr. Muckleroy met with them today and let them know that the City owns property on the west side of the street where the sewer plant is and now they have said they will show up the first part of next week to clean out those culverts as well as cleanout the channel and move debris from what they can reach with an excavator. Mr. Roznovsky said they are moving more on the maintenance items but does not think they would consider the culvert replacements.

Kevin Lacy asked if considering what they were talking about earlier and the fact that they have not had any residential flooding with any of the major storms that have happened within the last five years, what is at risk if they do nothing. Mr. Roznovsky said the do nothing risk is essentially you will have what you have today, so it gets close to having more frequent over topplings of FM 149, so it overtops the less than the 10-year storm versus it over tops at the 50-year storm with the proposed work. Mr. Roznovsky said nothing is happening that makes this worse right now in this area, so there is not development upstream and if there is development upstream they must account for that, it just does not get better on its own. Randy Burleigh asked if they have cleared the ditches and cleaned up the whole area with the road work and the new sewer/waterline because it looks like there is a lot of good drainage now within the last couple of years. Mr. Roznovsky said there

has been more along the roadside ditches along Martin Luther King Drive and Baja Road in that area and one of the associated projects in the GLO funds is to do that on the opposite side of the street that did not get done as part of the CDBG fund projects. Mr. Roznovsky said a couple of years after Hurricane Harvey that the National Guard came in and did a lot of work to clean out on both this tributary of Town Creek and the one right there at the propane tanks. Mr. Roznovsky said there is a lot of debris that has accumulated over time and so there is some cleanout work that can be done and maybe that is the intermediate solution.

Rebecca Huss asked if they could look at the other side of Martin Luther King Drive, building a new detention pond rather than relying on between Plez Morgan and where Mr. Lefevre is building and maybe they catch the water before it starts overtopping Martin Luther King Drive and if it does not overtop Martin Luther King Drive maybe it does not overtop FM 149. Rebecca Huss said if the water goes more slowly into that area perhaps it is less of a problem before it even gets into the City. Mr. Roznovsky said that could be correct and essentially reduce the amount that is making it to this point instead of trying to slow it down after it gets here. Rebecca Huss said it is worth thinking about if the water is consolidated enough at a location, maybe two locations where it would be worth trying to catch it there instead of looking at all these changes they are talking about, it might be cheaper to maintain than trying to have a very wide channel that always clogs with debris because this huge rush of water is coming through and brings the debris with it. Mr. Roznovsky said he had some conversations with Mr. Kotlan and his group and that is one thing they looked at was a pond further upstream and they can regroup this week and dig into it a bit more and knows there was not as much benefit but does not remember what the actual result of that was. Mr. Roznovsky said he thinks it is going to be one of those grant things of spending money outside the limits, but there is land between FM 149 heading north upstream that could be utilized. Rebecca Huss said that might have the biggest benefit to the residents if you are not having to clear land and not having to have a big impact on their backyards essentially because you slowed the water down and the quantity to a more manageable level, which has a beneficial impact further downstream as well.

Mr. Roznovsky said they will meet with Mr. Kotlan and his group and look at different alternatives even if it is just selective clearing underneath within the channel, removing the underbrush, removing the dead stuff, and opening it up, along with some of the pond work upstream to help slow it down and detain it. Rebecca Huss said it might be a combination of everyone's ideas or nobody's ideas, it might even be a fifth idea.

Mr. Roznovsky said the City was awarded the amount of money of the grant based on the amount of damage during the 2016 events. Mr. Roznovsky said Montgomery County was given \$24,000,000 from the GLO to distribute to cities and other entities within the area, so they took a chunk of that money \$13,000,000 if he remembers correctly and to do buyouts. Mr. Roznovsky said the rest of it they distributed it between Conroe, Magnolia, Montgomery, Cut-and-Shoot, Patton Village, and all the other small cities around, and they scored it based on the population of those towns, and the monetary value of the damages that incurred. Mr. Roznovsky said since Montgomery at the time had a relatively small population especially when you compare it to Conroe, and the bridge damage, which was a high cost, the City scored very high and therefore was given the \$2.8 million allocations of those funds. Mr. Roznovsky said what it would take to change that is they would then have to go back and look into the criteria of what can apply. Mr. Roznovsky said the low to moderate-income does not change and the only two places in town that count as low to moderate-income are this area of Simonton, Lawson, Baja, Martin Luther King Drive, Community Center Drive, but also they can count south of town by the Heritage Apartments as low to moderate-income because based on the door-to-door study they did they also fit into the threshold. Mr. Roznovsky said what that means is you could do projects on water/sewer drainage in those two areas. Mr. Roznovsky said if they decide instead of going forward with this \$1,000,000 project to do the work that is shown here and they chose selective clearing, no culverts and only do half the size of the detention pond on a cheaper piece of property at \$500,000 instead, you can apply or request a change in scope essentially and use those funds elsewhere. Mr. Roznovsky said one thing that they will have to look at is there are rules and stipulations about penalties and scoring on future grants. Randy Burleigh asked if the money goes back to GLO. Mr. Roznovsky said he does not remember if it goes straight back to the GLO or if it goes back to the County to reallocate but thinks it skips the County and goes back to the GLO. Randy Burleigh said so they penalize you if you do not spend all the money. Mr. Roznovsky said they do because they want you to utilize the funds. Mr. Roznovsky said they had a list of other potential projects that they can look at to see if they better fit, but the first thing would be to nail down this one with what the actual estimated cost is and then meet with Grant Works and GLO and say let us go forward with what we have that we agree upon and we think we are going to be short so let us get through the bidding and get through getting contracts and documents signed and get an extension on time to do something else in the future if there is some money left over. Randy Burleigh asked if you could use it for converting to liquid bleach. Mr. Roznovsky said it had to be tied to a failure to function so they made the argument that there were power losses during those rain events and therefore that is a failure to function of the water plant and therefore to mitigate that you had to do a generator. Randy Burleigh said things like that they need to look at creatively. Mr. Roznovsky

said you have to be creative in making sure that you are staying within the guidelines of the grant and that you are using the funds appropriately, but you have to think outside the box and make sure you read the rules.

Rebecca Huss said since you already have all the work on Simonton, Lawson, Community Center Drive, etc., there is scope to use a significant amount of money in an area that could sure use those investments so this is not the only way they can use this money or else you get penalized for future grant submission, but thinks it is a weight off Council's back in terms of they do not have to spend all of the \$1,000,000 here or else they will suffer later. Mr. Roznovsky said correct and also there has been a lot of work done in this area, they have the water system addressed and with this project, they will get the sewer system and the drainage addressed and it makes more sense.

Randy Burleigh asked how much money they have left. Mr. Roznovsky said \$2.3 million or \$2.8 million left. Mr. Roznovsky said all the projects had to get started together and you could not separate and they wanted them to be able to find one contract for design to do it all to get the drainage work done and the study and scope complete and then everything can move forward.

Rebecca Huss asked how much the generator costs. Mr. Roznovsky said he is guessing \$400,000 but will need to follow up with the actual number. Randy Burleigh asked if that was just for Well #4 and the cooling tower. Mr. Roznovsky said that was correct and Well #4 and the cooling tower were the only things that were not connected to a generator currently and the booster pumps and Well #3 are already connected to a generator. Randy Burleigh asked if there would be two generators there or just one. Mr. Roznovsky said there will be two generators because there are two electrical services. Randy Burleigh asked if they still have the option for Well #3 or #4 on generator power. Mr. Roznovsky said that was correct.

Mr. Roznovsky said they will meet with Mr. Kotlan and his team and go through the long-term costs and look at some alternatives. Rebecca Huss asked if they want to be prepared to do the culverts because if you are talking about a negative score and that takes a chunk of change and it is two to four years out before they get the project, should they do that one if they decide to go forward is that one they should just pay for with the grant money. Mr. Roznovsky said he would say so because you also do not have control over TxDOT, and the culverts cleanout in the detention pond and there is no reason to do the detention pond if you are not doing the culverts so he does not think they can really and he is not going to say rely on TxDOT because TxDOT has been helpful, but their timeline can move and they can be waiting there for multiple years waiting for

the culverts to be done and waiting for the benefit of everything else they did. Rebecca Huss said even in theory if you built 20 detention ponds upstream, theoretically, if Montgomery develops all up in there you could still have additional runoffs happening and larger culverts would help and will also relieve some of the pressure from flooding right in that area.

Randy Burleigh said Mr. Kotlan did a lot of good work. Mr. Kotlan said it was great being with everyone again and he will meet with Mr. Roznovsky and staff and check out some of the other options.

T.J. Wilkerson asked between Martin Luther King Drive and Lawson, is that Town Creek or is it Atkins Creek. Mr. Roznovsky said between Martin Luther King Drive and Lawson and Simonton that is called Tributary #1, according to Mr. Kotlan in his report, and they refer to it as Anders Branch. Mr. Roznovsky said Atkins Creek is the one over there by the Terra Vista subdivision and FM 1097. Randy Burleigh said one of Mr. Kotlan's drawings if you look closely at it, it did say Town Creek on that tributary, but you may have covered up the tributary word with the red color.

T.J. Wilkerson asked Mr. Kotlan if while researching this if he found a branch called Doc Branch. Mr. Kotlan said he did not. Mr. Roznovsky asked where that was supposed to be. T.J. Wilkerson said it was supposed to be where you come from the school.

T.J. Wilkerson said going forward do we recommend to revisit and look at the long-term costs and alternatives on this proposal. Mr. Tramm said we will take the input that we received and then Mr. Kotlan, Mr. Roznovsky, and staff can circle back and take these comments and see how they can come back to Council for a plan to move forward, and concurrently check with GLO to make sure we stay within the parameters that they will fund.

Mayor Countryman arrived at 6:39 p.m.

T.J. Wilkerson said Mayor Countryman had arrived and he would relinquish it and turn it over to the Mayor.

4. Consideration and possible action regarding approval of construction plans for Hills of Town Creek Section 4.



Mr. Tramm said the construction plans have been reviewed and approved by the City Engineer and the City Engineer's plans and memo are attached. Mr. Tramm said the recommendation for the construction plans to approve as submitted is contingent on a developer providing plans for the proposed amenity park to include perimeter fencing and execute a detention pond maintenance agreement before the City accepts the infrastructure and issuance of any building permits for the homes.

Rebecca Huss said this plat looks familiar as they recently approved this within the last couple of months. Mr. Roznovsky said they approved the preliminary plat that is correct, but they have not approved the final plat yet.

Randy Burleigh asked where the drainage is going across the new street, Colby's Way. Randy Burleigh said today it is probably at 15-20 feet wide, three-foot deep gulley going right through there so what you are proposing is to have a 20-foot easement on the first leg until it runs across Colby and it will go under Colby and then will it go into a 20-inch pipe. Mr. Roznovsky said what they are proposing is that the pipe that is there today will remain and serve what it is serving and to serve this section they will put in an adjacent 24-inch pipe to go into the same pond that will serve Colby's Way. Mr. Roznovsky said yes to answer your first question and said they have a good amount of regrading to do based on the updated sizing of that swale so it is smaller getting from the back where Emma's Way is to the street and then since it is also the overflow for Colby's Way it is larger on the east side of Colby's Way. Randy Burleigh asked if the first leg will be the drainage easement and then after it crosses the street will it go into a pipe or under the street into the pond. Randy Burleigh asked what if the pipe is a restrictor and cannot handle the water flow, will the water just run down the street on Colby's Way. Mr. Roznovsky said the 60-inch pipe goes all the way from Emma's Way to the pond and then there is a swale on top of that from Emma's Way to the pond and then it crosses over the street and then keeps on going across. Randy Burleigh said so it flows across the street. Mr. Roznovsky said that is correct in the extreme event so when that 60-inch pipe is full that is the slow path to get to the pond instead of between homes. Randy Burleigh said you do your calculations, but you know how Mother Nature is.

Mr. Roznovsky said some of the other things since the last time you saw this there have been a few changes so when you are looking at the plat itself they originally did not have the pocket part, which was a comment on the preliminary plat stage so that has been added and there is sidewalk access to it that is part of the same property so the sidewalk is on the HOA property. Mr. Roznovsky said the comment from Planning and Zoning was that they had plans for that park

before acceptance, so it is not just a grassy field, as well as giving detail on the fencing and how they will control people from not just walking into the neighborhoods.

Randy Burleigh said he noticed the drainage easement is also to be maintained by the HOA and asked if we need to be sure that they agree to that also or have they already agreed to that. Mr. Roznovsky said they have already agreed to that and it is only on the back lot one so the normal pipes and the drainage through the street and the pipe going into the pond would be public, but these that just serve the back lots of the homes there is a private swale on a private easement. Mr. Roznovsky said they did the same thing with the Villas of Mia Lago and it should not be the City's responsibility for private site drainage from these individual lots and having to go into people's backyards to make sure it is clear so that will be on the HOA.

Mr. Roznovsky said the other changes are if you are going up Emma's Way and right past the apartments, the big group of trees there on the east side, that was originally in the back lots of lot 26 and 27 and they have since carved that out to make it a separate reserve as well so it will always remain open space. Mr. Roznovsky said other than that, it is the same design and pretty straight forward and they did have them keep the waterline larger up until it gets to the end of the cul-de-sac by the future water plant site so that way it can be tied into it in the future.

Rebecca Huss said she appreciates Planning and Zoning's work on this as it seems like they spent a lot of time thinking about it.

Rebecca Huss moved to approve the construction plans as submitted contingent on the developer providing plans for the proposed amenity park including perimeter fencing and executed detention pond maintenance agreement prior to the City's acceptance of the public infrastructure and issuance of any building permits for the homes. Randy Burleigh seconded the motion, the motion carried unanimously. (5-0)

5. Consideration and possible action regarding the Certificate of Substantial Completion, Certificate of Acceptance, and completion of the one year warranty period for the 18" Gravity Sanitary Sewer Line Extension Phase II project.

Mr. Tramm said the timing of certifying completion in accepting this project was delayed due to the construction pace of the Lift Station #1 project. Mr. Tramm said the line was tested and has been in service since October 2019. Mr. Tramm said following the completion of Lift Station #1,

the gravity sanitary sewer line was retested, and all necessary documentation was provided by the contractor on October 20, 2020. Mr. Tramm asked Mr. Roznovsky to cover the uniqueness of this item.

Mr. Roznovsky said Montgomery Shoppes funded this project to put in and relocate the lift station to the sewer plant instead of currently on the Chick-Fil-A parking lot. Mr. Roznovsky said Montgomery Shoppes provided the funds to extend these lines and it was done in two phases. Mr. Roznovsky said the first phase was completed and the second phase was to tie into the existing system and it was done separately based on the timing of the rest of the project so the rest of the development could move forward while this project was done. Mr. Roznovsky said when this one was completed and they pulled the plug, is when the Lift Station project was online and since it was completed back in October 2019, up until a couple of weeks ago, the line that was in was full and surcharged due to how the bypass system was working for the plant. Mr. Roznovsky said now that the Lift Station is done and has been operational, that line is no longer surcharged, and they were able to do their testing which included two tests. Mr. Roznovsky said one was called a mandrel test where they run a fixed object through the pipe to make sure that it is still round, and it has not been crushed over time. Mr. Roznovsky said one of the concerns that were brought up with this line regarding Chick-Fil-A was the retaining wall near the location of this line and that was done close to a year ago now that at least that retaining wall portion has gone in. Mr. Roznovsky said the mandrel test passed and there were no issues with any changing of the shape of the pipe from forces outside. Mr. Roznovsky said they also did a pressure test to make sure it could hold pressure and was not leaking, and it passed both. Mr. Roznovsky said those tests are typically done immediately after construction, so it would have been done a year ago, but since it was full they had to delay it until now. Mr. Roznovsky said that is why it is a bit different and they are recommending both substantial completion, which is dated back in October 2019, acceptance of the infrastructure, saying you agree and you paid the final pay estimate, as well as ending the one year warranty period since essentially we have gotten the one-year warranty period and has been in use and they normally would not have done this testing, but the one year they would have done it a year ago but since the Lift Station project was held up it was not done.

Randy Burleigh asked if this is the line that covered up a manhole in the parking lot. Mr. Roznovsky said that was correct and they raised it and resealed it and that was after it was resealed when it was pressure tested to make sure it was sealed up. Mr. Roznovsky said the manhole was covered up by the site contractor unrelated to this project and it was not on this contractor's punch

list to raise, the site contractor raised the manhole and this contractor tested it after that work was done.

Randy Burleigh asked if it has been in service for a couple of months now. Mr. Roznovsky said it has been in service since October 2019. Randy Burleigh asked if they are using it for the bypass. Mr. Roznovsky said correct. T.J. Wilkerson said the date on the report is October 20, 2020. Mr. Roznovsky said the series was complete on October 25, 2019, and the time they were able to do the final testing in bills paid and as bill drawings was October 2, 2020, so a whole year lapsed between being substantially complete and being able to close it out due to the Lift Station contractor having the line surcharged.

Rebecca Huss said this is a big deal in terms of the timing and the choreographing of getting the line moved so that Chick-Fil-A could start building and it was very important for them to be open on time and everyone was working extra hard to make that happen. Mr. Roznovsky said the contractor did not fight on the wait to test a year later. Rebecca Huss said she assumes the contractor does more than just the Montgomery Chick-Fil-A for Chick-Fil-A as it was probably worth maintaining a good relationship with that developer.

Randy Burleigh moved to approve the Certificate of Substantial Completion, Certificate of Acceptance, and completion of the one-year warranty period for the 18" Gravity Sanitary Sewer Line Extension Phase II project. T.J. Wilkerson seconded the motion, the motion carried unanimously. (5-0)

6. Consideration and possible action regarding approval of Certificate of Substantial Completion for the Stewart Creek Wastewater Treatment Plant Lift Station Relocation project.

Mr. Tramm stated the startup for this was dated September 3, 2020, and Jones & Carter deemed the facility fully operational on September 17, 2020. Mr. Tramm said approving the Certificate of Substantial Completion will give an official end date for this construction work which is needed to make a final determination on liquidated damages and provides the starting date for the contractor's warranty period.

Mr. Roznovsky said this is not the acceptance of the project and this is not saying that you are paying them and not charging damages. Mr. Roznovsky said this is saying yes it is substantially complete, it is online and it is operational which it is and now what this does is it sets in stone

from the difference between the original contract period end date and this end date to go back and calculate the damages and all the back up to that to come back to the next meeting to see how Council wants to proceed.

Rebecca Huss asked what is estimated for the liquidated damages. Mr. Roznovsky said around \$90,000 if he remembers correctly. Rebecca Huss said that is going to hurt them as it is a big number with no weather event. Mr. Roznovsky said that is what they have been collecting from them. Mr. Roznovsky said some of the delays were Entergy related and waiting on power and they are getting documentation on all those acceptable delays to present to Council so they have all the information. Rebecca Huss said that was Hurricane Laura related and that was a very short period of time. Mr. Roznovsky said he completely agrees and that might count for a week or two of the six months.

Randy Burleigh said he was glad the operation of the bypass was in the contract also or it would have been another large bill. Mr. Roznovsky said correct.

Rebecca Huss moved to approve the Certificate of Substantial Completion for the Stewart Creek Wastewater Treatment Plant Lift Station Relocation project. T.J. Wilkerson seconded the motion, the motion carried unanimously. (5-0)

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

AN ORDINANCE BY THE CITY COUNCIL OF THE CITY OF MONTGOMERY, TEXAS, AMENDING CHAPTER 98, "ZONING," ARTICLE II, "ADMINISTRATION AND ENFORCEMENT," DIVISION 2, "PLANNING AND ZONING COMMISSION," SECTION 98-50, "MEMBERSHIP AND APPOINTMENT," OF THE CODE OF ORDINANCES OF THE CITY OF MONTGOMERY, TEXAS TO CONFORM TO THE ADMINISTRATION OF THE BOARD OF ADJUSTMENT; REPEALING ALL OTHER CONFLICTING ORDINANCE PROVISIONS; PROVIDING A SEVERABILITY CLAUSE; PROVIDING FOR A TEXAS OPEN MEETINGS ACT CLAUSE; AND PROVIDING AN EFFECTIVE DATE

Mr. Tramm said City Council dissolved the Zoning Board of Adjustment in 2019 and takes up the actions that would otherwise be performed by the Zoning Board of Adjustment itself. Mr. Tramm said in reviewing the Planning and Zoning Commission appointment process, the City Secretary discovered that the Zoning Code requires the Planning & Zoning Commission to contain at least one member of the Zoning Board of Adjustment. Mr. Tramm said since City Council members

cannot concurrently serve on Planning and Zoning and City Council, the staff recommendation is to remove this requirement. Mr. Tramm said they are striking the statement "At least one member of the commission shall be a member of the Board of Adjustment."

Rebecca Huss moved to strike the sentence "At least one member of the commission shall be a member of the board of adjustment." from Section 98-50. Tom Cronin seconded the motion.

Discussion: Ms. Susan Hensley, City Secretary asked if they are also adopting the ordinance. Rebecca Huss said her motion also includes a subsection that they are adopting a new ordinance without a said offensive clause.

The motion carried unanimously. (5-0)

8. Consideration and possible action regarding establishing minimum standards for creation of Special Purpose Districts.

Mr. Tramm said City Council in recent years has allowed two in-city MUD's and some of the discussion that has gone along with that previously has been looking at establishing a standard guideline, something that can help them justify what is the need and why should the City allow these in the terms of a Special Purpose District and may exclusively in the future be a MUD or a Municipal Utility District and what would the need be and why should the City allow a Special Purpose District in the City and in the ETJ.

Mr. Tramm said as the staff has looked at this, they have looked at a wide variety of purposes as to why or why not they might want that. Mr. Tramm said one of the things they have determined is that they wanted to try and avoid the cookie-cutter approach because one size does not fit all in this situation and what they want to look to do is to develop a concise framework to guide the City and developer in negotiations.

Mr. Tramm said as they have looked through how they would want to approach this, they have three fundamental goals in mind.

Mr. Tramm said one is how does it benefit the residents of that district, primarily amenities, maybe things like pools and splash pads related to other recreational uses amenities and what do they provide of concrete and usable value. Mr. Tramm said a second would be how does that benefit



the broader community, perhaps it offers a variety of housing types not available in the City or some other benefit to the community that brings us something that we are looking for, something that we need and overall, how does it benefit the City and is it fiscally beneficial to the City overall and are there other benefits and what does it bring us that we do not have. Mr. Tramm said some of the criteria they have discussed include such things as minimum sizing of the district or even potentially a maximum size and should they require a sunset provision in that ultimately it would have an end date and would not be perpetual in length. Mr. Tramm said when they issue bonds, would it be something they would require City Council approval on regarding what the components of the bond are. Mr. Tramm said they can have a voice in the financial transparency of these districts as they are operating. Mr. Tramm said perhaps a district wants to offer amenities the City would not want to fulfill, in that particular case they may require that there be an HOA or another entity in place that would take on the maintenance of those items that would not ultimately want to be transferred to the City especially with the sunset provision.

Mr. Tramm said they are looking to get some discussion and input back from City Council but ultimately the staff recommendation is to direct the City staff to work with a MUD specific attorney to develop Special District Guidelines that will meet these three fundamental goals which he outlined; how does it benefit the district residents, how does it benefit the broader community, and how does it benefit the City overall and to bring these back to Council into helping formulate them in a final workable form.

Mr. Tramm said he thinks one of the long terms benefits of this is that as new developers come forward in the future and will want to have a Special Purpose District in place, by having guidelines along these lines in place they know we are serious about working with those districts but they also know we have serious expectations that they need to bring something to the table that will be beneficial to the City and to the residents of that district as well.

Mr. Tramm said one of the reasons to work with the MUD specific attorney is those are the people that would be engaged by those developers and we want to make sure we are working with them from the beginning in that line of thought. Mr. Tramm said essentially it might cost hundreds or a couple thousand dollars extra with a different attorney to bring that in and then coordinate that with our attorney. Mr. Tramm said the benefit of that is we could avoid thousands, tens of thousands, potentially even hundreds of thousands of dollars of mistakes down the road. Mr. Tramm said those are the thoughts that the staff has put together in bringing this recommendation to Council.

Mr. Tramm said the recommendation is to direct City staff to work with a MUD attorney to develop the Special District guidelines to meet those three fundamental goals discussed earlier benefiting residents, the broader community, and the City as a whole.

Kevin Lacy asked if Mr. Tramm has someone in mind. Mr. Tramm said he has not contacted anyone specifically and there are several large firms in the Houston area that among those several firms encompass at least 80 to 90 percent or more of the MUD creations. Mr. Tramm said he has interacted with those firms in the past, and before contacting anyone he would discuss with the City Attorney and see if he has any specific recommendations.

Rebecca Huss said a consistent objection to in-city MUD's is that she always felt that they do not provide services commensurate with what the taxing amount is. Rebecca Huss said the City is providing water and sewer and what MUD's were traditionally set up for, a utility district, so we are providing utilities, what are the residents getting if they buy into an in-city MUD. Rebecca Huss said by setting up a framework and by having a professional working for us rather than sitting on the other side of the table will make it easier for elected representatives in the future to say we have thought about this and proactively looked at things and set up guidelines. Rebecca Huss said at least you can look them in the eye and say we did a good job of working for you as MUD residents, as regular residents current and future to maximize the benefit for everyone. Rebecca Huss said sitting on the City Council side of the table, we had a different attorney at the time, but felt significantly outmatched and felt like we were being told what we should be doing, which in any negotiation you never want to rely on the person on the other side of the table to tell you what is best for you, and by being proactive in the situation to develop the guidelines to decide what our goals are which Mr. Tramm established three goals that she can live with and they are important to be able to work towards and thinks that is an important step to live with MUD's, which are here to stay. Mr. Tramm said he would like to add that he does not think that asking to be able to work with a MUD specific attorney, there is no disrespect intended toward our current City Attorney as he has a wide range of experience that involves dealing with MUD's especially from a municipal perspective, but they want to get the widest possible range of opinion from both sides of the issue so they can best position the City, but best protect the current and future residents of the City as well. Rebecca Huss said you can have the best heart surgeon but you go to a cancer doctor if you have cancer and some people specialize in things even when they are very good at something else so having someone that they will later face on the other side of the table writing our guidelines is the smartest thing they could be doing and then having our attorney helping us

navigate our guidelines once we are there. Randy Burleigh said he agrees especially when you start mixing MUD's inside City limits. Rebecca Huss said she was not thinking that you could have a MUD but then it just dissolves and then the City owns everything and that would be a particularly difficult set of circumstances to navigate and you would want to think long and hard at the creation of the MUD, what that means for the City and the residents and what the City inherits if that happens. Rebecca Huss said she thinks there are a lot of circumstances that they are just totally unprepared for as they currently stand and knows with all of the undeveloped land in the City and the ETJ that this is happening so they have to get moving now.

Mr. Tramm agreed and said it is not a matter of if but a matter of when and how many times that they will be approached on this issue it is a matter of the City staff and the City being prepared for those discussions. Mr. Alan Petrov, City Attorney said it is always better to be prepared on the front end as you do not want to have to be playing catch up when the developer has walked in the door already and you are trying to then figure out what your plan is after the fact so it is very good to be proactive.

Rebecca Huss said to some extent they also need to figure out what they have already given away and where our pressure points are for the MUD's they have already agreed to like where they still have negotiating points because she has heard at least one of them say they can do whatever they want and she was not aware that they had given that away already and is sure they have not but would like to know where in that process they have their power still and that should be laid out easily in an ordinance or a series of ordinances that both developers and the residents understand. Mr. Petrov stated nowadays it is very common to enter into development agreements that lay out some very detailed specifics of what the MUD is responsible for in the long term. Rebecca Huss said she thinks it is probably better and somewhat sounds onerous but they are trying to prevent things from happening and is not suggesting not, but thinks it makes for a better partnership if everyone understands who is doing what and what the terms are and leads to fewer misunderstandings later and less hurt feelings. Mr. Petrov said it is not a matter of preventing as much as a matter of planning. Mr. Petrov said he has been in situations where cities took a no-growth stance and just adopted the thought that they were not going to build roads, sewers, or anything and people will not come. Mr. Petrov said people are still coming and people are still going to like your city and move in and then the roads are going to be inadequate, water lines are going to be inadequate and you will be playing catch up if you are not ahead of the game. Mr. Petrov said that is one of the things he liked about Montgomery when he interviewed here was forward-thinking and being proactive. Rebecca Huss said everything is cheaper if you plan ahead

for it and saving a little bit is good too and playing catch-up costs you double at least. Mr. Petrov said you are in a rush in those cases and that is when you miss things. Mayor Countryman said it is easier to put together something in a back offer and negotiate terms if you have them in place and it is harder to get them in place if they are not already established. Rebecca Huss said she thinks it is better for them to understand and set up a framework to look at it more as a partnership than an adversarial situation and look at ways to keep what they love about the City in place.

Mr. Tramm said he is not sure how specific the need for a motion is but he thinks having the motion to give him direction helps solidify that they have a record of it and puts in place a record that the Council is definitely in favor of moving in this direction.

Kevin Lacy motioned to direct City staff to work with a MUD specific attorney on behalf of the City of Montgomery, Texas. Rebecca Huss seconded the motion.

Discussion: Rebecca Huss said she is on board with Mr. Tramm's three main goals and hopes everyone else is thinking that as well because she thinks he articulated it very nicely.

The motion carried unanimously. (5-0)

#### **EXECUTIVE SESSION:**

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

9. 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);
  - b) Section 551.072 (deliberation regarding real property); and
  - c) Section 551.074 (personnel matters) concerning the City Administrator's Performance Review.

Mayor Pro Tem T.J. Wilkerson adjourned into Closed Executive Session at 7:51 p.m.

Reconvene into Open Session.

Mayor Countryman reconvened into Open Session at 8:34 p.m.

**POSSIBLE ACTION FROM EXECUTIVE SESSION:**

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

Rebecca Huss moved to offer the City Administrator, Mr. Richard Tramm a three-year contract with a \$10,000 raise for this year and note that he exceeds expectations. Tom Cronin seconded the motion, the motion carried unanimously. (5-0)

City Council congratulated Mr. Tramm.

**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.

Randy Burleigh said back in August he asked Mr. Tramm about Entergy and isolation and where they are at on their engineering on the north side. Mr. Tramm said they have a meeting on October 21, 2020, with Entergy, Mr. Muckleroy, and Mayor Countryman. Mr. Tramm said the local area contact for Entergy that they have dealt with has retired and so someone from the eastern part of the County as well as South County is covering that area until a new person is appointed. Mr. Tramm said the woman who is in the replacement position is someone he has previously worked with in the past and she is bringing a couple of other contacts from Entergy to that meeting to give them a complete update.

Randy Burleigh asked if Mr. Tramm had followed up regarding CenterPoint and if they were supplying gas to Waterstone through Buffalo Springs. Mr. Tramm said he has not been able to track down confirmation on that and he will follow up with that information and get back to him during the month.

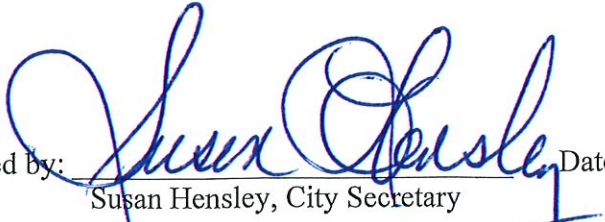
Randy Burleigh asked Mr. Tramm if when he presents his report at the next meeting, will he be covering a road maintenance plan that may be in place for the future. Mr. Tramm said there are plans in place and the next couple of months he will bring that to Council. Mr. Tramm said one of the things they need to make sure they can do is in the past it has been contracted through Precinct 1 and we have a new incoming Commissioner pending the election so they will need to make sure they continue to operate under the same arrangement with the new Commissioner. Randy Burleigh said it also included a lot of cracks as they have had a rough summer and a lot of the roads they repaired are overlaid and a few years ago they cracked very bad and need a temporary band-aid as far as what your crews can do inhouse. Mr. Tramm said he will speak with Mr. Muckleroy about that and now that they are in the new fiscal year they have some additional funds available for that since they are starting over. Rebecca Huss said it will help now that they are having cooler weather. Randy Burleigh said it is a small window and if you wait too long it is too cold and one year the City did it when it was cold and that was like taking a magic marker and running it over the crack which did not have any effect and they just wasted their money. Rebecca Huss said that might have been the company because when the crew at Public Works first did the crack sealing what they found is that some of the spray marks were done over perfectly good pavement so it was quite inciteful when they did it themselves. Randy Burleigh said it was the contract crew they paid, and they just wasted their money. Rebecca Huss said it could have been the weather or it could have been just their lack of enthusiasm for what is not a great job at all. Rebecca Huss said their crews do not like it, but they are willing to do it because that is how they do every job is to do it well. Rebecca Huss when you are walking the entire City and looking down at the ground at every crack they found some interesting things about the previously outsourced crack sealers.

Mayor Countryman said she just sent off a note to Mike with CenterPoint and said they will get together with him as he has now moved into a management role and thinks they will be in good hands.

### ADJOURNMENT

Rebecca Huss moved to adjourn the meeting at 8:42 p.m. Kevin Lacy seconded the motion, the motion carried unanimously. (5-0)



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

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



## City Administrator's Report – October 27, 2020 City Council Meeting

The City continues to operate under pandemic-caused changes and staff is continuing to provide the full range of City services during this period. We will continue to monitor ongoing situations and be ready to adapt our operations as needed as we continue our daily mission to serve the public.

While City Council, Planning and Zoning Commission and Montgomery Economic Development Corporation meetings are being conducted in an online format to make the meetings as accessible as possible, all City offices remain open during regularly scheduled hours. For members of the general public not wanting to come to City Hall related to their services, we are prepared to handle their communications with us through 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 September 22<sup>nd</sup> and October 13<sup>th</sup>, as well as the MEDC Meeting of October 19<sup>th</sup>. I have also attended meetings with the Montgomery Area Chamber of Commerce and the Montgomery Independent School District Superintendent, as well as numerous staff and development meetings.

We are close to the completion of the Home Grant work in the City, at least for this current effort. Three of the homes have closed and the funds will soon be paid to the builder, pending some clean-up work related to debris removal. The fourth home is expected to close in the coming weeks. This particular program does not have additional funds available at this time, but we are taking a waiting list of potentially qualifying names if funds become available again in the future.

As included in my report last month, the applications received for the Planning and Zoning Commission appointments are included in the business for this month's meeting. I would also like to point out that we will soon begin taking applications for four (4) positions on the Montgomery Economic Development Corporation Board of Directors for terms that will begin January 2021.

We have received seven Statements of Qualifications on the City Engineer Request for Qualifications posting. Staff is beginning to review Statements of Qualifications we have received prior to setting up selected interviews. We will soon be putting out the bid for the operations of the City's water and wastewater facilities.

I will be out for economic development training Tuesday, October 27<sup>th</sup> through Friday, October 30<sup>th</sup>. During this period, I will be generally available to City Staff if I am needed.

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 October 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. Residential homebuilding is steady relative to previous months with two new subdivisions 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

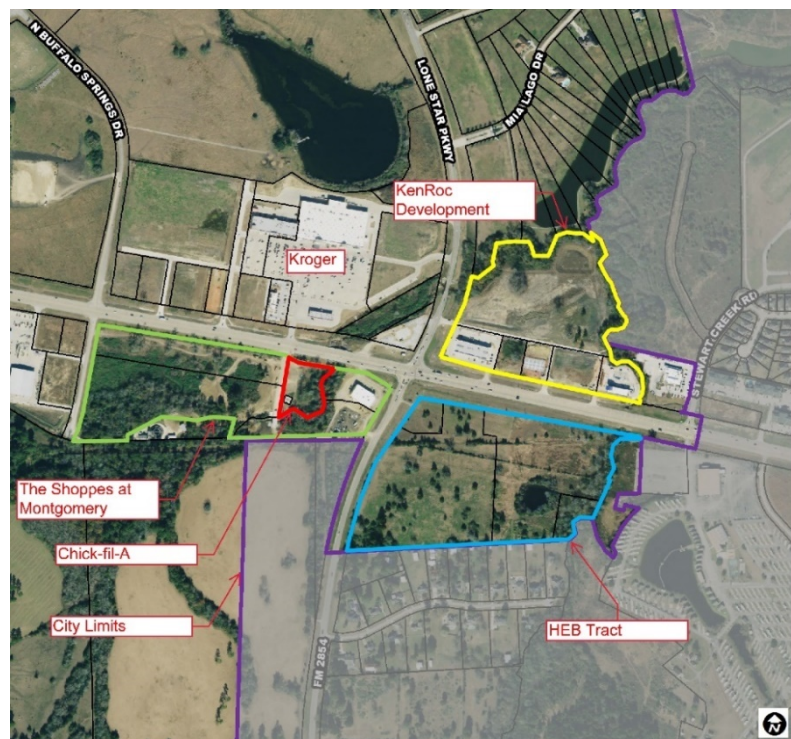
KENROC Property – This 13-acre development is on the north side of SH 105 and east of Lone Star Pkwy. A 16,000 sqft commercial building is along SH 105, with a future Phase 2 to the north. No activity to report this month.

Kroger Site –Roughly 80% built out; three parcels remaining for development. An additional 16-acre site with utilities is available west of Kroger. No activity to report this month.

Central Business District – No activity to report this month.

## Shoppes at Montgomery –

This 26-acre property is located at the southwest corner of SH 105 and FM 2854. Starbucks and two retail centers are also under construction that will include **Chipotle, Ruthie Grace Boutique, and HotWorx fitness studio**. More businesses will be added to this list as they are known.

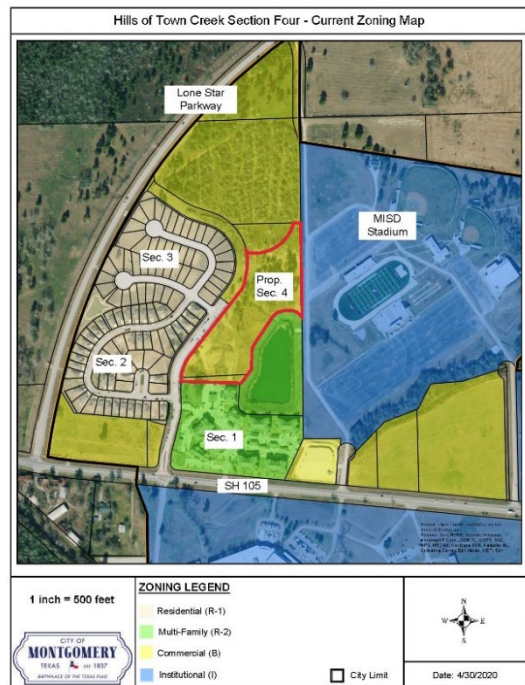


# Residential Development

Existing homesite inventory is available, and several new residential subdivisions are under development. 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.

- 55 new homes have been completed in 2020 (5.5 homes/month, on par with prior years)
- 4 completed in September
- 2 new single-family home permits issued in September

Hills of Town Creek Subdivision – With a total of 100 single-family homesites, this subdivision is immediately west of Town Creek Apartments along Emma’s Way. 62 homes are complete, 20 are under construction, and 18 lots are available. Plans for a new 30-lot section are under review.



Montgomery Townhomes –Plans have been approved for a 48-unit townhome project along Plez Morgan Drive and site construction is began in early September.

Terra Vista Subdivision – This is a 61-lot single-family development northeast of Waterstone on FM 1097. 39 homes are complete, 6 are under construction, and 16 lots are available.



## Town Creek Crossing –

This addition to the Buffalo Springs Planned Development includes 199 residential homesites and eight commercial reserves. Land planning and civil engineering work are underway. More details on the timeline for construction will be provided as they become 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 in October 2020).
- Water Plant #3 (pending site equipment inspection review).
- Lift Station #1 (complete and operational).
- 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 complete, and projects identified in the study will be implemented with a portion of the grant funds.

HOME Grant --The City Council approved an application to be made for the State of Texas HOME project in mid-2018. Applicants must have an income lower than 80% of the average income for the area, be the owner of the existing house and have a clear title to the property. Four city residents qualified for the program. Three of the homes are complete and one is nearing completion.

Comprehensive Plan – The City held a Virtual Town Hall on July 8th to review the draft of the Comprehensive Plan developed by TAMU’s Community Resilience Collaborative and Texas SeaGrant. The City held a series of five community meetings during 2019 to get input from residents and businesses. 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 October for review.

### Downtown Improvement Plan

This MEDC-funded project is to improve the streetscape and pedestrian space in the downtown area. Design concepts developed by TAMU Landscape Architecture students will be used by a professional firm in the final design work. The MEDC advertised the project in late August and anticipates selecting a design firm in October.





Minimum MUD standards – The City has begun formulating minimum standards for in-city MUD districts, as well as other Special Purpose Districts in the City limits and ETJ. MUD's Three questions that will be incumbent on the developer to answer are:

1. How does the district benefit its residents? (amenities, etc)
2. How does the district benefit the broader community? (variety of housing options)
3. How does the district benefit the City? (fiscally responsible plan)

More details of how these standards develop will be provided as the process evolves.

## 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

Top Fuel Nutrition; 20821 Eva Street Ste. L



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

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## Monthly Report for September 2020

### Water

- Repaired two leaking service lines on College St.
- Replaced broken curb stop on Liberty St.
- Repaired 12" main damaged by sign contractor.
- Activated/deactivated 15 water accounts.
- Completed monthly cutoff list for nonpayments.
- 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 3 work orders for endpoint maintenance issues.
- Completed 5 work orders for water leaks.
- Completed 6 work orders for miscellaneous water issues.
- Completed 9 work orders for water taps.

### Wastewater

- Installed steel casing on three force mains that have become exposed in ditches. One at FM 1097 and Buffalo Springs and two at Lone Star Parkway and Buffalo Springs.
- Completed 1 work order for sewer taps.
- Completed 1 work order for sewer-stop up.

### Streets/Drainage/ROW

- Replaced broken library signs on Clepper St.
- Replaced stop sign at Buffalo Springs Dr. and CB Stewart Dr. with a larger 36" for better visibility.
- Removed several permanent style builder signs in ROW.
- Excavated ditch at 1000/1002 Old Plantersville Rd. after culvert installations.
- Removed dumped bags of debris on Buffalo Springs Dr. at CB Stewart Dr.
- Repaired asphalt at 308 Caroline after water leak repairs were complete.
- Cleared storm inlets throughout the city.
- Repaired 0 potholes.
- Completed 0 work orders for streetlight request.
- Completed 10 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**

- Contractor completed AC air filter upgrade and UV light installation of City Hall HVAC system.
- Repainted main hallway ceiling in Simonton House from AC drain issue.
- Completed hydraulic system fluid change on PW-1502 dump trailer.
- Replaced belt on Massey Ferguson mowing tractor.
- Completed yearly clean of AC drain lines in City Hall.
- Completed monthly light bulb check at all facilities.
- Completed monthly check of AEDs at City Hall and in crew trucks.
- Delivered cases of water to City Hall as requested.
- Completed weekly cleaning of Community Center.
- Honored half-staff flag alerts.
- Completed weekly pre trip inspections of crew trucks.
- Completed monthly check of all irrigation systems and made repairs as necessary.
- Completed 4 work orders for street sign issues.
- Completed 22 work orders for general-City Hall maintenance.

### **Parks/Recreation**

- Added Kiddie Cushion to all park playground areas.
- Replaced several corner support logs at Fernland Park.
- Rebuilt upper waterfall suction inlet at Memory Park.
- Painted Texas Flags on parking bollards at Homecoming Park and the Community Center.
- Delivered and emptied debris trailer from Memory Park for Rotary Club.
- Completed 27 work orders for maintenance-parks issues.
- M/W/F cleaning of all restrooms and grounds.
- Fernland docents reported 615 visitors and provided 43 tours for the month.

### **General**

- Completed 0 work orders for maintenance-garbage issues.
- Completed 30 work orders for maintenance-general issues.
- Completed monthly safety meeting with department and safety officer.
- Attended bi-weekly conference calls with utility operator and engineer.
- Attended quarterly LEPC meeting.
- Attended Halloween parade/festival planning meeting.

Report prepared by:  
Mike Muckleroy  
Director of Public Works  
October 21, 2020



# Before



# After



PIC•COLLAGE





# Montgomery Police Department

*Chief Anthony Solomon*

## **Activity Report**

**September 1, 2020 - September 30, 2020**

### **Patrol Division**

Calls for Service	-	184
Total Reports	-	26
Citations Issued	-	146
Warnings Issued	-	286
Arrests	-	9
Accidents	-	14

### **Personnel/Training**

Some of the departments Scheduled training has resumed after being cancelled in the early part of September due to COVID-19.

### **Investigation Division**

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

### **Breakdown by Offense Category**

DWI	3
Fraud	1
Theft	2
Drug Arrests	3
Disorderly Conduct - Weapons Violations	2
Criminal Mischief - Vandalism	2

### **Major Incidents**

No major incidents at this time

### **Upcoming Events**

Our officers are showing their support for Breast Cancer Awareness by wearing pink ribbon pins and bracelets. We are proud to support this cause throughout the month of October.

Officer Lozano is coordinating event security for the upcoming Halloween Events. Events will take place on October 31, 2020 beginning at 8am and lasting until about 7pm.

### **Traffic and Safety Initiativ**

With the growth and new businesses coming into the city, we have updated our traffic and safety initiative encouraging citizens to help us create a safer roadway by reporting locations 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 September 2020

Kimberly Duckett  
Court Administrator



<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>		\$20,394.55
<b>Aug</b>		\$18,860.50
<b>Sept</b>		\$20,678.83

\$77,211.80      \$195,766.26

**Total**  
**\$272,978.06**



# Comparison Chart

## Citations and Revenue January 2018 - Present

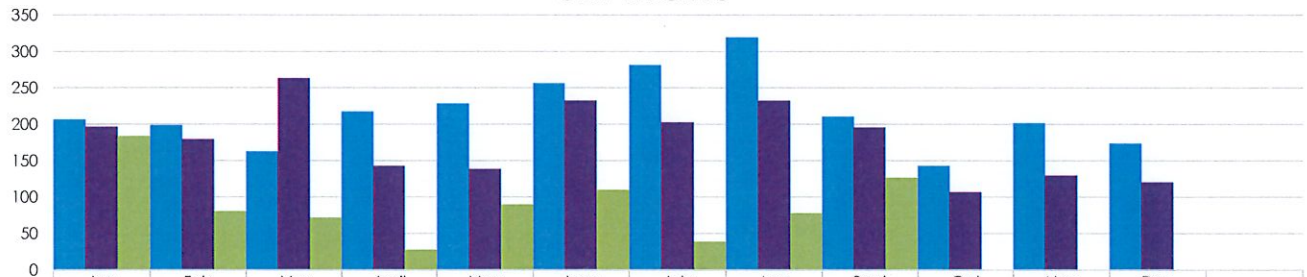
	2018	2019	2020
<i>Jan</i>	207	197	184
<i>Feb</i>	199	180	81
<i>Mar</i>	163	264	72
<i>April</i>	218	143	28
<i>May</i>	229	139	90
<i>June</i>	257	233	110
<i>July</i>	282	203	39
<i>Aug</i>	320	233	78
<i>Sept</i>	211	196	127
<i>Oct</i>	143	107	
<i>Nov</i>	202	130	
<i>Dec</i>	174	121	

**Totals**            2605            2146            809

	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	\$18,860.50
<i>Sept</i>	\$50,959.23	\$35,212.57	\$20,678.83
<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	

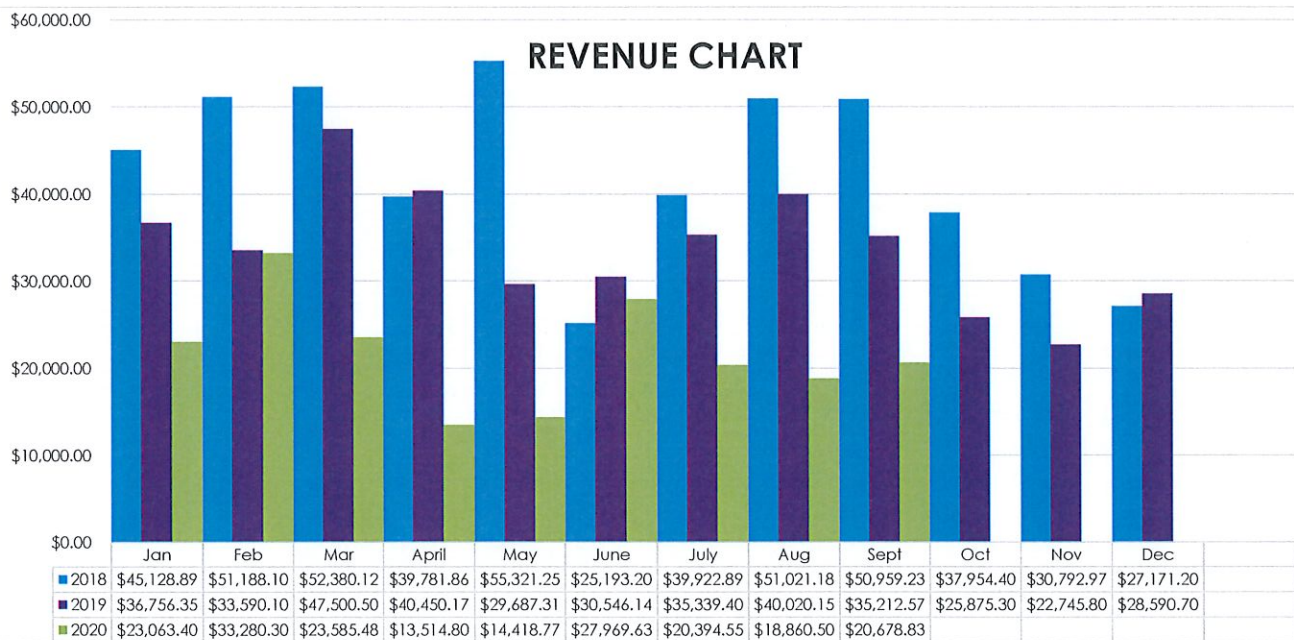
**Totals**            \$506,815.29            \$406,314.49            \$195,766.26

## 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	78	127			

### REVENUE CHART



## UTILITY/GENERAL FUND REPORT – SEPTEMBER 2020

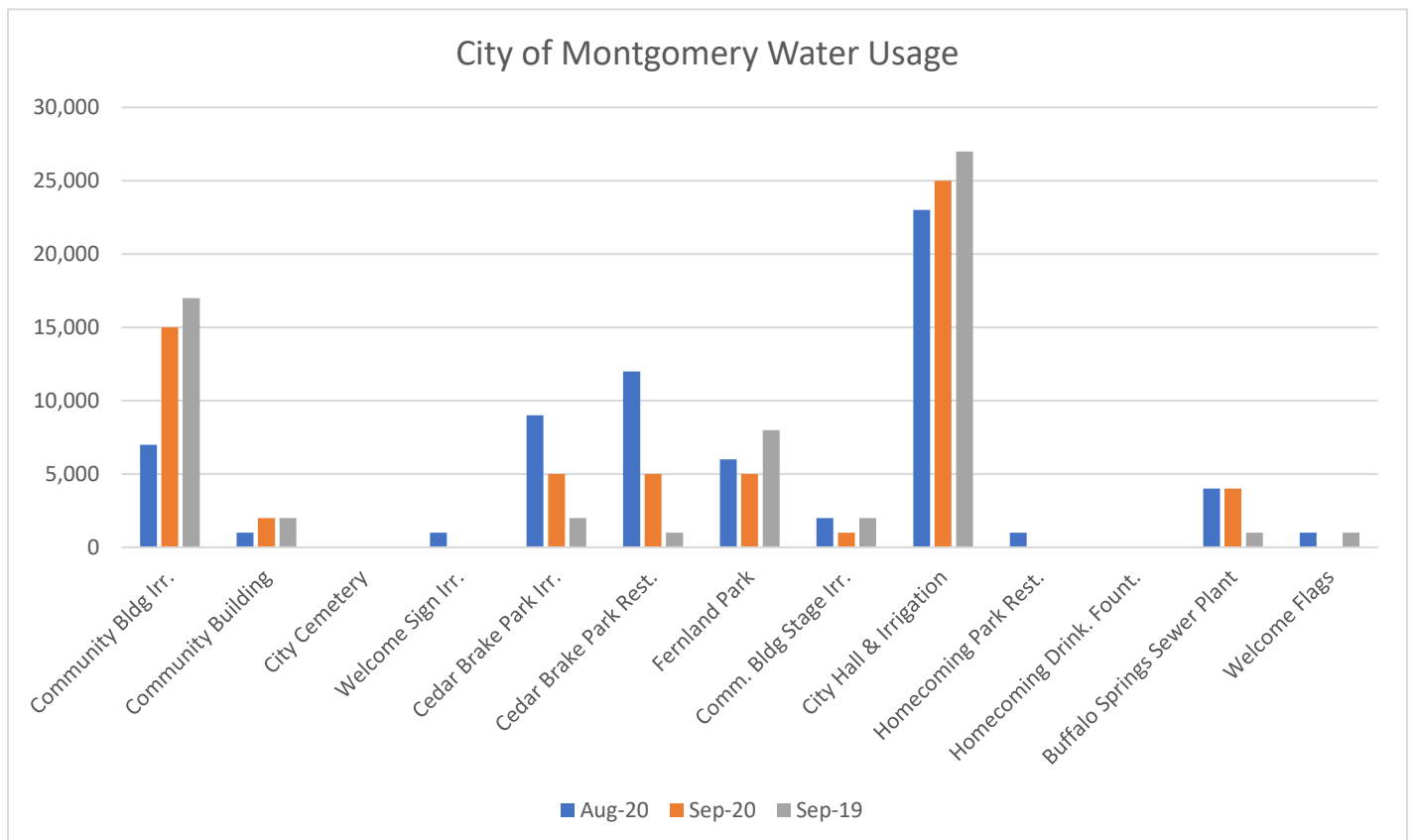
TOTAL REVENUE	
Utilities	\$190,013.33
Permits	\$32,119.00
Sign Fees	\$350.00
Vendor/Golf Cart/ Etc. Permits	\$65.00
Franchise Fees - Entergy	\$76,590.31
Police Department Shop with a Cop Donation	\$100.00
Flags Sold	\$105.00
Police Department Donation	\$1.00
TML Police Patrol Vehicle Reimbursement	\$39,577.00
Community Building Deposit	\$150.00
Right of Way Fees	\$1,216.92
Accident Report	\$87.00
Community Building Rentals	\$300.00
Culvert Job	\$706.55
Light Up the Park Revenue	\$125.00
Online Transaction Fees	\$405.00
<b>Monthly Total:</b>	<b>\$341,911.11</b>

<b>ARREARS</b>			
	<b>60 Days</b>	<b>90 Days</b>	<b>120+ Days</b>
<b>Number of Accounts</b>	4	4	10
<b>Amount</b>	\$310.94	\$192.56	\$1413.23
<b>GRAND TOTAL:</b>			<b>\$1,916.73</b>

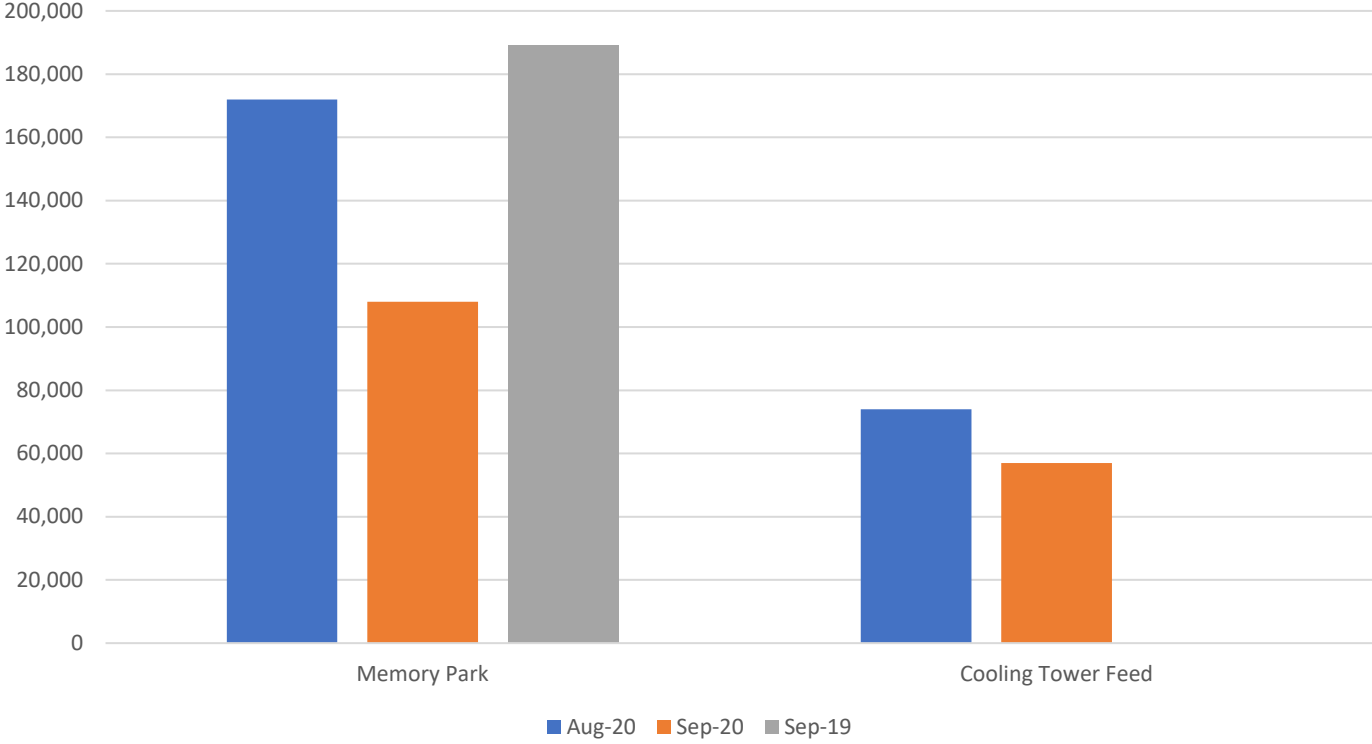
<b>PERMITS</b>	
<b>Type</b>	<b>Permit Total</b>
Building-Residential	3
Plumbing	12
Irrigation	3
Mechanical	7
Electrical	13
Generator	1
<b>TOTAL</b>	<b>39</b>

<b>UTILITIES</b>	
New Water Accts.	25
Disconnected Water Accts.	11
<b>Total Number of Active Accts.</b>	<b>854</b>

ACCOUNT NAME	ACCT #	AUG 2020	SEPT 2020	SEPT 2019
Community Building Irrigation	(01-8732-00)	7,000	15,000	17,000
Community Building	(01-0130-00)	1,000	2,000	2,000
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)	9,000	5,000	2,000
Cedar Brake Park Restrooms	(01-8735-00)	12,000	5,000	1,000
Fernland Park	(01-8737-00)	6,000	5,000	8,000
Memory Park	(01-5885-00)	172,000	108,000	189,000
Community Building Stage Irrigation	(01-6180-00)	2,000	1,000	2,000
City Hall & Irrigation	(01-6190-00)	23,000	25,000	27,000
Homecoming Park Restrooms	(01-8820-00)	1,000	0	0
Homecoming Park Drinking Fountain	(01-8738-00)	0	0	0
Buffalo Springs Sewer Plant	(01-8821-00)	4,000	4,000	1,000
Cooling Tower Feed	(01-0355-00)	74,000	57,000	0
Welcome Flags	(01-8734-00)	1,000	0	1,000



### Large Consumption Accounts





# City of Montgomery

## Operations Report

September 2020

08/18/20-09/17/20

**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**

### **08/19/2020 – WWTP1, Blower failure**

Operator found blower 3 calling out due to a possible power surge. Operator reset blower and monitored facility.

### **08/21/2020– Water Plant 2, Booster Pump failure**

Operator found booster pump 1 tripped. The relay and fuses were replaced. Operator monitored facility.

### **09/01/2020– Lift Station 2, High level**

Operator found facility calling out for high level. Lead float was not engaging pumps, the float was replaced, pumps now functioning normally.

### **09/02/2020– Lift Station 3, High level**

Operator found lift pump 1 calling out for high level. Pumps were pulled and cleaned, operator monitored facility and no further issues reported.

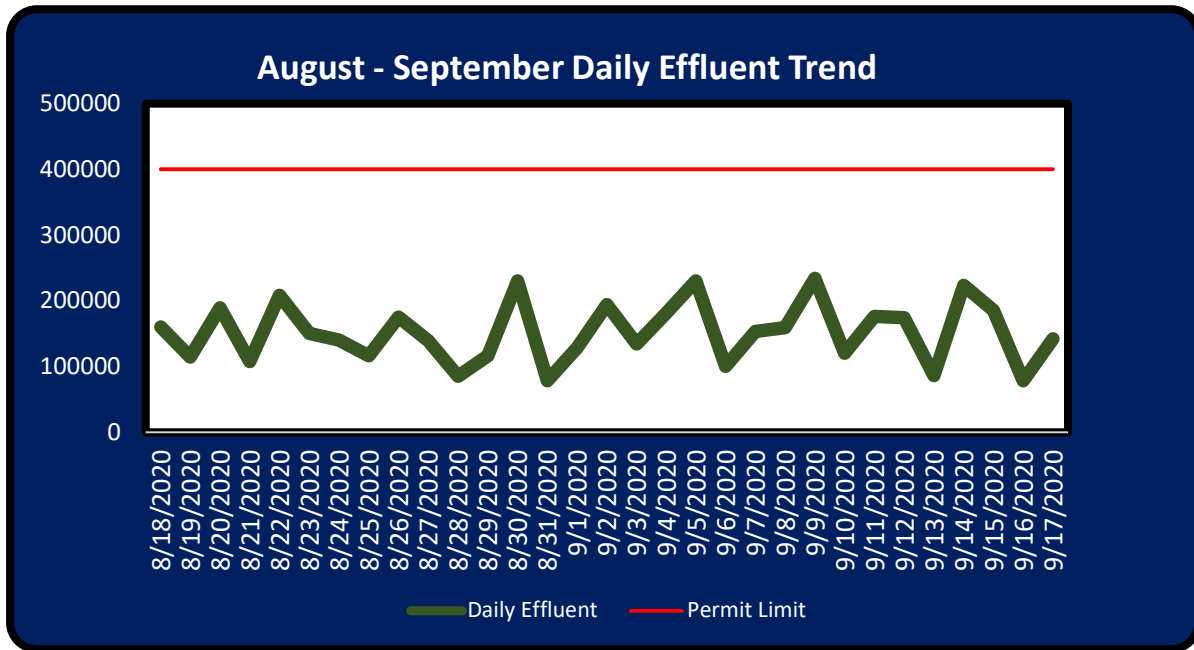
### **09/11/2020 – Water Plant 3, Low chlorine feed**

Upon arrival operator found well 4 feeding very little chlorine to facility. Vacuum leak was located and repaired.

### **09/13/2020 – WWTP1/LS3/LS4/LS5/LS9, No power**

Upon arrival operator found facilities with no power. Entergy was notified to restore power. Power restored, no further issues.

## Wastewater Plant Flow Detail



- Flow for the month of August – September was 4,704,000 gallons
- Daily peak flow September 9, 2020 was 234,000 gallons
- Average Daily Flow 141,700 gallons
  - 35% 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	4.50	no
Average Monthly NH3	2	mg/l	0.39	no
Minimal CL2 Residual	1	mg/l	1.03	no
Max CL2 Residual	4	mg/l	3.91	no
Rainfall for the Month		2.25	inches	

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

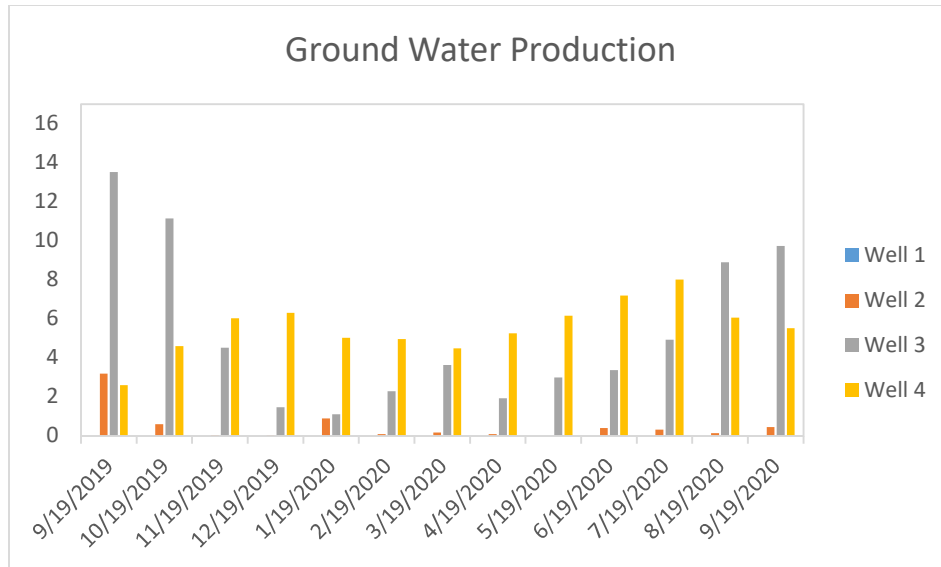
# Water Report

08/18/2020-09/17/2020

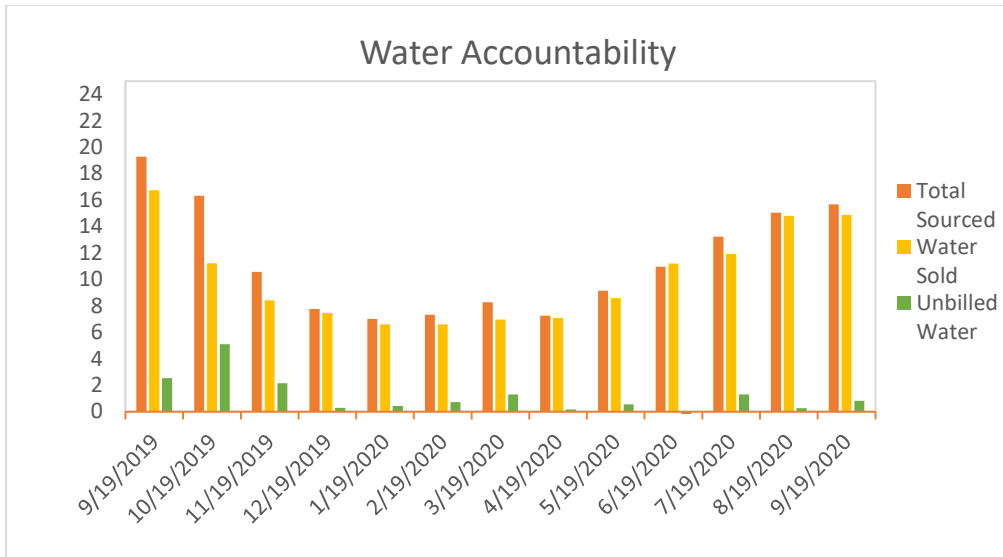
2020							
Well Name	Recorded Flow MGD	% of Total	Rating MGD/Day	YTD Pumpage MGD	YTD %	Permitted Value	Remaining Permit %
Well 2	0.441	2.81%	0.864	2.082	2.29%	92.930	56.63%
Well 3	9.731	62.02%	0.864	38.223	42.12%		
Well 4	5.519	35.17%	2.160	50.444	55.59%	90.000	43.95%
Total	15.691	100.00%	3.888	90.749	100%	182.930	
Flushing	0.666						
Subtotal	15.025						
Sold	14.875						
% Accounted	99%						

Accountability	
Total Water Sourced	15.691
Flushing	0.666
Subtotal	15.025
Sold	14.875
Accountability %	99%

CONNECTIONS	
School	12
Commercial Inside	160
Commercial Outside	1
Residential Inside	722
Residential Outside	28
Church	13
City	15
Hydrant	7
Multifamily	11
n/a	3
<b>Total</b>	<b>972</b>



Date	Total	Well_1	Well_2	Well_3	Well_4
AVG	11.38	0.000	0.489	5.343	5.548
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
8/19/2020	15.059	0.000	0.129	8.883	6.047
9/19/2020	15.691	0.000	0.441	9.731	5.519
Total	147.95	0.000	6.355	69.463	72.127



Date	Accountability	Unaccounted	Total Sourced	Water Sold	Flushing/Leaks	Unbilled Water
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
8/19/2020	100%	0.033	15.059	14.799	0.227	0.260
9/19/2020	99%	0.150	15.691	14.875	0.666	0.816

**CITY OF MONTGOMERY  
ACCOUNT BALANCES 09-30-20  
For Meeting of October 27, 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	\$ 1,299,384.41		\$ 1,299,384.41
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		\$ 148,193.88	\$ 148,193.88
TEXPOOL - RESERVE FUND # 00001		\$ 253,334.56	\$ 253,334.56
<b>TOTAL GENERAL FUND</b>	<b>\$ 1,310,070.05</b>	<b>\$ 501,528.44</b>	<b>\$ 1,811,598.49</b>
<b><u>CONSTRUCTION FUND</u></b>			
BUILDING FUND #1058528	\$ -		\$ -
CONSTRUCTION ACCOUNT #1058544	\$ 761.41		\$ 761.41
BOK Financial Series 2017A	\$ 121,827.24		\$ 121,827.24
BOK Financial Series 2017BA	\$ 1,528,342.26		\$ 1,528,342.26
TEXPOOL - CONST # 00009		\$ 697.51	\$ 697.51
INVESTMENTS - CONSTRUCTION		\$ -	\$ -
<b>TOTAL CONSTRUCTION FUND</b>	<b>\$ 1,650,930.91</b>	<b>\$ 697.51</b>	<b>\$ 1,651,628.42</b>
<b><u>DEBT SERVICE FUND</u></b>			
DEBT SERVICE FUND #7024730	\$ 186,865.01		\$ 186,865.01
TEXPOOL DEBT SERVICE # 00008	\$ -	\$ 236,929.54	\$ 236,929.54
<b>TOTAL DEBT SERVICE FUND</b>	<b>\$ 186,865.01</b>	<b>\$ 236,929.54</b>	<b>\$ 423,794.55</b>
<b><u>COURT SECURITY FUND #1070580</u></b>			
	<b>\$ 7,155.00</b>	<b>\$ -</b>	<b>\$ 7,155.00</b>
<b><u>COURT TECHNICAL FUND #1058361</u></b>			
	<b>\$ 39,729.58</b>	<b>\$ -</b>	<b>\$ 39,729.58</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 #1025253</u></b>			
	<b>\$ 15,038.84</b>	<b>\$ -</b>	<b>\$ 15,038.84</b>
<b><u>MEDC</u></b>			
CHECKING ACCOUNT #1017938	\$ 94,716.29		\$ 94,716.29
TEXPOOL - MEDC # 00006		\$ 1,360,430.91	\$ 1,360,430.91
TEXPOOL - MEDC # 00005		\$ 79,604.90	\$ 79,604.90
<b>TOTAL MEDC</b>	<b>\$ 94,716.29</b>	<b>\$ 1,440,035.81</b>	<b>\$ 1,534,752.10</b>
<b><u>POLICE ASSET FORFEITURES #1047745</u></b>			
	<b>\$ 8,591.98</b>		<b>\$ 8,591.98</b>
<b><u>UTILITY FUND</u></b>			
UTILITY FUND #1017383	\$ 899,366.07		\$ 899,366.07
TEXPOOL - UTILITY FUND # 00002		\$ 773,488.52	\$ 773,488.52
<b>TOTAL UTILITY FUND</b>	<b>\$ 899,366.07</b>	<b>\$ 773,488.52</b>	<b>\$ 1,672,854.59</b>
<b>TOTAL ALL FUNDS</b>	<b>\$ 4,218,282.09</b>	<b>\$ 2,952,679.82</b>	<b>\$ 7,170,961.91</b>
<b><u>INVESTMENTS</u></b>			
TEXPOOL - GENERAL FUND			\$ 401,528.44
INVESTMENTS - GENERAL FUND			\$ 100,000.00
TEXPOOL - CONST # 00009			\$ 697.51
TEXPOOL - DEBT SERVICE # 00008			\$ 236,929.54
TEXPOOL - MEDC			\$ 1,360,430.91
INVESTMENTS - MEDC			\$ 79,604.90
TEXPOOL - UTILITY			\$ 773,488.52
<b>TOTAL ALL INVESTMENTS</b>			<b>\$ 2,952,679.82</b>

\*Note:





MUNICIPAL ACCOUNTS  
& CONSULTING, L.P.

## **City of Montgomery**

### **Bookkeeper's Report**

September 30, 2020

## Account Balances

As of September 30, 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		0.13 %	148,193.88	
TEXPOOL (XXXX0001)	02/07/2020		0.13 %	253,334.56	Reimbursement
<b>Checking Account(s)</b>					
FIRST FINANCIAL BANK (XXXX7375)			0.00 %	1,299,384.41	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>\$1,811,598.49</b>	
<b>Fund: Capital Projects</b>					
<b>Money Market Funds</b>					
TEXPOOL (XXXX0009)	12/27/2012		0.13 %	697.51	
<b>Checking Account(s)</b>					
BOK Financial (XXXX3014)			0.00 %	121,827.24	BOKF, NA Escrow - Series 2017A
BOK Financial (XXXX4012)			0.00 %	1,528,342.26	BOKF, NA Escrow - Series 2017B
FIRST FINANCIAL BANK (XXXX8528)			0.00 %	0.00	Building Fund
FIRST FINANCIAL BANK (XXXX8544)			0.00 %	761.41	Const Ckg-W&S Proj 1058544
<b>Totals for Capital Projects Fund:</b>				<b>\$1,651,628.42</b>	
<b>Fund: Debt Service</b>					
<b>Money Market Funds</b>					
TEXPOOL (XXXX0008)	12/27/2012		0.13 %	236,929.54	
<b>Checking Account(s)</b>					
FIRST FINANCIAL BANK (XXXX4730)			0.00 %	186,865.01	Checking Account
<b>Totals for Debt Service Fund:</b>				<b>\$423,794.55</b>	
<b>Fund: CT Security</b>					
<b>Checking Account(s)</b>					
FIRST FINANCIAL BANK (XXXX0580)			0.00 %	7,155.00	Cash In Bank
<b>Totals for CT Security Fund:</b>				<b>\$7,155.00</b>	
<b>Fund: CT Tech</b>					
<b>Checking Account(s)</b>					
FIRST FINANCIAL BANK (XXXX8361)			0.00 %	39,729.58	Cash In Bank
<b>Totals for CT Tech Fund:</b>				<b>\$39,729.58</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 September 30, 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 %	15,038.84	Cash In Bank
<b>Totals for Hotel Occupancy Tax Fund:</b>				<b>\$15,038.84</b>	
<b>Fund: MEDC</b>					
<b>Money Market Funds</b>					
TEXPOOL (XXXXX0006)	08/01/2005		0.13 %	1,360,430.91	
TEXPOOL (XXXXX0005)	02/07/2020		0.13 %	79,604.90	Reimbursement
<b>Checking Account(s)</b>					
FIRST FINANCIAL BANK (XXXXX7938)			0.00 %	94,716.29	MEDC Checking
<b>Totals for MEDC Fund:</b>				<b>\$1,534,752.10</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		0.13 %	773,488.52	
<b>Checking Account(s)</b>					
FIRST FINANCIAL BANK (XXXXX7383)			0.00 %	899,366.07	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>\$1,672,854.59</b>	
<b>Grand total for City of Montgomery:</b>				<b>\$7,170,961.91</b>	

## Cash Flow Report - Checking Account

As of September 30, 2020

Num	Name	Memo	Amount	Balance
<b>BALANCE AS OF 09/01/2020</b>				<b>\$1,005,875.91</b>
<b>Receipts</b>				
	Transfer from Utility Fund Thur 09/02/20		10,785.89	
	Transfer from Utility Fund Thur 09/10/20		6,974.25	
	Sales Tax		225,114.39	
	Admin Transfer for 3rd Quarter 2019-2020 FYE		50,000.00	
	Transfer from Utility Fund Thur 09/29/20		55,652.04	
	Admin Transfer for 4th Quarter 2019-2020 FYE		50,000.00	
	Additional Court Deposit - Not on Register		313.90	
	Tax Rev EOM 9/20		11.47	
	Tax P&I CL 09/20		602.37	
	Tax Revenue CL09/20		3,091.14	
	Miscellaneous Revenue OS 09/30/20		325.00	
	Miscellaneous Revenue CL 09/30/20		154,698.45	
	Court Rev OS 09/20		176.90	
	Court Revenue CL 09/20		20,425.93	
	Interest		37.51	
<b>Total Receipts</b>				<b>578,209.24</b>
<b>Disbursements</b>				
30583	City of Montgomery - Utility Fund	/Water Usage @ Parks, City Hall, Com Center - Jul	(2,654.86)	
30584	Cody's Lawn Service LLC	Mowing	(11,295.00)	
30585	Conroe Courier.	570514883 - H1807016- 8/17/2020	(26.00)	
30586	Crown Paper and Chemical	Supplies #135428	(1,431.18)	
30587	Dog Waste Depot	Dog Waste Bags for Parks - Inv 361833	(392.00)	
30588	Entergy	Utilities per spreadsheet 08/20	(470.83)	
30589	Ewing Irrigation Products, Inc.	Memory Park - Inv 12451679	(261.86)	
30590	Johnson Petrov LLP	Legal Invoices - March to July 2020	(5,752.68)	
30591	OCS, Inc.	Computers / Website - Inv 99237	(4,000.00)	
30592	Outdoor Equipment Outlet, Inc	Tools - Inv 298238	(1,079.90)	
30593	Price Air Conditioning	Inv I1387 - AC Fixing at City Hall	(291.98)	
30594	Purchase Power	Acct-8000-9090-1015-0170 -Postage Refill thru 8/1	(500.00)	
30595	Robert Rosenquist	Municipal Court Judge - 8/20	(1,000.00)	
30596	Sam's Club	Acct #040241083268-7	(380.88)	
30597	UBEO LLC,	Acct No. 124715 Inv #69082900 08/1-08/31/20	(2,054.84)	
30598	Waller County Asphalt	Inv 19403	(675.00)	
30599	Weisinger Materials, Inc	Inv 092624	(22.00)	
30600	Wex Bank	Invoice 66926053 - August 2020 - Gas/Oil	(1,322.98)	
30601	Daspit, Laurence F	Payroll 09/11/20	(55.41)	
30602	Voytko, Michael L	Payroll 09/11/20	(1,181.65)	
30603	Amazon Capital Services	Operating Supplies	(25.35)	
30604	Calfee Specialties	Invoice 4171 ; 4309	(283.62)	
30605	Christian Brothers Automotive	Repairs - 2013 Dodge Charger Pursuit - Inv 2197	(1,451.49)	
30606	Davis Investigation Services	Pre-Employment Screening (Ramirez) Inv 190818	(73.87)	
30607	Entergy	Utilities per spreadsheet 08/20.	(927.90)	
30608	GALLS, LLC	Uniforms - Invoice 016296575 ; 016306095	(480.92)	
30609	Houston Chronicle	INV 34047155 ; 5677 ; 6920 - Legal Notices	(864.00)	
30610	Jim's Hardware Inc.	Acct #102 -Several Invoices 08/1-08/31/20	(733.35)	
30611	Jones & Carter, Inc	Engineering Invoices - July 2020	(5,590.63)	
30612	LDC	CM100017 Gas 101 Plantersville 8/31/20	(68.55)	
30613	Montgomery Central Appraisal District	4th Qtr Fees 2020	(2,284.97)	
30614	Nova Medical Centers	Inv 1607071	(213.30)	

## Cash Flow Report - Checking Account

As of September 30, 2020

Num	Name	Memo	Amount	Balance
<b>Disbursements</b>				
30615	O'Reilly Automotive, Inc.	700907 - Invoices 1838-221632 - August 2020	(15.99)	
30616	Optiquet Internet Services, Inc	Computer Tech	(197.00)	
30617	Outdoor Equipment Outlet, Inc	Tools - Inv 298360	(113.00)	
30618	Red Wing Shoes	Ticket # 628-121	(1,079.45)	
30619	Rick Hanna, CBO	Plan Reviews	(8,775.45)	
30620	Southern Tire Mart	Inv#4560034878	(239.00)	
30621	Stowe's Collision Repair LLC	Police - Auto repairs Inv 7177	(122.00)	
30622	TML-IRP	Contract# 6827 Insurance Premium September 202	(4,645.26)	
30623	Verizon Wireless	521590387-00001	(48.24)	
30624	Weisinger Materials, Inc	Inv 092819 ; 092907	(2,520.00)	
30625	Bracht, James C.	Longevity Pay 2020	(224.82)	
30626	Paulton, Lawrence R	Longevity Pay 2020	(40.57)	
30627	Thompson, Kevin A.	Longevity Pay 2020	(191.18)	
30628	Medical Air Services Association	Monthly Membership for 7 Emergent Plus Invoice	(98.00)	
30629	Montgomery SH 105 Associates, LLC	380 Sales Tax Agreement - 2019 / 2020	(2,863.53)	
30630	Omnibase Services of Texas, LP	2nd Qtr Activity - 2020 PS ID # 114170 Report#	(342.00)	
30631	TransUnion	Acct 300819 thru 8/31/20	(225.00)	
30632	Voytko, Michael L	Payroll 09/25/20	(1,842.92)	
30633	Belt Harris Pechacek LLLP	Inv 14458 - Interim Audit Fee - 9/30/20 YE	(5,082.60)	
30634	Card Service Center	First Financial Credit Card Account XXXX 0869 -	(5,471.26)	
30635	Christian Brothers Automotive	Repairs - Police Vehicles - RO 2181 ; 2236 ; 2333 ;	(551.91)	
30636	Coburn's Conroe Inc.	503622915 Operating Supp	(547.80)	
30637	Consolidated Communications	936-043-5910/0 / 936-597-6434 - 9/11/20-10/03	(1,374.95)	
30638	Easley Enterprises of Texas, Inc.	City Hall General Cleaning 08/20	(775.00)	
30639	Entergy	Acct # 140207580 / Inv#215005544671	(1,051.64)	
30640	Ewing Irrigation Products, Inc.	Memory Park - Inv 12510477 ; 12531127	(742.04)	
30641	Firestone	Police - Inv 60915474	(1,903.04)	
30642	Ger Nay Pest Control	Pest control INV 14443 ; 14444	(212.00)	
30643	Houston Chronicle	INV 34050166 - Tax Public Hearing	(465.00)	
30644	Information Professionals, Inc.	Subscription to eWorkOrders from 09/16/20- 11/	(4,310.00)	
30645	K & K Construction, Inc.	Inv 20-5432 - 2.0 Sack Stabilized Sand Picked Up -	(94.90)	
30646	Low Voltage Security Solutions	Public Works Items - Cameras,hard drives, Etc #1	(275.00)	
30647	McCoy's Building Supply Corporation	Office Supplies - 08/31/2020 Invoices	(1,013.85)	
30648	Megan S. Reisbord	Community Building Deposit Refund	(150.00)	
30649	Michael Shirley	Court Prosecutor 9/17/2020	(450.00)	
30650	Municipal Accounts & Consulting, L.P.	Bookkeeping- Part Inv 65110 8/31/20	(2,055.00)	
30651	Northwest Pest Patrol	Acct-32791-Mosquito fogging / Inv#355008, 009,	(725.00)	
30652	Notary Public Underwriters Agcy of Texas,	Premium Notary Package w/round stamp & Hand	(177.00)	
30653	Office Depot Business Credit	Supplies 08/31/2020	(721.60)	
30654	Pathmark Traffic Equipment	Street Signs - Inv 7281	(3,121.70)	
30655	Personalized Communications, Inc.	Answering Service Inv#18253-091620	(140.62)	
30656	Rick Hanna, CBO	Plan Reviews	(6,486.88)	
30657	Sales Revenue, Inc.	Sales Tax Tracking Inv 3572 10/20	(1,400.00)	
30658	TCOLE	Instructor Certification for A. Aguirre	(35.00)	
30659	TCOLE	Instructor Certification for M. Voytko	(35.00)	
30660	Texas Water Utilities Association	Management Courses - TWUA - Invoice 22185	(1,125.00)	
30661	The Mail Stop	Package ID - 178959 / 179348	(28.73)	
30662	UBEO LLC,	Acct No. 124715 Inv #69082900 09/1-09/30/20	(2,085.30)	
30663	UniFirst Holdings, Inc.	Inv 8440913079 ; 3080 ; 3976 ; 3977 ; 4865 ; 4866 ;	(622.72)	
30664	Vulcan Materials Company	Inv# 62174397	(40.60)	
30665	Waller County Asphalt	Inv 19473	(370.80)	
ACH	TML-Health	Health, Life & AD&D Insurance Period 2020-9 I	(15,488.68)	

## Cash Flow Report - Checking Account

As of September 30, 2020

Num	Name	Memo	Amount	Balance
<b>Disbursements</b>				
ACH	Office of the Attorney General	Child Support	(1,205.54)	
ACH	EFTPS	Payroll Taxes - September 2020	(16,132.70)	
ACH	EFTPS	Payroll Taxes - September 2020	(135.90)	
ACH	EFTPS	Payroll Taxes - September 2020	(17,764.50)	
ACH	Office of the Attorney General	Child Support	(1,205.54)	
ACH	TMRS	Retirement - September 2020	(17,527.90)	
AL	ETS Corporation	Merch Service Fees 09/20	(1,162.96)	
DD	Aguirre, Abel	Payroll 09/11/20	(2,145.05)	
DD	Bauer, Timothy M	Payroll 09/11/20	(1,468.14)	
DD	Belmares, Jose N.	Payroll 09/11/20	(2,425.66)	
DD	Brown, Jackson A	Payroll 09/11/20	(1,102.25)	
DD	Chambers, Albert E	Payroll 09/11/20	(2,178.93)	
DD	Ciulla, Hailey N	Payroll 09/11/20	(1,073.76)	
DD	Cooley, Diana M	Payroll 09/11/20	(1,405.94)	
DD	Duckett, Kimberly T.	Payroll 09/11/20	(1,749.16)	
DD	Goode, Kristen N	Payroll 09/11/20	(1,341.61)	
DD	Graves, Nathaniel L.	Payroll 09/11/20	(1,574.34)	
DD	Hensley, Kyle R	Payroll 09/11/20	(1,874.67)	
DD	Hensley, Susan L.	Payroll 09/11/20	(2,141.41)	
DD	Hernandez, George J.	Payroll 09/11/20	(1,542.99)	
DD	Kohl, Julie J	Payroll 09/11/20	(332.46)	
DD	Kowarsch, Robert D	Payroll 09/11/20	(175.46)	
DD	Lasky, Anthony R	Payroll 09/11/20	(2,063.78)	
DD	Lozano, Daniel T	Payroll 09/11/20	(1,282.38)	
DD	McCorquodale, David D.	Payroll 09/11/20	(2,199.67)	
DD	McRae, Jacob I	Payroll 09/11/20	(2,185.43)	
DD	Muckleroy, Micha D.	Payroll 09/11/20	(2,011.93)	
DD	Ramirez, Juan C	Payroll 09/11/20	(1,051.67)	
DD	Reed, Christy M	Payroll 09/11/20	(1,017.68)	
DD	Saah, Lucille N.	Payroll 09/11/20	(827.49)	
DD	Salas, Francisco A.	Payroll 09/11/20	(1,434.46)	
DD	Solomon, Anthony D	Payroll 09/11/20	(2,624.44)	
DD	Standifer, Eric L.	Payroll 09/11/20	(1,730.98)	
DD	Thomas, Ryan A	Payroll 09/11/20	(1,490.98)	
DD	Tramm, Richard J	Payroll 09/11/20	(4,155.73)	
DD	Aguirre, Abel	Payroll 09/25/20	(2,069.61)	
DD	Bauer, Timothy M	Payroll 09/25/20	(1,646.64)	
DD	Belmares, Jose N.	Payroll 09/25/20	(4,736.93)	
DD	Brown, Jackson A	Payroll 09/25/20	(1,031.60)	
DD	Chambers, Albert E	Payroll 09/25/20	(2,137.57)	
DD	Ciulla, Hailey N	Payroll 09/25/20	(1,073.76)	
DD	Cooley, Diana M	Payroll 09/25/20	(1,381.38)	
DD	Duckett, Kimberly T.	Payroll 09/25/20	(1,749.16)	
DD	Goode, Kristen N	Payroll 09/25/20	(1,341.60)	
DD	Graves, Nathaniel L.	Payroll 09/25/20	(1,837.41)	
DD	Hensley, Kyle R	Payroll 09/25/20	(1,836.65)	
DD	Hensley, Susan L.	Payroll 09/25/20	(2,141.41)	
DD	Hernandez, George J.	Payroll 09/25/20	(1,916.87)	
DD	Kohl, Julie J	Payroll 09/25/20	(374.01)	
DD	Kowarsch, Robert D	Payroll 09/25/20	(147.76)	
DD	Lasky, Anthony R	Payroll 09/25/20	(2,007.53)	
DD	Lozano, Daniel T	Payroll 09/25/20	(1,361.41)	

## Cash Flow Report - Checking Account

As of September 30, 2020

Num	Name	Memo	Amount	Balance
<b>Disbursements</b>				
DD	McCorquodale, David D.	Payroll 09/25/20	(2,199.67)	
DD	McRae, Jacob I	Payroll 09/25/20	(1,258.84)	
DD	Muckleroy, Micha D.	Payroll 09/25/20	(2,011.93)	
DD	Rains, Eva S.	Payroll 09/25/20	(166.23)	
DD	Ramirez, Juan C	Payroll 09/25/20	(1,051.67)	
DD	Reed, Christy M	Payroll 09/25/20	(1,080.42)	
DD	Saah, Lucille N.	Payroll 09/25/20	(1,460.71)	
DD	Salas, Francisco A.	Payroll 09/25/20	(1,660.34)	
DD	Solomon, Anthony D	Payroll 09/25/20	(2,624.44)	
DD	Standifer, Eric L.	Payroll 09/25/20	(2,134.50)	
DD	Thomas, Ryan A	Payroll 09/25/20	(1,466.71)	
DD	Tramm, Richard J	Payroll 09/25/20	(4,155.73)	
Wire	First Financial Bank	Transfer of Court Security Fees Revenue thru 09/1	(54.91)	
Wire	First Financial Bank	Transfer of Court Tech Fees Revenue thru 09/10/2	(73.21)	
Wire	First Financial Bank	Transfer to Debt Service Thru 09/10/20	(1,976.23)	
Wire	First Financial Bank	Transfer to Utility Fund Thru 09/10/20	(229.38)	
<b>Total Disbursements</b>				(284,700.74)
<b>BALANCE AS OF 09/30/2020</b>				<b>\$1,299,384.41</b>

# Cash Flow Report - Police Drug & Misc Fund Account

As of September 30, 2020

Num	Name	Memo	Amount	Balance
BALANCE AS OF 09/01/2020				\$10,675.64
<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 09/30/2020				\$10,675.64



# Cash Flow Report - Home Grant / COPS Universal Account

As of September 30, 2020

Num	Name	Memo	Amount	Balance
BALANCE AS OF 09/01/2020				\$10.00
<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 09/30/2020				\$10.00

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

September 2020

Accrual Basis

	Sep 20	Budget	\$ Over Budget	Oct '19 - Sep 20	YTD Budget	\$ Over Budget	Annual Budget
<b>Ordinary Income/Expense</b>							
<b>Income</b>							
14000.1 · Taxes & Franchise Fees							
14103 · Beverage Tax	0.00	0.00	0.00	24,259.52	30,000.00	-5,740.48	30,000.00
14111 · Franchise Tax	76,590.31	73,100.00	3,490.31	94,496.89	90,000.00	4,496.89	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	3,102.27	0.00	3,102.27	555,746.45	574,769.00	-19,022.55	574,769.00
<b>Total 14320 · Ad Valorem Taxes</b>	<b>3,102.27</b>	<b>0.00</b>	<b>3,102.27</b>	<b>591,518.91</b>	<b>610,544.00</b>	<b>-19,025.09</b>	<b>610,544.00</b>
14330 · Penalties & Interest on Adv Tax	602.37	200.00	402.37	3,458.91	5,000.00	-1,541.09	5,000.00
14331 · Rendition Penalties	0.34	0.00	0.34	5.32	100.00	-94.68	100.00
14600 · Sales Tax							
14600.1 · Sales Tax ILO AdValorem Tax	56,278.59	62,500.00	-6,221.41	764,418.46	750,000.00	14,418.46	750,000.00
14600 · Sales Tax - Other	112,557.21	125,000.00	-12,442.79	1,528,837.05	1,500,000.00	28,837.05	1,500,000.00
<b>Total 14600 · Sales Tax</b>	<b>168,835.80</b>	<b>187,500.00</b>	<b>-18,664.20</b>	<b>2,293,255.51</b>	<b>2,250,000.00</b>	<b>43,255.51</b>	<b>2,250,000.00</b>
<b>Total 14000.1 · Taxes &amp; Franchise Fees</b>	<b>249,131.09</b>	<b>260,800.00</b>	<b>-11,668.91</b>	<b>3,006,995.06</b>	<b>2,985,644.00</b>	<b>21,351.06</b>	<b>2,985,644.00</b>
14000.2 · Permits & Licenses							
14105 · Building Permits/MEP	32,119.00	18,750.00	13,369.00	240,808.50	225,000.00	15,808.50	225,000.00
14146 · Vendor/Beverage Permits	20.00	50.00	-30.00	345.00	600.00	-255.00	600.00
14611 · Sign Fee	350.00	150.00	200.00	2,210.00	1,800.00	410.00	1,800.00
14612 · Misc Permit Fees(plats,& Zoning	20.00	708.33	-688.33	7,004.71	8,500.00	-1,495.29	8,500.00
14000.2 · Permits & Licenses - Other	0.00	10.00	-10.00	0.00	100.00	-100.00	100.00
<b>Total 14000.2 · Permits &amp; Licenses</b>	<b>32,509.00</b>	<b>19,668.33</b>	<b>12,840.67</b>	<b>250,368.21</b>	<b>236,000.00</b>	<b>14,368.21</b>	<b>236,000.00</b>
14000.4 · Fees for Service							
14380 · Community Bldg Rental	300.00	500.00	-200.00	6,270.00	6,000.00	270.00	6,000.00
14385 · Right of Way Use Fees	1,216.92	583.33	633.59	8,183.34	7,000.00	1,183.34	7,000.00
<b>Total 14000.4 · Fees for Service</b>	<b>1,516.92</b>	<b>1,083.33</b>	<b>433.59</b>	<b>14,453.34</b>	<b>13,000.00</b>	<b>1,453.34</b>	<b>13,000.00</b>
14000.5 · Court Fines & Forfeitures							
14101 · Collection Fees	1,485.37	1,083.33	402.04	15,289.88	13,000.00	2,289.88	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)	23.36	125.00	-101.64	23.36	900.00	-876.64	900.00
14110 · Fines	19,157.60	25,000.00	-5,842.40	256,608.67	300,000.00	-43,391.33	300,000.00
14118 · OMNI	90.27	73.69	16.58	1,116.21	1,600.00	-483.79	1,600.00
14125 · Warrant Fees	0.00	0.00	0.00	0.00	50.00	-50.00	50.00
14126 · Judicial Efficiency (Dedicated)	12.64	41.67	-29.03	424.16	500.00	-75.84	500.00

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

September 2020

Accrual Basis

	Sep 20	Budget	\$ Over Budget	Oct '19 - Sep 20	YTD Budget	\$ Over Budget	Annual Budget
14130 · Accident Reports	87.00	33.33	53.67	589.03	400.00	189.03	400.00
Total 14000.5 · Court Fines & Forfeitures	20,856.24	26,357.02	-5,500.78	274,051.31	316,550.00	-42,498.69	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
15380 · Unanticipated Income	937.55	1,250.00	-312.45	15,439.65	15,000.00	439.65	15,000.00
15391 · Interest Income	37.51	114.56	-77.05	397.29	1,000.00	-819.98	1,000.00
15392 · Interest on Investments	49.71	1,000.00	-950.29	10,695.67	12,000.00	-1,304.33	12,000.00
Total 14000.6 · Other Revenues	1,024.77	2,364.56	-1,339.79	27,704.76	29,417.27	-1,712.51	29,417.27
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	0.00	0.00	0.00	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
Total Income	305,038.02	310,273.24	-5,235.22	3,940,395.63	3,947,844.00	-7,665.64	3,947,844.00
Gross Profit	305,038.02	310,273.24	-5,235.22	3,940,395.63	3,947,844.00	-7,665.64	3,947,844.00
Expense							
16000 · Personnel							
16353.1 · Health Ins.	12,656.79	16,500.00	-3,843.21	191,176.60	198,000.00	-6,823.40	198,000.00
16353.4 · Unemployment Ins.	0.00	573.33	-573.33	300.17	6,880.00	-6,579.83	6,880.00
16353.5 · Workers Comp.	2,066.75	2,991.66	-924.91	27,276.46	35,900.00	-8,623.54	35,900.00
16353.6 · Dental & Vision Insurance	1,236.78	1,535.41	-298.63	17,498.98	18,425.00	-926.02	18,425.00
16353.7 · Life & AD&D Insurance	240.36	270.84	-30.48	3,070.99	3,250.00	-179.01	3,250.00
16353.8 · Crime-Ins	40.71	41.67	-0.96	488.52	500.00	-11.48	500.00
16560 · Payroll Taxes	10,159.70	11,554.17	-1,394.47	126,404.22	138,650.00	-12,245.78	138,650.00
16600 · Wages	18,864.62	126,250.00	-107,385.38	1,291,353.12	1,515,000.00	-223,646.88	1,515,000.00
16600.1 · Overtime	6,937.39	4,441.66	2,495.73	47,878.20	50,500.00	-2,621.80	50,500.00
16620 · Retirement Expense	7,449.57	8,066.66	-617.09	91,353.91	96,800.00	-5,446.09	96,800.00
Total 16000 · Personnel	59,652.67	172,225.40	-112,572.73	1,796,801.17	2,063,905.00	-267,103.83	2,063,905.00
16001 · Communications							
16338 · Advertising/Promotion							
16338.1 · Legal Notices and Pub	681.00	250.00	431.00	5,949.36	4,500.00	1,449.36	4,500.00
16338.2 · Recording Fees	0.00	208.33	-208.33	331.00	2,500.00	-2,169.00	2,500.00
16338 · Advertising/Promotion - Other	0.00	249.99	-249.99	1,822.79	3,000.00	-1,177.21	3,000.00
Total 16338 · Advertising/Promotion	681.00	708.32	-27.32	8,103.15	10,000.00	-1,896.85	10,000.00

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

September 2020

10:58 AM  
10/14/20

Accrual Basis

	Sep 20	Budget	\$ Over Budget	Oct '19 - Sep 20	YTD Budget	\$ Over Budget	Annual Budget
<b>Total 16001 · Communications</b>	681.00	708.32	-27.32	8,103.15	10,000.00	-1,896.85	10,000.00
<b>16002 · Contract Services</b>							
16102 · General Consultant Fees	1,400.00	1,540.00	-140.00	16,800.00	18,480.00	-1,680.00	18,480.00
16102.1 · Sales Tax Tracking	451.60	708.33	-256.73	4,093.63	28,500.00	-24,406.37	28,500.00
16102 · General Consultant Fees - Other							
<b>Total 16102 · General Consultant Fees</b>	1,851.60	2,248.33	-396.73	20,893.63	46,980.00	-26,086.37	46,980.00
<b>16220 · Omni Expense</b>	0.00	333.33	-333.33	1,674.00	4,000.00	-2,326.00	4,000.00
16242 · Prosecutors Fees	450.00	1,041.66	-591.66	8,100.00	12,500.00	-4,400.00	12,500.00
16280 · Mowing	10,425.00	9,333.33	1,091.67	93,727.74	112,000.00	-18,272.26	112,000.00
16281 · Records Shredding	98.40	16.66	81.74	561.54	850.00	-288.46	850.00
16299 · Inspections/Permits/Backflow Ex	13,144.99	16,041.66	-2,896.67	157,402.83	192,500.00	-35,097.17	192,500.00
16310 · Judge's Fee	1,000.00	1,000.00	0.00	14,500.00	14,500.00	0.00	14,500.00
16320 · Legal	0.00	2,333.33	-2,333.33	16,218.27	30,500.00	-14,281.73	30,500.00
<b>16321 · Audit Fees</b>	5,082.60	0.00	5,082.60	21,761.60	25,000.00	-3,238.40	25,000.00
16322 · Engineering	0.00	9,583.33	-9,583.33	71,833.95	115,000.00	-43,166.05	115,000.00
<b>16326 · Collection Agency Fees</b>	0.00	0.00	0.00	9,822.26	20,000.00	-10,177.74	20,000.00
16333 · Accounting Fees	0.00	3,750.00	-3,750.00	40,301.43	45,000.00	-4,698.57	45,000.00
<b>16335 · Repairs &amp; Maintenance</b>							
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	2,731.97	3,145.83	-413.86	32,137.06	37,750.00	-5,612.94	37,750.00
16357 · Auto Repairs	1,598.99	1,541.66	57.33	19,189.80	18,500.00	689.80	18,500.00
16373 · Equipment repairs	573.47	708.32	-134.85	4,688.61	8,500.00	-3,811.39	8,500.00
16374 · Building Repairs-City Hall/Comm	1,407.68	0.00	1,407.68	13,866.84	19,479.00	-5,612.16	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
<b>16335.1 · Maintenance - Vehicles &amp; Equip - ...</b>	35.00	200.00	-165.00	1,423.85	2,400.00	-976.15	2,400.00
<b>Total 16335.1 · Maintenance - Vehicles &amp; Equip...</b>	6,347.11	5,595.81	751.30	92,454.22	113,629.00	-21,174.78	113,629.00
<b>16335.3 · City Hall Cleaning - COVID 19</b>	0.00			950.00			
<b>16335 · Repairs &amp; Maintenance - Other</b>	775.00	1,250.00	-475.00	13,968.40	15,000.00	-1,031.60	15,000.00
<b>Total 16335 · Repairs &amp; Maintenance</b>	7,122.11	6,845.81	276.30	107,372.62	129,129.00	-21,756.38	129,129.00
<b>16335.2 · Mosquito Spraying</b>	580.00	0.00	580.00	818.56	0.00	818.56	0.00

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

September 2020

Accrual Basis

	Sep 20	Budget	\$ Over Budget	Oct '19 - Sep 20	YTD Budget	\$ Over Budget	Annual Budget
16337 · Street Signs	1,714.20	333.33	1,380.87	4,590.90	4,000.00	590.90	4,000.00
16340 · Printing & Office supplies							
16340.1 · COVID-19 Supplies	11,136.00	0.00	11,136.00	11,767.74	375.00	11,517.74	375.00
16340 · Printing & Office supplies - Other	0.00	624.99	-624.99	7,981.50	7,500.00	481.50	7,500.00
<b>Total 16340 · Printing &amp; Office supplies</b>	<b>11,136.00</b>	<b>624.99</b>	<b>10,511.01</b>	<b>19,749.24</b>	<b>7,875.00</b>	<b>11,999.24</b>	<b>7,875.00</b>
16342 · Computers/Website	4,310.00	1,786.66	2,523.34	22,407.91	21,440.00	967.91	21,440.00
16350 · Postage/Delivery	54.48	479.15	-424.67	4,442.32	5,750.00	-1,307.68	5,750.00
16351 · Telephone	2,718.49	2,158.33	560.16	32,842.67	25,900.00	6,942.67	25,900.00
16360 · Tax Assessor Fees	0.00	0.00	0.00	9,617.09	7,500.00	2,117.09	7,500.00
16370 · Election	0.00	0.00	0.00	334.60	8,000.00	-7,665.40	8,000.00
17030 · Mobil Data Terminal	1,257.35	1,166.66	90.69	5,728.14	14,000.00	-8,271.86	14,000.00
17040 · Computer/Technology							
17040.1 · COVID-19 Computer Tech	0.00	289.00	-289.00	1,627.48	2,239.00	88.48	2,239.00
17040 · Computer/Technology - Other	44,372.98	2,541.66	41,831.32	77,856.12	28,500.00	47,356.12	28,500.00
<b>Total 17040 · Computer/Technology</b>	<b>44,372.98</b>	<b>2,830.66</b>	<b>41,542.32</b>	<b>79,483.60</b>	<b>30,739.00</b>	<b>47,444.60</b>	<b>30,739.00</b>
17510 · State Portion of Fines/Payouts	20,675.70	36,250.00	-15,574.30	88,584.76	145,000.00	-56,415.24	145,000.00
16002 · Contract Services - Other	0.00	0.00	0.00	0.00	500.00	-500.00	500.00
<b>Total 16002 · Contract Services</b>	<b>125,993.90</b>	<b>98,157.22</b>	<b>27,836.68</b>	<b>832,769.66</b>	<b>1,018,663.00</b>	<b>-187,068.34</b>	<b>1,018,663.00</b>
16003 · Supplies & Equipment							
16244 · Radio Fees	0.00	500.00	-500.00	4,542.36	5,000.00	-457.64	5,000.00
16328 · Uniforms & Safety Equip	509.62	1,116.66	-607.04	12,793.43	13,500.00	-706.57	13,500.00
16328.1 · Protective Gear	0.00	83.33	-83.33	184.48	1,000.00	-815.52	1,000.00
16358 · Copier/Fax Machine Lease	2,941.86	2,192.18	749.68	25,911.14	21,450.00	4,461.14	21,450.00
16460 · Operating Supplies (Office)							
16460.1 · Streets and Drainage	3,620.48	306.25	3,314.23	10,316.44	3,675.00	6,641.44	3,675.00
16460.2 · Cedar Brake Park	404.69	166.67	238.02	1,532.21	2,000.00	-467.79	2,000.00
16460.3 · Homecoming Park	404.69	83.33	321.36	1,230.75	1,000.00	230.75	1,000.00
16460.4 · Fernland Park	530.77	83.33	447.44	1,490.93	1,000.00	490.93	1,000.00
16460.5 · Community Building	312.60	141.67	170.93	1,829.66	1,700.00	129.66	1,700.00
16460.6 · Tools, Etc	197.08	145.83	51.25	2,526.63	2,050.00	476.63	2,050.00
16460.7 · Memory Park	404.69	141.67	263.02	2,457.24	1,700.00	757.24	1,700.00
16460 · Operating Supplies (Office) - Other	2,916.06	1,324.80	1,591.26	17,777.27	21,500.00	-3,722.73	21,500.00
<b>Total 16460 · Operating Supplies (Office)</b>	<b>8,791.06</b>	<b>2,393.55</b>	<b>6,397.51</b>	<b>39,161.13</b>	<b>34,625.00</b>	<b>4,536.13</b>	<b>34,625.00</b>
16503 · Code Enforcement Expenses	0.00	83.33	-83.33	0.00	1,000.00	-1,000.00	1,000.00
17010 · Emergency Equipment	442.50	500.00	-57.50	4,874.44	3,500.00	1,374.44	3,500.00
17100 · Capital Purchase Furniture	213.30	0.00	213.30	2,412.39	3,000.00	-587.61	3,000.00

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

September 2020

Accrual Basis

	Sep 20	Budget	\$ Over Budget	Oct '19 - Sep 20	YTD Budget	\$ Over Budget	Annual Budget
16003 · Supplies & Equipment - Other	0.00	500.00	-500.00	0.00	500.00	-500.00	500.00
Total 16003 · Supplies & Equipment	12,898.34	7,369.05	5,529.29	89,879.37	83,575.00	6,304.37	83,575.00
16004 · Staff Development							
16241 · Training / Education	0.00	583.33	-583.33	4,313.65	6,000.00	-1,686.35	6,000.00
16339 · Dues & Subscriptions	177.00	716.66	-539.66	3,868.69	9,600.00	-5,731.31	9,600.00
16341 · Community Relations	50.00	266.67	-216.67	6,894.41	4,965.00	1,929.41	4,965.00
16354 · Travel & Training (Travel)	1,125.00	2,416.66	-1,291.66	23,820.74	36,500.00	-12,679.26	36,500.00
16004 · Staff Development - Other	0.00	0.00	0.00	0.00	100.00	-100.00	100.00
Total 16004 · Staff Development	1,352.00	3,983.32	-2,631.32	38,897.49	57,165.00	-18,267.51	57,165.00
16005 · Maintenance							
16228 · Park Maint-Memory Pk	865.38	416.67	448.71	3,437.81	5,000.00	-1,562.19	5,000.00
16229 · Park Maint - Fernland	452.87	333.33	119.54	3,268.14	4,000.00	-731.86	4,000.00
16230 · Park Maint-Cedar Brake Park	0.00	833.33	-833.33	11,167.53	10,000.00	1,167.53	10,000.00
16231 · Park Maint. - Homecoming Park	540.00	500.00	40.00	6,446.82	6,000.00	446.82	6,000.00
Total 16005 · Maintenance	1,858.25	2,083.33	-225.08	24,320.30	25,000.00	-679.70	25,000.00
16006 · Insurance							
16353.2 · Liability Ins.	1,847.25	1,944.99	-97.74	23,167.07	23,390.00	-222.93	23,390.00
16353.3 · Property Ins.	690.55	911.65	-221.10	8,282.91	12,110.00	-3,827.09	12,110.00
16353.9 · Insurance Bond	0.00	0.00	0.00	305.00	0.00	305.00	0.00
Total 16006 · Insurance	2,537.80	2,856.64	-318.84	31,754.98	35,500.00	-3,745.02	35,500.00
16007 · Utilities							
16352.0 · Electronic Sign-City	66.78	91.66	-24.88	744.64	1,100.00	-355.36	1,100.00
16352.1 · Street Lights	0.00	1,125.00	-1,125.00	11,359.38	13,500.00	-2,140.62	13,500.00
16352.2 · Downtown Utilities	78.56	100.00	-21.44	1,217.72	1,200.00	17.72	1,200.00
16352.3 · Utilities-Cedar Brake Park	68.59	175.00	-106.41	2,367.22	2,100.00	267.22	2,100.00
16352.4 · Utilities-Homecoming Park	61.58	104.59	-43.01	1,231.24	1,300.00	-68.76	1,300.00
16352.5 · Utilities-Fernland Park	281.36	375.00	-93.64	4,676.50	4,500.00	176.50	4,500.00
16352.6 · Utilities - City Hall	862.60	875.00	-12.40	10,432.25	10,500.00	-67.75	10,500.00
16352.8 · Utilities - Comm Center Bldg	237.05	358.33	-121.28	4,553.07	4,300.00	253.07	4,300.00
16352.9 · Utilities-Memory Pk	0.00	750.00	-750.00	6,566.09	9,000.00	-2,433.91	9,000.00
16007 · Utilities - Other	0.00	0.00	0.00	0.00	100.00	-100.00	100.00
Total 16007 · Utilities	1,656.52	3,954.58	-2,298.06	43,148.11	47,600.00	-4,451.89	47,600.00
16008 · Capital Outlay							
17070 · Capital Outlay - Police Cars							
17070.1 · Emergency Lights, Decals	0.00	333.33	-333.33	4,278.46	4,000.00	278.46	4,000.00

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

September 2020

Accrual Basis

	Sep 20	Budget	\$ Over Budget	Oct '19 - Sep 20	YTD Budget	\$ Over Budget	Annual Budget
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	-10,571.80	0.00	-10,571.80	31,825.20	43,000.00	-11,174.80	43,000.00
<b>Total 17070 · Capital Outlay - Police Cars</b>	<b>-10,571.80</b>	<b>333.33</b>	<b>-10,905.13</b>	<b>74,650.28</b>	<b>102,000.00</b>	<b>-27,349.72</b>	<b>102,000.00</b>
17071 · Cap Purchase - Computers/Equip	0.00	0.00	0.00	9,196.45	14,933.00	-5,736.55	14,933.00
17071.1 · Copsync	0.00	0.00	0.00	4,001.57	4,000.00	1.57	4,000.00
17071.2 · Radar	0.00	0.00	0.00	0.00	4,200.00	-4,200.00	4,200.00
17071.4 · Laserfiche (Software)	0.00	0.00	0.00	3,739.52	4,000.00	-260.48	4,000.00
17071.6 · Investigative and Testing Equip	0.00	0.00	0.00	-887.81	2,500.00	-3,387.81	2,500.00
17071.7 · Ballistic Vests & Shields	0.00	0.00	0.00	4,400.00	4,250.00	150.00	4,250.00
17071.8 · Capital Outlay Miscellaneous	0.00	0.00	0.00	23,887.67	58,500.00	-34,612.33	58,500.00
17071 · Cap Purchase - Computers/Equip - Ot...	0.00	0.00	0.00	44,337.40	92,383.00	-48,045.60	92,383.00
<b>Total 17071 · Cap Purchase - Computers/Equip</b>	<b>0.00</b>	<b>0.00</b>	<b>0.00</b>	<b>4,753.80</b>	<b>5,500.00</b>	<b>-746.20</b>	<b>5,500.00</b>
17071.5 · Patrol Weapons	822.80	0.00	822.80	822.80	5,000.00	-4,177.20	5,000.00
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	420.00	1,000.00	-580.00	1,000.00
17081 · Cap Outlay-Drainage Improvement	0.00	0.00	0.00	124,984.28	210,883.00	-85,898.72	210,883.00
<b>Total 16008 · Capital Outlay</b>	<b>-9,749.00</b>	<b>333.33</b>	<b>-10,082.33</b>	<b>124,984.28</b>	<b>210,883.00</b>	<b>-85,898.72</b>	<b>210,883.00</b>
16009 · Miscellaneous Expenses	0.00	0.00	0.00	305.94	0.00	305.94	0.00
16590 · Misc. Expense	98.00	0.00	98.00	2,349.84	3,400.00	-1,050.16	3,400.00
16590.3 · National Night Out	0.00	0.00	0.00	0.00	0.00	0.00	0.00
16590 · Misc. Expense - Other	98.00	0.00	98.00	2,655.78	3,400.00	-744.22	3,400.00
<b>Total 16590 · Misc. Expense</b>	<b>98.00</b>	<b>0.00</b>	<b>98.00</b>	<b>2,655.78</b>	<b>3,400.00</b>	<b>-744.22</b>	<b>3,400.00</b>
<b>Total 16009 · Miscellaneous Expenses</b>	<b>98.00</b>	<b>0.00</b>	<b>98.00</b>	<b>2,655.78</b>	<b>3,400.00</b>	<b>-744.22</b>	<b>3,400.00</b>
16356 · Contract Labor- Streets	0.00	3,250.00	-3,250.00	79,562.92	78,250.00	1,312.92	78,250.00
16361 · Transfers out	0.00	0.00	0.00	58,000.00	58,000.00	0.00	58,000.00
16361.4 · Transfer to CPF	0.00	0.00	0.00	58,000.00	58,000.00	0.00	58,000.00
<b>Total 16361 · Transfers out</b>	<b>0.00</b>	<b>0.00</b>	<b>0.00</b>	<b>58,000.00</b>	<b>58,000.00</b>	<b>0.00</b>	<b>58,000.00</b>
<b>16500 · Leases - Parks and Recreation</b>	<b>0.00</b>	<b>0.00</b>	<b>0.00</b>	<b>5,330.83</b>	<b>5,700.00</b>	<b>-369.17</b>	<b>5,700.00</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>	<b>0.00</b>	<b>0.00</b>	<b>0.00</b>	<b>5,330.83</b>	<b>5,700.00</b>	<b>-369.17</b>	<b>5,700.00</b>
17500 · Tax Rebatement	16,957.28	14,093.75	2,863.53	171,988.53	169,125.00	2,863.53	169,125.00
17500.1 · Sales Tax Rebate	16,957.28	14,093.75	2,863.53	171,988.53	169,125.00	2,863.53	169,125.00

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

September 2020

Accrual Basis

	Sep 20	Budget	\$ Over Budget	Oct '19 - Sep 20	YTD Budget	\$ Over Budget	Annual Budget
17500.2 · 380 Ad Valorem Tax Rebate	6,950.66	6,950.67	-0.01	83,407.97	83,408.00	-0.03	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
Total 17500 · Tax Rebatement	23,907.94	21,044.42	2,863.52	290,774.97	287,908.00	2,866.97	287,908.00
17540 · Transfer to Capital Savings	0.00	30,000.00	-30,000.00	0.00	30,000.00	-30,000.00	30,000.00
Total Expense	220,887.42	345,965.61	-125,078.19	3,426,983.01	4,015,724.00	-589,740.99	4,015,724.00
Net Ordinary Income	84,150.60	-35,692.37	119,842.97	513,412.62	-67,880.00	582,075.35	-67,880.00
Other Income/Expense							
Other Income							
14000.3 · Transfers In	11,875.00	11,875.00	0.00	65,000.00	65,000.00	0.00	65,000.00
14620.2 · Admin Transfer from MEDC	0.00	720.00	-720.00	2,160.00	2,880.00	-720.00	2,880.00
14620.4 · Admin Trf from Court Security							
Total 14000.3 · Transfers In	11,875.00	12,595.00	-720.00	67,160.00	67,880.00	-720.00	67,880.00
Total Other Income	11,875.00	12,595.00	-720.00	67,160.00	67,880.00	-720.00	67,880.00
Net Other Income	11,875.00	12,595.00	-720.00	67,160.00	67,880.00	-720.00	67,880.00
Net Income	96,025.60	-23,097.37	119,122.97	580,572.62	0.00	581,355.35	0.00



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

As of September 30, 2020

Num	Name	Memo	Amount	Balance
<b>BALANCE AS OF 09/01/2020</b>				<b>\$14,607.02</b>
<b>Receipts</b>				
	Transfer from Utility Fund - City Share of LS TWDB Project		16,000.00	
	Transfer from Utility Fund - City Share of LS TWDB Project		67,000.00	
<b>Total Receipts</b>				<b>83,000.00</b>
<b>Disbursements</b>				
1344	Jones & Carter, Inc.	Engineering Fees - Capital Projects	(29,633.61)	
1345	Black Castle General Contractors	Pay Estimate #10 - Construction of Stewart Creek	(67,212.00)	
<b>Total Disbursements</b>				<b>(96,845.61)</b>
<b>BALANCE AS OF 09/30/2020</b>				<b>\$761.41</b>

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

As of September 30, 2020

Num	Name	Memo	Amount	Balance
BALANCE AS OF 09/01/2020				\$121,826.83
<b>Receipts</b>				
	Interest on account 9/30/2020		0.41	
<b>Total Receipts</b>				0.41
<b>Disbursements</b>				
	No Disbursements Activity		0.00	
<b>Total Disbursements</b>				0.00
BALANCE AS OF 09/30/2020				\$121,827.24

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

As of September 30, 2020

Num	Name	Memo	Amount	Balance
BALANCE AS OF 09/01/2020				\$1,528,337.07
<b>Receipts</b>				
	Interest on account 9/30/2020		5.19	
<b>Total Receipts</b>				5.19
<b>Disbursements</b>				
	No Disbursements Activity		0.00	
<b>Total Disbursements</b>				0.00
BALANCE AS OF 09/30/2020				\$1,528,342.26

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

Accrual Basis

	Sep 20	Budget	% of Budget	Oct '19 - Sep 20	YTD Budget	% of Budget	Annual Budget
<b>Ordinary Income/Expense</b>							
<b>Income</b>							
43901 · Capital Proj Funding Sourc	0.00			0.00	0.00	0.0%	0.00
43901.2 · Trns from General-Hou Sl.	0.00	0.00	0.0%	0.00	0.00	0.0%	0.00
43911 · Transfer From MEDC							
43947 · Transfer from Utility Fund							
43947A · Tsf from Utility - Cap (27002)	0.00	0.00	0.0%	139,000.00	139,000.00	100.0%	139,000.00
43947B · Tsf from Utility - Maint	41,700.00	0.00	100.0%	91,400.00	91,400.00	100.0%	91,400.00
43947C · Tsf fr Utility - Cap Costs Proj	80,300.00	0.00	100.0%	80,300.00	91,400.00	87.9%	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>122,000.00</b>	<b>0.00</b>	<b>100.0%</b>	<b>310,700.00</b>	<b>321,800.00</b>	<b>96.6%</b>	<b>321,800.00</b>
<b>43949 · Transfers from General Fund</b>							
43949.1 · Tsf fr Gen - Police Veh (17070)	0.00	0.00	0.0%	0.00	15,000.00	0.0%	15,000.00
43949.2 · Tsf from Gen-Streets/Sidewalk	0.00	0.00	0.0%	58,000.00	175,000.00	33.1%	175,000.00
43949.3 · Trs fm Gen - Inf Inv (16590.4)	0.00	0.00	0.0%	0.00	0.00	0.0%	0.00
43949.4 · Tsf fm Gen - Mob Inv (16590.7)	0.00	0.00	0.0%	0.00	0.00	0.0%	0.00
<b>Total 43949 · Transfers from General Fund</b>	<b>0.00</b>	<b>0.00</b>	<b>0.0%</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	0.0%	0.00	0.00	0.0%	0.00
43952.3 · Proceeds GLO	0.00	0.00	0.0%	0.00	2,306,000.00	0.0%	2,306,000.00
<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>122,000.00</b>	<b>0.00</b>	<b>100.0%</b>	<b>368,700.00</b>	<b>2,827,800.00</b>	<b>13.0%</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-Plaz Morgan St	0.00			0.00	0.00	0.0%	0.00
43956.3 · Impact Fees (26901.3)	0.00	0.00	0.0%	9,712.00	0.00	100.0%	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>0.0%</b>	<b>9,712.00</b>	<b>400,000.00</b>	<b>2.4%</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 · CDBG Block Grant - Baja	0.00	0.00	0.0%	198,055.74	291,008.00	68.1%	291,008.00
<b>Total 43961 · Grant Funds-CDBG</b>	<b>0.00</b>	<b>0.00</b>	<b>0.0%</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	0.41	1,041.66	0.0%	4,163.54	12,500.00	33.3%	12,500.00
45391.2 · Interest Earned Ser 2017B	5.19	1,041.66	0.5%	10,721.00	12,500.00	85.8%	12,500.00
45391.3 · Miscellaneous Income	0.00			70.00			
45391 · Interest Earned - Other	0.00			2,307.43	0.00	100.0%	0.00
<b>Total 45391 · Interest Earned</b>	<b>5.60</b>	<b>2,083.32</b>	<b>0.3%</b>	<b>17,261.97</b>	<b>25,000.00</b>	<b>69.0%</b>	<b>25,000.00</b>

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

Accrual Basis

	Sep 20	Budget	% of Budget	Oct '19 - Sep 20	YTD Budget	% of Budget	Annual Budget
<b>45900 · Use of Surplus</b>	0.00	0.00	0.0%	0.00	0.00	0.0%	0.00
<b>Total Income</b>	122,005.60	2,083.32	5,856.3%	593,729.71	3,543,808.00	16.8%	3,543,808.00
<b>Expense</b>							
<b>43889 · Grant Administrative Expenses</b>							
43889.1 · Bridge-CDBG-DR #7217037	0.00	0.00	0.0%	0.00	0.00	0.0%	0.00
43889.2 · Baja Project CDBG #7217320	0.00	0.00	0.0%	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%	19,532.99	98,551.00	19.8%	98,551.00
43890.3 · Lift St #1 Expansion-TWDB	0.00	7,500.00	0.0%	45,879.63	90,000.00	51.0%	90,000.00
43890.4 · Waterline replacement/HouSt	0.00	0.00	0.0%	32,035.43	0.00	100.0%	0.00
43890.5 · LS#3/Force Main Re-Rte-TWDB	0.00	1,583.33	0.0%	0.00	19,000.00	0.0%	19,000.00
43890.7 · Downtown/SH105 Imp-TWDB	0.00	7,496.00	0.0%	0.00	89,952.00	0.0%	89,952.00
43890.8 · 18" SS Line	0.00	2,190.33	0.0%	5,999.95	26,284.00	22.8%	26,284.00
43890.9 · Bridge Water Line	0.00	0.00	0.0%	0.00	0.00	0.0%	0.00
43890.A · Baja Project - CDBG 0037-00	0.00	0.00	0.0%	14,435.00	0.00	0.0%	0.00
43890A · Baja Rd/MLK Dr CDBG-Add'l-01	0.00	0.00	0.0%	14,898.37	0.00	0.0%	0.00
43890C · MLK Dr-Wrtn Rep/Dr Imp Ph II	0.00	0.00	0.0%	18,817.63	48,000.00	39.2%	48,000.00
43890.A · Baja Project - CDBG 0037-00 - Other	0.00	4,000.00	0.0%	0.00	48,000.00	100.3%	48,000.00
<b>Total 43890.A · Baja Project - CDBG 0037-00</b>	0.00	4,000.00	0.0%	48,151.00	48,000.00	100.3%	48,000.00
<b>43890.B · Buff Sp Brdg Emb Rep - FEMA</b>	0.00	0.00	0.0%	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	106,167.00	21.1%	106,167.00
43890.D · Buff Sp Brdg - CDBG	0.00	0.00	0.0%	0.00	0.00	0.0%	0.00
43890.E · Eng-All GLO	0.00	25,000.00	0.0%	39,523.34	300,000.00	13.2%	300,000.00
43890.F · Plez Morgan FEMA	0.00	0.00	0.0%	0.00	0.00	0.0%	0.00
43890.G · Hurricane Harvey - FEMA	0.00	0.00	0.0%	0.00	0.00	0.0%	0.00
<b>Total 43890 · Engineering</b>	0.00	64,829.49	0.0%	213,517.09	777,954.00	27.4%	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	36,000.00	0.0%	36,000.00
43995.2 · LS#1 Replacement/Expans - TWDB	0.00	11,666.67	0.0%	0.00	140,000.00	0.0%	140,000.00
43995.3 · WP#3 Improvements- TWDB	0.00	12,833.33	0.0%	0.00	154,000.00	0.0%	154,000.00
43995.4 · Downtown/SH105 Improve - TWDB	0.00	10,500.00	0.0%	0.00	126,000.00	0.0%	126,000.00
<b>Total 43995 · Const Cost-Contingencies</b>	0.00	38,000.00	0.0%	0.00	456,000.00	0.0%	456,000.00
<b>44000 · Wastewater System</b>							
44006 · LS #1- Replmt/Expans-TWDB	0.00	47,500.00	0.0%	952,857.00	570,000.00	167.2%	570,000.00
44007 · LS#3 Forcemain Reroute-TWDB	0.00	12,083.33	0.0%	0.00	145,000.00	0.0%	145,000.00
44008 · 18" Gravity S.S. Line Const	0.00	22,995.83	0.0%	0.00	275,950.00	0.0%	275,950.00
44009 · Lift St #3 Improvements-GLO	0.00	12,500.00	0.0%	0.00	150,000.00	0.0%	150,000.00
<b>Total 44000 · Wastewater System</b>	0.00	95,079.16	0.0%	952,857.00	1,140,950.00	83.5%	1,140,950.00
<b>45000 · Water System- Capital Proj</b>							

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

Accrual Basis

	Sep 20	Budget	% of Budget	Oct '19 - Sep 20	YTD Budget	% of Budget	Annual Budget
43975 · WP #3 Generator - GLO	0.00	40,500.00	0.0%	0.00	486,000.00	0.0%	486,000.00
43976.1 · Downtown/SH 105 W Ln Imp-TWDB	0.00	41,833.33	0.0%	874.00	502,000.00	0.2%	502,000.00
43992.1 · Water Plant #3 - Imp-TWDB	0.00	36,666.67	0.0%	0.00	440,000.00	0.0%	440,000.00
43992.4 · WP#3 Imp - Other Costs-TWDB	0.00	14,583.33	0.0%	0.00	175,000.00	0.0%	175,000.00
43992.5 · Baja/MLK Wtr&Drg Imp-TXCDBG7320	0.00	21,888.17	0.0%	329,412.82	262,658.00	125.4%	262,658.00
<b>Total 45000 · Water System- Capital Proj</b>	0.00	155,471.50	0.0%	330,286.82	1,865,658.00	17.7%	1,865,658.00
46000 · Roadway System Improvements							
46001 · Plez Morgan Street- (FEMA4272)	0.00	0.00	0.0%	0.00	0.00	0.0%	0.00
46002 · Buf SpBrg RepFEMA4272-CD7217307	0.00	0.00	0.0%	0.00	0.00	0.0%	0.00
46006 · Buf Sp Brdg -CDBG7307	0.00	0.00	0.0%	0.00	0.00	0.0%	0.00
46007 · Roadway Construction	0.00	14,583.33	0.0%	16,351.01	175,000.00	9.3%	175,000.00
<b>Total 46000 · Roadway System Improvements</b>	0.00	14,583.33	0.0%	16,351.01	175,000.00	9.3%	175,000.00
46361 · Bank Fees	0.00	0.00		0.00			
47000 · Capital Costs Projects	0.00	0.00		0.00	0.00	0.0%	0.00
47001 · Blank 7	0.00	0.00		0.00	0.00	0.0%	0.00
<b>Total 47000 · Capital Costs Projects</b>	0.00	0.00		0.00	0.00	0.0%	0.00
48000 · Cap Outlay-Fac, Equip, Etc							
48000.3 · Houston Street Rehab	0.00	0.00		0.00	0.00	0.0%	0.00
48001 · GRP Capital Projects	0.00	0.00		0.00	0.00	0.0%	0.00
48002 · Utili ProjPrev Maint	0.00	7,616.67	0.0%	10,420.00	91,400.00	11.4%	91,400.00
48003 · Buf Spgs-Water Line-Util ExProj	0.00	0.00		0.00	0.00	0.0%	0.00
48004 · Police Vehicle Replacement	0.00	0.00		0.00	15,000.00	0.0%	15,000.00
48005 · Blank	0.00	0.00		0.00	0.00	0.0%	0.00
48005.A · Baja / MLK - GLO	0.00	59,675.00	0.0%	0.00	716,100.00	0.0%	716,100.00
48005.B · Baja/MLK - FEMA	0.00	0.00		0.00	0.00	0.0%	0.00
48005.C · Atkins Creek W&S Lines-FEMA	0.00	0.00		321,592.40	0.00	0.0%	0.00
48006 · Hurricane Harvey Exp (FEMA)	0.00	0.00		0.00	0.00	0.0%	0.00
48007 · Impact Fee-WL Ext-Pkwy/Buf Sp	0.00	0.00		0.00	75,000.00	0.0%	75,000.00
48008 · Andres Branch - GLO	0.00	40,841.67	0.0%	0.00	490,100.00	0.0%	490,100.00
48009 · GLO Environmental	0.00	0.00		0.00	0.00	0.0%	0.00
48010 · GLO Aquisition - Land	0.00	0.00		0.00	0.00	0.0%	0.00
<b>Total 48000 · Cap Outlay-Fac, Equip, Etc</b>	0.00	108,133.34	0.0%	332,012.40	1,387,600.00	23.9%	1,387,600.00
<b>Total Expense</b>	0.00	476,096.82	0.0%	1,851,674.32	5,966,962.00	31.0%	5,966,962.00
<b>Net Ordinary Income</b>	122,005.60	-474,013.50	-25.7%	-1,257,944.61	-2,423,154.00	51.9%	-2,423,154.00
<b>Net Income</b>	<b>122,005.60</b>	<b>-474,013.50</b>	<b>-25.7%</b>	<b>-1,257,944.61</b>	<b>-2,423,154.00</b>	<b>51.9%</b>	<b>-2,423,154.00</b>

City of Montgomery - Debt Service  
**Cash Flow Report - Checking Account**  
 As of September 30, 2020

Num	Name	Memo	Amount	Balance
<b>BALANCE AS OF 09/01/2020</b>				<b>\$185,132.66</b>
<b>Receipts</b>				
	Tax Transfer thru 09/10/19		1,976.23	
	Interest		6.12	
<b>Total Receipts</b>			<u>1,982.35</u>	1,982.35
<b>Disbursements</b>				
1048	Amegy Bank	Acct#5784522 Montg.Co. Tax & Rev Ser 2012R -	(250.00)	
<b>Total Disbursements</b>			<u>(250.00)</u>	(250.00)
<b>BALANCE AS OF 09/30/2020</b>				<b><u><u>\$186,865.01</u></u></b>

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

September 2020

11:13 AM  
10/14/20  
Accrual Basis

	Sep 20	Budget	\$ Over Budget	Oct '19 - Sep 20	YTD Budget	\$ Over Budget	Annual Budget
<b>Income</b>							
34000 · Taxes & Franchise Fees							
34320 · Ad Valorem Taxes	0.00	42,817.41	-42,817.41	510,811.73	513,809.00	-2,997.27	513,809.00
34330 · Penalty & Interest	0.00	341.66	-341.66	3,534.37	4,100.00	-565.63	4,100.00
<b>Total 34000 · Taxes &amp; Franchise Fees</b>	0.00	43,159.07	-43,159.07	514,346.10	517,909.00	-3,562.90	517,909.00
<b>34100 · Transfers</b>							
34301.4 · Transfers in-MEDC Fund	40,000.00	40,000.00	0.00	160,000.00	160,000.00	0.00	160,000.00
34301.5 · Transfers in - Utility Fund	0.00	0.00	0.00	0.00	0.00	0.00	0.00
<b>Total 34100 · Transfers</b>	40,000.00	40,000.00	0.00	160,000.00	160,000.00	0.00	160,000.00
<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	30.21	0.00	30.21	2,447.75	0.00	2,447.75	0.00
35399 · Misc Income	0.00	0.00	0.00	150.00	0.00	0.00	0.00
<b>Total 35000 · Other Revenues</b>	30.21	0.00	30.21	2,597.92	0.00	2,597.92	0.00
<b>35500 · Use of Surplus Funds</b>							
35500 · Use of Surplus Funds	0.00	0.00	0.00	0.00	0.00	0.00	0.00
<b>Total Income</b>	40,030.21	83,159.07	-43,128.86	676,944.02	677,909.00	-964.98	677,909.00
<b>Expense</b>							
<b>37000 · Debt Service</b>							
36410 · Bank Charges	0.00	0.00	0.00	0.00	0.00	0.00	0.00
37360 · Interest Payments On Note	0.00	0.00	0.00	40,950.50	108,357.00	-67,406.50	108,357.00
37363 · Paying Agent Fees	250.00	0.00	250.00	1,480.00	2,500.00	-1,020.00	2,500.00
37365 · Interest 2012 Series Premium	0.00	0.00	0.00	175,625.00	108,512.00	67,113.00	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>	250.00	0.00	250.00	673,055.50	674,369.00	-1,313.50	674,369.00
<b>Total Expense</b>	250.00	0.00	250.00	673,055.50	674,369.00	-1,313.50	674,369.00
<b>Net Income</b>	<b>39,780.21</b>	<b>83,159.07</b>	<b>-43,378.86</b>	<b>3,888.52</b>	<b>3,540.00</b>	<b>348.52</b>	<b>3,540.00</b>



City of Montgomery - Ct Security Fund  
**Cash Flow Report - Checking Account**  
 As of September 30, 2020

Num	Name	Memo	Amount	Balance
BALANCE AS OF 09/01/2020				\$7,100.09
<b>Receipts</b>				
	Transfer from General for Revenues thru 09/10/2020		54.91	
<b>Total Receipts</b>				54.91
<b>Disbursements</b>				
	No Disbursements Activity		0.00	
<b>Total Disbursements</b>				0.00
BALANCE AS OF 09/30/2020				<u>\$7,155.00</u>

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

Accrual Basis

	Sep 20	Budget	\$ Over Budget	Oct '19 - Sep 20	YTD Budget	\$ Over Budget	Annual Budget
<b>Ordinary Income/Expense</b>							
<b>Income</b>							
84110 · Court Fines & Forfeitures	63.21	450.00	-386.79	3,326.93	5,400.00	-2,073.07	5,400.00
84110.1 · Court Security Fees							
<b>Total 84110 · Court Fines &amp; Forfeitures</b>	63.21	450.00	-386.79	3,326.93	5,400.00	-2,073.07	5,400.00
<b>84120 · Other Revenues</b>							
84120.1 · Interest Income	0.00	0.42	-0.42	0.00	5.00	-5.00	5.00
<b>Total 84120 · Other Revenues</b>	0.00	0.42	-0.42	0.00	5.00	-5.00	5.00
<b>Total Income</b>	63.21	450.42	-387.21	3,326.93	5,405.00	-2,078.07	5,405.00
<b>Expense</b>							
86000 · Contracted Services	0.00	50.00	-50.00	32.44	600.00	-567.56	600.00
86442 · Security Services							
<b>Total 86000 · Contracted Services</b>	0.00	50.00	-50.00	32.44	600.00	-567.56	600.00
86005 · Miscellaneous Expenses	0.00	250.00	-250.00	0.00	3,000.00	-3,000.00	3,000.00
<b>Total Expense</b>	0.00	300.00	-300.00	32.44	3,600.00	-3,567.56	3,600.00
<b>Net Ordinary Income</b>	63.21	150.42	-87.21	3,294.49	1,805.00	1,489.49	1,805.00
<b>Other Income/Expense</b>							
Other Expense							
86560 · Interfund Transfers							
86551 · Baliff Transfer to General Fund	0.00	975.00	-975.00	2,160.00	3,900.00	-1,740.00	3,900.00
<b>Total 86560 · Interfund Transfers</b>	0.00	975.00	-975.00	2,160.00	3,900.00	-1,740.00	3,900.00
<b>Total Other Expense</b>	0.00	975.00	-975.00	2,160.00	3,900.00	-1,740.00	3,900.00
<b>Net Other Income</b>	0.00	-975.00	975.00	-2,160.00	-3,900.00	1,740.00	-3,900.00
<b>Net Income</b>	<b>63.21</b>	<b>-824.58</b>	<b>887.79</b>	<b>1,134.49</b>	<b>-2,095.00</b>	<b>3,229.49</b>	<b>-2,095.00</b>

City of Montgomery - Ct Tech Fund  
**Cash Flow Report - Checking Account**  
 As of September 30, 2020

Num	Name	Memo	Amount	Balance
BALANCE AS OF 09/01/2020				\$39,655.39
<b>Receipts</b>				
	Revenues transfer from 09/10/2020		73.21	
	Interest		0.98	
<b>Total Receipts</b>			74.19	74.19
<b>Disbursements</b>				
	No Disbursements Activity		0.00	
<b>Total Disbursements</b>			0.00	0.00
BALANCE AS OF 09/30/2020				\$39,729.58

City of Montgomery - Ct Tech Fund  
Actual to Budget Performance

September 2020

Accrual Basis

	Sep 20	Budget	\$ Over Budget	Oct '19 - Sep 20	YTD Budget	\$ Over Budget	Annual Budget
<b>Ordinary Income/Expense</b>							
<b>Income</b>							
74100 · Court Fines and Forfeitures	84.28	500.00	-415.72	2,847.55	6,000.00	-3,152.45	6,000.00
74110 · Court Technology Fees							
<b>Total 74100 · Court Fines and Forfeitures</b>	84.28	500.00	-415.72	2,847.55	6,000.00	-3,152.45	6,000.00
<b>74200 · Other Revenues</b>							
74291 · Interest Income	0.98	0.25	0.73	11.46	3.00	8.46	3.00
<b>Total 74200 · Other Revenues</b>	0.98	0.25	0.73	11.46	3.00	8.46	3.00
<b>Total Income</b>	85.26	500.25	-414.99	2,859.01	6,003.00	-3,143.99	6,003.00
<b>Expense</b>							
76200 · Contract Services							
76362 · Computer/Website Services	0.00	416.67	-416.67	0.00	5,000.00	-5,000.00	5,000.00
<b>Total 76200 · Contract Services</b>	0.00	416.67	-416.67	0.00	5,000.00	-5,000.00	5,000.00
<b>Total Expense</b>	0.00	416.67	-416.67	0.00	5,000.00	-5,000.00	5,000.00
<b>Net Ordinary Income</b>	85.26	83.58	1.68	2,859.01	1,003.00	1,856.01	1,003.00
<b>Net Income</b>	<b>85.26</b>	<b>83.58</b>	<b>1.68</b>	<b>2,859.01</b>	<b>1,003.00</b>	<b>1,856.01</b>	<b>1,003.00</b>

## Cash Flow Report - Grant Account Account

As of September 30, 2020

Num	Name	Memo	Amount	Balance
BALANCE AS OF 09/01/2020				\$80.73
<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 09/30/2020				\$80.73

City of Montgomery - Grant  
**Cash Flow Report - Checking Account**  
 As of September 30, 2020

Num	Name	Memo	Amount	Balance
BALANCE AS OF 09/01/2020				\$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 09/30/2020				<u><u>\$5,737.63</u></u>

City of Montgomery - Hotel Occupancy Tax Fund  
**Cash Flow Report - Checking Account**  
 As of September 30, 2020

Num	Name	Memo	Amount	Balance
BALANCE AS OF 09/01/2020				\$15,038.47
<b>Receipts</b>				
	Interest		0.37	
<b>Total Receipts</b>			<u>0.37</u>	0.37
<b>Disbursements</b>				
	No Disbursements Activity		0.00	
<b>Total Disbursements</b>			<u>0.00</u>	0.00
BALANCE AS OF 09/30/2020				<u><u>\$15,038.84</u></u>

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

Accrual Basis

	Sep 20	Budget	\$ Over Budget	Oct '19 - Sep 20	YTD Budget	\$ Over Budget	Annual Budget
<b>Income</b>							
44300 · Taxes & Franchise Fees	0.00	125.00	-125.00	1,917.61	1,500.00	417.61	1,500.00
44330 · Hotel Occupancy Taxes							
<b>Total 44300 · Taxes &amp; Franchise Fees</b>	0.00	125.00	-125.00	1,917.61	1,500.00	417.61	1,500.00
<b>44400 · Other Revenues</b>							
44360 · Interest Earned On Chec...	0.00	0.25	-0.25	0.00	3.00	-3.00	3.00
44490 · Interest Income	0.37			4.29			
<b>Total 44400 · Other Revenues</b>	0.37	0.25	0.12	4.29	3.00	1.29	3.00
<b>Total Income</b>	0.37	125.25	-124.88	1,921.90	1,503.00	418.90	1,503.00
<b>Expense</b>							
46600 · Miscellaneous Expenses	0.00	333.33	-333.33	0.00	4,000.00	-4,000.00	4,000.00
<b>Total Expense</b>	0.00	333.33	-333.33	0.00	4,000.00	-4,000.00	4,000.00
<b>Net Income</b>	<b>0.37</b>	<b>-208.08</b>	<b>208.45</b>	<b>1,921.90</b>	<b>-2,497.00</b>	<b>4,418.90</b>	<b>-2,497.00</b>



City of Montgomery - MEDC  
**Cash Flow Report - MEDC Checking Account**  
 As of September 30, 2020

Num	Name	Memo	Amount	Balance
<b>BALANCE AS OF 09/01/2020</b>				<b>\$95,807.80</b>
<b>Receipts</b>				
	No Receipts Activity		0.00	
<b>Total Receipts</b>				0.00
<b>Disbursements</b>				
2002	Rebecca Huss	Reimbursement of Expense - Website Marketing	(28.84)	
2003	Montgomery SH 105 Associates, LLC	380 Agreement for Sales Tax - 2019/2020	(954.51)	
2004	Rebecca Huss	Reimbursement of Expense - Website Marketing	(36.16)	
2005	Houston Chronicle	Inv# 34050182 MEDC Budget P Hearing	(72.00)	
<b>Total Disbursements</b>				<b>(1,091.51)</b>
<b>BALANCE AS OF 09/30/2020</b>				<b>\$94,716.29</b>

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

	Sep 20	Budget	\$ Over Budget	Oct '19 - Sep...	YTD Budget	\$ Over Budget	Annual Bud...
<b>Income</b>							
55000 · Taxes & Franchise Fees	56,278.59	69,000.00	(12,721.41)	764,418.46	654,000.00	110,418.46	654,000.00
55400 · Sales Tax							
<b>Total 55000 · Taxes &amp; Franchise Fees</b>	56,278.59	69,000.00	(12,721.41)	764,418.46	654,000.00	110,418.46	654,000.00
55300 · Other Revenues							
55391 · Interest Income	177.92	840.00	(662.08)	12,827.77	10,000.00	2,827.77	10,000.00
55399 · Misc Income	125.00	0.00	125.00	1,525.00	0.00	1,525.00	0.00
<b>Total 55300 · Other Revenues</b>	302.92	840.00	(537.08)	14,352.77	10,000.00	4,352.77	10,000.00
<b>Total Income</b>	56,581.51	69,840.00	(13,258.49)	778,771.23	664,000.00	114,771.23	664,000.00
<b>Expense</b>							
56000 · Pub Infrastructure - Category I							
56000.6 · Downtown Dev Improvements	0.00	0.00	0.00	0.00	60,000.00	(60,000.00)	60,000.00
56000.7 · Streets & Sidewalks	0.00	19,000.00	(19,000.00)	0.00	76,000.00	(76,000.00)	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	40,000.00	0.00	40,000.00	160,000.00	160,000.00	0.00	160,000.00
<b>Total 56000 · Pub Infrastructure - Category I</b>	40,000.00	19,000.00	21,000.00	160,000.00	346,000.00	(186,000.00)	346,000.00
56001 · Business Dev & Ret -Category II							
56001.8 · Sales Tax Reimbursement	20,829.51	19,875.00	954.51	80,454.51	79,500.00	954.51	79,500.00
56001.9 · Economic Development Grant Prog	0.00	0.00	0.00	500.00	20,000.00	(19,500.00)	20,000.00
<b>Total 56001 · Business Dev &amp; Ret -Category II</b>	20,829.51	19,875.00	954.51	80,954.51	99,500.00	(18,545.49)	99,500.00
56002 · Quality of Life - Category III							
56002.1 · Walking Tours	0.00	0.00	0.00	0.00	1,000.00	(1,000.00)	1,000.00
56002.2 · Removal of Blight	0.00	0.00	0.00	3,959.08	15,000.00	(11,040.92)	15,000.00
56002.3 · Events							
56100.1 · Neighborhood Water Party	0.00	0.00	0.00	38.11	0.00	38.11	0.00
56100.5 · Light up Montgomery	0.00	0.00	0.00	930.75	1,500.00	(569.25)	1,500.00
56100.9 · Contests/Prizes	0.00	250.00	(250.00)	0.00	1,000.00	(1,000.00)	1,000.00
56002.3 · Events - Other	0.00	0.00	0.00	0.00	34,000.00	(34,000.00)	34,000.00
<b>Total 56002.3 · Events</b>	0.00	250.00	(250.00)	968.86	36,500.00	(35,531.14)	36,500.00
56002.4 · Downtown Enhancement Projects	0.00	2,500.00	(2,500.00)	0.00	30,000.00	(30,000.00)	30,000.00
<b>Total 56002 · Quality of Life - Category III</b>	0.00	2,750.00	(2,750.00)	4,927.94	82,500.00	(77,572.06)	82,500.00

	Sep 20	Budget	\$ Over Budget	Oct '19 - Sep...	YTD Budget	\$ Over Budget	Annual Bud...
<b>56003 · Marketing &amp; Tourism-Category IV</b>							
56003.5 · Brochures/Printed Literature	0.00	583.33	(583.33)	547.62	9,000.00	(8,452.38)	9,000.00
56003.C · Website	0.00	250.00	(250.00)	182.90	3,000.00	(2,817.10)	3,000.00
56003.F · Social Media Advertising	65.00	250.00	(185.00)	266.75	1,000.00	(733.25)	1,000.00
<b>Total 56003 · Marketing &amp; Tourism-Category...</b>	65.00	1,083.33	(1,018.33)	997.27	13,000.00	(12,002.73)	13,000.00
<b>56004 · Administration - Category V</b>							
56004.1 · Admin Transfers to Gen Fund	11,875.00	26,875.00	(15,000.00)	65,000.00	107,500.00	(42,500.00)	107,500.00
56004.3 · Miscellaneous Expenses	72.00	41.66	30.34	72.00	500.00	(428.00)	500.00
56004.6 · Consulting (Professional servi)	0.00	2,500.00	(2,500.00)	370.97	9,800.00	(9,429.03)	9,800.00
56004.7 · Travel & Training Expenses	0.00	0.00	0.00	778.00	5,000.00	(4,222.00)	5,000.00
56004.9 · Technology	0.00	0.00	0.00	0.00	200.00	(200.00)	200.00
56004.A · Office Supplies	0.00	0.00	0.00	195.83	0.00	195.83	0.00
<b>Total 56004 · Administration - Category V</b>	11,947.00	29,416.66	(17,469.66)	66,416.80	123,000.00	(56,583.20)	123,000.00
<b>Total Expense</b>	72,841.51	72,124.99	716.52	313,296.52	664,000.00	(350,703.48)	664,000.00
<b>Net Income</b>	<b>(16,260.00)</b>	<b>(2,284.99)</b>	<b>(13,975.01)</b>	<b>465,474.71</b>	<b>0.00</b>	<b>465,474.71</b>	<b>0.00</b>

City of Montgomery - Police Asset Forfeiture  
**Cash Flow Report - Checking Account**  
 As of September 30, 2020

Num	Name	Memo	Amount	Balance
BALANCE AS OF 09/01/2020				\$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 09/30/2020				\$8,591.98

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

September 2020

Accrual Basis

	Sep 20	Budget	\$ Over Budget	Oct '19 - Sep 20	YTD Budget	\$ Over Budget	Annual Budget
<b>Ordinary Income/Expense</b>							
<b>Income</b>							
74000 · Police Asset Forfeitures	0.00	0.00	0.00	0.00	100.00	-100.00	100.00
74102 · Asset Forfeitures							
<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 September 30, 2020

Num	Name	Memo	Amount	Balance
<b>BALANCE AS OF 09/01/2020</b>				<b>\$992,553.38</b>
<b>Receipts</b>				
	Verizon Reimbursement - 08/31/2020		229.38	
	A/R Collections		219,837.84	
	A/R Collections O/S		1,551.91	
	Customer Meter Deposits		3,700.00	
	Fee Revenue		776.25	
	Fee Revenue O/S		43.75	
	Interest on Checking		31.26	
<b>Total Receipts</b>				<b>226,170.39</b>
<b>Disbursements</b>				
15047	Accurate Utility Supply, LLC	Operating Supplies Inv #161936	(125.00)	
15048	Apex Steel Pipe & Piling Inc.	Steel Casing - 3 Force Mains - Invoice 11841	(2,501.78)	
15049	Badger Meter	Inv #80058621	(934.50)	
15050	BMP Industrial Service, LLC	Lift Station Clean Up - Invoice 12058	(360.00)	
15051	Consolidated Communications	936-597-4826/0 8/20	(45.23)	
15052	DataProse, LLC	Septemeber 2020 Calendar Insert & Utility Insert &	(971.73)	
15053	DXI Industries Inc.	Chlorine WP#3 055014167-20	(1,267.25)	
15054	Ann Taylor	Deposit Refund - 201 Bessie Price Owen Dr	(164.73)	
15055	Blazer Building	Deposit Refund - 219 Flagship Blvd	(474.50)	
15056	Coburn's Supply Co., Inc.	Inv # 503581984	(2,143.58)	
15057	David Reitz	Deposit Refund - 818 Caroline	(31.85)	
15058	Entergy	August Invoices	(10,340.53)	
15059	Gillian Chadwick	Deposit Refund - 320 Terra Vista Circle	(71.95)	
15060	Johnette Davis	Deposit Refund - 731 Martin Luther King	(89.02)	
15061	Jones & Carter, Inc	Engineering Fees	(5,130.62)	
15062	LDC	CM100268 Hwy 105 West, CM100264 149 South 0	(122.65)	
15063	Lisa Taedter	Deposit Refund - 3 Waterstone Ct	(58.23)	
15064	QBS Custom Homes, Inc	Deposit Refund - 591 Shepperd Street	(12.08)	
15065	Ranier & Son Development	Deposit Refund - Hydrant Meter - Brocks Lane	(493.48)	
15066	Stylecraft Builders	Deposit Refund - 266 Brocks Lane ; 151 Scenic Hill	(97.92)	
15067	Techline Pipe, L.P.	Customer #1090 64904-00	(237.71)	
15068	Texas Excavation Safety System, Inc.	Monthly Message Fees for 08/20 Inv#20-15850	(45.60)	
15069	TML - IRP	Insurance Premiums September 2020	(2,883.44)	
15070	Waste Management	Customer ID# 7-23067-13005 inv 5690843-1792-	(12,500.22)	
15071	Waste Management (2)	Acct 7-23166-83000 - Inv5688564-1792-4 9/1-9/3	(1,003.70)	
15072	Zachary Bright	Deposit Refund - 162 Brocks Lane	(64.73)	
15073	BMP Industrial Service, LLC	Lift Station Clean Up - Invoice 12068	(420.00)	
15074	Consolidated Communications	Telephone 936-597-8846, 7657, 3353 , 4774	(176.31)	
15075	DSHS Central Lab MC2004	Acct CEN CD2782_082020 PWS ID #1700022	(106.96)	
15076	DXI Industries Inc.	Chlorine WP#3 0550016259-20 / DE05007276-20	(369.21)	
15077	Electrical Field Services, Inc.	LS 1 & WP 2- Invoice 33784 / 33851	(2,912.65)	
15078	Entergy	August Invoices	(159.45)	
15079	K&K Construction, Inc.	Sack Stabilized Sand - Invoice 20-5465	(197.10)	
15080	Low Voltage Security Solutions	Inv#1794 Troubleshoot Security Camera System	(75.00)	
15081	McCoy's Building Supply	Acct#0900-98046487-001 Inv 11348366	(42.06)	
15082	Municipal Accounts & Consulting, L.P.	Accounting Service Part Inv # 65110 8/31/2020	(2,054.99)	
15083	Texas Municipal Utilities Association	Inv 83727 - Membership for Muckleroy 2020-202	(75.00)	
15084	Texas Water Utilities Association	Due and Subcriptions / Training - Jack Brown Inv	(810.00)	
15085	DataProse, LLC	Montgomery Planning & Zoning / October 2020 I	(338.88)	
ACH	State Comptroller	TIN 1-74-2063592-6 Sales Tax - Fees - 8/2020	(1,004.92)	

# Cash Flow Report - Water & Sewer Fund Account

As of September 30, 2020

Num	Name	Memo	Amount	Balance
<b>Disbursements</b>				
AL		Transfer to Capital Projects Fund - Impact Fees	(9,712.00)	
AL		Reimbursement of Expenses thru 09/02/2020	(10,785.89)	
AL		Reimbursement of Expenses thru 09/10/2020	(6,974.25)	
AL		Transfer to Capital Projects - City Share of LS TW	(16,000.00)	
AL		3rd Quarter Admin Transfer - 2019/2020 FYE	(50,000.00)	
AL		Transfer to Capital Projects - City Share of LS TW	(67,000.00)	
AL		Reimbursement of Expenses thru 09/29/2020	(55,652.04)	
AL		4th Quarter Admin Transfer - 2019/2020 FYE	(50,000.00)	
Recap 09/20	First Financial	Billing Charges	(2,318.96)	
<b>Total Disbursements</b>				<u>(319,357.70)</u>
<b>BALANCE AS OF 09/30/2020</b>				<u><u>\$899,366.07</u></u>

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

	Sep 20	Budget	\$ Over Budget	Oct '19 - Sep 20	YTD Budget	\$ Over Budget	Annual Budget
<b>Ordinary Income/Expense</b>							
<b>Income</b>							
24000 · Charges for Service							
24100 · Water Revenue	87,820.14	49,333.33	38,486.81	707,932.59	592,000.00	115,932.59	592,000.00
24118 · Surface Water Revenue	1,040.76	500.00	540.76	7,942.71	6,000.00	1,942.71	6,000.00
24119 · Application Fee	0.00	125.00	(125.00)	0.00	1,500.00	(1,500.00)	1,500.00
24120 · Disconnect Reconnect	853.05	458.33	394.72	2,038.61	5,500.00	(3,461.39)	5,500.00
24200 · Sewer Revenue	73,275.92	47,166.66	26,109.26	666,050.43	566,000.00	100,050.43	566,000.00
24310 · Tap Fees/Inspections	19,771.00	37,916.66	(18,145.66)	283,320.56	455,000.00	(171,679.44)	455,000.00
24319 · Grease Trap Inspections	1,450.00	1,416.66	33.34	18,000.00	17,000.00	1,000.00	17,000.00
24330 · Late Charges	6,123.87	1,250.00	4,873.87	17,224.12	15,000.00	2,224.12	15,000.00
24333 · Returned Ck Fee	0.00	16.66	(16.66)	100.00	200.00	(100.00)	200.00
24334 · Backflow Testing	0.00	0.00	0.00	923.50	0.00	923.50	0.00
25403 · Solid Waste Revenue	13,909.92	11,541.66	2,368.26	155,955.02	138,500.00	17,455.02	138,500.00
<b>Total 24000 · Charges for Service</b>	<b>204,244.66</b>	<b>149,724.96</b>	<b>54,519.70</b>	<b>1,859,487.54</b>	<b>1,796,700.00</b>	<b>62,787.54</b>	<b>1,796,700.00</b>
<b>24101 · Taxes and Franchise Fees</b>							
24110 · Sales Tax Rev for Solid Waste	(2,443.46)	931.66	(3,375.12)	7,862.36	11,180.00	(3,317.64)	11,180.00
<b>Total 24101 · Taxes and Franchise Fees</b>	<b>(2,443.46)</b>	<b>931.66</b>	<b>(3,375.12)</b>	<b>7,862.36</b>	<b>11,180.00</b>	<b>(3,317.64)</b>	<b>11,180.00</b>
<b>24121 · Groundwater Reduction Revenue</b>	<b>24,532.20</b>	<b>12,916.66</b>	<b>11,615.54</b>	<b>187,784.06</b>	<b>155,000.00</b>	<b>32,784.06</b>	<b>155,000.00</b>
<b>25000 · Other Revenues</b>							
25000.1 · Impact Fees	0.00	0.00	0.00	9,712.00	200,000.00	(190,288.00)	200,000.00
25000.2 · Impact Fees - Capital Cost	0.00	0.00	0.00	0.00	75,000.00	(75,000.00)	75,000.00
<b>Total 25000.1 · Impact Fees</b>	<b>0.00</b>	<b>0.00</b>	<b>0.00</b>	<b>9,712.00</b>	<b>275,000.00</b>	<b>(265,288.00)</b>	<b>275,000.00</b>
25391 · Interest Income	31.26	50.00	(18.74)	451.21	600.00	(148.79)	600.00
25392 · Interest earned on Investments	93.80	1,000.00	(906.20)	7,075.02	12,000.00	(4,924.98)	12,000.00
25399 · Misc Rev & ETS Rev	820.00	108.33	711.67	6,321.25	1,300.00	5,021.25	1,300.00
<b>25000 · Other Revenues - Other</b>	<b>0.00</b>			<b>26.00</b>			
<b>Total 25000 · Other Revenues</b>	<b>945.06</b>	<b>1,158.33</b>	<b>(213.27)</b>	<b>23,585.48</b>	<b>288,900.00</b>	<b>(265,314.52)</b>	<b>288,900.00</b>
<b>25500 · Utility Contracts</b>	<b>164.62</b>			<b>1,736.07</b>			
<b>Total Income</b>	<b>227,443.08</b>	<b>164,731.61</b>	<b>62,711.47</b>	<b>2,080,455.51</b>	<b>2,251,780.00</b>	<b>(171,324.49)</b>	<b>2,251,780.00</b>
<b>Expense</b>							
26001 · Personnel	1,209.72	1,125.00	84.72	13,681.86	13,500.00	181.86	13,500.00
26353.1 · Health Ins.	0.00	58.33	(58.33)	0.00	700.00	(700.00)	700.00
26353.4 · Unemployment Ins	349.46	416.67	(67.21)	4,002.58	5,000.00	(997.42)	5,000.00
26353.5 · Workers Comp.	93.28	100.00	(6.72)	1,087.76	1,200.00	(112.24)	1,200.00
26353.6 · Dental Insurance							



	Sep 20	Budget	\$ Over Budget	Oct '19 - Sep 20	YTD Budget	\$ Over Budget	Annual Budget
26353.7 · Life & AD&D Insurance	51.75	8.33	43.42	661.66	100.00	561.66	100.00
26353.8 · Crime Insurance	40.72	0.00	40.72	455.73	0.00	455.73	0.00
26501 · Retirement Expense	676.37	1,791.67	(1,115.30)	7,802.10	21,500.00	(13,697.90)	21,500.00
26560 · Payroll Taxes	848.20	2,483.33	(1,635.13)	9,794.50	29,800.00	(20,005.50)	29,800.00
26600 · Wages	111,087.51	29,166.67	81,920.84	328,032.48	350,000.00	(21,967.52)	350,000.00
<b>Total 26001 · Personnel</b>	<b>114,357.01</b>	<b>35,150.00</b>	<b>79,207.01</b>	<b>365,518.67</b>	<b>421,800.00</b>	<b>(56,281.33)</b>	<b>421,800.00</b>
<b>26200 · Contract Services</b>							
26102 · General Consultant Fees	32.50	908.75	(876.25)	7,643.16	10,905.00	(3,261.84)	10,905.00
26320 · Legal Fees	0.00	1,421.08	(1,421.08)	920.00	17,053.00	(16,133.00)	17,053.00
26322 · Engineering	0.00	6,250.00	(6,250.00)	65,398.41	75,000.00	(9,601.59)	75,000.00
26323 · Operator	0.00	3,365.00	(3,365.00)	33,000.00	40,380.00	(7,380.00)	40,380.00
26324 · Billing and Collections	1,952.67	1,891.67	61.00	27,304.11	22,700.00	4,604.11	22,700.00
26328 · Testing	0.00	1,200.00	(1,200.00)	12,656.26	14,400.00	(1,743.74)	14,400.00
26331 · Sales Tax for Solid Waste	1,143.49	931.67	211.82	13,146.18	11,180.00	1,966.18	11,180.00
26333 · Accounting Fees	0.00	3,750.00	(3,750.00)	40,301.43	45,000.00	(4,698.57)	45,000.00
26336 · Sludge Hauling	0.00	1,833.33	(1,833.33)	23,586.00	22,000.00	1,586.00	22,000.00
26340 · Printing	0.00	0.00	0.00	658.52	200.00	458.52	200.00
26350 · Postage	0.00	325.00	(325.00)	2,804.60	3,900.00	(1,095.40)	3,900.00
26351 · Telephone	317.00	395.83	(78.83)	7,545.03	4,750.00	2,795.03	4,750.00
26370 · Tap Fees & Inspections	0.00	4,166.67	(4,166.67)	46,877.75	50,000.00	(3,122.25)	50,000.00
26380 · Disconnect/Reconnect Expense	0.00	0.00	0.00	331.66	0.00	331.66	0.00
26399 · Garbage Pickup	12,825.47	11,541.67	1,283.80	154,556.64	138,500.00	16,056.64	138,500.00
26200 · Contract Services - Other	0.00			1,597.48			
<b>Total 26200 · Contract Services</b>	<b>16,271.13</b>	<b>37,980.67</b>	<b>(21,709.54)</b>	<b>438,327.23</b>	<b>455,968.00</b>	<b>(17,640.77)</b>	<b>455,968.00</b>
<b>26300 · Communications</b>							
26338 · Advertising/Promotion	0.00	125.00	(125.00)	1,095.00	1,500.00	(405.00)	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>1,500.00</b>	<b>(405.00)</b>	<b>1,500.00</b>
<b>26326 · Permits &amp; Licenses</b>							
26371 · Dues & Subscriptions	0.00	1,733.33	(1,733.33)	17,516.25	20,800.00	(3,283.75)	20,800.00
26400.1 · Supplies & Equipment	135.00	166.67	(31.67)	1,083.00	2,000.00	(917.00)	2,000.00
26342 · Chemicals	219.21	1,583.33	(1,364.12)	30,975.93	19,000.00	11,975.93	19,000.00
26358 · Copier/Fax Machine Lease	226.00	0.00	226.00	226.00	200.00	26.00	200.00
26460 · Operating Supplies	16,496.02	6,666.67	9,829.35	50,388.30	80,000.00	(29,611.70)	80,000.00
26485 · Uniforms	226.74	291.67	(64.93)	3,652.15	3,500.00	152.15	3,500.00
27040 · ComputerTechnology Equipm...	1,985.50	416.67	1,568.83	8,505.33	5,000.00	3,505.33	5,000.00
26400.1 · Supplies & Equipment - Other	0.00	0.00	0.00	513.96	200.00	313.96	200.00
<b>T total 26400.1 · Supplies &amp; Equipment</b>	<b>19,153.47</b>	<b>8,958.34</b>	<b>10,195.13</b>	<b>94,261.67</b>	<b>107,900.00</b>	<b>(13,638.33)</b>	<b>107,900.00</b>
<b>26401 · Groundwater Reduction Expenses</b>							
26500 · Staff Development	0.00	0.00	0.00	0.00	100.00	(100.00)	100.00

	Sep 20	Budget	\$ Over Budget	Oct '19 - Sep 20	YTD Budget	\$ Over Budget	Annual Budget
26354 · Travel & Training (Travel)	750.00	0.00	750.00	3,101.00	5,500.00	(2,399.00)	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>	750.00	0.00	750.00	3,101.00	6,000.00	(2,899.00)	6,000.00
<b>26600.2 · Maintenance</b>							
26335 · Repairs & Maintenance	3,108.51	18,812.50	(15,703.99)	188,995.35	225,750.00	(36,754.65)	225,750.00
26335.1 · Vehicle Rep. & Maint.	64.76	166.67	(101.91)	1,156.85	2,000.00	(843.15)	2,000.00
26335.3 · W&S Maint. Items	0.00	3,704.17	(3,704.17)	46,684.01	44,450.00	2,234.01	44,450.00
26349 · Gas & Oil	0.00	645.83	(645.83)	5,664.78	7,750.00	(2,085.22)	7,750.00
<b>Total 26600.2 · Maintenance</b>	3,173.27	23,329.17	(20,155.90)	242,500.99	279,950.00	(37,449.01)	279,950.00
<b>26700 · Insurance Expense</b>							
26353.2 · Liability Ins.	192.58	266.67	(74.09)	2,121.16	3,200.00	(1,078.84)	3,200.00
26353.3 · Property Ins.	2,300.68	2,333.33	(32.65)	25,524.04	28,000.00	(2,475.96)	28,000.00
<b>Total 26700 · Insurance Expense</b>	2,493.26	2,600.00	(106.74)	27,645.20	31,200.00	(3,554.80)	31,200.00
<b>26800 · Utilities Expense</b>							
26352.1 · Utilities - Gas for Generators	82.50	0.00	82.50	906.92	1,000.00	(93.08)	1,000.00
26352.2 · Utilities-Water Plants	6,777.53	5,416.67	1,360.86	77,089.13	65,000.00	12,089.13	65,000.00
26352.3 · Utilities-WW Treatment Plants	2,040.02	2,916.67	(876.65)	23,552.69	35,000.00	(11,447.31)	35,000.00
26352.4 · Utilities - Lift Stations	1,323.46	1,183.33	140.13	13,987.07	14,200.00	(212.93)	14,200.00
<b>Total 26800 · Utilities Expense</b>	10,223.51	9,516.67	706.84	115,535.81	115,200.00	335.81	115,200.00
<b>26900 · Capital Outlay</b>							
26900.4 · Capital Outlay-Sewer/Plant I...	0.00	4,166.67	(4,166.67)	0.00	50,000.00	(50,000.00)	50,000.00
26900 · Capital Outlay - Other	0.00			5,526.15			
<b>Total 26900 · Capital Outlay</b>	0.00	4,166.67	(4,166.67)	5,526.15	50,000.00	(44,473.85)	50,000.00
<b>26901 · Util Projects/Prev Maint</b>							
26901.1 · Util Proj/Prev Maint-Tsf to C...	64,500.00	22,850.00	41,650.00	64,500.00	91,400.00	(26,900.00)	91,400.00
26901.2 · Capital Costs-Tsf to CPF	57,500.00	22,850.00	34,650.00	91,400.00	91,400.00	0.00	91,400.00
26901.3 · Impact Fees - Tsf to CPF	9,712.00	22,850.00	(13,138.00)	9,712.00	91,400.00	(81,688.00)	91,400.00
26901 · Util Projects/Prev Maint - Other	5,760.00	26,863.50	(21,103.50)	120,283.45	322,362.00	(202,078.55)	322,362.00
<b>Total 26901 · Util Projects/Prev Maint</b>	137,472.00	95,413.50	42,058.50	285,895.45	596,562.00	(310,666.55)	596,562.00
<b>27000 · Miscellaneous Expenses</b>							
26359 · Misc Expense	50.00			239.98			
26361 · Bank Charges/ETS	3,481.92	666.67	2,815.25	20,311.38	8,000.00	12,311.38	8,000.00
<b>Total 27000 · Miscellaneous Expenses</b>	3,531.92	666.67	2,865.25	20,551.36	8,000.00	12,551.36	8,000.00
<b>Total Expense</b>	307,560.57	219,806.69	87,753.88	1,618,557.78	2,096,980.00	(478,422.22)	2,096,980.00

	Sep 20	Budget	\$ Over Budget	Oct '19 - Sep 20	YTD Budget	\$ Over Budget	Annual Budget
Net Ordinary Income	(80,117.49)	(55,075.08)	(25,042.41)	461,897.73	154,800.00	307,097.73	154,800.00
Other Income/Expense							
Other Expense							
27001 · Other Expenses	0.00	38,700.00	(38,700.00)	154,800.00	154,800.00	0.00	154,800.00
27002 · Transfer to Construction Fund							
Total 27001 · Other Expenses	0.00	38,700.00	(38,700.00)	154,800.00	154,800.00	0.00	154,800.00
Total Other Expense	0.00	38,700.00	(38,700.00)	154,800.00	154,800.00	0.00	154,800.00
Net Other Income	0.00	(38,700.00)	38,700.00	(154,800.00)	(154,800.00)	0.00	(154,800.00)
Net Income	<b>(80,117.49)</b>	<b>(93,775.08)</b>	<b>13,657.59</b>	<b>307,097.73</b>	<b>0.00</b>	<b>307,097.73</b>	<b>0.00</b>

**District Debt Service Payments**

10/01/2020 - 10/01/2021

<b>Paying Agent</b>	<b>Series</b>	<b>Date Due</b>	<b>Date Paid</b>	<b>Principal</b>	<b>Interest</b>	<b>Total Due</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>Debt Service Payment Due 09/01/2021</b>						
Amegy Bank of Texas	2012 - Refunding	09/01/2021		0.00	33,318.75	33,318.75
Amegy Bank of Texas	2012 - WS&D	09/01/2021		0.00	49,512.50	49,512.50
First National Bank of Huntsville	2015 - Refunding	09/01/2021		0.00	4,646.25	4,646.25
Bank of Texas	2017A - WS&D	09/01/2021		0.00	4,767.25	4,767.25
Bank of Texas	2017B - WS&D	09/01/2021		0.00	9,681.25	9,681.25
<b>Total Due 09/01/2021</b>				<b>0.00</b>	<b>101,926.00</b>	<b>101,926.00</b>
<b>District Total</b>				<b>\$455,000.00</b>	<b>\$208,191.50</b>	<b>\$663,191.50</b>

October 21, 2020

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

Re: Engineering Report  
Council Meeting: October 27, 2020  
City of Montgomery

Dear Mayor and Council:

The following information summarizes our activities on your behalf since the September 22<sup>nd</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 \$913,838.00 at your July 14<sup>th</sup> City Council meeting. We addressed the comments to the contracts from the Texas Water Development Board (“TWDB”) and the City’s Attorney, and returned the contracts to the 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**

As discussed at your September 22<sup>nd</sup> Council meeting, we inspected the interior of Ground Storage Tank No. 1 on October 7<sup>th</sup>. We plan to discuss this further at this month’s Council meeting.

**d) GLO Projects**

There is nothing new to report this month.

**e) Anders Branch Drainage Analysis**

We are working with BGE to evaluate additional alternatives for drainage solutions.

**f) Sanitary Sewer System Analysis and Master Plan – CP No. 3b – Lift Station No. 1 Replacement**

We are working to determine the total number of days that will be included in the calculation of liquidated damages, and plan to discuss how to move forward with the City. As a reminder the contractor completed the work 194 days after the original contract completion date.

**Status of Previously Authorized Projects (cont.):****g) 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.

**Existing and Upcoming Developments:**

**a) Feasibility Studies** – There are no ongoing feasibility studies at this time.

**b) Plan Reviews**

**i. Hills of Town Creek, Section 4** – We received revised plans for the development on September 18<sup>th</sup> and provided plan approval on October 20<sup>th</sup>.

**ii. Moon Over Montgomery** – We received revised plans for the development on October 8<sup>th</sup> and returned comments to the plans on October 20<sup>th</sup>.

**c) Plat Reviews**

**i. Moon Over Montgomery Minor Plat** – We received the initial minor plat on October 7<sup>th</sup> and provided comments to the plat on October 20<sup>th</sup>.

**d) Ongoing Construction**

**i. Shoppes at Montgomery Public Waterline Extension** – The contractor addressed all items identified at the final inspection and we are preparing the documents for the City to accept the infrastructure. We plan to present the Certificate of Acceptance and Certificate of Substantial Completion at your November 10<sup>th</sup> Council meeting.

**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) Town Creek Inspection** – TxDOT cleared out the portion of the channel within the Right-of-Way, and we are coordinating with adjacent property owners to clear out the remaining debris.

**Meetings and Ongoing Activities (cont.):**

- b) **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.
- c) **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 an exhibit showing the needed easements and right-of-way and are working with TxDOT to coordinate obtaining the necessary property.
- d) **FM 149 & SH-105 Right Turn Lane** –TxDOT has advised that the project is scheduled to be let in 2021.

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

Sincerely,



Chris Roznovsky, PE  
Engineer for the City

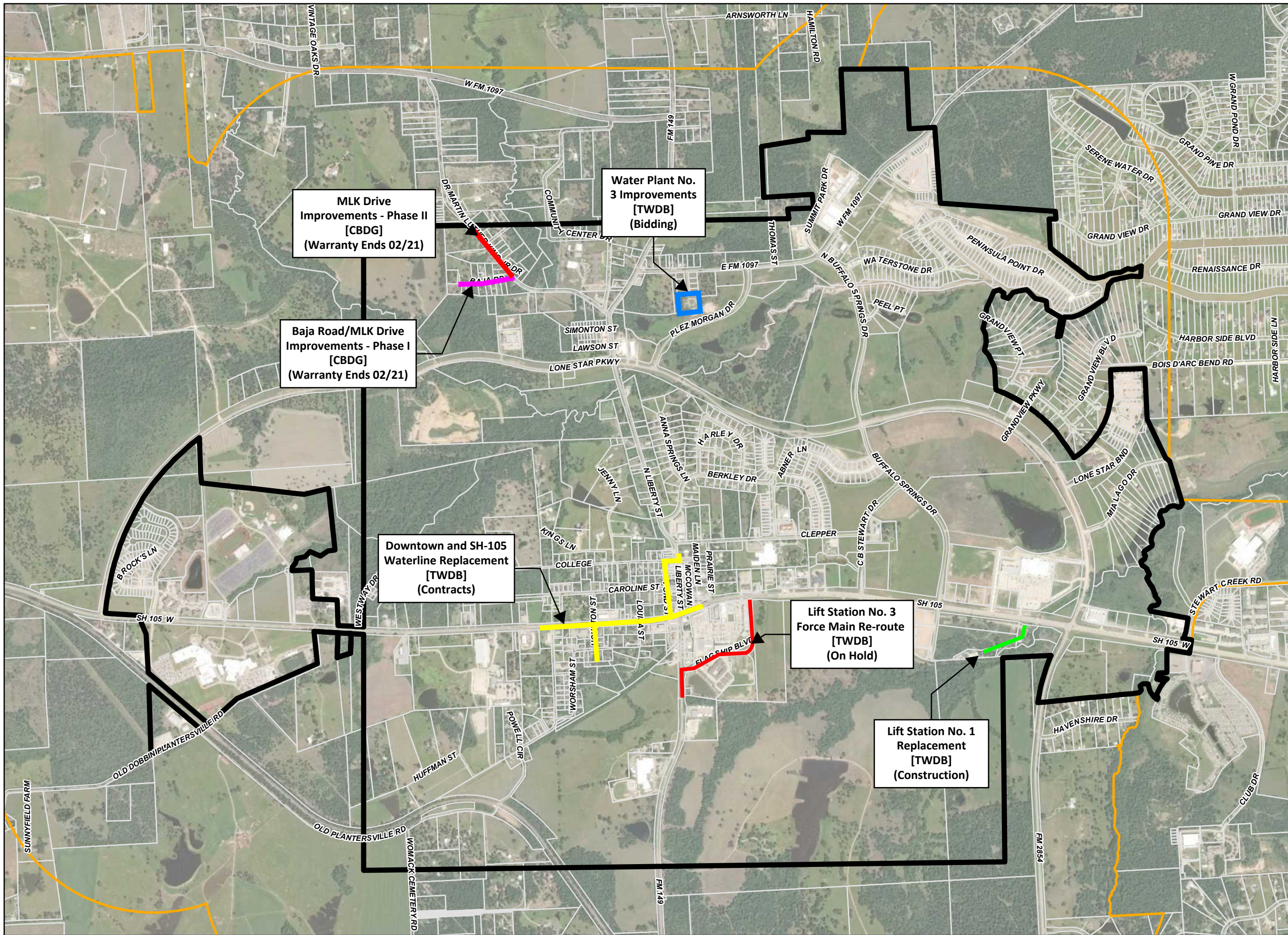
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Enclosures:                   Active Capital Projects Map  
                                  Active Developments Map

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





**MLK Drive Improvements - Phase II [CBDG] (Warranty Ends 02/21)**

**Baja Road/MLK Drive Improvements - Phase I [CBDG] (Warranty Ends 02/21)**

**Water Plant No. 3 Improvements [TWDB] (Bidding)**

**Downtown and SH-105 Waterline Replacement [TWDB] (Contracts)**

**Lift Station No. 3 Force Main Re-route [TWDB] (On Hold)**

**Lift Station No. 1 Replacement [TWDB] (Construction)**

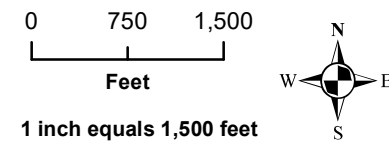


**VICINITY MAP**  
Scale: 1 inch equals 20 miles

**LEGEND**

- City Limits
- City ETJ
- MCAD Parcels

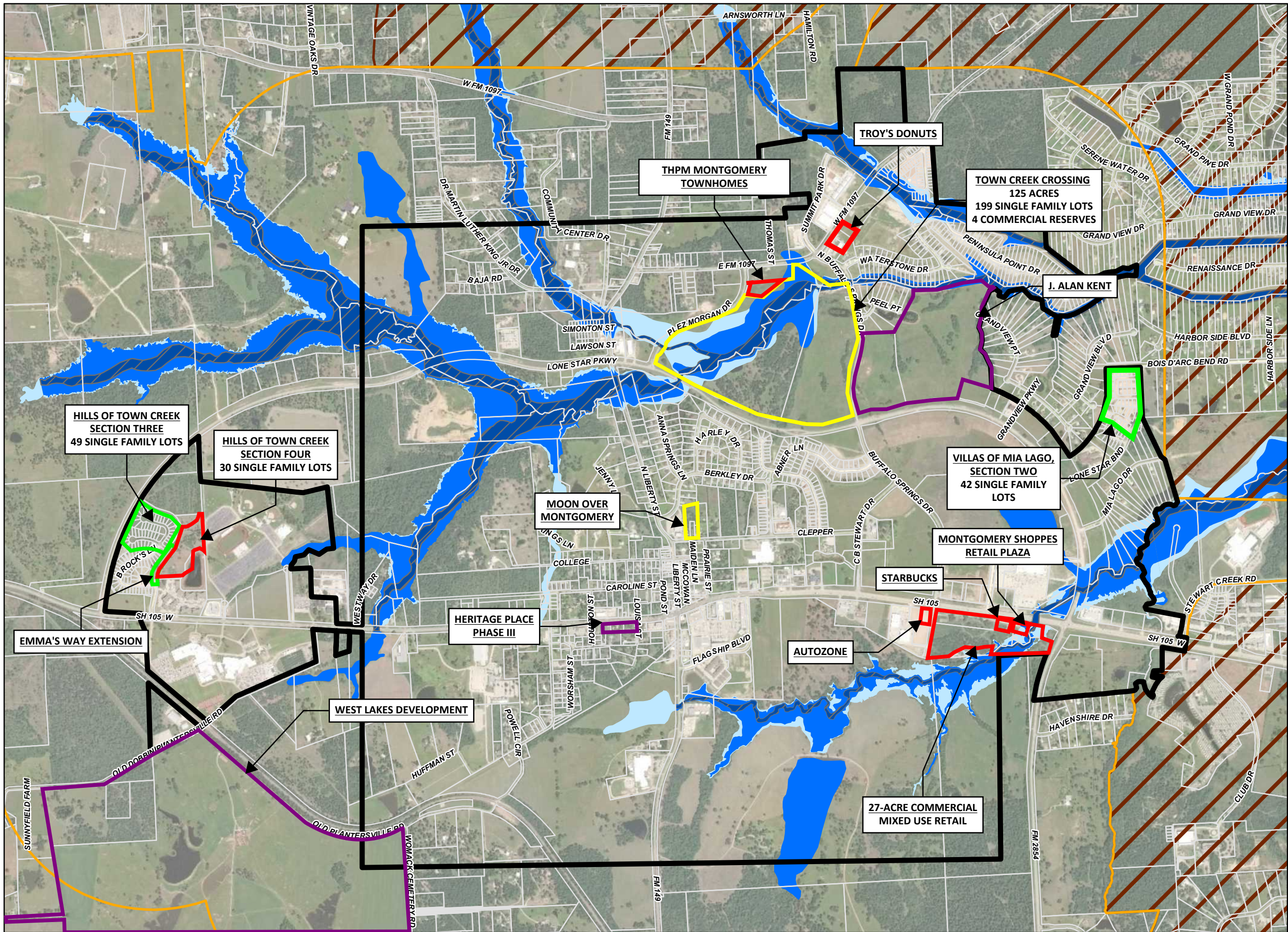
**ACTIVE CAPITAL PROJECTS**  
(OCTOBER 2020)



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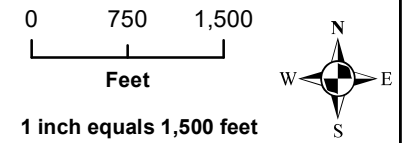
**VICINITY MAP**

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 (OCTOBER 2020)**



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: October 27, 2020</b>	<b>Budgeted Amount: N/A</b>
<b>Prepared By: Richard Tramm</b>	<b>Exhibits: Draft Comprehensive Plan</b>

**Subject**

Consideration and possible action regarding review of City of Montgomery Draft Comprehensive Plan document.

**Description**

The City has been working on the Comprehensive Plan for some time. It is important to note, for the record, that this Draft Comprehensive Plan was developed through a series of five community meetings held during 2019 to receive input from both residents and local businesses. The City also held a virtual Town Hall Meeting on July 8, 2020 to review the original draft of the Comprehensive Plan. The actual draft document was developed by Walter Peacock, a community planning specialist with TAMU's Texas SeaGrant and Community Resilience Collaborative Programs.

Comprehensive Plans guide public policy in areas such as transportation, utilities, land use, recreation, and housing while also serving to assist City Council when setting budget priorities for future projects. Additionally, the Plan serves as the legal basis for future land use zoning and is required for many grant funding opportunities.

Please note that population-based numbers should use Census numbers versus locally derived numbers, which means the City will need to update such numbers within the Comprehensive Plan after new Census data becomes available to the City.

**Recommendation**

Review the Draft Comprehensive Plan and provide comments and direction to staff for any changes that might be needed prior to adoption of the Plan. Council may choose to adopt the Comprehensive Plan as it is, adopt the Comprehensive Plan with certain requested changes or direct staff to make certain changes and bring the item back to City Council at the November 10, 2020 City Council Meeting.

**Approved By**

City Administrator	Richard Tramm <i>RT</i>	Date: 10/22/2020
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## Chapter 1 Intro

### Foreword

Texas Sea Grant developed this comprehensive planning document in partnership with the Community Resiliency Collaborative (CRC) and the City of Montgomery, Texas. This collaboration, which began in spring 2019, will continue through the summer of 2020. The purpose of this collaboration is to assess the current community conditions, develop goals, objectives, and implementation strategies. The planning process relied heavily on public participation to develop the goals and vision that will guide future development & growth.

### OVERVIEW OF THE CITY OF MONTGOMERY

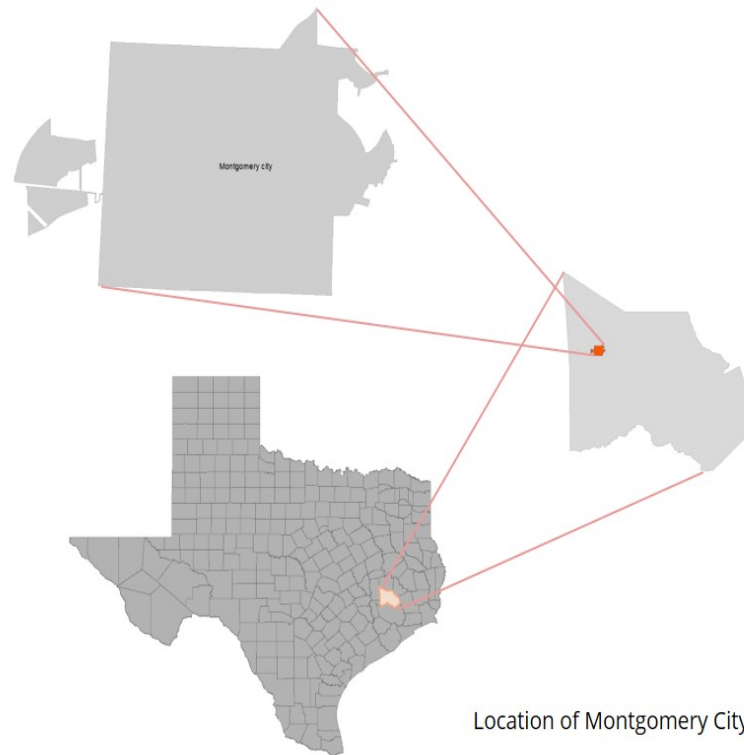
The City of Montgomery is one of the oldest towns in Texas and is the birthplace of the Texas Lone Star Flag. (City of Montgomery, 2019a). Montgomery was established in July 1837 and has seen many ups and downs. From the 1950s to the 1980s, the city experienced an industrial shift from serving as a trading center for west Montgomery County to a bedroom community. This shift has led to stability in real estate and the establishment of a robust service industry. The City of Montgomery is experiencing rapid growth that is bringing more people, traffic, new development, and investment into the community.

Montgomery County (which was named after the city) borders Harris County to the south and adjacent to San Jacinto County to the northeast. The City of Montgomery measures 4.6 square miles in total area and is part of southeastern Texas near the highly urbanized cities, namely: Houston, Conroe, and The Woodlands. (HMAP, 2017). Montgomery is 27 miles northwest of The Woodlands, 56 miles northwest of downtown Houston, and 104 miles away from the Gulf Coast. The close proximity to these sites and landmarks plays a crucial role in shaping the economy of Montgomery. The tourism and hospitality sectors make up a significant portion of the economy due to the attraction of visitors to the downtown region of the city due to its location along State Highway 105. These sectors have seen 103 jobs added to the community from 2005 to 2015. The unemployment and poverty rates in Montgomery are considerably lower compared to the county, state, and national averages. This might change because of the current COVID-19 epidemic.

Since the birth of the city, it has seen oscillations in population. The population was estimated to be 997 in 2017 (U.S. Census Bureau, 2017a), and this growth is projected to continue into 2050. This projected growth emphasizes the need to address key issues the city

could face in the upcoming years. Currently, the city is connected only by roadways and lacks public transit options. The city will likely benefit by making provisions and investment for accommodating public transit (e.g., busways, trams) as well as other modes of transportation such as pedestrian and bicycle pathways.

As alluded to earlier, the real strength of Montgomery lies in its historic downtown, additionally, the small-town feel, and the number of public schools that are within its city limits is seen as attractive. The parks located near the downtown are used by the locals and tourists alike as they enjoy festivals, admiring historic landmarks/monuments, walking, playing, and jogging. These are characteristics that are treasured by the people who call Montgomery home. As the community continues to grow, it will need to have a plan to protect its history, and small-town feel as it welcomes in a growing number of families wanting to call Montgomery home. Figure \_\_\_ Location of Montgomery City, Texas



Location of Montgomery City

## History

In 1825 Stephen F. Austin obtained a contract by the Mexican government for permission to introduce five hundred families into the area of the Mexican State of Coahuila and Texas; the West Fork San Jacinto River became the eastern boundary for Austin's colony (Searle, 2012). By 1830, Stephen F. Austin granted land to about sixteen early settlers, many of whom received portions of property makes up present-day western Montgomery County (Searle, 2012). Many settled between the West Fork San Jacinto River and the Lake Creek stream; the area would be known as the "Lake Creek Settlement" (Searle, 2012). One settler, William W. Shepperd, moved to Stephen F. Austin's colony then purchased 200 acres (Searle, 2012). By 1835, Shepperd had built a store "The Store of W.W. Shepperd on Lake Creek," which, besides being one of the first stores in the area, became a common meeting place for the Lake Creek Settlement (Searle, 2012). Thus, we see Montgomery charted as its residents were purchasing land and establishing stores or homes. The Lake Creek Settlement was still within Washington County when W.W. Shepperd founded the City of Montgomery in July 1837 at the site of his store (Searle, 2012).

Working alongside Major John Wyatt Moody, the First Auditor of the Republic of Texas, Shepperd advertised in a local newspaper the organization of a new county, the proposition of establishing Montgomery City as the county seat, along with the sale of lots in Montgomery City (Searle, 2012). By December 1837, less than 6 months after the birth of the City of Montgomery, President of the Republic of Texas, Sam Houston, signed the act creating Montgomery County (Searle, 2012). Upon the county's creation, the City of Montgomery was made the first county seat of Montgomery County. It became a center point for the arrival of new immigrants from the Old South (Long, 2010). It was only in 1848 when the City of Montgomery was incorporated and given legal recognition by the State of Texas (Searle, 2012).

It is unclear where the origin of the name, "Montgomery," came from. Andrew J. Montgomery is given as the reason behind the name since he had established a trading post only a few miles west of Montgomery City in early 1823. So, it is plausible that because of his local influence, the area was named after him (Montgomery, 2010). However, there is speculation suggesting the name was inspired by Montgomery County, Alabama, which was named after Lemuel P. Montgomery, Sam Houston's mentor commanding officer in the

Battle of Horseshoe Bend in 1814 (Searle, 2012). This explanation would prove most probable considering J.W. Moody knew Houston well and would have the leverage to persuade Houston, to name the new county after Houston's mentor; furthermore, J.W. Moody was previously a County Clerk within the Montgomery County, AL (Searle, 2012).

In the 1850s, development in Montgomery took off with the construction of churches, a private school, a courthouse, and Masonic lodge. But, the yellow fever epidemic, in 1850 and 1863, and caused the population to decrease (Montgomery, 2010). Still Montgomery was able to establish a newspaper and telegraph line with a trading center providing mostly lumber and cotton (Montgomery, 2010). Surrounding the City of Montgomery, Montgomery County experienced rapid population growth since abundant land was sought after (Long, 2010). When Montgomery County was established, its residents were mainly subsistence farmers, but by the 1860s, many white families owned slaves, which caused a reliance on an agrarian economy (Long, 2010). Following the abolition of slavery, by the passage of the 13<sup>th</sup> amendment in December 1865, Montgomery County experienced significant economic loss since slaves accounted for half of the taxable property, and property values declined (Long, 2010).

With the decrease in economic power within the county, the City of Montgomery also experienced a simultaneous dampening in economic power (Montgomery, 2010). By the 1880s, railroad tracks, and infrastructure developed in the county, thanks to companies such as the Great Northern Railroad and the Houston & Texas Central Railroad, which resulted in people traveling and settling an increase in population, and development of new towns outwards. However, once railroad tracks were constructed, a new town, Conroe, was established and challenged the City of Montgomery on becoming the new county seat. In 1890 the county seat was officially moved to Conroe and remains the county seat today. This caused Montgomery to experience decreased from 1,000 to 600 within two years (Long, 2010). Despite the population loss, businesses such as cotton gins and sawmills were still thriving (Montgomery, 2010). By 1925, the population had declined to 350 people. After the 1950s, Montgomery had been the market and trading center for west Montgomery County and gained an economic foundation based on real estate, ranching, and oil production by the 1980s (Montgomery, 2010).

Recently, Montgomery is showing population growth since 2010 and is expected to continue growing. Montgomery had a population of about 621 in 2010, and by 2017 the population had grown to 997, indicating a growth rate of about 60% (U.S. Census Bureau, 2017a). Assuming population projections are correct, Montgomery's population will continue to grow in the next 50 years.

Today, Montgomery strives to preserve and improve its Historic Downtown District by developing a master plan (Rogers, 2018). Working alongside Texas A&M University's Community Resilience Collaborative team, the goal of the master plan is to create a walkable, safe, and welcoming area along Hwy 105 and throughout the historic downtown area (Rogers, 2018). The redevelopment may encourage and attract even more visitors from neighboring cities and enhance the experience of community events that already occur in downtown Montgomery. The town hosts a variety of festivals and events throughout the year. In December, residents get to enjoy breakfast with Santa Claus and view a Christmas parade (Schafler, 2018). In May, the annual antique festival kicks off in Montgomery's Historic District, where local vendors display and sell their antiques (Schafler, 2018). In September, Montgomery hosts a Wine and Music Festival where locals and visitors may enjoy a variety of wine and food while listening to live music (Schafler, 2018).

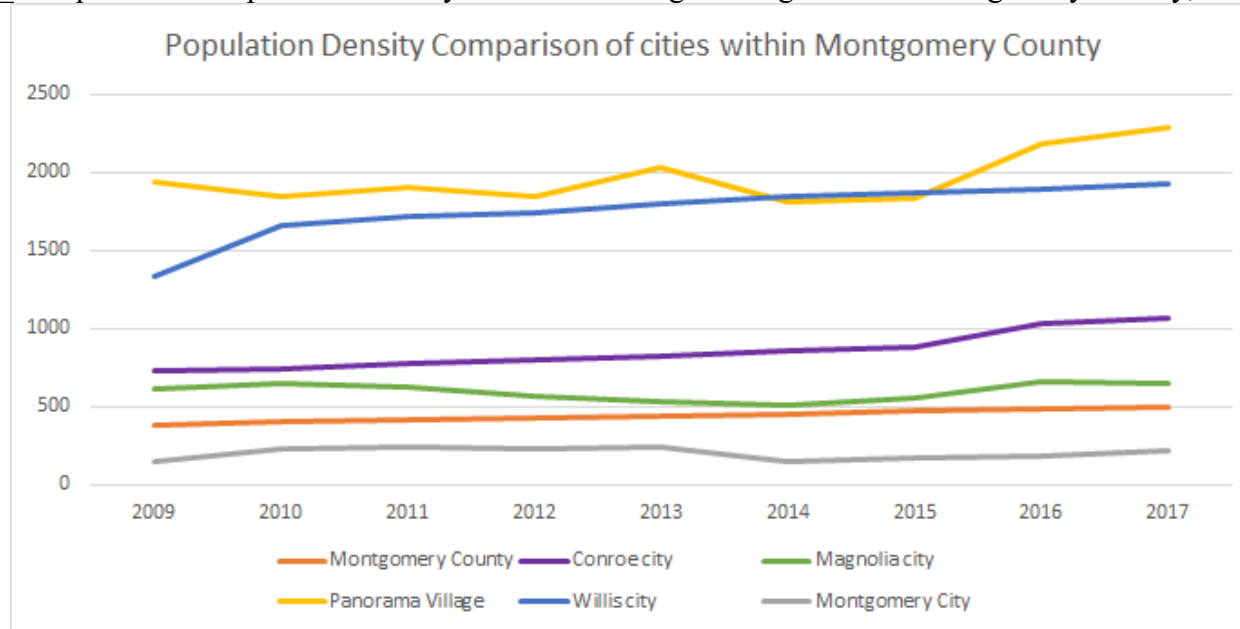
### Population density

As of 2017, the population density of Montgomery City was 221 people per square mile, indicating that the city has agronomic characteristics. In general, the population density of Montgomery City has increased by 47.9% from 149 in 2009 to 221 in 2017. However, the growth rate of the population varied during this time (U.S. Census Bureau, 2017a). The city's population density has continuously increased by 238 people per square mile until the year 2013, but experienced a significant decline in the growth rate to 639 in 2014 (U.S. Census Bureau, 2017a). After 2014, the population density started to increase with an annual growth rate of 32.9% and reached 221 people per square mile in 2017 (U.S. Census Bureau, 2017a).

By comparing Montgomery City's population density to the county and other cities within the county, the city exhibits a significantly lower population density. The highest population density within Montgomery County is in Conroe, which is the county seat of Montgomery County and a principal city within the Houston–The Woodlands-Sugar Land metropolitan area. Magnolia has an urban

area similar to Montgomery, but the population density of Magnolia is nearly three times that of Montgomery (U.S. Census Bureau, 2017c).

Figure Comparison of Population Density Historical Change among Cities in Montgomery County, TX 2009-2017



Source: U.S. Census Bureau, Table B01003, [2009](#), [2010b](#), [2011](#), [2012](#), [2013](#), [2014](#), [2015](#), [2016](#), [2017c](#)

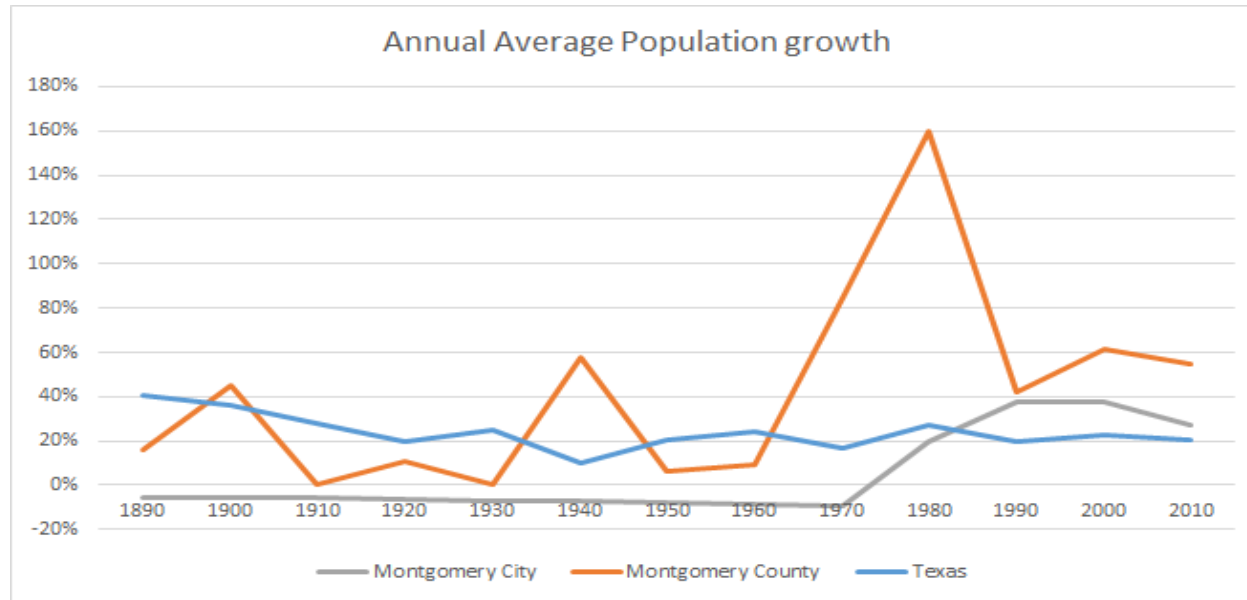
### Population Growth

In the history of Montgomery City, the population has seen many fluctuations since the 1880s. According to the U.S. Census Bureau, the population in 1880 was 414, and declined to 216 by the year 1970, after consecutive nine decades of decline (IPUMS, 2019). The growth then speeds up with the arrival of the baby boom era in the 1970s, from 216 in 1970 to 621 by 2010 (IPUMS, 2019). According



to the U.S. Census Bureau, 2017a, the population in the city has reached over 997, adding 376 people to its population from 2010, which is a 60.55% increase in population.

Figure \_\_\_ The Comparison of Population Growth Rate for Montgomery City, County and State.



Source: IPUMS National Historical Geographic Information System 1830 -2010 Total population.

In 2010, 2015, 2016, and 2017, the city's population shows a very high growth rate shown in table below. The population growth rate has almost reached 50% in the year 2010. Despite the population decrease in 2014, with nearly 40% of the population leaving the city, the city is expected to follow the growth patterns of Montgomery County and the State of Texas and realize steady growth.

#### Historical Population Growth Rate of Montgomery City, Montgomery County, and Texas 1980-2010

<b>Year</b>	<b>City Population</b>	<b>County Population</b>	<b>State Population</b>	<b>City Growth Rate</b>	<b>County Growth Rate</b>	<b>State Growth Rate</b>
2009	674	411,726	23,819,042	-	-	-
2010	1,010	427,717	24,311,891	49.85%	3.88%	2.07%
2011	1,086	443,622	24,774,187	7.52%	3.72%	1.90%
2012	1,045	458,339	25,208,897	-3.78%	3.32%	1.75%
2013	1,073	472,162	25,639,373	2.68%	3.02%	1.71%
2014	639	487,028	26,092,033	-40.45%	3.15%	1.77%
2015	750	502,586	26,538,614	17.37%	3.19%	1.71%
2016	841	518,849	26,956,435	12.13%	3.24%	1.57%
2017	997	535,187	27,419,612	18.55%	3.15%	1.72%

Source: U.S. Census Bureau, Table B01003, [2009](#), [2010b](#), [2011](#), [2012](#), [2013](#), [2014](#), [2015](#), [2016](#), [2017a](#)

### Age Distribution

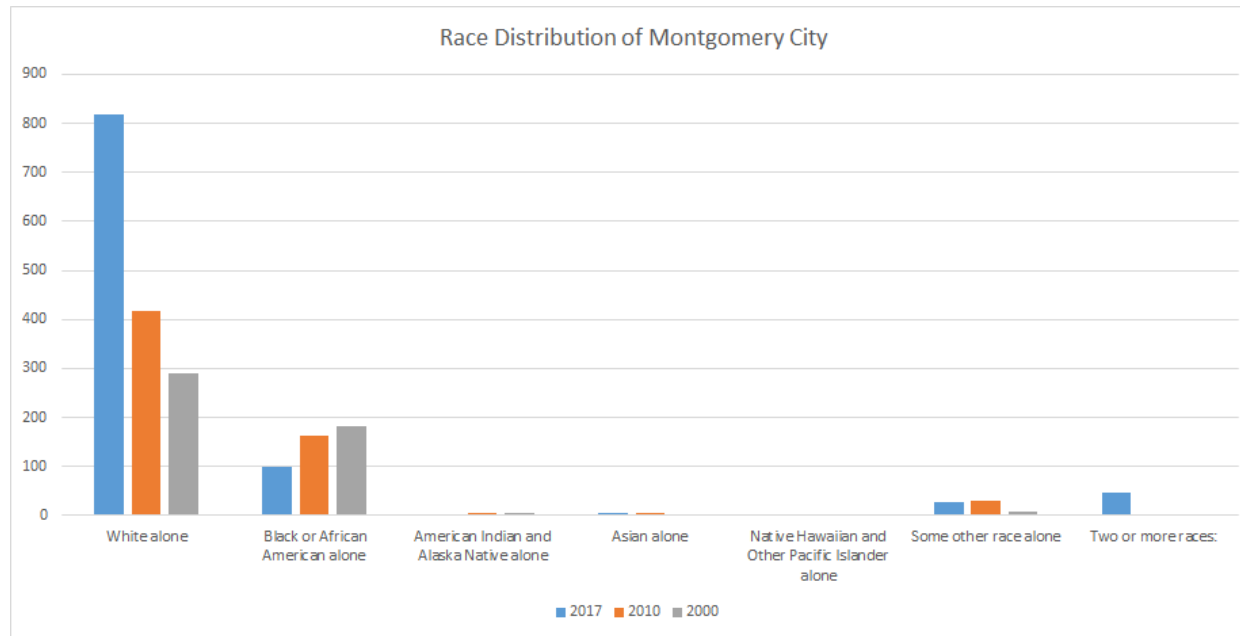
The youth population under the age of 20 years makes up a significant portion of the total population, indicating that the community is growing. Out of the total population in 2017, 23% of the population was in the age group of 40 to 59 years, and 17% of the population was in the age group of 20 to 39 years (U.S. Census Bureau, 2017d). 16.45% of the population in the city is 60 years and over (U.S.

Census Bureau, 2017d). When comparing the city with the county, the city has a larger percentage of the population under 19 years of age. (U.S. Census Bureau, 2017d).

### Race Distribution

The "white alone" race classification has dominated the population of Montgomery City for most of its existence. According to Figure \_\_\_\_, the largest racial group in 2017 was White. In 2017, the population breaks down as 82% whites, with African Americans being the second largest group at 10%. (U.S. Census Bureau, 2017e). The overall share of other racial groups was relatively small. The "white alone" population in Montgomery City continues to grow at a high rate. From 2000 to 2017, the white population has consistently increased year over year by 181.10% from 291 to 898. In contrast, the African American population had decreased from 2000 (183) to 2017 (99), with a growth rate of -45.9% (U.S. Census Bureau, 2017e). On the other hand, "some other race" and "two or more races" have been showing rapid growth. Both groups have increased dramatically by 300% and 1466.67% from 2000 to 2017 (U.S. Census Bureau, 2017e). Despite this high percentage growth, these groups make up a tiny percentage of the total population.

Figure \_\_\_\_ Race Distribution of Montgomery City, TX for 2000, 2010 and 2017



Source: U.S. Census Bureau, Table QT-P3 [2000a](#), [2010a](#), and Table B02001, [2017e](#).

## Projections

As a part of the Greater Houston Area, the City of Montgomery is expected to follow the trends of rapid growth in the region. The Texas Water Development Board has published population projections at many different levels, and the smallest geography of these projections is at the city level. In this projection model, it has assumed that there is no net migration within the study area, which means that immigration and out-migration are equal, resulting in growth only through natural causes (births and deaths).

HGAC (Houston-Galveston Area Council) and the Texas State Water Plan estimated the 2010 population of the City of Montgomery to be 621 people. Table \_\_\_ shows the predicted changes to the population from 2020 to 2070. The 2016 Water Plan forecasted that there

would be 2,676 people in the city by the year 2020 (Texas Water Development Board, 2017a). While the forecast for 2020 might have overestimated the growth, the city is continuing to grow quickly. Furthermore, by the year 2070, the total is projected to continue to grow in population to 10,565 (Texas Water Development Board, 2017a).

The projections of population growth for the City of Montgomery are smaller than the county's predicted population growth. The only two decades in which there was a rapid increase in population was in the two decades directly preceding the stable growth years. According to the Texas Water Development Board, the future 2020s population shows an incredible increase of 330.92%, and the 2030s increase by 86.29%, which could be challenging to achieve without the city developing a much higher density development style or increasing the amount of available land through annexation. This growth will require investment not only from the city but also from private investors to develop the infrastructure that would be required to support this growth (Texas Water Development Board, 2017a). The TWDB is projecting stable annual growth at the range of 15-25% from 2040s to the 2070s (Texas Water Development Board, 2017a). The population growth comparison between the city and the county can be seen in Figure \_\_\_.

Table \_\_\_ Population Projections, Montgomery City and County, Texas, 2020-2070

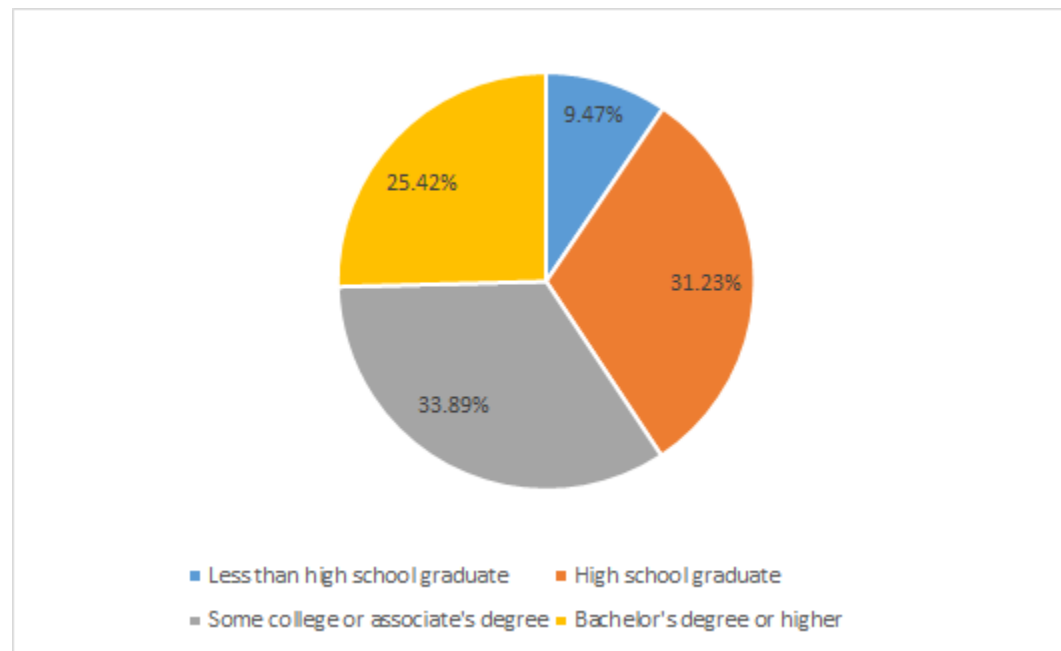
<b>Year</b>	<b>Montgomery City</b>	<b>Percent Change</b>	<b>Montgomery County</b>	<b>Percent Change</b>
2010	621	-	459,185	-
2020	2,676	330.92%	627,917	36.75%
2030	4,985	86.29%	811,252	29.20%
2040	6,185	24.07%	1,019,278	25.64%
2050	7,393	19.53%	1,267,916	24.39%
2060	8,625	16.66%	1,576,135	24.31%
2070	10,565	22.49%	1,946,063	23.47%

Source: Texas Water Development Board, Texas State Water Plan, [2017a](#) and [2017b](#)

## Education

According to the U.S. Census Bureau, 2017, 33.89% of the population had some college or an associate's degrees, which also makes up the majority of the people in Montgomery City (U.S. Census Bureau, 2017b). Around 31.23% of the population graduated from high school in 2017. About 25% of the total population in Montgomery City have received their bachelor's or higher degrees, which is more than double the ratio of the population that has "less than a high school graduate" (9.47 %). This indicates the city has excellent labor resources for future developments (U.S. Census Bureau, 2017b).

Figure \_\_\_ Education Attainment of Montgomery City, TX 2017

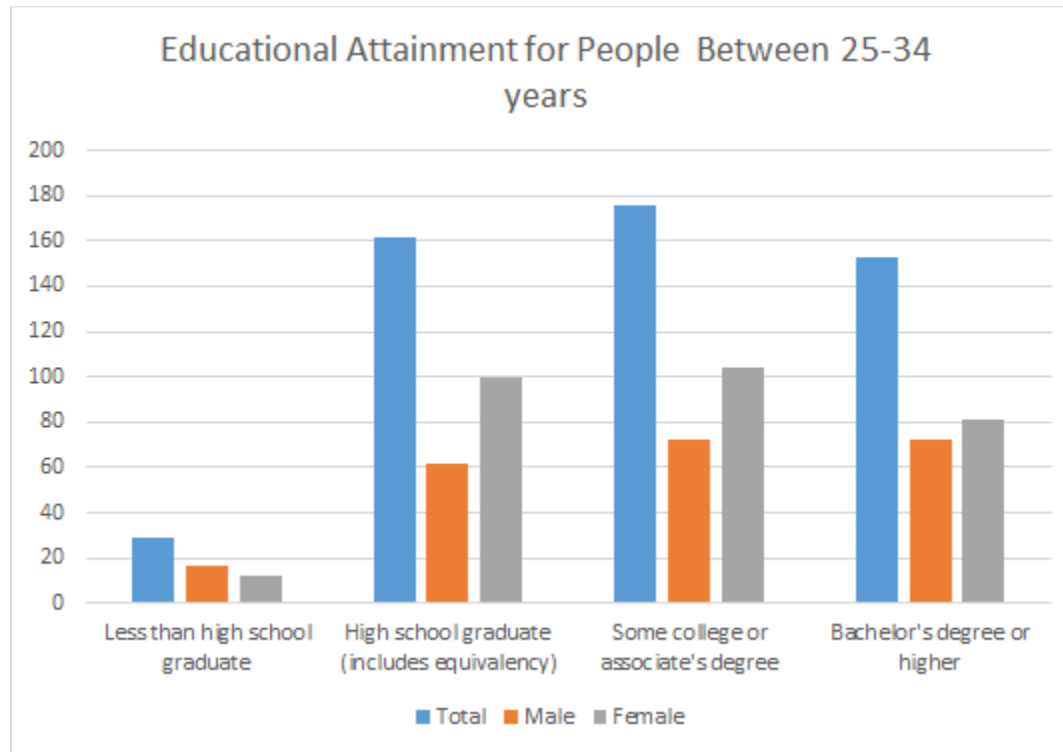


Source: U.S. Census Bureau, Table S1501, [2017b](#)

More than 160 people at least have a college or associate's degree in the city, which is 29.24% of all population (U.S. Census Bureau, 2017b). The millennial population, born between 1981 and 1996, have a higher education educational attainment when compared to other age groups according to the 2017 census data. The number of people with a bachelor's degree was slightly less than that of a high school graduate, which was 153 (25.43%) and 162 (26.91%) respectively, and only 29 (4.82%) of millenials did not graduate from high school (U.S. Census Bureau, 2017b).

By comparing the education attainment data of the city with Montgomery County and the state of Texas, the proportion of people who have not graduated from high school in Montgomery City (4.82%) is much smaller than that in the county (12.4%), which is about 8 percent less (U.S. Census Bureau, 2017b). However, the proportion of people with a bachelor's degree or above in the city (26.91%) is 8.27% lower than the average ratio of the county (33.7%). This means the city has a small educational gap compared to the county (U.S. Census Bureau, 2017b).

Figure \_\_\_\_ Education Attainment of People between 25 to 34 years, Montgomery City, TX 2017



Source: U.S. Census Bureau, Table S1501, [2017b](#)

From 2010 to 2017, there was a larger population in the city with higher education shown in figure \_\_\_\_ The fastest growing population is those with a bachelor degree or above, followed by those with some college or an associate’s degrees. The number of people who did not graduate from high school has decreased drastically. This figure was 45 (33.30%) in 2010, and it was reduced by 36.7% in the past 7 years which shows the improvement in the education sector for the city (U.S. Census Bureau, 2017b).



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## Chapter 2 The Planning Process

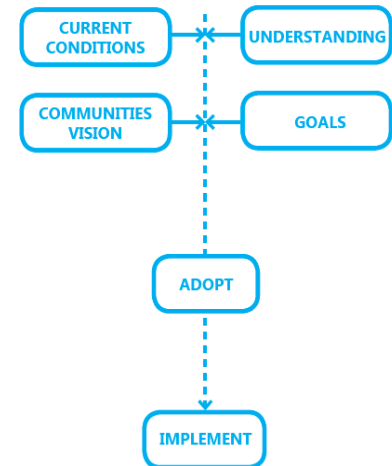
### The Importance of Planning for the City of Montgomery

Planning for the future of any community is essential for responsible growth. This counts double for smaller communities that are seeing a boom in development. It is easy for these smaller communities to get overwhelmed by developers who can lead to loss of character and disconnected urban landscape. New development can often be at odds with the preservation of an historic and small-town feel, two things that the community would like to keep. This comprehensive plan will provide a vision of growth that will allow Montgomery to provide economic opportunities and stay true to its small-town feel.

The comprehensive plan should be used as the recipe book for the city's leaders and decision-makers.

The plan expresses Montgomery citizens' vision for the future and how the city will continue to provide a livable, resilient community for all residents. This plan is not a regulatory document; it is, however, meant to be used to guide city development decisions. The Planning & Zoning Commission and City Council will be able to look to this document to consider this plan before adopting or approving local laws, ordinances, or regulations. The comprehensive plan is based on guiding principles that were created through citizen input that influenced the actions recommended in this plan. This plan is strategic, addressing specific issues to guide Montgomery in growing sustainably by focusing in on issues including land use and urban design, downtown development, transportation, housing, and resiliency. The successful implementation of the plan will take the combined effort of city leaders, area businesses, community leaders, residents, and investors.

### PLANNING PROCESS DIAGRAM



## Participatory Planning & Guiding Principles

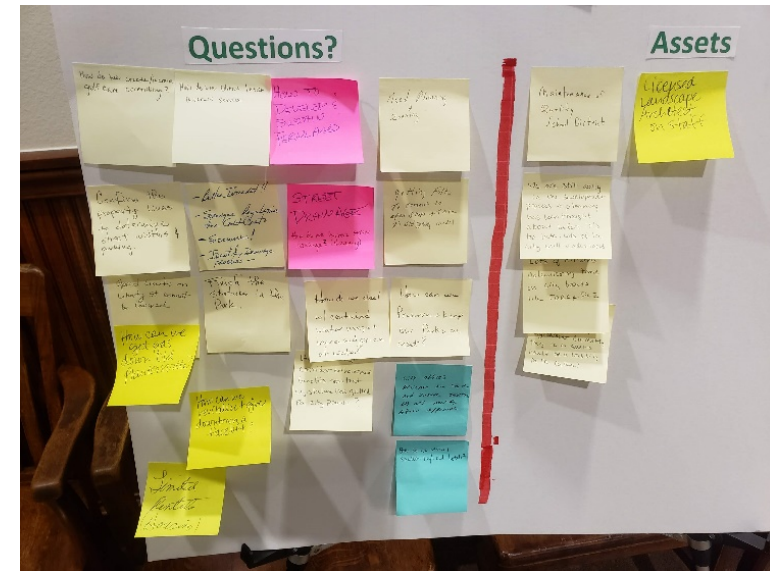
Because comprehensive planning is intended to capture the vision of a community, it must be a participatory process. Participatory planning is the foundation of any community planning process. These plans impact every member of the community, and therefore it's crucial to involve the whole community at every stage. This participation ensures that residents are not only informed and understand the plan but also influence actions that will shape the future of their city. The freedom of having public participation allows the community to identify and express needs and desires in an open forum. To be able to capture the community's vision, we must rely on an open inclusionary planning process. As part of the efforts to be more inclusionary, many different avenues were explored to get the word out. The local media, newspaper, flyers sent out in water bills to announce each public meeting, and the city's social media accounts (i.e., Facebook).



## KICK-OFF MEETING

The first step was to collect data for the State of Community Report (SOC). The SOC report gathers data from a wide variety of sources to identify current conditions, trends, and patterns. It includes an assessment of population characteristics, economic conditions, land use, transportation, housing conditions, community facilities, and environmental conditions. This was presented to the community at the first meeting held at City Hall on March 28, 2019. The purpose of this meeting was not only to present the SOC but

to introduce the planning team to the community, explain the planning process, and to let the community know that this is a safe place to express their hopes and dreams for the city. Community members reviewed and verified the SOC as a fact base for the plan while also expressing concern that the SOC did not accurately represent the community because of the rapid growth and the inaccuracies of the number of jobs in the city. This is an example of how the planning process combines local wisdom and technical knowledge of planning professionals. Additionally, the attendees participated in several activities. First was an exercise discussing the community's Wishlist for entertainment, safety, jobs, neighborhood, necessities, transportation, and housing. Attendees created a list of amenities they need and desire for the community. The community also completed a statement about what made them proud of living in Montgomery. Lastly, the community filled out a survey answering questions about how they viewed their community they called



home and what they would like to see discussed in the next meetings. Because this was a meeting that was open to the public, the team was able to gain a lot of information about Montgomery and what the community desired. Participants included business owners, citizens, government officials, and those with a desire to see their community improved.

## ASSETS MEETING



On June 4, 2019, the city held its second community meeting to identify the community's strengths and assets that the community can build on. Also, the community was able to ask questions about

improving or changing things about their community. The assets were broken into five topic areas that had been selected from the results from the first meeting. These topics were Planned growth, small-town feeling, transportation, economic development and downtown revitalization, and quality of life. The community was also invited to offer questions, considerations, and express needs related to these topic areas. This information laid the groundwork for the development of vision and guiding principles.



#### [DOWNTOWN MONTGOMERY MEETING](#)

Montgomery's Historic downtown is the cultural center of the city. There were two meetings, held at City Hall, on downtown and economic development. At the first meeting, held at 9:00AM on July 23, 2019, business owners in the downtown were invited to participate. The second meeting held on July 25, 2019 at 6:00PM, was opened to the public. Both of these meetings followed the same format, which included a Downtown visual preference survey, goals, needs, and problems with the downtown. During these meetings, many problems were repeatedly discussed, which included parking, lack of signage, and businesses closing early. The information and issues discussed during this meeting were presented to the LAND 311 class and were used to guide the design strategy and site designs for the city.

### TRANSPORTATION PLANNING MEETING

On September 5, 2019, the city held a public meeting to discuss transportation issues and opportunities to understand the local wants and needs. During the meeting, the citizens located points of interest, service gaps, and dangerous intersections in the transportation network. Providing a much deeper dive into transportation aspects for the city to consider as they develop and grow.

### SCENARIO AND SITE DESIGNS

On September 23, 2019, students from an undergraduate landscape architecture class visited the City of Montgomery met with stakeholders from the City, Economic Development Corporation, and Historic Downtown Association. They received a guided tour of the city and learned about areas of the community that needed help with site design. The students also took time to walk from historical areas of the community to the downtown to get a better idea of connectivity and improvements that could be made. The main goal of the Land 311 studio class was to create urban design strategies for the downtown area. The class decided to expand its scope to include health and active living, historic preservation, residential, and open spaces. The class presented their initial sites of interest and possible



designs on October 11, 2019. The work was reviewed by some in the city government, professionals, graduate students, and professors from Landscape Architecture and Urban Planning. The students incorporated the constructive criticisms into their final designs, which were presented to the City in a public meeting on December 4, 2019.

### GUIDING PRINCIPLES

Guiding principles reflect Montgomery residents and stakeholders needs and wantsssss for their community. Stating these values ensures that the recommendations and actions in this plan reflect and support residents' and stakeholders' desires for the future and assures that, if implemented, the plan will move the city towards these collective goals.

The following guiding principles were established through citizen and stakeholder input and an online visual survey that the citizens participated in. They are grouped into five topic areas: Planned Growth and Sustainable Development, Small-town feel, Transportation, Economy & Downtown revitalization, and Quality of Life.

#### *Planned Growth and Sustainable Development*

- Ensure quality new development that is balanced to provide a healthy community
- Develop walkable neighborhoods and commercial centers
- Protect and enhance existing neighborhoods
- Provide clear direction on land use decisions
- Implement development standards to improve the quality of development
- Plan for additional residential growth
- Implement design standards to provide quality residential development



- Provide a range of housing types for people of all income levels from high-end to affordable

#### *Transportation*

- Improve safety throughout the city
- Create traffic calming and include pedestrian facilities
- Make streets safe and friendly for all modes of transportation (including golf carts)
- Parking

#### *Economy & Downtown revitalization*

- Improve the Historic downtown's vitality
- Create and retain higher paying jobs
- Promote more connections to the historic downtown

#### *Quality of Life*

- Have an excellent K-12 school system in Montgomery
- Maintain and connect existing parks, recreation facilities, and trails
- Recognize the quality of life, culture, diversity, and the friendly character of the city as crucial for future growth.

#### *Vision*

The City of Montgomery aims to be the home for families. We value our rich history as the birthplace of the Lone Star flag, small-town feel, and our numerous amenities. We want Montgomery to be a place for families to have opportunities to grow, live, work, play, and shop. We must look forward to emerging opportunities and challenges while honoring and strengthening our close-knit community, healthy environment, and history.

#### *Goals and Objectives*

From the results of the community meetings, residents identified plan themes and developed goals that aim to address their present needs and provide sustainable benefits for the future growth of the city. Each chapter has goals that correspond to its topic.

Goal 3.1 Encourage a cohesive and diverse range of land uses across Montgomery

Goal 3.2 Promote Development in the Downtown

Goal 3.3 Improve Drainage

Goal 4.1 Provide a safe and equitable transportation network for all users of the Montgomery

Goal 4.2 Promote alternative transportation modes

Goal 5.1 Expand housing choices for all Montgomery residents

Goal 5.2 Improve resilience of current and future housing stock

Goal 6.1 Develop a resilient economy for residents of the city

Goal 6.2 Support existing Economic Assets

Goal 7.1 Provide equitable access to community services and facilities.

Goal 7.2 Ensure public facilities are safe and efficient.

Goal 7.3 Promote use community facilities as community gathering places for events and trainings

Goal 7.4 Signage and Wayfinding

*The following Chapters describe the existing conditions, recommendations, goals, and objectives for land use, transportation, housing, economy, and community facilities. The chapter 9 contains an implementation table and funding guide.*



## CHAPTER 3 LAND USE

### INTRODUCTION

Land use planning involves the arrangement of land to ensure the compatibility of different land uses. The existing land use inventory, which classifies different types of land use activities, is an essential means of identifying current conditions and trends. Currently, the city follows the land use patterns that are covered in the zoning map. The City of Montgomery has divided land use into six different zoning districts. They are residential (R), commercial (B), industrial (I), institutional (I), and planned development (PD). The city also has some overlay zones for historical landmarks (HL) and historic preservation districts (HD) to preserve the opulent historic buildings in the downtown region.

### CURRENT LAND USE

#### District R-1: Single-family residential district

Most of the area in the city has been zoned Single-family residential. This zone allows for Single-family dwellings, including structures that also provide house to immediate relatives of the family (granny flats). It also allows for existing public buildings, parks, churches, and public amenities.

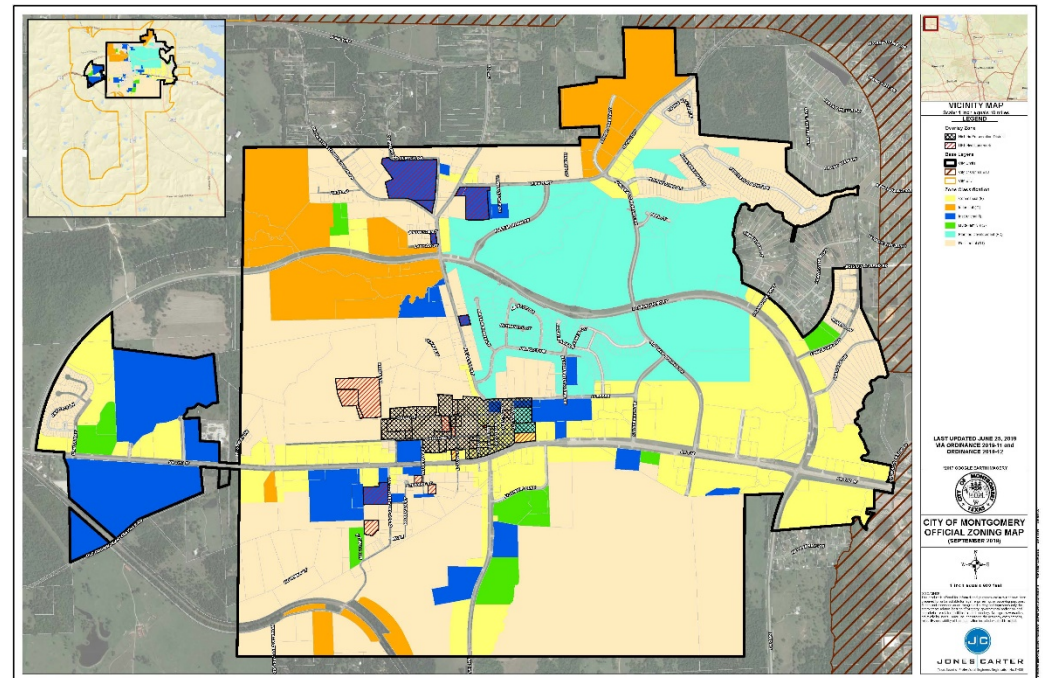
#### (1) District R-2: Multi-family residential district

Multi-family developments only make up a small portion of the land use in the City of Montgomery. Currently, there are two senior care facilities, two apartment complexes, and one mobile home development. There are three vacant areas of land that are currently zoned for future Multi-family developments.

#### (2) District B: Commercial district

The commercial district provides for a wide range of business uses within enclosed areas, as well as the other uses provided for in this category. The district allows for retail, restaurant, gas stations, and office spaces.

Figure 2.1 Official Zoning Map of Montgomery City, 2018





### (3) District ID: Industrial district

This zone can be used for industrial, manufacturing, and mechanical business.

### (4) District I: Institutional district.

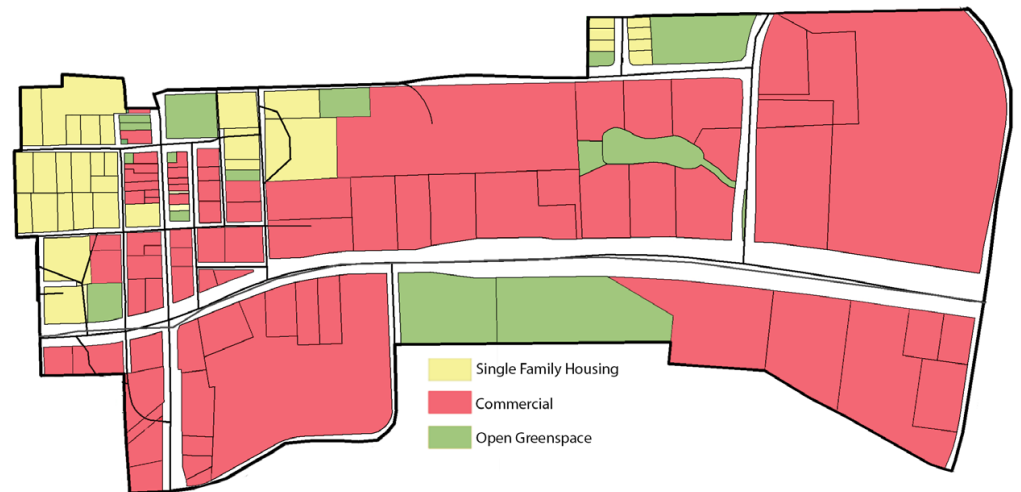
This district can be used for a wide array of uses that are related to public services and amenities. This includes city facilities, churches, schools, and parks.

### (5) District PD: Planned development district

This district makes up almost 1/5th of the land area within the city limits. This area provides significant design flexibility to encourage innovative and/or mixed-use developments within the city that would not otherwise be permitted in other zones. It is not intended for simple changes to the existing ordinance requirements that are established in the various zoning districts. The district allows for deviation from standard ordinance requirements as long as those deviations continue to meet the intent of this chapter. The district allows for an appropriate combination of uses, which may be planned, developed, or operated as integral land units, such as developments that incorporate various types of residential and nonresidential uses into the overall project.

## DOWNTOWN

Montgomery city has a well preserved historic downtown region, which consists of buildings that were constructed in the 19th century (City of Montgomery, 2019b). The downtown region lies northeast of the intersection of SH105 (Eva Street) and FM 149 (Liberty Street). This area has mixed-use developments that mainly consist of restaurants, bars, churches, museums, coffee shops, and grocery stores. The presence of retail and commercial shops, along with the proximity to the Church of Christ and Living Savior Lutheran Church, makes the downtown region busy with lots of activities for the people. The downtown is the heart and cultural center of the city. It hosts multiple festivals and community gatherings.



## RESIDENTIAL

The city of Montgomery has divided the residential district into two subsections, single-family residential (R-1) and multi-family residential (R-2). The single-family residential districts constitute the highest share of the area compared to the other zones in the city. They are primarily located in the

western and southern regions of the city and along with some parts of the northeastern side on the boundary of the city limits. Multi-family residential zones are located on the extreme ends of the city on the east, west, and south sides, next to the commercial and institutional zones.

## COMMERCIAL

According to the official zoning map for the city, most of the commercial / businesses are located along the sides of SH 105. In total, commercial uses make up about 20% of the land use in the city. There are some businesses scattered along FM 149 in the south and along W FM 1097 on the north-east side of the city

## INDUSTRY

There is no subdivision in the zoning for the different types of industries in the city. They are classified in one broad type and zoned as industrial. The industrial zones are located on the outskirts of the city, away from the city center. They are primarily located on the north and northwest of the city and along with some parts of the south-west region of Montgomery. Some of the industries found in Montgomery are farming & ranching and auto repair & restoration, primarily located along SH 105, and a storage facility along FM 1097.

## OVERLAY

The city has adopted overlay zoning codes for Historic Landmark (HL) and Historic Preservation District (HPD) for preserving its downtown heritage buildings. This has helped develop the area by providing opportunities for mixed-use development such as retail shops, commercial businesses, and grocery stores to optimize the utilization of the downtown. There are specific standards established by the city to make the HPD a walkable mixed-use development, which is in line with the city's vision for a prosperous community living. The Historic Preservation Ordinance adopted by the City is a useful tool for the overall economic development of the City.

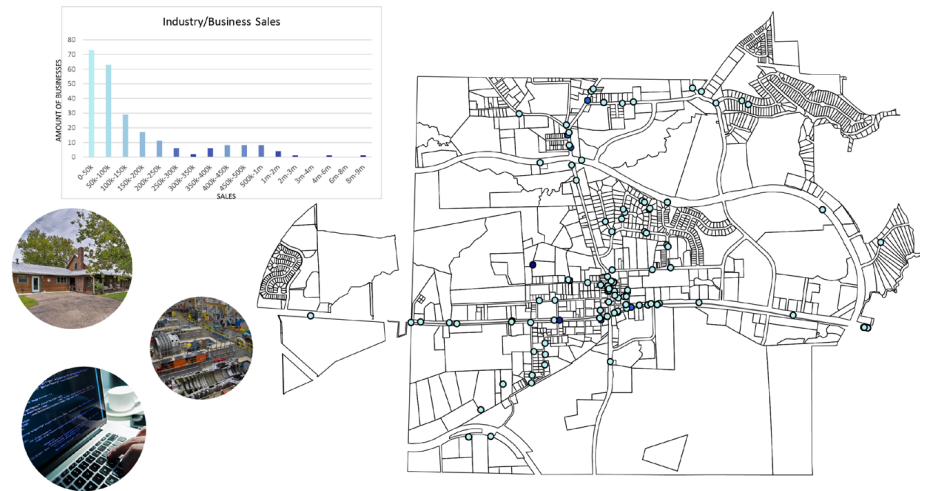
## COMMUNITY INPUT

With the information that we collected from the participants during the public meetings, we learned that the community was interested in possible development for the Planned development zone, increasing the number of housing options, improved flood control, and more connectivity. The community wants to have sidewalk connections to the downtown and parks.

## DEVELOPMENT RECOMMENDATIONS

### VACANT LOTS

Promote infill! Not only around in and around the historic downtown, but throughout the city. Infill development encourages a more efficient investment in infrastructure because it encourages growth in designated growth areas where there is existing infrastructure. Promoting infill in the



downtown is low hanging fruit for the community. It is a cultural center full of stores, restaurants, and gathering areas for people to gather and enjoy all the city has to offer. Increasing the amount of development in the downtown area requires striking a balance of protecting the historic downtown and at the same time allowing for change.

## MIXED-USE & MULTIFAMILY DEVELOPMENTS

Promote Mixed-use and Multi-family developments. The developments will not only help to increase the tax base but help to provide the density that supports business in the area. These developments need to have connections to the historic downtown and parks within the city.

## BUILDING DESIGN CODES

Develop building design codes for the city. Having design codes in place makes sure that new development that not out of sync with existing development. This is very important when looking at new construction near and around the historic downtown. Promote a style that is appealing and stick with it! In the survey, the community favored the following style: a building with a brick facade with multiple layers.

An example of this being successful is the City of San Antonio. San Antonio created and enforced design codes for the exterior of the buildings that are located near The Alamo and other historical sites in the city. Having these regulations in place protects the significance of the historic downtown.

## PREPARE FOR FUTURE PHYSICAL GROWTH

The 5-year capital improvement plan should be updated to ensure funds are available for future infrastructure. The capital improvement plan needs to be updated periodically to correspond with the city's overall budget. While promoting growth and development, the city should review impact fees for new development to offset demand put on existing infrastructure. This can ensure funds are in place to upgrade needed infrastructure.

## IMPROVE DRAINAGE

Promote infrastructure that is unobtrusive and improves drainage.

Permeable paving, bioretention drainage, and green space are all ways to improve drainage and collect/redirect runoff. Encourage private property owners to incorporate green infrastructure into their site plans. At the same time, these improvements add shade, aesthetic appeal, and character to the city. When selecting plants for green infrastructure, consideration must be made for native plants. Using native plants reduces the amount of replanting and watering that will be required. The danger of new development is how it will affect the current infrastructure. A study is required to examine the drainage system before future development is permitted.



## PAVING APPLICATIONS

Porous pavements – a system used for surface paving that includes a subsurface gravel infiltration bed. The porous paving material (asphalt, concrete, or pavers) allows water to infiltrate through it and continue down through the gravel bed. This option can be used to detain runoff, thus saving land, and is particularly useful in urban redevelopment projects.

Selective curb treatment – eliminating curbs along the edges of paved areas or roads allows runoff to be directed into adjacent bioswales or rain gardens to provide water for vegetation. Alternatively, flat (ribbon) curb edges or curb cuts can be used to accomplish the same purpose.

## LANDSCAPE APPLICATION

Bioretention Areas – also called rain gardens – are shallow depressions that capture runoff. They are planted with a variety of trees, shrubs, and perennials that mimic upper canopy, middle story, and ground floor conditions. Native or native-adapted plants that possess the ability to form a dense root layer to cleanse pollutants from runoff and can withstand both drought and flood conditions should be chosen. Rain gardens can be used in residential lawns, in medians, along roadways, or in other areas adjacent to impervious surfaces.

Bioswales – used to convey runoff from paved areas to retention ponds. The use of bioswales to connect a series of rain gardens creates a green network effective at reducing the quantity and velocity of runoff. This can also result in increasing the time runoff is in a swale to allow for more significant infiltration and enhancing water quality.

Subsurface infiltration beds – a uniformly open-graded aggregate bed under a vegetated or paved surface. Provides storage for and infiltration of runoff. These beds are especially useful for athletic fields and parking areas.

Tree trenches – a linear feature typically found along streets and sidewalks where runoff can be directed. These planted strips promote the health of street trees, especially when combined with structural soils designed to allow tree roots to penetrate more deeply than the compacted subsurface found beneath the pavement.

Street Bump-Outs – an extension of curbs that creates a widened landscape space to capture street runoff. Most effective when used at intersections, which increases their size and ability to handle more water. These bump-outs can be used in a retrofitting strategy for “greening” urban areas and traffic calming.

## COMMUNITY RATING SYSTEM

As part of this effort to inspire communities to make themselves less vulnerable, the Community Rating System (CRS) was introduced to encourage communities to exceed the minimum NFIP requirements in exchange for monetary incentives. The CRS uses a class rating system from 1 to 9, with the goal being to reach a lower class rating for maximum incentives. Texas Target Communities, Texas Sea Grant, and The Hazard Reduction & Recovery Center at Texas A&M offer free training and workshops on the Community Rating System.

## FLOOD MANAGEMENT

The city's building codes and ordinances guide and regulate construction in floodplains. The Special Flood Hazard Area is the zone that FEMA designates as the 100-year floodplain or an area that has a 1% chance of flooding annually (Zones A and AE). The low-lying riparian areas in the northwest side of the city are in the "A" or "AE" zone. The 500-year floodplain designation can better be explained as an area having a .2% chance of flooding annually (Zones B and X).

To help reduce the impact of flooding of community structures, Montgomery should look to participate in the National Flood Insurance Program (NFIP). The purpose of the program is to provide affordable flood insurance to property owners while encouraging communities to utilize flood mitigation strategies, such as adopting minimum building and development standards. Although participation in NFIP can be daunting for smaller communities (because of the amount of effort and resources required), as the city and its resources grow, joining the program will become a goal to keep insurance affordable in the city. The program requires the city to enforce the adopted floodplain regulations based on the Flood Insurance Rate Maps.

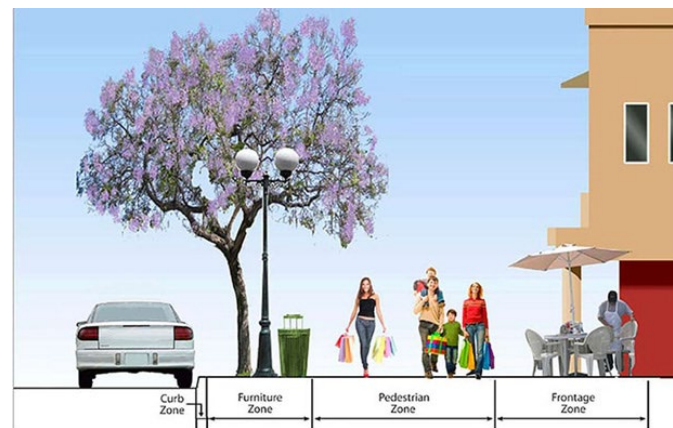
## RECOMMENDATION FOR THE HISTORIC DOWNTOWN

### OFF-STREET PARKING

Additional Off-Street parking should be limited to parking structures and single-family homes in the area. On-street parking is essential along Liberty Street. On-street parking will help to act as a buffer between pedestrians and the street. Improving existing parking lots with signage and lines guide people into downtown.

### SETBACKS

A setback refers to how far back off the sidewalk or road a structure is. The zero-lot-line is the gold standard of walkability for areas around downtowns and business that require foot traffic. There is no off-street parking, aside from parking garages. In other words, no strip mall or big-box style parking.





## SIDEWALKS

Sidewalks are essential for promoting commerce in the historic downtown. The more people you can attract to explore the downtown by foot, the greater the chance of them walking by a shop and becoming interested in their products. Because we want the downtown to be a social center of the city, the sidewalks should be no less than 7 feet wide! This width is considered wide enough for people to walk comfortably. If you want people to be window shopping and eating outside at cafes, the sidewalks need to have room for furniture, seating, and trees for shade. The more activity you want to happen on the sidewalk, the wider it needs to be. Bustling sidewalks can require 20 feet or more of width to accommodate all the activities without impeding traffic.

## TEXAS MAIN STREET PROGRAM

This program is in line with the efforts to preserve the historic downtown that is already in place. Texas Main Street Program (TMSP) was created by the Texas Historical Commission in 1980 to revitalize and improve the economic health of historic resources with the help of local communities. Their mission is “to provide technical expertise, education, resources, and support to designated Main Street communities. The program guides communities through effectively preserving and revitalizing their historic downtowns, with the goal of improving the economy and stimulating job creation. The program utilizes the National Main Street Four-Point Approach™ of organization, design, economic vitality, and promotion. Their approach to downtown revitalization is:

- Organization
- Promotion
- Design
- Economic Vitality

There are 89 official Texas Main Street communities across Texas with populations ranging from less than 2,000 to more than 300,000.

### Connectivity

- Pedestrian Oriented
- Traffic Mitigation
- Ecological Features
- Multi-use Paths
- Crosswalks

### Adaptive Reuse

- Streetscape
- Parking
- Beautification
- Signage

### Involvement

- Parks
- Active Space
- Festivals
- Healthy Eating
- Commercial
- Gathering Spaces

HIGH INVESTMENT

### STREETSCAPE

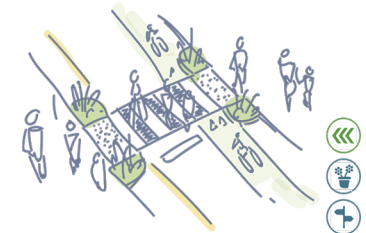


Accommodates all users safely with protected bike lane, noticeable crosswalks, and traffic calming measures.



Widen sidewalks to accommodate multiple pedestrian uses.

LOW INVESTMENT



Implement needed crosswalks and improve existing ones. Add unprotected bikelanes.



## DOWNTOWN SITE PLAN

This design was based on community input to promote connectivity, safety, and increasing available parking in the historic downtown. A decision was made to stimulate commercial and residential growth in Montgomery's downtown area by creating an inviting, walkable experience that allows residents and visitors to shop, relax, work, and play in one central area. Focusing on pedestrian accessibility, mixed land use, and enhancing physical appearance are crucial elements that will support this goal. The design features consolidated parking, increased connectivity between amenities, and designates public green space, which makes use of underutilized amenities. Traffic calming strategies such as adding lighting, angled parking, bike lanes, sidewalks, signage, and plant buffers slow down the constant traffic passing through Montgomery. An art district implemented on the intersection of Liberty St. and Eva St./ Highway 105 promotes creativity within the community. Multiple business plazas were placed strategically throughout the downtown area to provide various gathering venues and income sources.



### Civic

- 2 Downtown Square
- 3 Art District
- 10 Playground
- 13 Nursing Home & Daycare
- 15 Fire Station
- 17 Community Center
- 20 Church
- 24 Amphitheater Park

### Greenspace

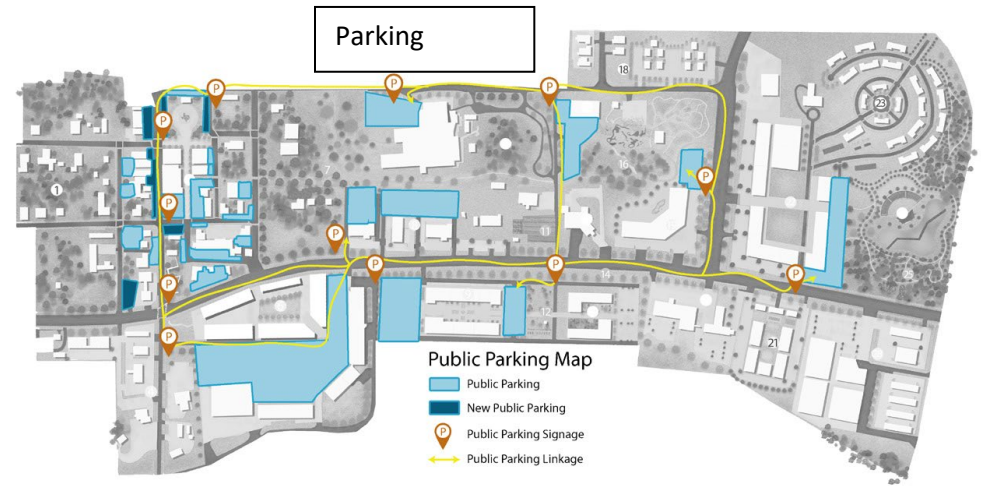
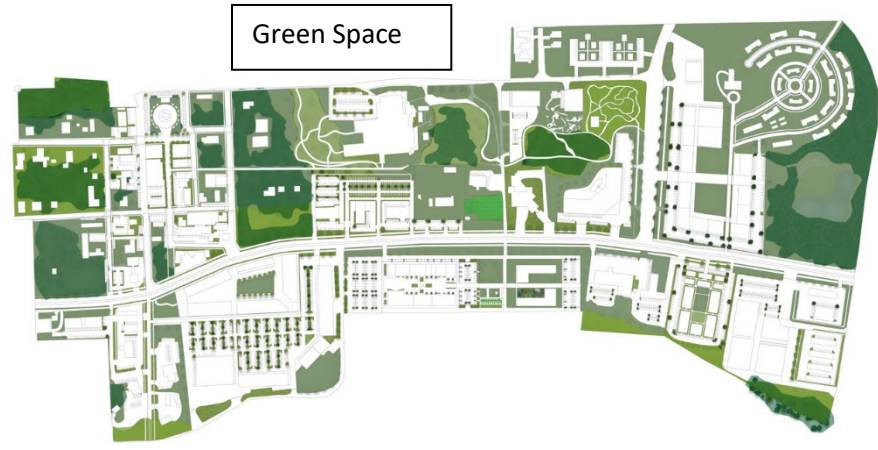
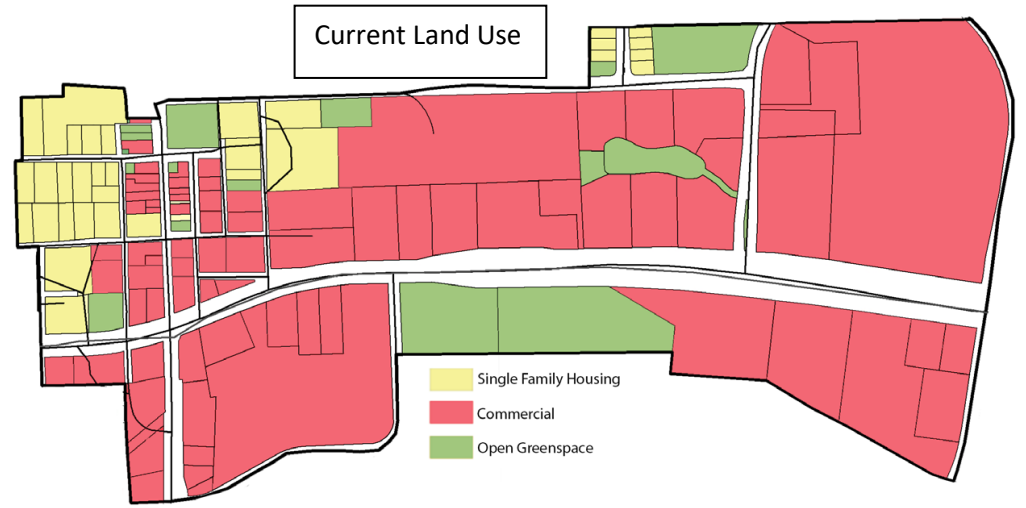
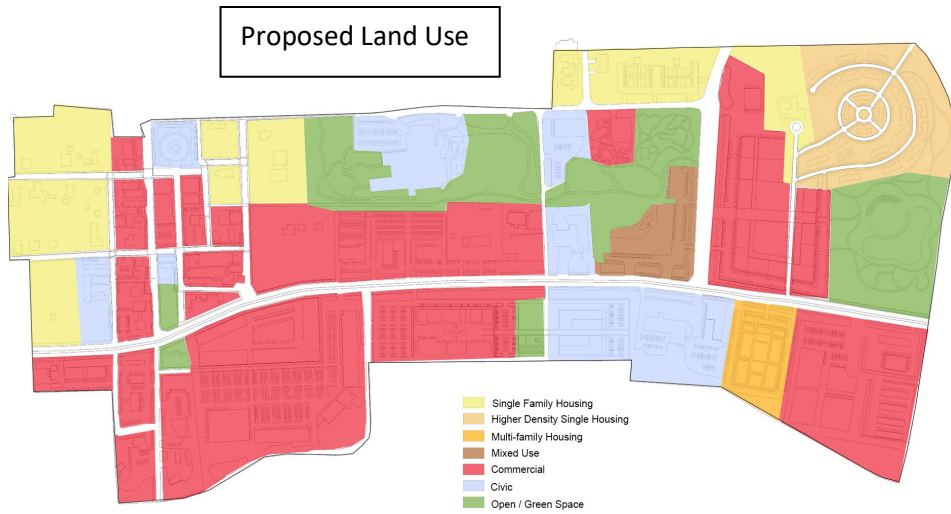
- 5 Bioswale Parking
- 7 Nature Trail Walk
- 11 Nursery
- 12 Community Garden/Park
- 14 Rain Garden
- 16 Detention Pond
- 25 Nature Trails

### Residential

- 1 Single-Family Neighborhood
- 18 Bungalow Court
- 21 Apartments
- 23 Townhome Community

### Commercial

- 4 Existing Commercial
- 6 Texas Plaza
- 8 Mixed Commercial
- 9 Flagship Plaza
- 19 Mixed Use Hotel
- 22 Montgomery Outlets
- 28 Gas Station & Storage

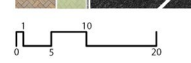
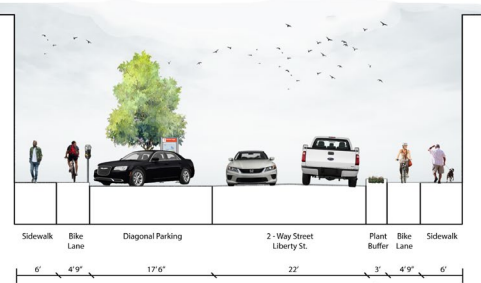


Through the implementation of the proposed design, development increases by 10% while the vacant lots were reduced by 6.9%. Parking lots were combined, and new lots were developed, ultimately increasing parking by 13.99%. Incorporated sidewalks drastically increased, totaling at 9.35%.



The figures show a closer look at Liberty Street and a proposed downtown square. Highlights of this design include:

- Bike paths
- Sidewalks
- Improved parking
- Defined Crosswalks
- Bulb-outs
- Street Furniture
- Lighting





## TAKING ANOTHER LOOK AT MCCOWN ST.

This design recommends the closure of McCown St. to vehicle traffic, effectively making it a pedestrian street. The design also includes an outside event venue for concerts and gatherings and an outside seating area with a fire pit for picnicking and nightlife.



## POSSIBLE PLAN FOR THE PLANNED DEVELOPMENT ZONE

This design strives to emphasize connectivity, adaptive reuse, and involvement in the city of Montgomery by linking existing and proposed amenities to encourage health and active living. Key features of this Master plan are increasing mixed-use, multi-modal transportation, and preservation of green space. This design increases housing density and population that support the increase in office space and commercial space. Key goals of this master plan:



### ECOLOGICAL PRESERVATION

- Keep natural space along the floodplains to allow for safe flooding.
- Establish educational nature hubs to keep the community aware of their environment.
- Provide ecologically beneficial drainage solutions.



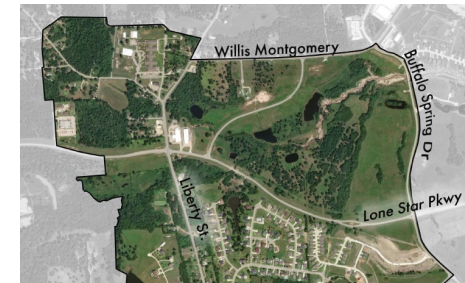
### INCREASE FUNCTIONALITY

- Encourage outdoor exploration and increase activity with walking and biking trails.
- Foster interaction between people and nature.
- Provide spaces for people to gather and use as they desire.



### CREATE GREENSPACE

- Bring nature in the down
- Install green in the down
- Lesson the ir nature and



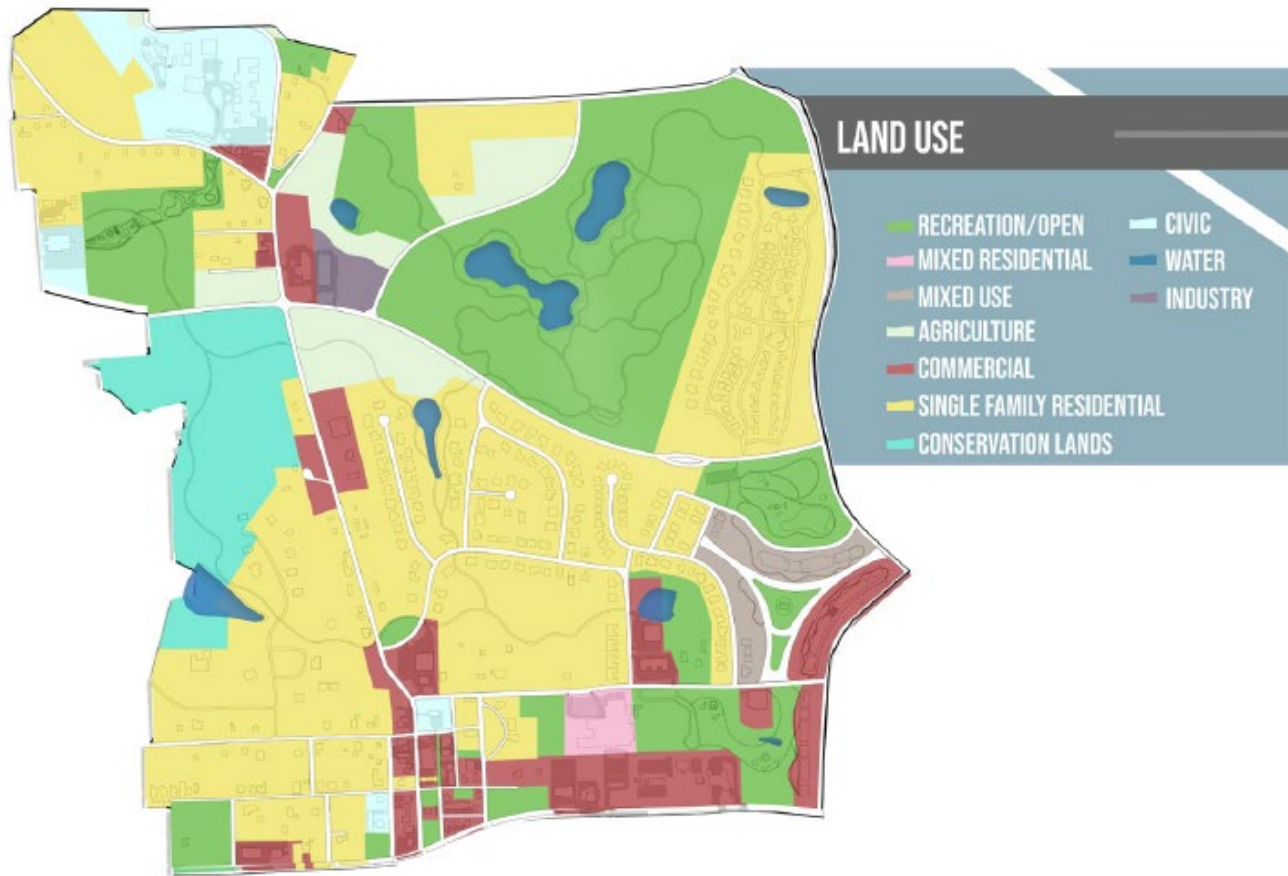
#### ICONS LEGEND

- Dog Park
- Bathroom
- Boating
- Education
- Nature Watching
- Drinking Fountain
- Floodwater Park
- Community Garden





This plan would require land uses changes and a 30-year implementation plan. Other details in the master plan include a commercial plaza with multiuse green spaces, several residential areas, a nature preserve with an educational center, a community park, and an educational garden, all connected by an encompassing biking/walking trail. These designs will complement the existing tourism industry of Montgomery by bringing in visitors to the outdoor recreation area and encourage them to interact with nature via boating, gardening, shopping, or merely observing nature.



- 40% land preserved
- 2.6 miles of trails implemented
- 24% increase in jobs (250-310)



## REFERENCES

City of Montgomery. (2019b). Montgomery Police Department. *Montgomery Texas*. Retrieved from <http://www.montgomerytexas.gov/default.aspx?name=city.pd>

Municode (2019). Montgomery, Texas-Code of Ordinances. Chapter 98-Zoning, Article III-Districts and Zoning Map. Retrieved from [https://library.municode.com/tx/montgomery/codes/code\\_of\\_ordinances?nodeId=COOR\\_CH98ZO\\_ARTIIIDIZOMA](https://library.municode.com/tx/montgomery/codes/code_of_ordinances?nodeId=COOR_CH98ZO_ARTIIIDIZOMA)

## CHAPTER 4 HOUSING

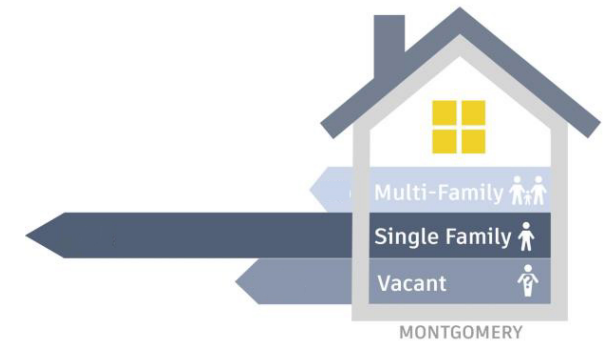
### CURRENT CONDITIONS

Housing is close to the heart of the American Dream. More than just a roof and shelter over someone's head, housing is safety, a place for family, love, and if done right, it is a home. This chapter examines the existing types of housing, the affordability of housing, and household characteristics. After this, the chapter discusses recommendations to meet the future needs of the community, promote quality housing, and safe environment for the community.

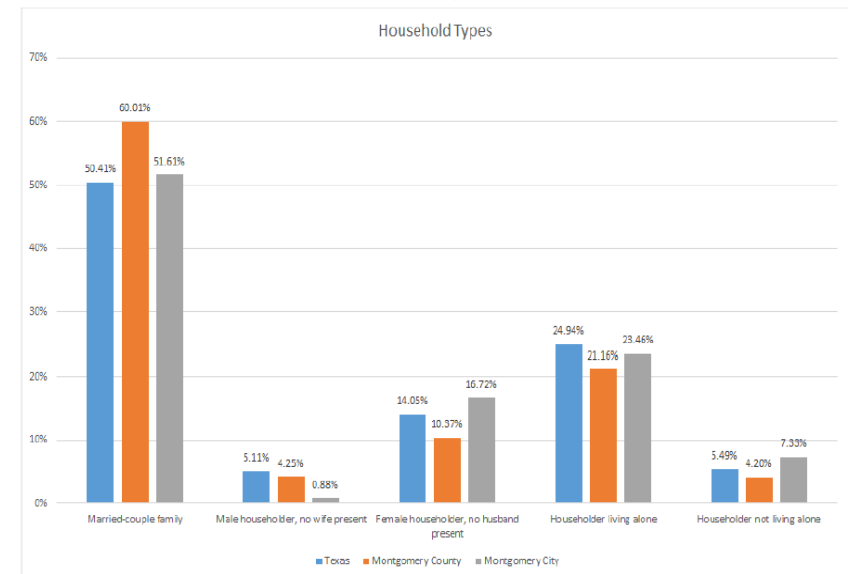
In 2017, the U.S. Census Bureau estimated that 441 households are located in Montgomery. Of those households, 51.61% are married-couple households, which is lower than the percentage in Montgomery County at 60.01%. Montgomery also has 60 single-parent households; 80 households of individuals living alone, and 25 households are composed of individuals who are unrelated but living together. (U.S. Census Bureau, 2017). These percentages indicate a lower number of single-parent households in Montgomery than Texas but slightly higher than Montgomery County.

### TYPES OF HOUSING

Montgomery is primarily a bedroom community where people own homes but travel elsewhere for work. The most substantial portion of available housing, 75.3%, units are single-family (1-unit detached houses). As observed in the graph, when we compared the city to the state and county, Montgomery has a higher percentage of families living in mobile homes. Mobile homes account for 14.5% of household units and are larger than the number of people living in Multi-family houses. Out of the total 341 households in the city, about 176 are occupied by married couples, which contributes to 51.61% of the total households (U.S. Census Bureau, 2017j). According to the U.S. Census Bureau, Montgomery contains three male householders, 57 female householders, 80 householders living alone, and 25 householders living with people whom are not related to.



Comparison between types of Household in Montgomery City, Montgomery County and Texas, 2017



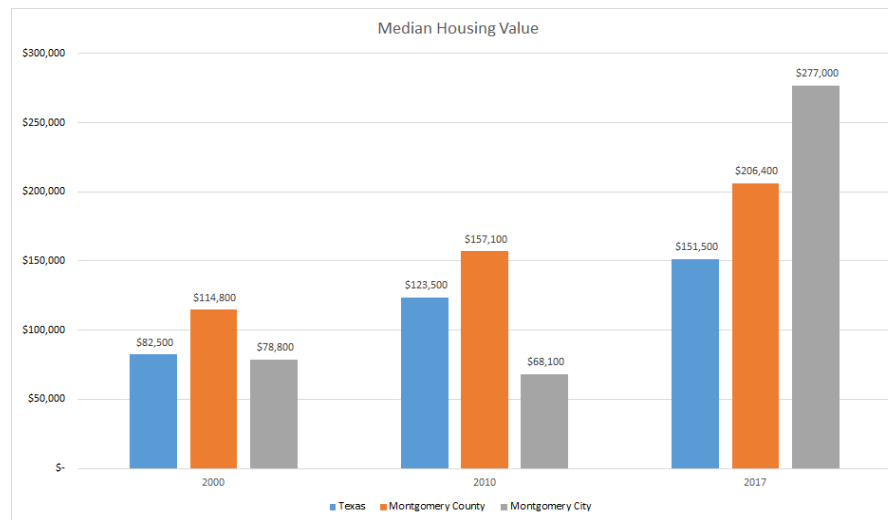
Source: U.S. Census Bureau, Table B11001, [2017j](#)

According to the U.S. Census Bureau, 2017, about 70.1% of the households are owner-occupied. This number has declined from the year 2000 (77.9%) and 2010 (75.9%) by about 7%. Despite this decline, Montgomery has a higher owner-occupancy rate than the Texas state average by about 8%. About 29.9% of the total housing units in Montgomery City are renter-occupied housing units, which is a 6.8% increase from 2000. The data shows that there is an increase in the renter-occupied housing units by 7% from 2000 to 2017. This number reflects a decrease in owner-occupied housing units in the city. The percent of the population living on rent in Montgomery is almost equal to the county, which is 28.8% but is relatively less than the state, which is 38%.

### HOUSING PRICES & AFFORDABILITY

Montgomery has seen both fast population growth followed by considerable decline. Currently, the city is experiencing a large amount of growth that is coinciding with increasing housing costs. Housing prices have seen a steep increase in 2017 from \$68,100 to \$277,000, which is almost four times the price in 2010 (U.S. Census Bureau, 2010d & 2017i). This value signifies that the cost of living in Montgomery is very high compared to the state and county, thus posing a risk for low-income families in need of more affordable housing in the city.

Figure 4.4 Comparison of median housing values in Montgomery City, Montgomery County, and Texas, from 2000-2017



Source: U.S. Census Bureau, Table DP04, 2000b, 2010d, and 2017i

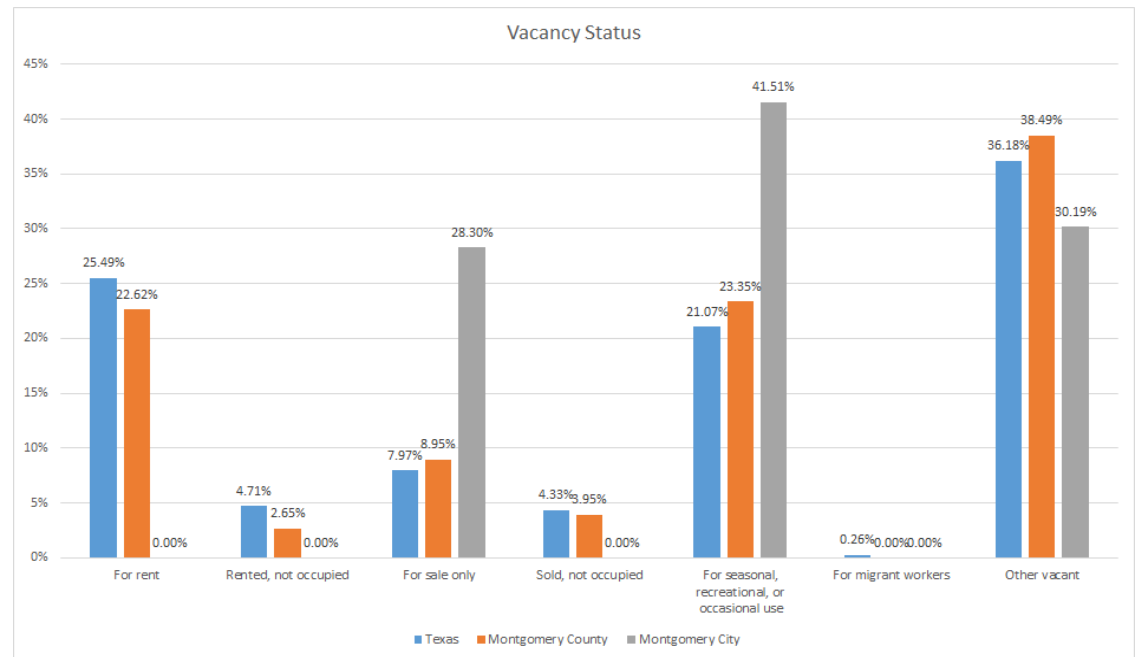
The housing affordability of a region is calculated based on the total household income and the monthly housing costs. The residents are termed to be living in an unaffordable house when the householder pays 30% or more of their income for housing costs (U.S. Department of Housing and Urban Development (HUD)). In the U.S, renter-occupied housing units commonly cost 30% or more of the total income of the household, thus making it unaffordable for a large population in the city.

Renter-occupied households with an annual income of less than \$35,000 (i.e., about 15.54% of the population) spend, on average, 30% or more of their income on housing. This shows that a significant portion of the population has a high housing cost burden. Though the city has a small population, more affordable housing policies are necessary to mitigate the rising housing prices and improve the quality of the life of the people.

### VACANCY STATUS

Vacancy status can help us determine the housing demand of current types of housing in a community. Figure 4.7 shows that the majority of the vacant houses are for seasonal, recreational, or occasional use. A large number of homes in the city that are vacant are for sale, which is 15 out of 53 vacant houses. According to the 2017 Census ACS data, only fifteen of the total 394 housing units are vacant in Montgomery. In 2017 the vacancy rate of housing units in Montgomery was 13.5%, which is higher than both Montgomery County (8.4%) and Texas (11.1%). About 53 of 394 housing units are vacant in Montgomery City. In 2010, the vacancy rate was 11% (i.e., 36 out of 326 housing units were vacant) (U.S. Census Bureau, 2010e). The rising vacancy rate could be the result of AirBnB rental homes or renovations of older housing stock.

Figure 4.7 Vacancy status of houses in Montgomery City, Montgomery County, and Texas, 2017



Source: U.S. Census Bureau, Table B25004, [2017](#)

## RECOMMENDATIONS

### NUMBER OF UNITS NEEDED

If the increase in population continues at the current rate, Montgomery will have demand for 500 new dwelling units over the 20-year planning period, which means that an annual average of 25 new dwelling units will be needed per year to replace older stock and meet future growth.

#### Creating New Residential Zoning Districts

Residential lot sizes are determined by which residential zone the property is located. These zones control often have set limits, both mini and max, lot size and setback regulations. Creating new zones or overlay zones that allow for a variety of lot sizes and housing types. This gives citizens more housing choices.

### TYPE OF UNITS NEEDED

As highlighted earlier, more affordable dwelling units of all types are needed in Montgomery. The city will continue to see demand increase as long as Montgomery's population grows. The city needs to build more multi-family housing units to accommodate the community and reduce the number of people living in mobile homes who are vulnerable to natural hazards. Demand for affordable rental housing is increasing as Baby Boomer households downsize and Millennials form new families. Having new homes that are connected to the historic downtown will promote community connection for years to come.

### AFFORDABLE AND WORKFORCE HOUSING

Quality affordable housing is needed to attract teachers, police officers, nurses, firefighters, and other key service providers to the community. Growth in lower-wage jobs (i.e., employment in retail, hospitality services, food services, and some health care professions) will increase demand for affordable housing. People working in lower-wage jobs would be able to afford rental homes in the \$350-\$825 per month range. For a household with a single wage-earner in the lowest wage jobs, Montgomery has few housing options available. Families with two wage earners in lower-wage positions also experience much difficulty in finding housing for about \$850 per month in Montgomery. Cities that have affordable housing discover that it improves the quality of life of residents by

growing the community fabric. Housing choices leads to better health, adequate jobs, financial stability, security, and population diversity.

### Rental housing

Increased development of duplexes, townhouses, or apartments, should loosen the rental market by increasing the supply. New rental housing is unlikely to be less expensive than the existing rental housing stock unless it is subsidized. However, the development of new rental housing may decrease the growth in rental costs, especially in the long run.

### Multi-family housing

Multi-family units tend to be smaller and more affordable than single-family homes. These smaller units can be an asset for people who are scaling back or who have less income to spend on housing. Multi-family units are also primarily rented rather than owned. Duplexes can be one way of increasing the density of housing and can be built in a similar style as single-family houses.

## ADDITIONAL HOUSING DEVELOPMENT STRATEGIES

High-Density Zoning or Density Bonuses require or encourage developers to include more units within a given area. Increasing density in low-risk areas can draw development out of hazardous zones. Increasing density can also increase accessibility in areas where there are community facilities and amenities such as stores, schools, parks, and medical centers.

Mixed-Use Zoning allows a variety of land uses within one area or development. The most common application is combining multi-family residential units with commercial and office units. Uses can be in separate buildings or can share buildings. These combinations allow residents greater access to community facilities and amenities, much like increased density.

Inclusionary Zoning or Policies require or encourage there to be a certain percentage of affordable units within residential developments or mixed-use developments. The developments are commonly made up of multi-family units, but can also be for single-family units. The goal is to provide the same quality of housing and the same amenities to a variety of income levels and to eliminate the stigma associated with segregated “low income” or “affordable” developments.

Accessory Dwelling Units (ADUs) are typically smaller units constructed on lots with a larger primary housing unit, but the accessory unit can also be included in the primary structure. Most zoning ordinances restrict property owners from renting out accessory units.



Communities that wish to accommodate more density, affordability, and rental units should include specific language in their ordinances for ADUs.

Tax Incentives or Abatements are exemptions, reductions, or delays in tax payments for developers. They can be granted when the property is purchased or while it is being developed. The developer benefits financially, but the city specifies how the incentives relate to increasing housing unit density or affordability.

### POSSIBLE FUTURE MASTER PLAN RESEDINTAL DEVELOPMENT

This development is a family-focused community with an emphasis on healthy, active, and sustainable living, without the sacrifice of small-town charm. The location of this site is south 105 and east of FM 149 behind the existing shopping center. This area is currently undeveloped but is within one mile of the historic downtown and a public school. The goals of this site design are:

#### Preservation of existing ecology

- Maintain greenspace
- Facilitate natural drainage

#### Promote Activity Through Connectivity

- Increase sidewalks with buffers
- Promote Healthy and active lining
- Provide linkage to various amenities and downtown

#### Appeal to Multiple Styles of Housing

- Mix of high and low-density lots
- Provide variations of single-family housing
- Increase property values with water frontage

#### Promote Healthy relation between Natural and Build Environment

- Limit ecological footprint/impact
- Integrated designs that promote nature.

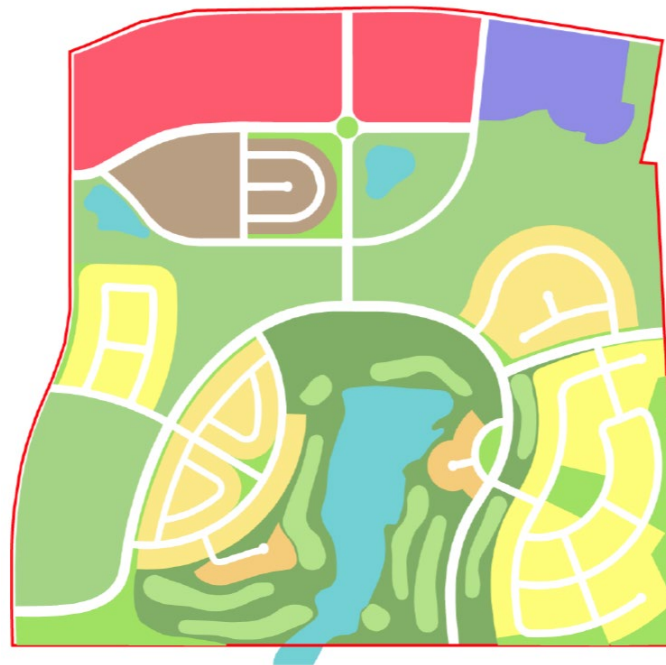


#### INDEX

- ① COMMERCIAL RETAIL
- ② HOTEL
- ③ GROCERY
- ④ REC CENTER
- ⑤ FIELD COMPLEX
- ⑥ DECORATIVE ROUNDABOUT
- ⑦ PAVILION
- ⑧ MULTI-FAMILY APARTMENTS
- ⑨ MULTI-FAMILY DUPLEXES
- ⑩ BRIDGE
- ⑪ TRAILS
- ⑫ EXISTING GREENWAY
- ⑬ CLUB HOUSE
- ⑭ GOLF COURSE
- ⑮ RECREATIONAL PONDS
- ⑯ BOARDWALK
- ⑰ LOW DENSITY RESIDENTIAL
- ⑱ MEDIUM DENSITY RESIDENTIAL
- ⑲ HIGH DENSITY RESIDENTIAL
- ⑳ POCKET PARK



The master plan includes multiple land uses and residential types that will accommodate not only growing families but also has options for retirees that want to downsize. The development will help to residence active with a golf course, recreational ponds, rec center, and hiking trails.



### LAND USE

- OPEN SPACE
- PARKS
- LOW DENSITY SINGLE FAMILY
- MEDIUM DENSITY SINGLE FAMILY
- HIGH DENSITY SINGLE FAMILY
- MULTI-FAMILY
- COMMERCIAL
- GOLF COURSE
- REC CENTER/SPORTS COMPLEX
- WATER

## Chapter 5 Transportation

Effective transportation planning eases movement and accessibility throughout the city. The influence of an adequate transportation system can also boost property values, build a cohesive community, and promote a healthy lifestyle. The chapter includes proposed to improvements to existing highways, transit options, and investment in alternate modes of transportation such as walking and biking. Driving is a major factor in the everyday lives of many citizens as a sizable majority drive outside city limits for work.

### ROADWAY NETWORK

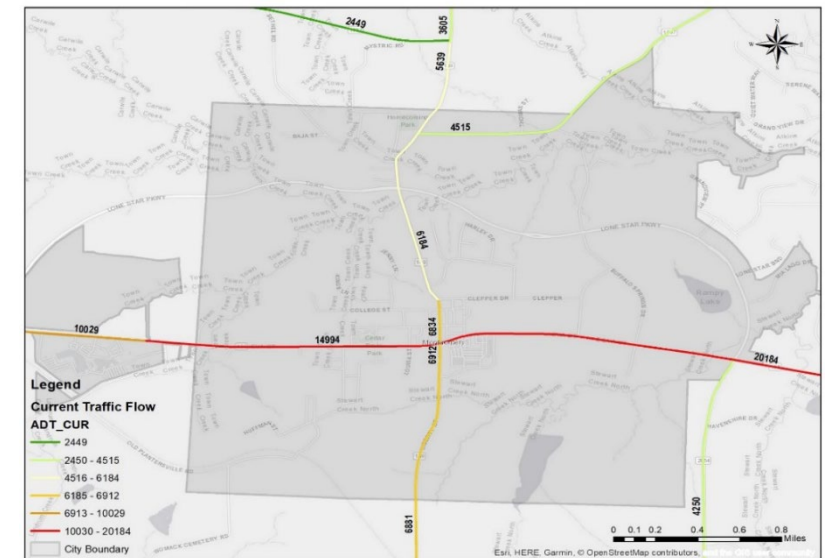
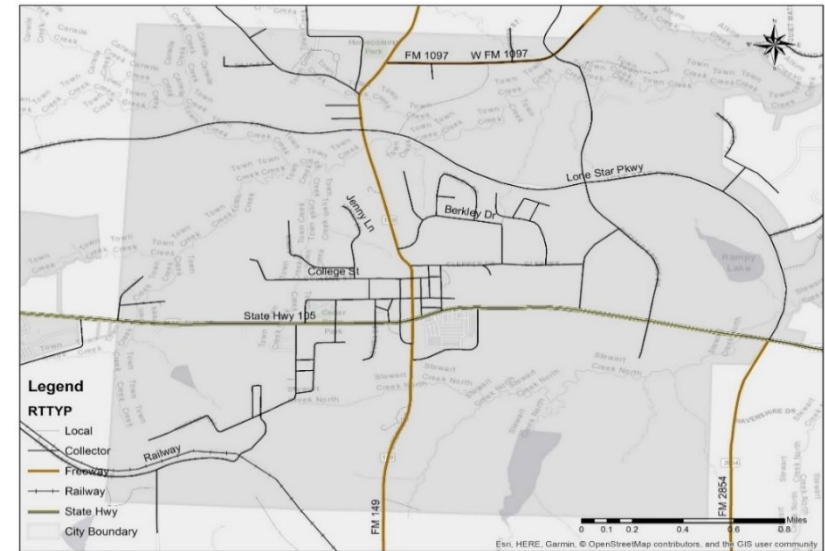
The roadway system in Montgomery is comprised of State Highways (SH), local collectors and arterial streets. Road transport is the essential mode of transportation here, and SH 105 and Farm-to-Market (FM) Road 149 form the skeleton of the road network. SH 105 stretches along the city center from west to east, serving as the main corridor of local traffic. The remaining roads that are also frequently used include FM 1097, FM 2854, and Lone Star Parkway, as seen in Figure 5.1.

### MODES OF COMMUTE

The City of Montgomery is highly reliant on motor vehicles for transportation. According to a 2017 U.S. Census Bureau study, 72.64% of the commutes in the city were made by commuters driving alone. However, this is not as high when compared to the county and province averages where the city is located. The rate of driving alone is much lower than the county (82.07%) and state average (80.46%). This may be due to Montgomery's total area size. Also, more people in Montgomery City choose to carpool as their mode of transportation. As such, 14% of residents choose to carpool, which is 4.3% higher than the state and 5.56% higher than the county, respectively.

### ANNUAL AVERAGE DAILY TRAFFIC

The area with the highest road density is in the city crossroads at SH 105, and FM 149 intersect. The next high road density area is in the north of the city





center, where the newly renovated Lincoln Elementary School is located. By measuring the annual average daily traffic data (AADT) from the Texas Department of Transportation (TxDOT), we have a better understanding of the current traffic volume. The study of traffic and the utilization of current traffic data helps to forecast future traffic demands and therefore satisfy the travel needs of the growing community in Montgomery. According to TxDOT (2018), as of 2015, the busiest road in the city is SH105, with a maximum AADT of 20,154. The western section of SH 105 is not as busy as the eastern section, with an average of only 1,029 vehicles passing through daily. The difference between the east section and the west section shows that there is a larger population in the Montgomery going to and from Conroe compared to the population that commuting westward to Navasota. The second busiest road is FM 149, with daily traffic of 6912 vehicles (Texas Department of Transportation, 2018). The southern section has a more significant traffic flow than the north.

## MEANS OF TRANSPORTATION

### Public transportation & Transportation for Health Services

The city does not currently offer Public transportation. Additionally, rideshare services like Uber and Lyft have limited availability in the area.

Meals on wheels does offer Curb-to-curb services in Montgomery County called Senior Rides. This program offers—for elderly or disabled individuals that are too frail to drive—rides to the grocery store, the local community center, and doctor's

## ROADWAY CLASSIFICATION SYSTEM

The traditional classification model provides a list of design standards and a base from which we can evaluate current conditions and future improvements and expansions. This method has also been adopted by the Texas Department of Transportation (TxDOT), and therefore it is often required when applying for federal grants. The classification is defined by the following hierarchy:

- Principal arterial (freeway and other): Movement-focused (high mobility, limited access)
- Minor arterial: Connects principal arterials (moderate mobility, limited access)
- Collectors: Connects local streets to arterials (moderate mobility, moderate access)
- Local roads and streets: Access-focused (limited mobility, high access)

### PRINCIPAL ARTERIAL

The main goal of principal arterial roads is to provide connection between all freeways crossing the County and lower-level roads. Roads classified as principal arterial are characterized by their high traffic volume and speed. They are responsible for carrying a major part of the traffic that enters and exits the County, including special freight.

### MINOR ARTERIAL

Minor arterial roads are also responsible for carrying a large portion of traffic and providing connection between freeways and lower level roads. Roadways classified in this category are different from major arterial mostly because they are designed to support local traffic and land access. Yet, due to their high levels of speed and traffic volume, minor arterials should not allow direct access to local neighborhoods and highly dense regions.

### MAJOR COLLECTOR

Major collector roadways are responsible for taking traffic from local roads and connecting them to arterial roads. They are supportive of traffic circulation and land access, especially in more rural environments. Hence, major collectors operate at medium speeds and are highly signalized.

### MINOR COLLECTOR

Minor collectors provide the same function as major collectors, with more emphasis on access and generally with lower speed levels. Minor collectors are also shorter in length and have intersections more closely spaced.

### LOCAL ROADS

Local roads are responsible for connecting traffic to their final destination. They offer the lowest level of mobility and provide direct access to adjacent land. Due to their design characteristics, local roads should carry no through traffic movement nor should they be used for bus routes.

appointments. To qualify for this service, individuals must be 60+ years of age or have proof of disability and live in Montgomery county.

## Highways

The transportation network in Montgomery contains one state highway, farm-to-market roads, park roads, and arterials (Figure 5.8). State Highway 105 runs east to west through the center of the city and it also serves as the leading collector of traffic.

## Railroads

The Railroad only passes through the southwest corner of the city and is used only for freight. As such, it does not offer transportation opportunities for the community.

## Airports

The City of Montgomery does not have an airport within its city limits. Montgomery County has 14 airfields and airports, only two of which are open to the public. The closest major commercial airport, George Bush International Airport, is located in Harris county 50 minutes away. The following public airports are available to Montgomery residents

- Williams Airport - 9X1
- Lone Star Executive Airport - CXO

## Regionally-Coordinated Transportation Plan

Montgomery County has been historically underserved by transit except for The Woodlands Express Park and Ride network and the relatively new fixed-route service inside the City of Conroe. Available federal funding for transportation has been especially challenging in the rural areas and locations that are part of the Houston Urbanized Area.

New service initiatives have occurred in the past few months as local officials, stakeholders, and current service providers have worked diligently in developing countywide coordination and connectivity in Montgomery County and improved community transit. Using the relatively new Conroe-Woodlands Transit UZA as the means to increase services countywide, Montgomery County has moved forward with efforts at county level coordination. Meeting bylaws were adjusted to facilitate extensive discussion of

countywide mobility issues besides matters relating to the UZA at its quarterly meetings. It is a unique practice designed to provide a forum for countywide mobility efforts. Recommendation # 9 – The initiation of a concerted attempt to improve transit/mobility service in Montgomery County is one of the identified regional best practices. Initial actions are only in the preliminary phase. Continued coordinated action is recommended.

Montgomery County has a substantial rural population of about 150,000 (2010 census). However, the most significant component of its population is in the Conroe-Woodlands Urbanized Area (over 200,000 – 2010 census). Another portion of the county located near the Harris County border is part of the Houston UZA. Transit funding is challenging.

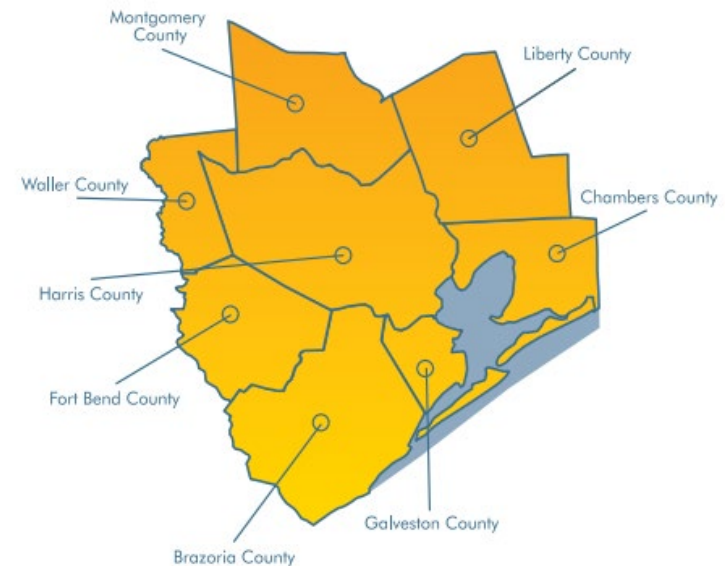
Montgomery County is part of the Houston Galveston Area Council and is included in the 2040 Regional Transportation Plan (RTP).

The 2040 RTP provides a responsible guide for maintaining and improving the current transportation system and identifies priority transportation investments. The 2040 RTP is the latest update to a continuous planning process involving the eight central counties of the thirteen county Houston-Galveston Area Council (H-GAC) region. The recommended investments in this plan total approximately \$88 billion. Their investments are guided by the plan's goals to:

- Improve Safety
- Manage and Mitigate Congestion
- Ensure Strong Asset Management and Operations
- Strengthen Regional Economic Competitiveness
- Conserve and Protect Natural and Cultural Resources

The investment priorities in the 2040 RTP represent priority investments within conservative estimates of revenues available over the next 25 years. These investments are key steps toward the realization of the vision. These investments support one or more of the following strategies:

- Improve System Management and Operations (Maximizing reliability and efficiency of existing assets through Intelligent Transportation Systems, Traffic Incident Management, crash avoidance technology, etc.)
- Enhance State of Good Repair (Leveraging facility maintenance or scheduled replacement and with opportunities to improve facility design or operations)
- Expand the Multimodal Network (New or expanded facilities and services)





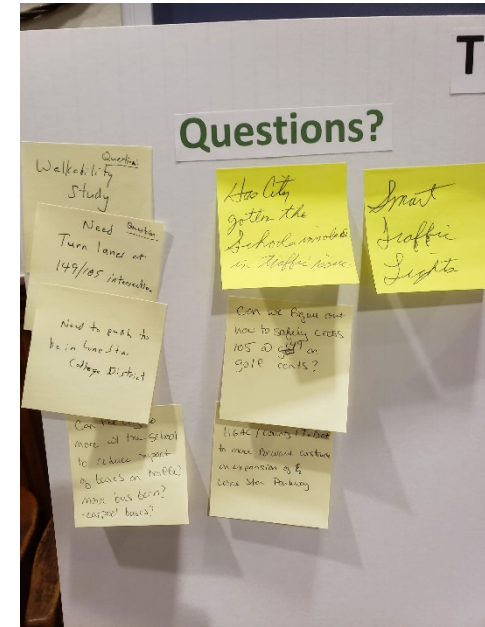
- Coordinate Development (Proactively planning for public/private partnerships advancing multimodal investments such as a regional extension of light rail, thoroughfare development, and a regional hike/bike trail system)

## Public Feedback

Access to safe and multi-modal transportation is key to the community's future. Results from public meetings show that the public desires more options for transportation. Most of the trips in the community are via their vehicles, but there is a demand for walkability, bike paths, and golf cart infrastructure.

Safety is particularly important for residents. The traffic that flows through the town requires the development of traffic calming measures, especially in the historic downtown. While the community could be walkable, there is a limited number of sidewalks and crosswalks to do it safely.

Improved parking in the historic downtown is also a concern. During festivals and special events in the historic downtown exposes the problems with parking. Lack of wayfinding for parking, marked parking spots, and parking lot design are all things that can be addressed to improve the situation. Improving parking can make downtown more accessible and inviting to visitors.



## Recommendations

With the population projected to increase by 300% by 2050, the traffic volume is expected to increase accordingly. In compliance with public demand and the desired future, the plan recommends a thoroughfare plan, expansion of sidewalks and bicycle routes, golf carts, and a regional approach to serving the transportation needs of the community.

## SAFE AND EFFICIENT ROADWAY NETWORK

To maintain and enhance public safety, Montgomery needs to redesign critical roads and intersections to mitigate geometric and operational improvements. The city should maintain regular communication with TxDOT, the county transportation agencies, and local transportation stakeholders to update project needs and progress.

In areas of the city where crash severity is high, studies (speed, traffic, and crash) need to be conducted to analyze traffic flow issues and promote the safety of travelers. Some things to implement near residential areas and community facilities are low-speed zones, chicanes, and diversions. Additionally, the city needs to provide adequate lighting, visibility, and wayfinding signage along major thoroughfares adjacent to commercial developments and public facilities. To ensure the quality and standard of the roads that get annexed, the city needs to coordinate street design standards with the county. The functional classification of roads needs to be updated based on the future thoroughfare plan.

## **FUTURE THOROUGHFARE PLAN**

Thoroughfare planning plays a crucial role in public safety since it defines standards for road width, sidewalks, bicycle paths, and speed. It includes the functional classification of roads. The TxDOT functional classification of roads shows how different routes contribute to mobility and accessibility. The thoroughfare plan for Montgomery encompasses minor arterial, major collector, minor collector, and local roads. The arterial roads provide good mobility and are expected to have the right level of service. Collectors and local routes improve accessibility to publicly-used areas. Shared lanes and sidewalks cannot be part of arterial roads. Collectors need a moderate rate of movement and accessibility. Adopting a multi-modal connection helps to reduce traffic volume. Similarly, local roads need lower speed limits and adequate sidewalk space. Turn lanes need to be added and improved at the crossroads of FM149 and SH105.

## **Historic Downtown Street Design**

Some projects will not only make the Historic Downtown aesthetically appealing but will also help support multi-modal transportation (pedestrians, bikes, cars). Furthermore, the inclusion of traffic calming measures will make this an environment that people will like to visit, congregate, and walk to/around. Fixing the road and sidewalks should be one of the first steps for improving the downtown. The roads in the area desperately need their pavement markings repainted. This includes the areas for on-street parking. Sidewalks are lacking in many parts of the downtown area; where they do exist, they are only about 3 - 4 feet wide and are not connected throughout

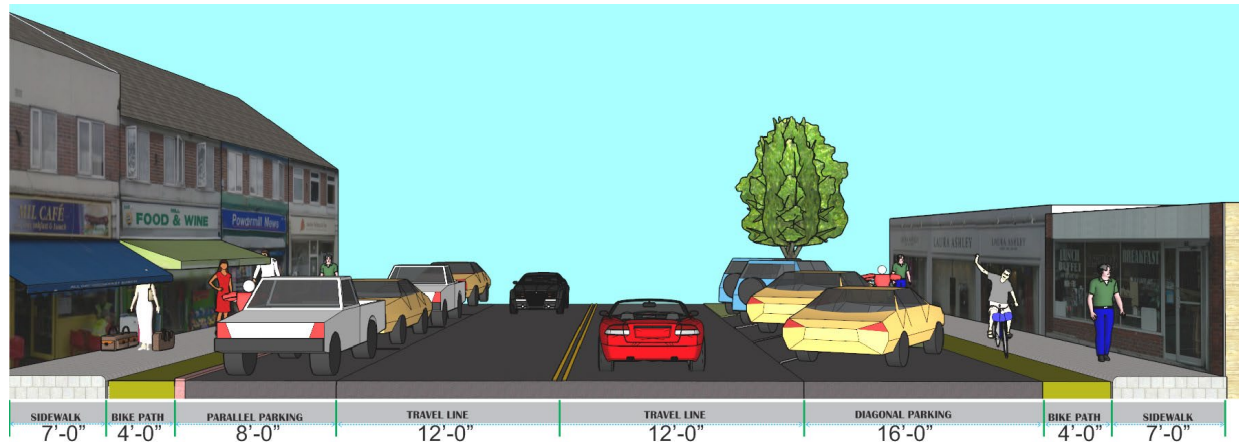
the area. Sidewalks need to be installed in the residential sections and connected to historic downtown. Suggested minimum width for sidewalks is 7 feet, but broader widths would be ideal.

Creating Standards for Sidewalk and Bulb-outs. The intersection at FM149 & SH105 would be an ideal spot to introduce Bulb-outs. Bulb-outs can have the following benefits:

- Increased pedestrian visibility at intersections through improved sightlines
- Decreased pedestrian exposure to vehicles by shortening the crossing distance
- Reduced vehicle turns speeds by physically and visually narrowing the roadway
- Increased pedestrian waiting space
- Additional space for street furnishings, planters, and other amenities
- Reduced illegal parking at corners, crosswalks, and bus stops
- Facilitated ability to provide two curb ramps at each corner

TRANSPORTATION AND PARKING				
Action Items	Timeline in years			Responsibility
	1-3	4-5	6+	
Repaint Street Markings	X			City
Expand Sidewalks		X		City
Install Bulb-outs		X		City
Traffic Calming Measures		X		City

The Historic downtown area is also in need of crosswalk markings at road intersections. Creating new crosswalk designs can help with traffic calming and the safety of pedestrians. Making crosswalks with bright colors or different textures helps to make both drivers and pedestrians attentive at these street crossings.



## PLAN INTEGRATION

### STREET TREES AND LANDSCAPING

Develop a Tree Master Plan to use as a framework to help guide tree planting within public and private property. A tree inventory of the community would be a useful project to begin the master plan effort.

Provide strategic tree plantings in the downtown, at key intersections, on vacant lots, and along the streetscape to provide shade, visual appeal, and help capture stormwater. Planting trees downtown is possible through using urban forestry best practices and close coordination with underground utilities and Montgomery's public works department.

The city should consult an arborist or other landscaping professional to understand tree and plant selection that helps reduce the need for and costs of maintenance.

### IMPROVE LIGHTING DOWNTOWN

Encourage (and financially support/incentivize) businesses to leave porch/facade lights and window display lights on in the evening hours.

Provide mini-grants to businesses to add building facade and awning lighting to illuminate the sidewalks at night.

Incorporate pedestrian scale lighting into future streetscape engineering and design plans along the Liberty Street corridor.

Construct pedestrian scale lighting along the east and west sides of McCown Street along the sidewalks.

### RESILIENCE AND GREEN STREETS

Develop a Tree Master Plan and Green Infrastructure Plan to use as a framework to help guide tree planting within public and private property.

Retrofit bulb-outs and provide strategic live oak tree plantings along Streets in the downtown, at key intersections, on vacant lots, and along the streetscape to provide shade, visual appeal, and help absorb stormwater.

## PLAN INTEGRATION

### SIDEWALKS, BIKE LANES, AND PEDESTRIAN SAFETY

Sidewalks are the most fundamental element of the walking network. They provide a dedicated space for pedestrian travel that is safe, comfortable, and accessible. The team recommends improving and expanding sidewalks in downtown including:

**McCown St:** Expand and fill in the gaps of sides of the street.

**Caroline St:** Expand sidewalks along both sides of the street to connect to the downtown. A crosswalk is needed to span across Liberty Street.

**Liberty St:** Expand and fill in the voids for sidewalks along both sides of the street, connect the two sections of the downtown together.

**Bike Lanes:** Provide on-street bicycle lanes along FM149 connecting to the parks, Historic downtown, and to the school.

Montgomery should consider a bike sharing program to encourage the use of bike lanes, decrease motor vehicle traffic, and provide more recreation options. Many different models exist. The city should conduct research to select the appropriate model and company.

Conduct a pedestrian/bicycle plan (scoping study) for Downtown Montgomery to identify gaps, destinations, alignments, and costs of the bicycle and pedestrian infrastructure improvements.

Systematically construct sidewalks and bike lanes along FM149 and SH 105, first filling in the gaps, and then expanding sidewalks and bike lanes to connect downtown to parks, city hall, and historical sites.

### TRAFFIC CALMING AND INTERSECTION IMPROVEMENTS

Restripe crosswalk stripes on FM149 to improve visibility of crosswalk. Add public art murals on crosswalks.

Implement intersection improvements, including crosswalk treatments, improved bulb-outs, including brick pavers/stamped concrete, raised intersections, street trees, and lighting. Intersection and crosswalk improvements should be made in close coordination with new public or private development

## Chapter 6 ECONOMIC DEVELOPMENT

In this chapter, we will take a look at the economic characteristics of the city and compare it to the county and state to get a better understanding of the current conditions. The economic analysis will describe local industries, employment, and income of the community. Finally, recommendations will be made to address the future growth of Montgomery's economy.

### CURRENT CONDITIONS

The City of Montgomery's economy is comparatively stable and is seen to be working towards development. About 686 people in total have their jobs in the city. Most people working in the City are employed in Accommodation and Food Services, Administration and support, waste management and remediation, and Retail Trade. Although the city is racing ahead in the accommodation and food services, it lacks in the Agriculture, Forestry, Fishing and Hunting, Information Services, Management of Companies and Enterprises Administration & Support services. One of the biggest strengths of Montgomery is the attraction of tourists in the city due to its historic downtown and community events. But on the other hand, the city should work on attracting more people by creating more job opportunities in the city. A large number of the population coming into the city for employment as well as the number of people going out of the city for jobs is a threat to the city as it may generate more significant problems such as traffic congestion and a rise in housing prices.

### INCOME

The median family income in Montgomery City in the year 2017 was \$80,000 per year, which is a 74% increase from \$46,000 per year in 2010 (U.S. Census Bureau, 2017m). The median household income for Montgomery city (\$61,131) is lower than that of Montgomery County (\$74,323) but is higher than Texas (\$57,051) and United States (\$57,652). Montgomery County has a higher median household income than anticipated. Table 7.1 below compares the family, household, and per capita incomes for Montgomery City, Montgomery County, Texas, and the United States.

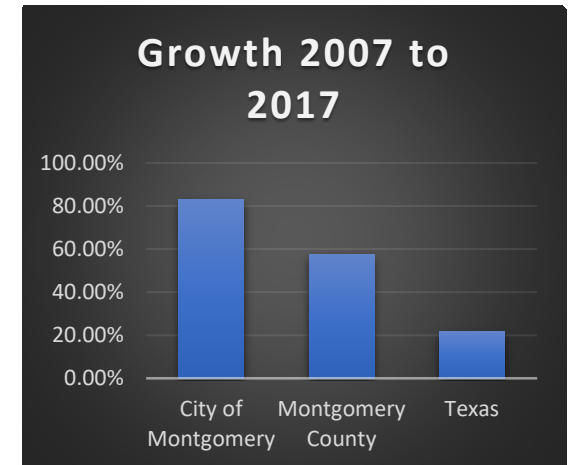


Table 7.1 Income Overview for Montgomery City, Montgomery County, Texas, and United States, 2017

	Montgomery City	Montgomery County	Texas State	United States
Median Family Income	\$80,000	\$87,145	\$67,344	\$70,850
Median Household Income	\$61,131	\$74,323	\$57,051	\$57,652
Per Capita Income	\$31,814	\$38,012	\$28,985	\$31,177

\*2017 Inflation-Adjusted Dollars

Source: U.S. Census Bureau, Table DP03, [2017m](#)

## ECONOMIC GROWTH

The city experienced significant economic growth from 2007 to 2017. During this time, the number of jobs in Montgomery increased by 82.9%, from 375 to 686. This growth rate is statistically higher than Montgomery County (57.4%) and Texas (21.6%). From the year 2007 to 2017, the two largest growing industries by the number of jobs are Accommodation and Food services, which added 123 new added jobs, which is a 121.78% growth, and Public Administration, which added 98 new jobs. This is consistent with growing bedroom

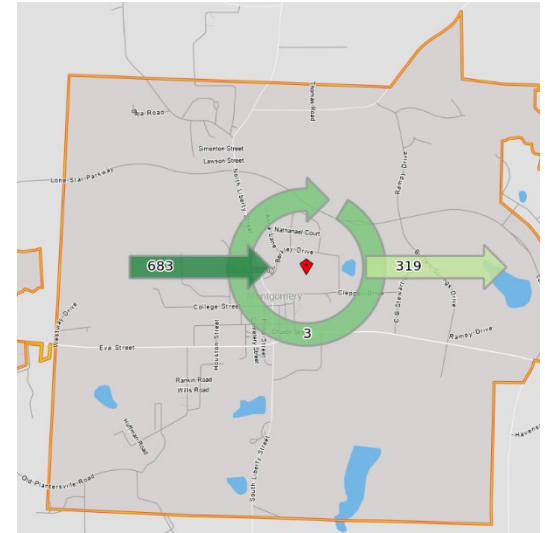
Jobs by NAICS Industry Sector	2017		2007
	Count	Growth	Count
Accommodation and Food Services	224	121.78%	101
Public Administration	114	612.50%	16
Retail Trade	82	30.16%	63
Health Care and Social Assistance	39	225.00%	12
Professional, Scientific, and Technical Services	35	250.00%	10
Mining, Quarrying, and Oil and Gas Extraction	31	3000.00%	1
Construction	29	-35.56%	45
Manufacturing	29	-35.56%	45
Finance and Insurance	21	600.00%	3
Utilities	19	1900.00%	0
Real Estate and Rental and Leasing	17	750.00%	2
Other Services (excluding Public Administration)	14	366.67%	3
Transportation and Warehousing	11	57.14%	7
Administration & Support, Waste Management and Remediation	11	-80.70%	57
Arts, Entertainment, and Recreation	7	700.00%	0
Wholesale Trade	2	-33.33%	3
Educational Services	1	-85.71%	7



communities. During this time, Montgomery has lost 16 jobs in construction and 36 Administration & Wastewater management. Table 6.5 below shows the absolute change in the total number of jobs in Montgomery from 2007 to 2017. But, overall jobs in Montgomery will grow at a similar rate as population growth.

### EMPLOYMENT

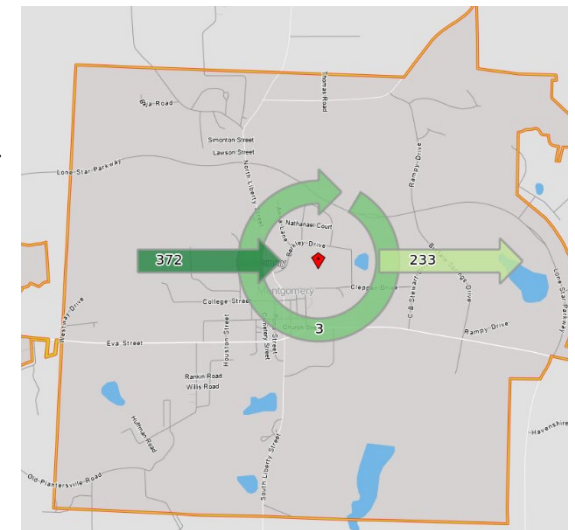
In 2017, the total civilian labor force in Montgomery City was 426. Out of these, eight are unemployed, which results in an unemployment rate of 1.8%. The unemployment rate is defined as the share of the population 16 and over in the civilian labor force who are jobless. This is much lower compared to 4.8% for Montgomery County, 5.8% for Texas, and 6.5% for the United States (U.S. Census Bureau, 2017m).



### INFLOW OUTFLOW

The inflow-outflow analysis measures the inter-regional commute for jobs within the geographical area. It should be noted that the total employment count used for this analysis is incomplete and hence, has its limitations. For this report, the observations and comparisons have been carried out from 2017 and 2007.

In 2017, out of the total 686 jobs in the City of Montgomery, only 3 workers (0.1%) lived and worked in the city. This number has not increased since 2007, where only 3 workers (.4%) out of 372 lived and worked in Montgomery. There is a large population that is employed in Montgomery but lives outside the city, i.e., 683 workers in 2017, which was almost half in 2007 with 375 workers.



It must also be noted there are 319 people who live in the City of Montgomery but work out of town. Figure 6.6 and Figure 6.7 show the inflow/outflow of jobs in the City of Montgomery in 2007 and 2017, respectively. The high number of workers who travel to/from Montgomery for work is mainly due to the proximity of neighboring cities of Conroe and Houston other locations inside of Montgomery County. Conroe is one of the major cities where people live and travel to Montgomery for work. Even with the over 80% increase in jobs located in the city of Montgomery, it has not resulted in an increase in the number of people that both live and work in the city.

## COMMUNITY INPUT

Promote a more diverse and resilient economy.

Many of the residents have expressed the importance of Montgomery moving towards a more robust and diverse economy in the future. To do so, the city must promote local businesses and help new businesses succeed. Helping established businesses thrive while welcoming more industrial and commercial businesses can help create more jobs and opportunities for the residents of Montgomery. Supporting small local businesses offers the opportunity to help boost the local economy, provide jobs for Montgomery residents, and strengthen the community as a whole. A business recognition program would be one way to highlight places that represent city values and have a positive impact in the community. By providing appreciation, Montgomery can create a sense of community and encourage other local businesses to adopt community-based strategies. Additionally, it is important to encourage local businesses to engage, participate, and assist in local events whereby the city can promote their presence. The city could provide tax incentives to women-owned and historically under-represented businesses. This can be done by levying tax incentives, providing counsel, and marketing aid to these emerging markets. By promoting diversity of the economy, as well as its participants, Montgomery can aim to increase total job employment while creating a more sustainable local industry.

### Where Workers Live - All Jobs

	2017	
	Count	Share
<b>Conroe city, TX</b>	100	14.6%
<b>Houston city, TX</b>	34	5.0%
<b>The Woodlands CDP, TX</b>	20	2.9%
<b>Huntsville city, TX</b>	8	1.2%
<b>San Antonio city, TX</b>	7	1.0%
<b>All Other Locations</b>	517	75.4%
<b>Total Jobs</b>	686	100%

Montgomery has an active Economic Development Corporation that helps to provide resources for existing businesses and enhances infrastructure in the City, but the EDC can only do so much. The city needs to further its partnerships with the area Chamber of Commerce to pursue new economic growth strategies. Strategies to attract higher-paying jobs require a multipronged approach that will need to include tax incentives and enhanced infrastructure to attract target industries.

#### SUPPORT FOR EXISTING ECONOMIC ASSETS

The historic downtown is a huge asset for Montgomery's economy. More can be done not only by the city but by NGO's to revitalize the historic downtown. First step should be to create a downtown task force to help guide downtown revitalization efforts. Develop and incorporate streetscape guidelines into the planning process of future downtown development. Start programs that incentivize businesses to improve the appearance of building facades and landscaping in the downtown area. Make the area a place to gather by installing street furniture, such as benches and chairs, and public art that promote Montgomery and represent the community.

Businesses are currently reeling as a result of the current disaster that has forced many to close their doors. Montgomery EDC has been assisting local businesses during this troubling time. A business needs assessment study should be conducted to facilitate more business re-openings and a return to regular business hours considering the current COVID-19 pandemic. The Historic District Overlay Code could be reassessed and updated. The EDC and the Chamber of Commerce should arrange professional assistance for businesses to cultivate their merchandising and

#### ECONOMIC DEVELOPMENT POLICIES AND INCENTIVES

Tax Increment Financing (TIF) or Tax Increment Reinvestment Zone (TIRZ) are similar methods of using tax revenues for redevelopment. The methods start with the local government designating an area that is expected to accrue more tax revenue after redevelopment. The local government then borrows money from another entity or sells bonds to make improvements to the area (e.g. installing utilities and other infrastructure, purchasing properties, and demolishing or enhancing structures). After private development occurs in the area, and tax revenue increases to anticipated levels, the amount over the pre-development taxes pays off the loans or bonds.

Tax Abatement exempts a property owner from all or part of their property taxes as they develop/redevelop and the property value increases. The property owner and taxing entity agree on the length of contract, the conditions for improving the property, and the ultimate use of the property.

websites. Special events, like the Sip-N-Stroll, are even more critical in letting residents and visitors know that Montgomery is open and ready for business. New media campaigns should be developed to communicate specific, current information that small business are open.

## STRATEGIES AND PROGRAMS TO FOSTER A SKILLED WORKFORCE

As the workforce grows over time with new or returning residents, marketing strategies and recruitment sessions should be developed to connect existing companies to potential employees. The City and the Economic Development Corporation (EDC) should identify new target industries and generate a stronger demand for workers. An assessment of the strengths and weaknesses in the existing workforce can help the city and the EDC establish professional training programs to advance local skill sets. Partnerships with the HGAC and local universities and organizations can create job fairs and seminars to encourage entrepreneurship and coach people on business trends, resumes, and interviews. Furthermore, it is important to get young people involved in the workforce, so mentorship and internship programs should be developed for high school students. Opportunities could be offered by the local government, nonprofits, and businesses.

### **CASE STUDY: DOWNTOWN REVITALIZATION - MOUNT MORRIS, NY**

Mount Morris, New York is a small village south of Rochester in Livingston County with a population of 2,929. Historically, its economy was driven by farming, commercial agriculture, and milling. The local farms and businesses were able to ship goods directly to markets via the Genesee Valley Canal and, later, a new rail line. Yet, the village and many surrounding communities fell into decline when manufacturing jobs left the area. In the 1970s, a new expressway and competition from big box stores also drew attention away from downtown Mount Morris and left storefronts empty and falling into disrepair.

The Livingston County Development Group (LCDG) stepped in to help revitalize the economy. The group supported small businesses, encouraged entrepreneurship, and promoted downtown revitalization. LCDG began to provide instruction, technical assistance, relocation services, and a loan fund for start-ups or expansion expenses. They subsidized rent, put together a catalog of downtown businesses, and advertised the community to developers with the hopes of bringing in investments.

Greg O'Connell, a developer and a graduate of State University of New York (SUNY) - Geneseo found Mount Morris to be a significant investment opportunity. He spent over \$2 million on purchasing and restoring 20 downtown buildings. He provided lower rent for businesses to help them get a head start and, in exchange, requested more dynamic downtown activities such as longer hours one night a week. Renting out second story apartments also gave O'Connell a return on his investment.

Mount Morris worked to get the whole community involved in the downtown revitalization efforts, so it took advantage of its proximity to SUNY-Geneseo. By enlisting O'Connell's alma mater, the students helped with projects related to beautification and event publicity. O'Connell created and funded the position of Main Street Manager for which a SUNY student works to coordinate advertising and social media for downtown businesses.

The efforts of O'Connell and other community leaders have brought downtown Mount Morris back to life by filling vacant storefronts with new businesses such as a cafe and bakery, a barbershop, and antiques dealer. In 2010, the village received a "Restore NY" grant to preserve and repurpose an old downtown theater building. Some business owners have been successful enough to open new establishments as well.

## CASE STUDY: ECONOMIC REVITALIZATION - DOUGLAS, GA

Douglas is a small town in Coffee County, Georgia with a population of about 12,000. Up until the 1950s, the economy was driven by agriculture, but over time the Douglas-Coffee County Economic Development Authority sought to diversify. After some initial successes with the manufacturing industry, jobs declined in the early 2000s.

Cooperation among the city, county, business community, education institutions and civic leaders has been the basis for Douglas' economic development strategy. In addition to bringing in manufacturing jobs, the city has focused on small and local businesses. Leaders in the community recognized that development of small business would support a more diverse economy and provide services that could attract industrial employers as well.

In the late 1980s, a Main Street Program was initiated and aimed to preserve the heritage and improve the aesthetics of Douglas' downtown area. Through a series of grants and matching funds, storefronts were restored and improved, and a streetscape project added trees, landscaping, lighting, and sidewalks with decorative brickwork. These improvements made the downtown area a community gathering place and spurred a "Second Saturday" market for artists, farmers, and other vendors. In 2007, when the city's comprehensive plan was updated, the plan included strategies to continue improvements, a mix of businesses, and redevelop vacant lots. Between 1995 and 2012, the vacancy rate in downtown dropped from 25% to 6%.

In 2002, a new director of entrepreneur and small business development, within the Chamber of Commerce, initiated a document outlining permitting and zoning processes, tax policies, business loans, and other resources. Additionally, the Chamber began offering programs for new business owners by connecting them with experienced business owners, providing training for workplace and community leadership skills, and encouraging community members to shop locally by giving discounts.

In 2004, Douglas and Coffee County were the first community in Georgia to be recognized by the state for its strategies and commitment to support local entrepreneurs. The decisions of the city and county to improve the economic environment for businesses and consumers helped Douglas become a more welcoming place for entrepreneurs and created nearly 800 new jobs.



## Chapter 7 Community Facilities

### Community Facilities

Community facilities give the public access civic services, education, and healthcare. These facilities can bring stability and investments into the neighborhoods making up a community. As a city grows and attracts new residents and businesses, the services and facilities will play a major part in the success and further development. We will look at the existing facilities and services in Montgomery and provide recommendations to maintain, improve, and expand these services for accommodating the needs of present and future residents.

### Schools

One thing that attracts young and growing families of Montgomery is the fact that it has four good public schools within in the city. Montgomery Independent School District (ISD) serves not only the city of Montgomery but also the surrounding county. For Montgomery ISD, from 2017 to 2018, there were 8,730 students enrolled within the school system. There are currently 10 schools within Montgomery County but only 4 of them are located inside of the city. The Texas Education Agency (TEA) 2018 Accountability Rating System broke down the standards met in the district as a whole and for each school, as seen in Table 7.1.

Figure 7.1 Community Facilities in Montgomery, Texas

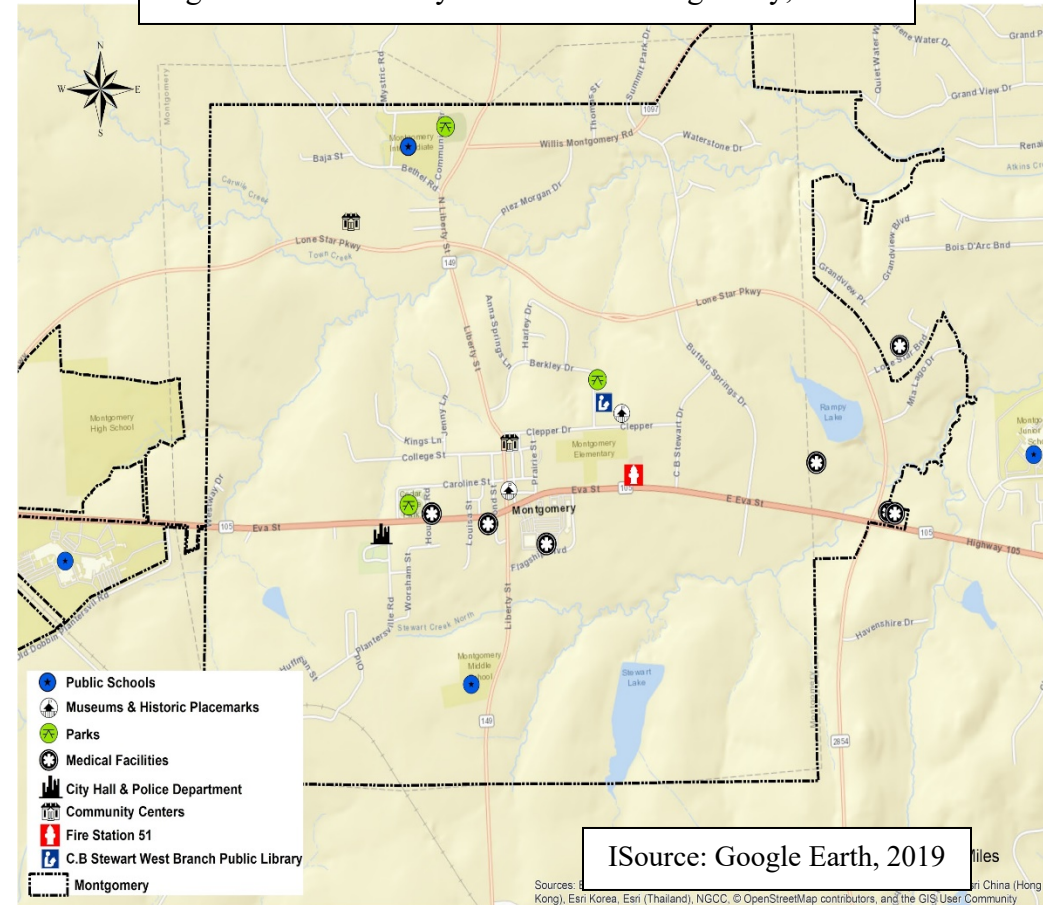


Table 7.1 Montgomery ISD and Campus Accountability Rating of 2018

<b>District/Campus Name</b>	<b>School Type</b>	<b>Grades Served</b>	<b>2018 Accountability Rating</b>
Montgomery ISD			B
Lincoln Elementary	Elementary	PK-04	Met Standard
Montgomery Intermediate School	Intermediate	5	Met Standard
Montgomery Junior High	Middle School	06-08	Met Standard
Montgomery High School	High School	09-12	Met Standard

Source: Texas Education Agency, [2018a](#)

In 2018, Montgomery ISD was graded a “B” for overall performance meaning the district has served many students well, encouraged high academic achievement, and created an opportunity for academic growth for most students (TEA, 2018b). All schools in Montgomery ISD met standard ratings for acceptable performance, as indicated by the Texas Education Agency. Two new schools, Lincoln Elementary and Lake Creek High School joined Montgomery ISD and welcomed new students in August 2018. Lincoln Elementary School, prior to its grand opening, was once known as Lincoln High School—during the time before desegregation—served as an institution for African American students in Montgomery (Summer, 2018). Thus, the school represents the history of Montgomery as well as the bright future ahead for young students. As Montgomery and Montgomery County continue to grow in population, the two additional schools may help alleviate crowding that could occur within Montgomery ISD.

Figure 7.2 School in Montgomery, Texas



Source: Montgomery ISD, [2019](#)

### Health Care & Medical Facilities

It is crucial that all residents have convenient access to health clinics, acute care, and emergency services. Montgomery has available dental care facilities, primary care centers, and assisted living within its city boundaries. However, there are no hospitals in the city. For example, the Baylor St. Luke's Medical Group Montgomery Primary Care, located near the center of Montgomery, helps residents with sick visits, physicals, flu shots, and preventative medicine shown in Figure 7.1 (CHI St. Luke's Health, 2019). Although, if a



resident needs intensive care, medical emergency care, or specialized medical treatments, they would need to visit facilities in surrounding areas such as Conroe, The Woodlands, or Houston.

### Governmental Infrastructure

The governmental facilities in Montgomery include its City Hall, two community centers (Lone Star Community Center operated by Montgomery County Precinct #1, and the Montgomery Community Building, a city-owned facility), Charles B. Stewart-West Branch Library, a police station, and a fire department, as seen in Figure 7.1. The Montgomery Community Building is in the heart of Montgomery. The Community Building is located on the site of the first Montgomery County Courthouse that was county seat until 1889 (Historical Marker Vagabond, 2018). Located on-site of the Montgomery Community Building is a display of the Montgomery County Jail used from 1855 until 1889 (Historical Marker Vagabond, 2018).

Figure 7.3 Montgomery City Hall & Police Department



Figure 7.4 Montgomery Community Building



Source: Google Street View, 2019

The Charles B. Stewart-West Branch Library opened in a donated, rent-free space in 1988. This location was later purchased, expanded, and opened to the public in 1992. A new location and construction became possible several years later, in part due to land donated by Philip and Holly LeFevre. The current location of the Charles B. Stewart-West Branch Library held its Grand Opening in the spring of 2006. Today, the branch serves more than 15,000 cardholders (Memorial Library System, 2020). In addition to books and movies, the Library offers computers, printing, Internet access, training classes, meeting/study rooms, and book clubs for all ages. Currently this branch of the Montgomery library system has 15 employees and has noticed an increase in the amount of people participating in children story times and work groups that have started to cause a strain on available space inside the library.

### Fire & Police Services

The Montgomery Fire Department, Fire Station 51, is located next to Hwy 105 and is the only fire station in the city boundary. Fire Station 51, seen in Figure 7.5, is part of Montgomery County Emergency Service District (MCESD) #2, a government agency that oversees fire prevention, fire suppression, rescue, and emergency services (Montgomery-Fire, 2019). The Montgomery County ESD #2 currently caters to the City of Montgomery, Dobbin, and surrounding communities such as Walden and Bentwater.

Figure 7.5 Fire Station 51 in Montgomery, Texas



Source: Google Street View, 2019

The Montgomery Police Department is located within Montgomery City Hall. There are currently twelve full-time sworn peace officers with one reserve officer (City of Montgomery, 2019b). The department currently has a total of 11 patrol units in operation. Montgomery PD provides protection of life, property, maintaining peace, high visibility, criminal and drug interdiction, and community building.

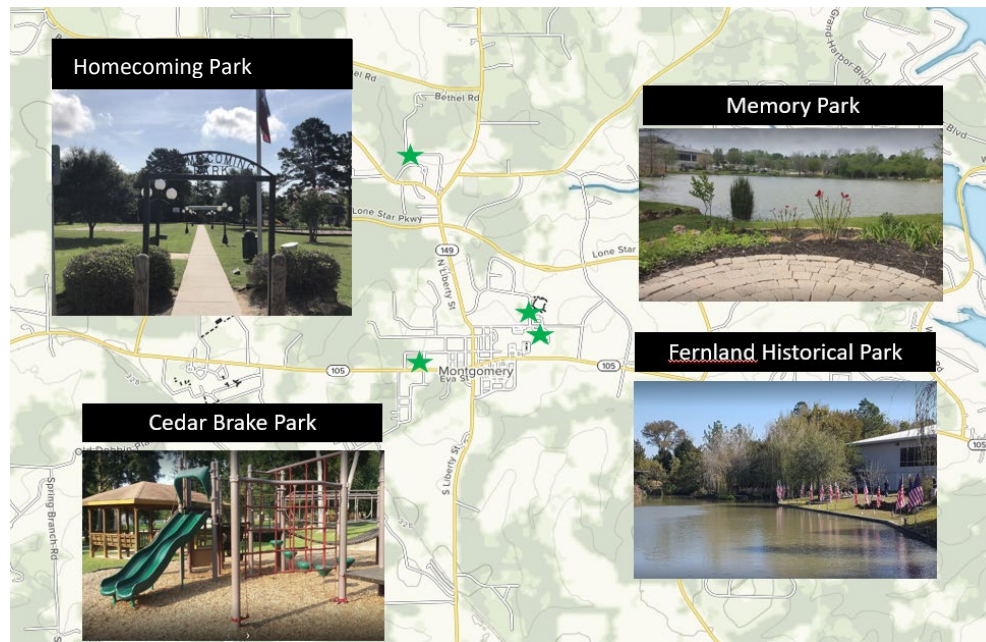
### Parks within Montgomery

There are three parks and one historical park located in Montgomery; each park reflects the support and spirit of community members. Cedar Brake Park was built on 5 acres of land adjacent to SH 105 and is located within the Historic area of Montgomery surrounded by century-old red cedar trees (Patrons of Cedar Brake Park, 2014). The creation, organization, and success of Cedar Brake Park can be attributed to the concerted efforts by community members and volunteers of all ages in partnership with Texas A&M University (Patrons of Cedar Brake Park, 2014). Memory Park is located behind the Charles B. Stewart Library with a variety of park features such as gardens, ponds, and walkways; public interest and community input brought forth the need to continue development of features that reflect the community, such as a children's wall (Meyer, 2011). Homecoming Park is located on Community Center



Drive next to Lincoln Elementary School. Homecoming Park has a basketball court, playground equipment, and bathrooms located on-site.

Figure 7.6 Parks in Montgomery, Texas



Source: Google Street View, 2019

### Museum and Historical Landmarks

Montgomery caters to a variety of historical landmarks and sites due to its rich history dating back to the 1800s. The N.H. Davis Pioneer Complex & Museum, located in the center of Montgomery, displays an array of period memorabilia within a pioneer house (Texas Forest Trail, 2019).

The Fernland Historical Park, located adjacent to the C.B. Steward West Branch Library, houses many restored and preserved historic buildings that represent early Texas architecture (Fernland, 2019). Many buildings were relocated to Montgomery, for example, the Jardine Cabin, which was built in 1826 and moved from Walker County to Montgomery County in 1976, seen in Figure 7.7 (Fernland, 2019).

Figure 7.7 The Jardine Cabin in Fernland Historical Park



Source: Fernland, [2019](#)

## PUBLIC WORKS

Public Works Department oversees water and sewer utilities, street repair and maintenance, drainage maintenance, building facility maintenance, parks maintenance, and ROW mowing. The department currently has 6 public works employees. One director, one foreman, and 4 crewmembers. Because the department is small, the city utilizes contractors for water and sewer operations, and ROW mowing. The public works department has access to four crew trucks, a backhoe, mini excavator, a 6-yd. dump trailer, one lowboy trailer, a single equipment trailer dedicated for a mini excavator, a pressure washer trailer mounted rig, and a line striping machine.

## COMMUNITY EVENTS

Festivals and events are great ways to make use of the community facilities while promoting community wellbeing. Montgomery has 11 different events and festivals that not only serve its community but also bring in tourists.

Antique Festival: The Annual Antique Festival occurs in downtown Montgomery each May and it is free to the public. This festival shows off Montgomery's historic downtown and its local businesses.

Freedom Fest: This festival, put on in July by the Montgomery area Chamber of Commerce, celebrates Independence Day. The festival includes a parade, BBQ cook-off, a baking contest, and vendors.

Sip-n-Stroll Farmers Market: Located in the heart of historic Montgomery each Thursday of the month from 4:30 pm to 7:30pm. The farmers market offers homegrown produce, fresh artisan foods, local wine, and live music.



Other events include, but are not limited to: Water Party at the Community Center (July), Snowballs with the Mayor (August), Wine Fest (September), Texas Flag Celebration (October), Light up the Park (First Saturday in December), Christmas Parade & Cookie Walk with Home Tour (Second Saturday in December), Lone Star First Saturday, and Movie Night in the Park.

### Public Feedback

As Montgomery continues to grow, residents and tourists will desire places for recreational activities. Parks provide quality-of-life and can impact whether residents and businesses move to a community. Public feedback shows that there is a section of the community that desires better use of and updates to the Community Building. Community members also are requesting more sidewalk and bike path connections from residential areas to these parks and historical sites. There is also a desire for more amenities in these parks. The lack of basketball courts, tennis courts, splash pads, and other sports fields was repeatedly brought up. While there are sports facilities in the community, they are often located within the school grounds and not available to the public. Additionally, both the police and public works departments report that they suffer from insufficient office space and need for building upgrades. As the city continues to grow, these problems will need to be addressed.

### Recommendations

Montgomery is a beautiful historic community that offers excellent parks and a historic downtown. Investments in public parks and spaces to increase the number of recreational facilities will better meet the needs of future and current residents. The city should



leverage funding for park maintenance and green infrastructure projects. It is recommended that the city adopt a trail dedication ordinance that requires land dedication (or fee-in-lieu) for trails, parks, and improvements. This ordinance needs to require

developers to dedicate and construct trails or to invest in public spaces.

The city needs to increase the number of public facilities to meet the needs of current and future residents of all ages. The city needs to collaborate with Montgomery ISD to provide neighborhood parks by considering keeping school playgrounds open after hours for the use of residents in neighborhoods near schools. The city should also partner with the Nature conservancy groups to identify future parkland and open space in the floodplain suitable for wildlife habitat, floodplain mitigation, or wetland banking.



## AMENITIES AND BEAUTIFICATION

Montgomery needs to enhance and maintain its small-town charm, which is a sure-fire way to attract investment and tourists. Installing branding and wayfinding signs will let passers-by know they have entered someplace special. This could be gateway signs along HWY 149 letting people know they have just crossed into Montgomery’s historical downtown “The Birth Place of the Lone Star Flag”. The city can also create ways to promote increased activity McCown Street and in community parks during the day. This can be done by providing movable tables, chairs, and umbrellas. Moveable furniture provides maximum flexibility by allowing users to sit alone, in groups, in the sun, or shade. If there are concerns of theft, chairs and tables can be secured with long-locked cables that still allow portability within a certain distance. Ideally, the tables and chairs would only be secured overnight to ensure maximum flexibility. Montgomery should continue to provide public restrooms in any public park improvements, and in the downtown area. Give tourists more reasons to stay! The City could also consider setting aside funding for public artwork and historical programming. One could even envision the development a one percent-for-art-ordinance in Montgomery. A “one percent for the arts” program specifies that one percent of eligible city capital improvement project and private development funds be set aside for the commission, purchase, and installation of artworks, including art-related events and creative place making in Historical markers and downtown. Finally, all these amenities will require the requisite infrastructure to connect them to historical building and homes.

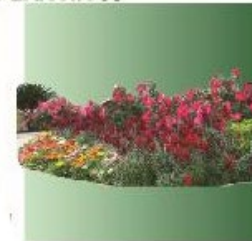
**WATER FEATURE**



**STREET PLANTER**



**NATIVE PLANTINGS**



**BENCH SEATING**



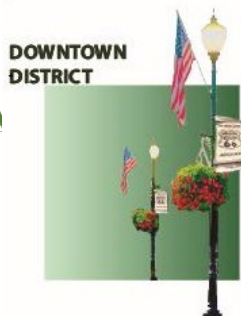
**SEATING**



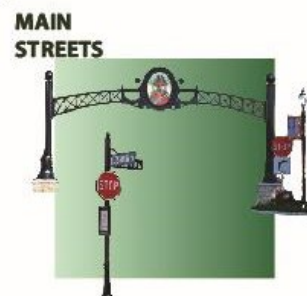
**SEATING PLANTERS**



**SIDEWALK**



**MAIN STREETS**

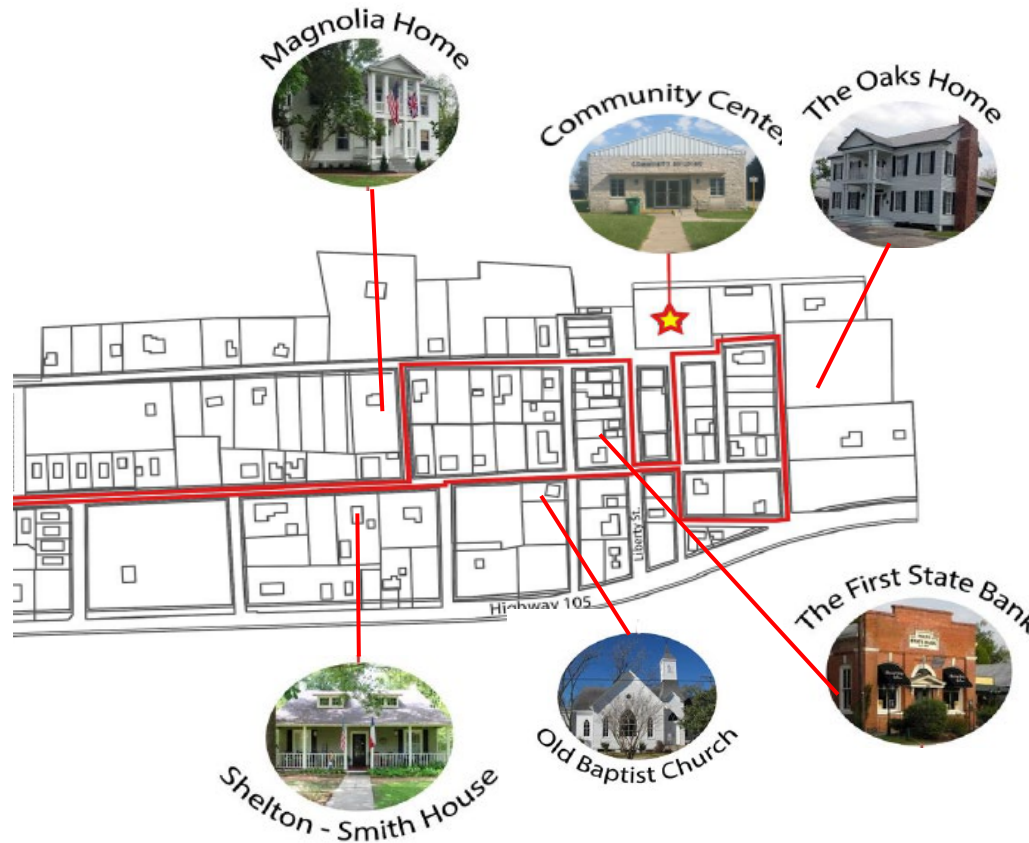


**OVERHEAD STRUCTURE**





Sidewalks need to be implemented as part of the cities land use, housing, transportation, and community facilities plans. The City lacks proper sidewalks and walking trails. Developing a Montgomery historic or cultural trail that connects its many historical sites to the downtown is crucial. Create as many reasons as possible for people to be involved and engaged with the City's many resources and shops. This should build upon existing festivals and events that occur throughout the year.



## FUTURE PARK DESIGNS

### HISTORIC PARK DESIGN OPTION

One of the design plans proposed by the TAMU landscape architecture students is the creation of a historic park located near the downtown and historic home that builds upon the history of Montgomery. It includes gardens, water features, and flagpoles (for the six flags that are part of Texas's history). The park will provide a peaceful location for people to gather, exercise and to enjoy nature. It can also be incorporated into the historic trail of Montgomery.

Historic Park Site Plan



Kept Existing Trees

Topographic Berms

Water Fountain

Native Planting Garden

Parking

6 Flags over Texas





## ECOLOGY PARK DESIGN

This proposed park concept considers the importance of protecting ecological diversity, wetlands, and reducing development into the floodplain. The Ecology Park recommends the creation of a boardwalk, multi-use trails, and a water retention lake. This will bring in visitors and encourage them to interact with the outdoors via boating, gardening, or observing nature. The design also includes a commercial district with space for retail, restaurant space, and an urban plaza.



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## **CHAPTER 8**

### **IMPLEMENTATION**

The items in this chapter are not just a list of ‘to-dos’, they are an outline for the process that requires various leaders and coordination within the community to achieve the goals and objectives to make the community the best it can be.

The Comprehensive Plan is meant to be a ‘living document’ that is visited regularly. The Implementation Table specifies recommended policy changes, goals, objectives and actions, along with an annotated timeline with responsible parties involved. It also identifies potential opportunities to finance implementation of actions or projects, outlining potential grant opportunities. Comprehensive Plans are living documents that need ongoing evaluation and monitoring to ensure the relevance and effectiveness for the City.

### **PLAN MAINTENANCE**

Stakeholders and those responsible for certain action items should continue to ensure that their action items are being fulfilled in order to continue to be an asset to the community’s needs. The city can amend the Comprehensive Plan in order to respond to changes in conditions or needs of the community, to improve or clarify content, or to incorporate other documents or plans. To help evaluate Montgomery’s progress, an agreed upon time frame is needed. The Implementation Table contains information regarding the suggested time frame for each of the Action Steps, separated into four categories:

1. Short-term: 0 - 5 years
2. Medium-term: 5 - 10 years
3. Long-term: 10 - 20 years
4. Continuous (“On-going”)

#### **Action Leaders**

To achieve the goal of building a better Montgomery community, the following is a list of presumable action leaders corresponding to certain action items. This would help Montgomery authorities to maintain transparency and create consistency across all associated departments and organizations.

Entities are classified as follows:

MEDC: Montgomery Economic Development Corporation

CC: City Council

CS: City Staff

P&Z: Planning & Zoning Commission



MACC: Montgomery Area Chamber of Commerce  
 HMBA: Historical Montgomery Business Association

**Action Type**

The action type is classified based on the general character of the recommendation.

Term	Description
Development Regulation	Zoning, site-planning and development regulations.
Systems/Support	Expansions, adjustments, or revisions to existing tools or systems
Program/Organization	Programmatic changes, development of tools, programs or institutions.
Study/Plan	Studies, plans, evaluations, and data collection.
Financial	Funding and financing issues
Coordination	Strategizing, coordination, and communication among different agencies.

Land Use Actions	Timeframe			Action Items						Action Leaders	Funding
	Short-term	Mid-term	Long-term	Development Regulation	Systems/Support	Program/Organization	Study/Plan	Financial	Coordination		
<b>Goal 3.1 Encourage a cohesive and diverse range of land uses across Montgomery.</b>											
<b>Objective 3.1.1 Maintain updated current land use map and ensure the map reflects existing land uses.</b>											
<b>Action 3.1.1.1</b> Expand land use categories to include categories such as open space and Mixed use.	x				√					CS	• City budget.
<b>Action 3.1.1.2</b> Revise current land use map to reflect these new land use categories.	x				√					CS	

<b>Action 3.1.1.3</b> Ensure land use maps are updated as changes occur.	Ongoing		√						CS	
<b>Objective 3.1.2 Ensure zoning and development standards align</b>										
<b>Action 3.1.2.1</b> Expand zoning categories to include categories such as open space and civic space in the city’s zoning map.	x		√						CS P&Z	• City budget.
<b>Action 3.1.2.2</b> Update zoning map as changes occur to accurately reflect the current zoning of parcels in Montgomery.	Ongoing		√						CS P&Z	
<b>Action 3.1.2.3</b> Amend Zoning Regulations in the city code of ordinances to add civic, open space, and other new land use categories as zoning districts.	x		√						CS P&Z	
<b>Goal 3.2 Promote Development in the Downtown.</b>										
<b>Objective 3.2.1 Gather Support</b>										
<b>Action 3.2.1.1</b> Ensure participation from diverse individuals’ representative of the community.	Ongoing		√						CS	<ul style="list-style-type: none"> <li>• Rural Business Investment Program;</li> <li>• Rural Community Development Initiative;</li> <li>• Texas Enterprise Zone Program;</li> <li>• Texas Leverage Fund (TLF)</li> <li>• Tax increment financing (TIF)</li> </ul>
<b>Action 3.2.1.2</b> Seek partnerships with organizations and agencies that can offer aid and guidance in the planning and development of the downtown vision, such as H-GAC, or Scenic Houston.	x							√	CS P&Z MEDC	
<b>Action 3.2.1.3</b> Determine existing community assets that can be used to anchor growth and develop a vision unique to Montgomery and its people.	x							√	CS MEDC HMBA	
<b>Action 3.2.1.4</b> Promote a downtown district by incorporating input from community members and different stakeholders.	x		√						CS P&Z	

<b>Action 3.2.1.5</b> Create a downtown task force to help guide downtown revitalization efforts.										CS CC	
<b>Objective 3.2.2 Promote Streetscaping &amp; Beatification</b>											
<b>Action 3.2.2.1</b> Incorporate streetscape guidelines into the planning process of future downtown development.		x			√					CS P&Z CC	<ul style="list-style-type: none"> <li>• MainStreet Program</li> <li>• H-GAC</li> <li>• Montgomery Area Chamber of Commerce</li> <li>• Rural Business Investment Program;</li> <li>• Rural Community Development Initiative;</li> <li>• Texas Enterprise Zone Program;</li> <li>• Texas Leverage Fund (TLF)</li> <li>• Tax increment financing (TIF)</li> </ul>
<b>Action 3.2.2.2</b> Prioritize the construction of sidewalks connecting the different amenities	x				√					CS CC	
<b>Action 3.2.2.3</b> Incentivize businesses to improve the appearance of building facades and landscaping in the downtown area.	Ongoing				√					CC MEDC HMBA	
<b>Action 3.2.2.4</b> Incorporate street furniture, such as benches and chairs.	x							√		CS	
<b>Action 3.2.2.5</b> Incorporate murals and other public art that promote Montgomery and represent the community.	Ongoing			√						CS; MACC MEDC	
<b>Objective 3.2.3 Promote compact land use patterns by incentivizing infill development.</b>											
<b>Action 3.2.3.1</b> Offer an expedited the permit review process for infill development proposals.		√								CS P&Z	
<b>Goal 3.3 Improve Drainage</b>											
<b>Action 3.3.1</b> Conduct a City-wide drainage study	x							√		CS	HGAC
<b>Action 3.3.2</b> Select areas where porous pavement will help with drainage in the urbanized areas.		x		√						CS P&Z	
<b>Action 3.2.3</b> Develop and implement green storm-water infrastructure to reduce storm-water runoff through water conservation and retention practices in public spaces.		x		√						CS P&Z CC	
<b>Action 3.2.4</b> Create and add a	x			√						CS	

conservation overlay district to the city's zoning map in areas located in the floodplain/wetland											P&Z CC	
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Transportation Actions	Timeframe			Action Items						Action Leaders	Funding
	Short-term	Mid-term	Long-term	Development Regulation	Systems/Support	Program/Organization	Study/Plan	Financial	Coordination		
<b>Goal 4.1 Provide a safe and equitable transportation network for all users of the Montgomery.</b>											
<b>Objective 4.1.1 Conduct roadway inventory assessment and establish maintenance schedule.</b>											
<b>Action 4.1.1.1</b> Appoint responsibility for the maintenance schedule to a staff member.	x					√				CS	<ul style="list-style-type: none"> <li>Surface Transportation Program - Transportation Enhancement</li> <li>Highway Safety Improvement Program;</li> </ul>
<b>Action 4.1.1.2</b> Create an inventory of current citywide transportation conditions.		x					√			CS	
<b>Action 4.1.1.3</b> Hold annual workgroup meetings to keep the inventory up to date.	Ongoing								√	CS	
<b>Objective 4.1.2 Evaluate speed limits across the city to serve various users and different modes.</b>											
<b>Action 4.1.2.1</b> Retain professionals to conduct necessary studies to assess the speed limits and traffic calming techniques along SH 105, and FM 149	x						√			CS	<ul style="list-style-type: none"> <li>Highway Safety Improvement Program;</li> <li>Surface Transportation</li> </ul>



<b>Objective 4.1.6 Improve transportation design guidelines.</b>											
<b>Action 4.1.6.1</b> Conduct research on existing grants, resources and partnerships that can assist in the development of transportation design guidelines.	x							√		CS	<ul style="list-style-type: none"> <li>• City budget;</li> <li>• Transportation Planning Capacity Building Program (TPCB);</li> <li>• Rural Transit Assistance Program (5311b3);</li> <li>• Transportation, Community &amp; System Preservation.</li> </ul>
<b>Action 4.1.6.2</b> Appoint staff to apply for grants, and memberships applicable to design guidelines.	x							√		P&Z CC	
<b>Action 4.1.6.3</b> Retain professionals to create transportation design guidelines specific to the city of Montgomery.		x						√		CS	
<b>Action 4.1.6.4</b> Implement and maintain transportation design guidelines.	Ongoing							√		CS	
<b>Goal 4.2 Promote alternative transportation modes.</b>											
<b>Objective 4.2.1 Develop an active transportation system plan for walking, biking, and golf carts.</b>											
<b>Action 4.2.1.1</b> Identify local individuals and groups to serve as champions for active transportation.	x							√		CS	<ul style="list-style-type: none"> <li>• Pedestrian and Bicycle Safety Program;</li> <li>• Bicycle Friendly Community (BFC) Program;</li> <li>• Veterans Transportation and Community Living Initiative Grant Program;</li> <li>• Transportation Infrastructure Finance and Innovation Act;</li> <li>• Surface Transportation Program - Transportation Enhancement;</li> <li>• Transportation, Community &amp; System Preservation;</li> <li>• Safe Routes to Schools-Infrastructure (SRTS) Program;</li> <li>• Transportation Alternatives</li> </ul>
<b>Action 4.2.1.2</b> Identify agencies and funding sources in support of active transportation at the national, state and regional level.	x							√		CS	
<b>Action 4.2.1.3</b> Discern destinations where people have a desire to access by walking, biking, and golf carts such as parks, economic centers, among others.		x						√		CS	
<b>Action 4.2.1.4</b> Establish a bicycle and pedestrian network master plan that identifies the existing sidewalk locations and conditions, as well as potential shared-use lanes and paths.			x					√		CS	
<b>Action 4.2.1.5</b> Continue revising	Ongoing							√		CS	



thoroughfare based on public meeting feedback.											Set-Aside (TA) Program.
<b>Objective 4.2.2 Improve existing sidewalk conditions.</b>											
<b>Action 4.2.2.1</b> Conduct pedestrian infrastructure inventory assessment.	x						√			CS	<ul style="list-style-type: none"> <li>• Pedestrian and Bicycle Safety Program;</li> <li>• Walk Friendly Community (WFC);</li> <li>• Transportation Investments Generating Economic Recovery (TIGER);</li> <li>• Public Lands Highways;</li> <li>• Transportation Infrastructure Finance and Innovation Act;</li> <li>• Safe Routes to School.</li> </ul>
<b>Action 4.2.2.2</b> Apply for grants and memberships applicable to the design, construction, and maintenance of sidewalks.	x						√			CS	
<b>Action 4.2.2.3</b> Prioritize improvements needed along existing roads, taking into consideration routes to school, existing infrastructure, desired paths, economic development and considerations specific to Montgomery.	x						√			CS	
<b>Objective 4.2.3 Improve transit service.</b>											
<b>Action 4.2.4.1</b> Encourage regional transit providers to include Montgomery in transit routes.	Ongoing						√			CS	<ul style="list-style-type: none"> <li>• Veterans Transportation and Community Living Initiative Grant Program;</li> <li>• Grants For Transportation of Veterans in Highly Rural Areas;</li> <li>• Transportation for Elderly Persons and Persons with Disabilities;</li> <li>• Transportation, Community &amp; System Preservation.</li> </ul>
<b>Action 4.2.4.2</b> Identify options for medical transit service for non-emergency trips to health providers.			x				√			CS	
<b>Action 4.2.4.3</b> Establish partnerships with local and regional groups concerned with improving conditions for the elderly and people with disabilities.	Ongoing						√			CS	
<b>Objective 4.2.4 Collaborate with regional authorities to develop a long-term functional network system.</b>											
<b>Action 4.2.4.1</b> Identify coalitions and partnerships to provide resources to improve transportation network conditions.	Ongoing								√	CS P&Z	<ul style="list-style-type: none"> <li>• Public Lands Highways;</li> <li>• TxDot</li> <li>• H-GAC</li> </ul>
<b>Action 4.2.4.2</b> Monitor transportation needs by assessing population growth.	Ongoing						√			CS	

<b>Action 4.2.4.3</b> Establish partnerships with neighboring cities to assess common needs and potential solutions.	Ongoing							√	CS P&Z	
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Housing Actions	Timeframe			Action Items					Action Leaders	Funding	
	Short-term	Mid-term	Long-term	Development Regulation	Systems/Support	Program/Organization	Study/Plan	Financial			Coordination
<b>Goal 5.1: Expand housing choices for all Montgomery residents.</b>											
<b>Objective 5.1.1 Promote flexible and inclusive housing options throughout the city.</b>											
<b>Action 5.1.1.1</b> Conduct a Housing Needs Assessment to determine current housing needs, as well as project future housing needs.	x						√			CS	<ul style="list-style-type: none"> <li>City budget;</li> <li>Rural Community Development Initiative.</li> </ul>
<b>Action 5.1.1.2</b> Incentivize development of multifamily housing by connecting developers and local non-profits to funding sources such as Housing Tax credits, Multifamily bonds, and Multifamily Direct Loans.	Ongoing							√	√	CS	
<b>Action 5.1.1.3</b> Expedite permit review process for mixed density housing developments.	Ongoing			√						CS	
<b>Action 5.1.1.4</b> Allow for mixed use housing.	x			√						CC P&Z	
<b>Action 5.1.1.5</b> Conduct outreach to	Ongoing							√	√	CC	

connect residents with available federal and state financial resources that assist homeowners, renters, and developers in rural areas.												
<b>Objective 5.1.2 Encourage housing in proximity to public amenities serving residents of Montgomery.</b>												
<b>Action 5.1.2.1</b> Regularly update current land use and zoning maps to include civic space and parks or open spaces.	Ongoing		√							CS	<ul style="list-style-type: none"> <li>City budget;</li> <li>Rural Community Development Initiative.</li> </ul>	
<b>Action 5.1.2.2</b> Waive permit review fees for equitable housing proposals accessible to public amenities.	Ongoing		√							CS		
<b>Action 5.1.2.3</b> Consider applying for the Rural Community Development Initiative Grant to fund future projects that enhance the housing, community facilities, or economic development of Montgomery.		x						√	√	CS		
<b>Goal 5.2 Improve resilience of current and future housing stock.</b>												
<b>Objective 5.2.1 Establish minimum safe building standards for areas in the floodplain.</b>												
<b>Action 5.2.1.1</b> Research best practices for minimum safe building standards in special flood hazard areas.	x			√						CS	<ul style="list-style-type: none"> <li>City budget.</li> </ul>	
<b>Action 5.2.1.2</b> Amend the city code of ordinances to establish minimum requirements for residential construction within special flood hazard areas, as defined by FEMA.				√						CS P&Z		
<b>Objective 5.2.2 Encourage building of new housing units away from floodplain.</b>												
<b>Action 5.2.2.1</b> Research building code and design standard best practices employed by other cities to increase homeowner safety.	x			√						CS	<ul style="list-style-type: none"> <li>City budget.</li> </ul>	
<b>Action 5.2.2.3</b> Adopt FEMA's most	x			√						CS		

updated floodplain map and align new building codes and design standards with these boundaries.										P&Z	
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Economic Development Actions	Timeframe			Action Items					Action Leaders	Funding	
	Short-term	Mid-term	Long-term	Development Regulation	Systems/Support	Program/Organization	Study/Plan	Financial			Coordination
<b>Goal 6.1 Develop a resilient economy for residents of the city.</b>											
<b>Objective 6.1.1 Create more jobs for residents of Montgomery by attracting more employers.</b>											
<b>Action 6.1.1.1</b> Continue partnerships with local financial institutions to promote the opening of more businesses in the city.	Ongoing								√	MEDC	<ul style="list-style-type: none"> <li>Self Sufficiency Fund;</li> <li>Rural Community Development Initiative.</li> </ul>
<b>Action 6.1.1.2</b> Expand Business Retention & expansion program to better accommodate local needs.		x				√				MEDC	
<b>Action 6.1.1.3</b> Promote Business Retention & expansion program among local citizens by employing social media, radio, and other communication means.		x				√				MEDC CS	
<b>Objective 6.2.1 Develop and support a skilled and competitive workforce.</b>											
<b>Action 6.2.1.1</b> Collaborate with neighboring cities, H-GAC, and state level agencies and organizations to provide workshops to the job seekers.	Ongoing								√	MEDC	<ul style="list-style-type: none"> <li>Texas Workforce Commission’s Skill Development Program;</li> <li>Texas Workforce Commission (TWC) Skills for Small Business program.</li> </ul>
<b>Action 6.2.1.2</b> Continue to work with Texas Workforce Solutions to identify job	Ongoing								√	MEDC	

training opportunities.												
<b>Objective 6.2.2 Create and promote new professional development programs.</b>												
<b>Action 6.2.2.1</b> Provide a high quality of professional programs such as auto mechanic training and people can get a certificate when they finish the required courses.	x					√					MEDC	
<b>Objective 6.2.3 Connect young people to job opportunities.</b>												
<b>Action 6.2.3.1</b> Seek partnerships with businesses and individuals to create networking and career finding opportunities such as local career fairs, seminars, workshops, and other events.	Ongoing								√		CS MEDC	<ul style="list-style-type: none"> <li>• Texas Workforce Commission's Skill Development Program;</li> <li>• Texas Workforce Commission (TWC) Skills for Small Business program.</li> </ul>
<b>Action 6.2.3.2</b> Advocate for networking opportunities that connect employers and local citizens.		x				√					MEDC CS	
<b>Action 6.2.3.3</b> Promote business owners to participate in career fairs and other local opportunities.	Ongoing					√					MEDC CS	
<b>Action 6.2.3.4</b> Promote High School students to participate in activities related to job finding and collaborate with local schools to help promote such events.	Ongoing					√					MEDC CS	
<b>Action 6.2.3.5</b> Assist career finding opportunities such as local career fairs, seminars, workshops, and other events by allowing the use of existing local facilities and resources.	Ongoing					√					MEDC CS	
<b>Goal 6.2 Support existing Economic Assets</b>												
<b>Objective 6.2.1 Promote local businesses.</b>												
<b>Action 6.2.1.1</b> Start a business recognition program to highlight places that represent city values and have	x					√					MEDC MACC	<ul style="list-style-type: none"> <li>• Business &amp; Industry Program;</li> <li>• Product Development and Small</li> </ul>

positive economic and cultural impacts in the city.												<ul style="list-style-type: none"> <li>Business Incubator Fund;</li> <li>Rural Business Investment Program;</li> <li>Rural Community Development Initiative;</li> <li>Texas Enterprise Fund.</li> </ul>
<b>Action 6.2.1.2</b> Encourage city departments to purchase and contract with local businesses.	Ongoing		√							CC		
<b>Action 6.2.1.3</b> Provide tax incentives to women-owned and historically underutilized businesses.	Ongoing						√			MEDC		
<b>Action 6.2.1.4</b> Promote local vendors and producers at local events.	Ongoing		√							CC MEDC		
<b>Action 6.2.1.5</b> Encourage local businesses to engage, participate and assist in local events	Ongoing		√							MEDC MACC		
<b>Objective 6.2.2 Establish a community-based vision for downtown.</b>												
<b>Action 6.2.2.1</b> Create a downtown task force to help guide downtown revitalization efforts.	x				√					CC CS		<ul style="list-style-type: none"> <li>Rural Business Investment Program;</li> <li>Rural Community Development Initiative;</li> <li>Texas Enterprise Zone Program;</li> <li>Texas Leverage Fund (TLF)</li> </ul>
<b>Action 6.2.2.2</b> Ensure participation from diverse individuals representative of the community.	Ongoing							√		CS		
<b>Action 6.2.2.3</b> Seek partnerships with organizations and agencies that can offer aid and guidance in the planning and development of the downtown vision, such as H-GAC, or Scenic Houston.	x								√	CS MEDC		
<b>Action 6.2.2.4</b> Determine existing community assets that can be used to anchor growth and develop a vision unique to Montgomery and its people.	x						√			CS		
<b>Action 6.2.2.5</b> Conduct a market analysis to help develop a realistic vision.		x					√			CS		
<b>Action 6.2.2.6</b> Draft a community-based vision for downtown that represents the values of the community, promotes the city and guide future efforts.		x					√			CC P&Z		



<b>Action 6.2.2.7</b> Create a plan to strategize steps towards the realization of the downtown vision.		x					√			CC P&Z	
<b>Objective 6.2.3 Create and implement design standards for development in the downtown area.</b>											
<b>Action 6.2.3.1</b> Create a Downtown Zoning Overlay that encompasses the area delineated as downtown by the community.	x			√						P&Z CC	<ul style="list-style-type: none"> <li>• Economic Impact Initiative Grants;</li> <li>• Rural Business Investment Program;</li> <li>• Rural Community Development Initiative;</li> <li>• Texas Enterprise Zone Program;</li> <li>• Texas Capital Funds (Rural);</li> <li>• Texas Leverage Fund (TLF).</li> </ul>
<b>Action 6.2.3.2</b> Identify funding sources to be accessed and used for the planning, development, and implementation of the design standards.	Ongoing						√		MEDC CS		
<b>Action 6.2.3.3</b> Seek organizations and agencies that could provide assistance or guidance in the development of design guidelines.	Ongoing							√	MEDC CS		
<b>Action 6.2.3.4</b> Create design guidelines that improve the area and reflect the community-based vision for downtown.	x						√		CS		
<b>Action 6.2.3.5</b> Reach different members of the community and stakeholders to ensure the downtown plan reflects the values and ideals of the community.	Ongoing							√	CS MEDC		
<b>Action 6.2.3.6</b> Adopt design guidelines appropriate for the area.	x			√					P&Z CC		
<b>Objective 6.2.4 Improve conditions in Downtown Montgomery.</b>											
<b>Action 6.2.4.1</b> Identify streetscape guidelines that could be beneficial for use in Montgomery.		x			√				CC CS P&Z	<ul style="list-style-type: none"> <li>• Economic Impact Initiative Grants;</li> <li>• Rural Business Investment Program;</li> <li>• Rural Community Development Initiative;</li> <li>• Texas Enterprise Zone Program;</li> <li>• Texas Capital Funds (Rural);</li> <li>• Texas Leverage Fund (TLF).</li> </ul>	
<b>Action 6.1.4.2</b> Incorporate streetscape guidelines into the planning process of future downtown development.		x			√				CS MEDC		
<b>Action 6.1.4.3</b> Prioritize the construction of sidewalks connecting the different amenities of Downtown.	x					√			CS		

<b>Action 6.2.4.4</b> Incentivize businesses to improve the appearance of building facades and landscaping in the downtown area.	Ongoing					√			CC MEDC
<b>Action 6.2.4.5</b> Incorporate street furniture, such as benches and chairs.	x				√				CS
<b>Action 6.2.4.6</b> Incorporate murals and other public art that promote Montgomery and represent the community.	Ongoing				√				CS MEDC MACC

Community Facility Actions	Timeframe			Action Items						Action Leaders	Funding
	Short-term	Mid-term	Long-term	Development Regulation	Systems/Support	Program/Organization	Study/Plan	Financial	Coordination		
<b>Goal 7.1: Provide equitable access to community services and facilities.</b>											
<b>Objective 7.1.1 Ensure there is sufficient police and fire protection for current residents</b>											

<b>Action 7.1.1.1</b> Routinely monitor necessary increases in staff and/or related resources, such as police cars to meet the needs of residents.			x			√				CC; CS	<ul style="list-style-type: none"> <li>Rural Business Investment Program;</li> <li>Rural Community Development Initiative;</li> <li>Texas Enterprise Zone Program;</li> <li>Texas Leverage Fund (TLF)</li> </ul>
<b>Objective 7.1.2 Define standards for adequate response/service levels for community facilities and service, such as the following: Municipal departments, Police protection, and Utilities/infrastructure and solid waste management.</b>											
<b>Objective 7.1.3 Ensure there is a proper location, design, and maintenance of government infrastructure system including: water and sewer systems, fire station, etc.</b>											
<b>Action 7.1.3.1</b> Routinely check the government infrastructure system and ensure they are prepared to deal with emergency cases.			x			√				CC; CS	<ul style="list-style-type: none"> <li>City Budget</li> <li>TWDB</li> </ul>
<b>Action 7.1.3.2</b> Conduct regular inspections and street sweeping to minimize pollutants and waste entering stormwater drainage system.			x			√				CC; CS	
<b>Action 7.1.3.3</b> Consider establishing additional impact fees for city parks, Parking, and community facilities to accommodate the additional demand			x			√				CC	
<b>GOAL 7.2 Ensure public facilities are safe and efficient.</b>											
<b>Objective 7.2.1 Assess all public facilities to ensure they are safe, structurally sound, and available for use or rental.</b>											
<b>Action 7.2.1.1</b> Inspect all municipally owned structures to ensure structural stability and safety for users every month.			x			√				CC; CS	<ul style="list-style-type: none"> <li>City Budget</li> </ul>
<b>Objective 7.2.2 Provide for sufficient public facilities and service capacity to support land use buildout.</b>											
<b>Action 7.2.2.1</b> Improve existing public facilities and update public facilities according to the community's needs	ON-GOING					√				CC; CS	<ul style="list-style-type: none"> <li>City Budget</li> </ul>

every three years.											
<b>Action 7.2.2.2</b> Improve access to parks and facilities	ON-GOING					√				CC; CS	<ul style="list-style-type: none"> <li>Rural Community Development Initiative;</li> <li>City Budget</li> </ul>
<b>Action 7.2.2.3</b> Work with Montgomery ISD to gain access to Sport facilities	x								√	CC; CS	<ul style="list-style-type: none"> <li>Texas A&amp;M Law School might be able to provide legal help if needed.</li> </ul>
<b>Action 7.2.2.4</b> Create a Historic Walk, Hiking Paths, Trail System		x		√		√	√			CC; CS; MEDC;	<ul style="list-style-type: none"> <li>Rural Business Investment Program;</li> <li>Rural Community Development Initiative;</li> <li>City Budget</li> </ul>
<b>Goal 7.3 Promote use community facilities as community gathering places for events and trainings</b>											
<b>Objective 7.3.1 Create a community center to provide a meeting place and educational area for residents.</b>											
<b>Action 7.3.1.1</b> Renovate the Montgomery Community Building		x							√		<ul style="list-style-type: none"> <li>Rural Business Investment Program;</li> </ul>
<b>Action 7.3.1.1</b> Provide space for community activities such as vocational programs, holiday activities, etc.	x					√				CC; CS; P&Z	<ul style="list-style-type: none"> <li>Rural Community Development Initiative;</li> <li>City Budget</li> </ul>
<b>Action 7.3.1.2</b> Provide information to community residents through the city government website, newspapers, etc.	x					√				CC; CS	
<b>Goal 7.4 Signage and Wayfinding</b>											
<b>Action 7.4.1.1</b> Create a gateway to the city and the historical downtown	x					√				MEDC, CC, CS, MCOG	<ul style="list-style-type: none"> <li>Rural Business Investment Program;</li> <li>Rural Community Development Initiative;</li> </ul>
<b>Action 7.4.1.2</b> Create Wayfinding for parking	x					√				MEDC, CC, CS, MCOG	<ul style="list-style-type: none"> <li>City Budget</li> <li>Main street American</li> </ul>

**FUNDING** *Many funding sources, both internal and external, are available to help Montgomery accomplish its goals. Internal resources refer to taxes and fees to support the action item. External resources are numerous and may also include public-private partnerships with external partners such as developers. The Funding column in the Action Tasks table provides suggestions for funding sources or grants for each of the action items*

## Land Use

### Industrial Revenue Bonds

Grantor: Texas Economic Development Division

Purpose: provide a source of tax-exempt or taxable bond finance for projects involving significant private activity that promote new and existing businesses, encourage employment, and expand the tax base of a community.

Eligibility: Industrial Development Corporations (IDCs) or equivalent bodies

Limitations: Rolling application period.

More information: <https://gov.texas.gov/business/page/industrial-revenue-bonds>

### Tax Increment Financing (TIF) or Tax Increment Reinvestment Zone (TIRZ)

Grantor: City; County

Purpose: A TIRZ can construct needed public infrastructure in areas with little development or lacking adequate development to attract businesses; encourage development, thereby increasing property values and long-term property tax collections; and reduce the cost of private development by providing reimbursement for eligible public improvements.

Eligible Public Costs: Publicly owned infrastructure within public rights-of-way; Public transit stations and right-of-way; Public school construction; Public beautification (lighting, streetscape, landscaping, etc); Public parking structures; Municipal building construction; Other public buildings (e.g. police, fire stations); Land/building acquisition by a public body; Interest costs on public financing obligations; Site preparation, demolition, cleanup of publicly owned land; TIF administration costs; Planning, engineering, and other redevelopment-related “soft costs”; Cost of remediation of conditions that contaminate public land or buildings; Cost of preservation of facade of public buildings.

Eligible Private Costs: Rehab of existing buildings; Private design, planning, architecture, or engineering costs; Demolition, site prep, cleanup of privately owned land; Development costs can be covered by the agreement, but are subject to clawback provisions; Cost of remediation of conditions that contaminate private land or buildings; Cost of preservation of facade of private buildings.

Funding Limitations: A base value is determined by the existing taxable value of real property within the TIRZ at the time the TIRZ is created. The taxing entities (i.e. the city, county and school district) continue to receive the base year value of the property taxes throughout the life of the 30-year zone. The increment, the portion of the incremental increase in real property tax revenue above the base year resulting from increases in taxable value of property, is captured for the TIRZ.

Qualified Types of Projects: Commercial; Industrial

Financing Options: TIF Revenue Notes; Pay As You Go; Loans

More Info: <https://comptroller.texas.gov/economy/local/ch311/faq.php>

## Transportation

Better Utilizing Investments to Leverage Development (BUILD) Transportation Grants Program (formerly TIGER)

Grantor: Department of Transportation

Purpose: Provides funds for investments in transportation infrastructure, including transit. This program will give special consideration to projects which emphasize improved access to reliable, safe, and affordable transportation for communities in rural areas, such as projects that improve Infrastructure condition, address public health and safety, promote regional connectivity or facilitate economic growth or competitiveness

Eligibility: State, local, and tribal governments, including U.S. territories, transit agencies, port authorities, metropolitan planning organizations (MPOs), and other political subdivisions of State or local governments.

Funding limitations: \$1000,000/\$25,000,000

More information: <https://ops.fhwa.dot.gov/Freight/infrastructure/tiger/>

Capital Investment Grants (CIG) Program

Grantor: Federal Transit Administration

Purpose: Provides funding for fixed guideway investments such as new and expanded rapid rail, commuter rail, light rail, streetcars, bus rapid transit, and ferries, as well as corridor-based bus rapid transit investments that emulate the features of rail.

Eligibility: State and local government agencies, including transit agencies.

Limitations: 2,3 Billion Appropriated annually.CIG funding provides a portion of the total project cost that includes the cost of project development, engineering, and construction. Maximum CIG share allowed in law for New Starts 60%, & Small Starts and Core Capacity 80%.

More Information: <https://www.transit.dot.gov/funding/grant-programs/capital-investments/about-program>



#### Discretionary Bus and Bus Facilities (Section 5309): State of Good Repair Initiative

Grantor: Department of Transportation

Purpose: Provide funding to rehabilitate bus and bus facilities.

Eligibility: intermodal facilities must have adjacent connectivity with bus service.

Limitations: will prioritize the replacement and rehabilitation of intermodal facilities that support the connection of bus service with multiple modes of transportation, including but not limited to: rail, ferry, intercity bus, and private transportation providers.

More Information: <https://www.transit.dot.gov/funding/grants/state-good-repair-grants-5337>

#### Enhanced Mobility of Seniors & Individuals with Disabilities

Grantor: Department of Transportation

Purpose: Provides formula funding to states to assist private non-profit groups in meeting the transportation needs of older adults and people with disabilities when the transportation service provided is unavailable, insufficient, or inappropriate to meeting these needs. The program aims to improve mobility for seniors and individuals with disabilities by removing barriers to transportation services and expand the transportation mobility options. This program supports transportation services planned, designed, and carried out to meet the special transportation needs of seniors and individuals with disabilities in all areas – large urbanized (over 200,000), small urbanized (50,000-200,000), and rural (under 50,000).

Eligibility: States and designated recipients are direct recipients; eligible subrecipients include private non-profit organizations, states or local government authorities, or operators of public transportation.

Funding limitations: Funds are available to the states during the fiscal year of apportionment plus two additional years (total of three years).

More information: <https://www.transit.dot.gov/funding/grants/enhanced-mobility-seniors-individuals-disabilities-section-5310>

#### Grants for Buses and Bus Facilities Formula Program

Grantor: Department of Transportation

Purpose: Provides funding to states and transit agencies through a statutory formula to replace, rehabilitate, and purchase buses and related equipment and to construct bus-related facilities.

Eligibility: Designated recipients that operate fixed-route bus service or that allocate funding to fixed-route bus operators; and State or local governmental entities that operate fixed-route bus service.

Funding limitations: Funds are available the year appropriated plus three years.

More information: <https://www.transit.dot.gov/funding/grants/busprogram>

#### Grants for Rural Areas to Support Public Transportation- 5311

Grantor: Department of Transportation

Purpose: The Formula Grants for Rural Areas program provides capital, planning, and operating assistance to states to support public transportation in rural areas with populations of less than 50,000, where many residents often rely on public transit to reach their destinations. The program also provides funding for state and national training and technical assistance through the Rural Transportation Assistance Program.

Eligibility: Designated recipients that include planning, capital, operating, job access and reverse commute projects, and the acquisition of public transportation services.

Funding limitations: Funds are available the year appropriated plus two additional years. Funds are appropriated based on a formula that includes land area, population, revenue vehicle miles, and low-income individuals in rural areas. Must spend no less than 15 percent of its annual apportionment for development and support of intercity bus transportation.

More information: <https://www.transit.dot.gov/rural-formula-grants-5311>

#### National Trails Training Partnership

Grantor: American Trails and NTTP

Purpose: for planning, building, designing, funding, managing, enhancing, and supporting trails, greenways, and blue ways.

More information: <http://www.americantrails.org/resources/funding/>

#### Safe Routes To School

Grantor: Department of Transportation

Purpose: The Program's objectives are 1) to enable and encourage children in grades K-8, including those with disabilities, to walk and bicycle to school; 2) to make bicycling and walking to school a safer and more appealing transportation alternative, thereby encouraging a healthy and active lifestyle from an early age; and 3) to facilitate the planning, development, and implementation of projects and activities that will improve safety and reduce traffic, fuel consumption, and air pollution in the vicinity of schools.

Eligibility: Eligible applicants for infrastructure projects include state agencies and political subdivisions (a city or county within the State of Texas). Applications should present a unified solution for improving the safety of pedestrian or bicycle routes to schools within a community and may involve more than one partner.

Funding limitations: Safe Routes to School is a 100 percent federally funded cost-reimbursement program managed through the Texas Department of Transportation (TxDOT), Traffic Operations Division (TRF). Projects are funded through a statewide competitive process with funds limited to those authorized in the SRTS program. Cost-reimbursement means that sponsors will front the cost of the project and will be reimbursed through various stages of the project. In some cases, there will be no up-front funds required from the applicant.

More information: <http://ftp.dot.state.tx.us/pub/txdot-info/ptn/programs/tasa-2017/2019-program-guide.pdf>

#### Surface Transportation Block Grant Program (STBG)

Grantor: Department of Transportation

Purpose: The Surface Transportation Block Grant program (STBG) provides flexible funding that may be used by States and localities for projects to preserve and improve the conditions and performance on any Federal-aid highway, bridge and tunnel projects on any public road, pedestrian and bicycle infrastructure, and transit capital projects, including intercity bus terminals.

Eligibility: State, local, and tribal governments, including U.S. territories, transit agencies, port authorities, metropolitan planning organizations (MPOs), and other political subdivisions of State or local governments.

Funding limitations: N/A

More information: <https://www.fhwa.dot.gov/specialfunding/stp/>

#### The Bicycle Friendly Community (BFC) Program

Grantor: League of American Bicyclists.

Purpose: The program provides a roadmap to communities to improve conditions for bicycling and offers national recognition for communities that actively support bicycling.

Eligibility: Communities.

Information on applying to become a recognized Bicycle Friendly Community

More information: <http://bikeleague.org/bfa>

#### The Highway Safety Improvement Program (HSIP)

Grantor: U.S. Department of Transportation Federal Highway Administration.

Purpose: The goal is to achieve a significant reduction in traffic fatalities and serious injuries on all public roads.

Limitations: The HSIP requires states to develop and implement a Strategic Highway Safety Plan (SHSP). \$2.407 bn

More Information: <https://www.fhwa.dot.gov/map21/funding.cfm>

#### Transportation for Elderly Persons and Persons with Disabilities

Grantor: Department of Transportation

Purpose: provides formula funding to States for the purpose of assisting private non-profit groups in meeting the transportation needs of the elderly and persons with disabilities when the service provided is unavailable, insufficient/ inappropriate to meeting these needs.

Eligibility: States are direct recipients. Eligible sub recipients are private non-profit organizations, governmental authorities where no non-profit organizations are available to provide service and governmental authorities approve to coordinate services

Limitations: State allocated

- More information: <http://www.reconnectingamerica.org/resource-center/federal-grant-opportunities>

#### Walk Friendly Community (WFC)

Grantor: U.S. Department of Transportation Federal Highway Administration.

Purpose: helps to promote safe walking environments in cities.

Eligibility: Individual cities and towns. Applications due June 15 and December 15.

Limitations: By applying will receive specific suggestions and resources on how to make needed changes for pedestrian safety.

More information: <http://walkfriendly.org/>

## Community Facilities

### Community Facilities Direct Loan & Grant Program

Grantor: U.S. Department of Agriculture

Purpose: assist in the development of essential community facilities in rural areas and towns.

Eligibility: public entities such as municipalities, counties, and special-purpose districts, as well as non-profit corporations and tribal governments.

Towns of up to 20,000 in population.

Limitations: Development Financing, Construction

Deadline: Open

More information: <https://www.rd.usda.gov/programs-services/community-facilities-direct-loan-grant-program>

### Community Development Fund (Rural)

Grantor: Texas Department of Agriculture

Purpose: Grants to rural Texas cities and counties for basic infrastructure projects such as water/wastewater facilities, street improvements and drainage.

Eligibility: non-entitlement cities and counties whose populations are less than 50,000 and 200,000 respectively, and are not participating or designated as eligible to participate in the entitlement portion of the federal Community Development Block Grant Program.

Limitations: \$275,000-800,000, biennial basis and competition against 24 planning regions in the State.

Deadline: rolling

More information: [http://www.texasagriculture.gov/GrantsServices/RuralEconomicDevelopment/RuralCommunityDevelopmentBlockGrant\(CDBG\)/CommunityDevelopment.aspx](http://www.texasagriculture.gov/GrantsServices/RuralEconomicDevelopment/RuralCommunityDevelopmentBlockGrant(CDBG)/CommunityDevelopment.aspx)

### Community Disaster Loan (CDL) Program

Grantor: FEMA

Purpose: Provides operational funding to help local governments that have incurred a significant loss in revenue, due to major disaster.

Eligibility: Local Governments

Funding limitations: max loan of \$5,000,000

Deadline: Rolling

More information: <https://www.fema.gov/media-library/assets/documents/176527>

### Community Facilities Direct Loan & Grant Program

Grantor: U.S. Department of Agriculture

Purpose: assist in the development of essential community facilities in rural areas and towns.

Eligibility: public entities such as municipalities, counties, and special-purpose districts, as well as non-profit corporations and tribal governments.

Towns of up to 20,000 in population.

Limitations: Development Financing, Construction

Deadline: Open

More information: <https://www.rd.usda.gov/programs-services/community-facilities-direct-loan-grant-program>

#### Disaster Relief Fund (Rural)

Grantor: Texas Department of Agriculture

Purpose: Cities and counties may apply following a disaster declaration or for qualifying urgent infrastructure needs.

Eligibility: Non-entitlement cities under 50,000 in population and non-entitlement counties that have a non-metropolitan population under 200,000 and are not eligible for direct CDBG funding from HUD may apply for funding through any of the Texas CDBG programs.

Limitations: \$50,000-350,000, official disaster status declaration

Deadline: Rolling

More information: [http://www.texasagriculture.gov/GrantsServices/RuralEconomicDevelopment/RuralCommunityDevelopmentBlockGrant\(CDBG\)/DisasterRelief.aspx](http://www.texasagriculture.gov/GrantsServices/RuralEconomicDevelopment/RuralCommunityDevelopmentBlockGrant(CDBG)/DisasterRelief.aspx)

#### Event Trust Funds Program

Grantor: Texas Economic Development Division

Purpose: Event-specific trust funds created to help pay for qualified expenses associated with an event, to which both the State and applicant must contribute.

Eligibility: A municipality, county, or non-profit local organizing committee endorsed by a Texas municipality or county which has been selected to host a qualified event, if the event location is in that Texas municipality or county.

Limitations: Applicants must contribute \$1 in local tax gains for every \$6.25 the State contributes to the fund.

Deadline: Rolling

More information: <https://gov.texas.gov/business/page/event-trust-funds-program>

#### Farm to School Grant Program

Grantor: USDA

Purpose: to assist implementation of programs that improve access to local foods in eligible schools, particularly farm to school programs.

Eligibility: Eligible Schools; State and Local Agencies; Indian Tribal Organizations Agricultural Producers or Groups of Agricultural Producers; and Non-Profit Entities

Limitations: provides at least 25% of funding costs

More information: <http://www.fns.usda.gov/farmentoschool/farm-school-grant-program>

#### Farmers Market Promotion Program

Grantor: U.S. Department of Agriculture

Purpose: to increase domestic consumption of, and access to, locally and regionally produced agricultural products, and to develop new market opportunities for farm and ranch operations serving local markets by developing, improving, expanding, and providing outreach, training, and technical assistance to, or assisting in the development, improvement, and expansion of, domestic farmers markets, roadside stands, community-supported agriculture programs, agritourism activities, and other direct producer-to-consumer market opportunities.

- Eligibility: Agricultural businesses, Agricultural cooperatives, Community Supported Agriculture (CSA) networks, CSA associations, Economic development corporations, Local governments, Non-profit corporations, Producer networks, Producer associations, Public benefit corporations, Regional farmers' market authorities and Tribal governments
- More information: <https://www.ams.usda.gov/services/grants/fmpp>

#### Grants to USA Libraries, Agencies, Schools, and Nonprofits for Rural Library Improvements

Grantor: Texas Grant

Purpose: Grants ranging from \$10,000 to \$50,000 to USA and territories libraries, agencies, schools, and non-profits for improvements to rural and small libraries.

Eligibility: Required registrations may take several weeks to complete

Limitations: Funding is intended for enhancements

More information: <https://texas.grantwatch.com/grant/184904/grants-to-usa-libraries-agencies-schools-and-nonprofits-for-rural-library-improvements.html>

#### Humanities Texas Grants

Grantor: Humanities Texas

Purpose: Enable communities throughout the State to develop programs of local interest promoting heritage, culture, and education. To support a wide range of public programs: lectures, panel discussions, and conferences; teacher institutes; reading- and film-discussion groups; interpretive exhibits; television and radio programming; film production; and interactive multimedia programming.

Eligibility: Non-profit organizations and state and local governmental entities

More information: <https://www.humanitiestexas.org/grants>



#### Public Assistance Grant Program

Grantor: FEMA

Purpose: to support communities' recovery from major disasters by providing them with grant assistance for debris removal, life-saving emergency protective measures, and restoring public infrastructure.

Eligibility: Local Governments, states, tribes, territories and certain private non-profit organization

Limitations: The federal share of assistance is not less than 75 percent of the eligible cost. The Recipient determines how the non-federal share (up to 25 percent) is split with the sub-recipients (i.e. eligible applicants).

Deadline: Rolling

More information: <https://www.fema.gov/public-assistance-local-state-tribal-and-non-profit>

#### Robert Wood Johnson Foundation Pioneering Ideas Brief Proposals

Grantor: Robert Wood Johnson Foundation

Purpose: The Texas Reads Grant funds public library programs to promote reading and literacy within local communities.

Eligibility: Eligible public libraries, must be members of the Texas Library system

Limitations: Maximum grant award is \$10,000. Grant will fund costs such as materials, professional services, and other operating expenses.

Deadline: Opens February 14, 2020

More information: <https://www.rwjf.org/en/how-we-work/submit-a-pioneering-ideas-brief-proposal.html>

#### Rural Health Network Development Planning Program

Grantor: Health Resource & Services Administration

Purpose: The purpose of the Network Planning program is to assist in the development of an integrated health care network, specifically with network participants who do not have a history of formal collaborative efforts. Network Planning goals are: (i) to achieve efficiencies; (ii) to expand access to, coordinate, and improve the quality of essential health care services; and (iii) to strengthen the rural health care system as a whole.

Eligibility: Eligible applicants must be rural non-profit private or rural public entities that represent a consortium/network composed of three or more health care providers.

Limitations: N/A

More information: <https://www.hrsa.gov/grants/fundingopportunities/default.aspx?id=d69c77dc-272b-4bdc-af32-85fa2de10542>

#### Rural LISC - Community Facilities Fund

Grantor: National Center for Mobility Management

Purpose: to provide capital to help develop and improve essential community facilities in rural areas. Rural LISC utilizes this fund to provide permanent and construction-to-permanent financing for rural community facilities, including health care centers, hospitals, educational facilities, and other nonprofit and public facilities in rural communities with populations under 20,000.

Eligibility: Non-profits or public entities

Limitations: \$100,000 - \$8,000,000.

Deadline: Assigned every two years. 2021

More information: <https://nationalcenterformobilitymanagement.org/challenge-2019/School>

Texas Capital Fund (Rural)- Infrastructure/ Real Estate Development Programs

Grantor: Texas Department of Agriculture

Purpose: Supports rural business development, retention and expansion by providing funds for public infrastructure, real estate development, or the elimination of deteriorated conditions. Provides grants or zero-interest loans for infrastructure and building improvements to create or retain permanent jobs.

- Application Deadline: February, May, August & November 2020
- Funding Limitation: \$1,000,000
- More information: <http://texasagriculture.gov/GrantsServices/RuralEconomicDevelopment/TexasCapitalFund.aspx>

Texas Reads Grants

Grantor: Texas State and Library Archives Commission

Purpose: The Texas Reads Grant funds public library programs to promote reading and literacy within local communities.

Eligibility: Eligible public libraries, must be members of the Texas Library system

Limitations: Maximum grant award is \$10,000. Grant will fund costs such as materials, professional services, and other operating expenses.

Texas Treasures Grants

Grantor: Texas State and Library Archives Commission

Purpose: Designed to help libraries make their special collections more accessible for the people of Texas and beyond.

Eligibility: Eligible public libraries, must be members of the TexShare Library Consortium.

Limitations: Maximum grant award is \$7,500. Grant will fund costs to increase accessibility such as organizing, cataloging, indexing, or digitizing local materials.

Deadline: March 8, 2020

Urgent Need Fund (Rural)

Grantor: Texas Department of Agriculture

Purpose: Grants that will restore rural infrastructure whose sudden failure poses an imminent threat to life or health.

Eligibility: Non-entitlement cities under 50,000 in population and non-entitlement counties that have a non-metropolitan population under 200,000 and are not eligible for direct CDBG funding from HUD may apply for funding through any of the Texas CDBG programs.

Limitations: \$25,000-250,000, requires assessment.

Deadline: Applications are accepted by invitation.

More information: [http://www.texasagriculture.gov/GrantsServices/RuralEconomicDevelopment/RuralCommunityDevelopmentBlockGrant\(CDBG\)/UrgentNeedFund.aspx](http://www.texasagriculture.gov/GrantsServices/RuralEconomicDevelopment/RuralCommunityDevelopmentBlockGrant(CDBG)/UrgentNeedFund.aspx)

## Economy

### Community Advantage Program

Grantor: U.S. Small Business Administration

Purpose: Loans are primarily designed for newer, veteran-owned, and underserved businesses that have difficulty securing traditional financing and can benefit from management and technical assistance.

Eligibility: small businesses

Max loan amount: \$ 250,000

Interest rate: prime + 6%

Terms: up to 25 years of real estate, 10 years for equipment and working capital

Guarantee: 75 to 90%

More information: <https://fitsmallbusiness.com/sba-community-advantage-loan-program/>

### High Demand Job Training Program

Grantor: Texas Workforce Commission (TWC)

Purpose: to provide high-demand occupational job training in local workforce areas; to support Boards in partnering with local EDCs that use their local economic development sales taxes for high-demand job training.

Eligibility: Local Workforce Development Board

Limitations: one million dollars. Funds will be available through August 30, 2020.

More information: <https://twc.texas.gov/high-demand-job-training-program>

### Jobs & Education for Texans (JET) Grant Program

Grantor: Texas Workforce Commission (TWC)

Purpose: provides grants to eligible educational institutions to defray the start-up costs associated with developing career and technical education programs; Supports new, emerging industries or high-demand occupations; Offers new or expanded dual credit career and technical educational opportunities in public high schools.

Eligibility: Public community, State or technical colleges; Independent school districts (ISD) entered into a partnership with a public community, State or technical college

Limitations: \$10 million each biennium. Rolling Applications.

More information: <https://twc.texas.gov/partners/jobs-education-texans-jet-grant-program>

#### Rural Business Development Grants

Grantor: USDA

Purpose: The RBEG program provides grants for rural projects that finance and facilitate the development of small and emerging rural businesses help fund distance learning networks, and help fund employment related adult education programs.

Eligibility: Rural public entities (towns, communities, State agencies, and authorities), Indian tribes and rural private non-profit corporations are eligible to apply for funding.

Limitations: Generally grants range \$10,000 up to \$500,000.

Deadline: April (annually)

More Information: <http://www.rd.usda.gov/programs-services/rural-business-development-grants>

#### SBA 7(a) Loan

Grantor: U.S. Small Business Administration

Purpose: to help small businesses to purchase real estate, equipment, working capital, or inventory.

Eligibility: small businesses

Max loan amount: \$ 5 million

Interest rate: generally prime + a reasonable rate capped at 2.75%

Terms: loan term varies according to the purpose of the loan, generally up to 25 years of real estate, 10 years for other fixed assets and working capital

Guarantee: 50 to 90%

More information: <https://www.sba.gov/partners/lenders/7a-loan-program>

#### SBA Disaster Loan Assistance (Business Physical Disaster Loans)

Grantor: U.S. Small Business Administration

Purpose: If you are in a declared disaster area and have experienced damage to your business, you may be eligible for financial assistance from the SBA. Businesses of any size and most private non-profit organizations may apply to the SBA for a loan to recover after a disaster. These loan proceeds may be used for the repair or replacement of Real property, Machinery, Equipment, Fixtures, Inventory and Leasehold improvements.

Eligibility: A business of any size or most private non-profit organizations that are located in a declared disaster area and has incurred damage during the disaster may apply for a loan to help replace damaged property or restore its pre-disaster condition.

Loan amount: up to \$2 million to qualified businesses or most private nonprofit organizations.

More information: <https://disasterloan.sba.gov/ela/Information/BusinessPhysicalLoans>

#### SBA Export Express Loan

Grantor: U.S. Small Business Administration

Purpose: for business purposes that will enhance a company's export development. Export Express can take the form of a term loan or a revolving line of credit. As an example, proceeds can be used to fund participation in a foreign trade show, finance standby letters of credit, translate product literature for use in foreign markets, finance specific export orders, as well as to finance expansions, equipment purchases, and inventory or real estate acquisitions, etc.

Eligibility: Any business that has been in operation, although not necessarily in exporting, for at least 12 full months and can demonstrate that the loan proceeds will support its export activity.

Loan amount: up to \$500,000

More information: <https://www.sba.gov/offices/headquarters/oit/resources/5715>

#### SBA Express Loan

Grantor: U.S. Small Business Administration

Purpose: to buy real estate, refinance debt, and access working capital.

Eligibility: small businesses

Max loan amount: \$ 350,000

Interest rate: for loans less than \$50,000, prime + 6.5%; for loans of \$50,000 and greater, prime+4.75%.

Terms: loan term varies according to the purpose of the loan, generally up to 25 years of real estate, 10 years for other fixed assets and working capital

Guarantee: 50%

More information: <https://www.fundera.com/business-loans/guides/sba-express-loan>

#### SBA International Trade Loan

Grantor: U.S. Small Business Administration

Purpose: provides small businesses with enhanced export financing options for their export transactions, to help small businesses enter and expand into international markets and, when adversely affected by import competition, make the investments necessary to better compete. The ITL offers a combination of fixed asset, working capital financing and debt refinancing with the SBA's maximum guaranty— 90 percent— on the total loan amount.

Eligibility: small businesses

Loan amount: \$5 million

More information: <https://www.sba.gov/offices/headquarters/oit/resources/14832>

#### SBA Microloan Program

Grantor: U.S. Small Business Administration

Purpose: Loans are primarily designed for newer, veteran-owned, and underserved businesses that have difficulty securing traditional financing and can benefit from management and technical assistance.

Eligibility: small businesses

Max loan amount: \$ 500 to \$ 50,000

Interest rate: loans less than \$10,000, lender cost + 8.5%; loans \$10,000 and greater, lender cost + 7.75%;

Terms: lender negotiated, no early payoff penalty

More information: <https://www.sba.gov/loans-grants/see-what-sba-offers/sba-loan-programs/microloan-program%20>

#### SBA Working Capital Program

Grantor: U.S. Small Business Administration

Purpose: to purchase inventory to make the products you export or to finance receivables.

Eligibility: small businesses

Loan amount: \$5 million

Interest Rate: negotiated between lender and business, fixed or variable rate.

Terms: typically one year, cannot exceed three years

Guarantee: up to 90%

More information: <https://www.sba.gov/business-guide/grow-your-business/export-products>

#### Skills for Small Business

Grantor: Texas Workforce Commission (TWC)

Purpose: supports businesses with fewer than 100 employees, emphasizes training for new workers, and helps upgrade the skills of incumbent workers.

Eligibility: small businesses

Limitations: funds tuition and fees up to \$1,800 per newly hired employee and up to \$900 per incumbent employee. An individual employee can participate once per 12-month period. Funding for training is for full-time employees.

More information: <https://twc.texas.gov/programs/skills-small-business-program-overview>

#### Small Business Administration Loan programs

Grantor: U.S. Small Business Administration

Purpose: works with lenders to provide loans to small businesses. The agency doesn't lend money directly to small business owners. Instead, it sets guidelines for loans made by its partnering lenders, community development organizations, and micro-lending institutions. General Small Business Loans, Microloan Program, Real Estate & Equipment Loans, and Disaster Loans.

Eligibility: small businesses

More information: <http://www.sba.gov/loanprograms>



The Texas Workforce Commission's Skill Development Program

Grantor: Texas Workforce Commission through Texas Legislature

Purpose: provides grants to community and technical colleges to provide customized job training programs for businesses who want to train new workers or upgrade the skills of their existing workforce.

Eligibility: A business, a consortium of businesses, or trade union identifies a training need, and then partners with a public community or technical college.

Limitations: Texas Administrative Code, Title 40, Part 20, Chapter 803 and Texas Labor Code, Chapter 303.

More Information: <http://www.twc.state.tx.us/partners/skills-development-fund>

The Trade Adjustment Assistance Community College and Career Training (TAACCCT) Grant Program

Grantor: U.S. Department of Labor and Department of Education

Purpose: provides community colleges and other eligible institutions of higher education with funds to expand and improve their ability to deliver education and career training programs

Eligibility: are suited for workers who are eligible for training under the TAA for Workers program, and prepare program participants for employment in high-wage, high-skill occupations.

Limitations: have to be completed in two years or less

More information: <http://www.doleta.gov/taaccct/>

## Downtown and Historic Preservation

Business Improvement Districts

Grantor: Housing and Economic Development

Purpose: for a range of services and/or programs, including marketing and public relations, improving the downtown marketplace or city/town center, capital improvements, public safety enhancements, and special events

More information: <http://www.mass.gov/hed/community/planning/bid.html>

Certified Local Government Grants (CLG)

Grantor: U.S. Department of the Interior

Purpose: Support and strengthen local preservation activities by encouraging communities to develop an action plan. CLG are mainly grants for the development of historic preservation programs, but they can also be used for the preparation of architectural drawings, façade studies, and condition assessments.

Eligibility: Local, State, and Federal governments

Limitations: States receive annual appropriations from the Federal Historic Preservation Fund.

More information: <https://www.nps.gov/clg/>

Community Development Block Grants (CDBG)

Grantor: U.S. Department of Housing and Urban Development

Purpose: Formula grants for local governments to carry out community and economic development activities.

Eligibility: State allocated Limitations: Apportioned to the States by a formula

More Information: <http://www.reconnectingamerica.org/resource-center/federal-grant-opportunities/>

Community Facilities Direct Loan & Grant Program

Grantor: U.S. Department of Agriculture

Purpose: assist in the development of essential community facilities in rural areas and towns.

Eligibility: public entities such as municipalities, counties, and special-purpose districts, as well as non-profit corporations and tribal governments.

Towns of up to 20,000 in population.

Limitations: Development Financing, Construction

Deadline: Open

More information: <https://www.rd.usda.gov/programs-services/community-facilities-direct-loan-grant-program>

Community Restoration and Resiliency Fund

Grantor: Keep America Beautiful (KAB)

Purpose: provides immediate and long-term support for initial and ongoing cleanup efforts and helps rebuild vital public spaces: parks, greenways, community gateways, Main Street/downtown areas, open spaces and more.

Eligibility: KAB certified affiliates.

More Information: <https://www.kab.org/resources/community-restoration-and-resiliency-fund>

Federal Historic Preservation Tax Incentives

Grantor: National Park Services

Purpose: encourage private sector investment in the rehabilitation and re-use of historic buildings. The community revitalization program is one of the nation's most successful and cost-effective community revitalization programs.

Limitations: a 20% tax credit for the certified rehabilitation of certified historic structures; a 10% tax credit for the rehabilitation of non-historic, non-residential buildings built before 1936.

More information: <http://www.nps.gov/tps/tax-incentives.htm>

Hart Family Fund for Small Towns

Grantor: National Fund for Historic Preservation

Purpose: intended to encourage preservation at the local level by providing seed money for preservation projects in small towns.

Eligibility: Competition.

Limitations: range from \$2,500 to \$10,000.

More Information: <https://forum.savingplaces.org/build/funding/grant-seekers/specialprograms/hart-family-fund>

National Environmental Policy Act and/or the National Historic Preservation Act Review

Grantor: National Endowment for the Arts

Purpose: The grant will fund, The commissioning and installation of temporary or permanent outdoor furnishings such as benches or market structures or art such as a sculpture or mural, an arts festival in a park, design planning and services for projects that may involve a historic site, structure, or district.

Eligibility: A project involving or occurring near a district, site, building, landscape, structure or object that is 50 years old and therefore eligible for inclusion in the National Register of Historic Places (please note that in some instances, buildings or structures may be included in or eligible for inclusion in the National Register of Historic Places that are less than 50 years old).

More Information: <https://www.arts.gov/grants-organizations/art-works/arts-education>

Preservation Technology and Training Grants

Grantor: U.S. Department of the Interior

Purpose: provides funding for innovative research that develops new technologies or adapt existing technologies to preserve cultural resources.

Grant recipients undertake innovative research and produce technical reports which respond to national needs in the field of historic preservation.

Eligibility: federal agencies, states, tribes, local governments, and non-profit organizations.

Funding Limitation: Up to \$30,000

Deadline: February 14, 2020

More information: <https://www.ncptt.nps.gov/grants/preservation-technology-and-training-grants/>

Texas Capital Fund (Rural)- Main Street/ Downtown Revitalization Programs

Grantor: Texas Department of Agriculture

Purpose: Supports rural business development, retention and expansion by providing funds for public infrastructure, real estate development, or the elimination of deteriorated conditions. Provides grant funds for public infrastructure to eliminate deteriorated conditions and foster economic development in historic main street areas and rural downtown areas.

Application Deadline: October 2019

Funding Limitation: \$350,000

More information: <http://texasagriculture.gov/GrantsServices/RuralEconomicDevelopment/TexasCapitalFund.aspx>

The Cynthia Woods Mitchell Fund for Historic Interiors

Grantor: National Fund for Historic Preservation

Purpose: to assist in the preservation, restoration, and interpretation of historic interiors.

Eligibility: Only Organizational Level Forum members or Main Street America members of the National Trust are eligible to apply for funding from the Cynthia Woods Mitchell Fund for Historic Interiors. Competition.

Limitations: range from \$2,500 to \$10,000

More Information: <https://forum.savingplaces.org/build/funding/grant-seekers/specialprograms/cynthia-woods-mitchell-fund>

The Federal Historic Preservation Tax Incentives program

Grantor: The National Park Service and the Internal Revenue Service in partnership with State Historic Preservation Offices.

Purpose: Encourage private sector investment in the rehabilitation and re-use of historic buildings. The community revitalization program is one of the nation's most successful and cost-effective community revitalization programs.

Limitations: a 20% tax credit for the certified rehabilitation of certified historic structures; a 10% tax credit for the rehabilitation of non-historic, non-residential buildings built before 1936.

- More information: <https://www.nps.gov/TPS/tax-incentives.htm>

The Peter H. Brink Leadership Fund

Grantor: National Fund for Historic Preservation

Purpose: to support the leadership and effectiveness of staff and board members of preservation organizations to fulfill their mission and to create a stronger, more effective preservation movement.

Limitation: reimburse travel costs and provide an honorarium for the mentor up to a maximum total of \$2,500. Applications are accepted on a rolling basis throughout the year.

More Information: <https://forum.savingplaces.org/build/funding/grant-seekers/specialprograms/brink-fund>

The Southwest Intervention Fund

Grantor: National Fund for Historic Preservation

Purpose: provides support for preservation planning efforts and enables prompt responses to emergency threats or opportunities in the eligible states.

Eligibility: Southwest region, exclusively in Arizona, Colorado, New Mexico, West Texas\* and Utah.

Limitations: Grants generally range from \$2,500 to \$10,000.

Deadlines: February 1, June 1, October 1 annually.

More Information: <https://forum.savingplaces.org/build/funding/grant-seekers/specialprograms/southwest-fund>

## Parks

Acres for America

Grantor: Wells Fargo and National Fish and Wildlife Foundation Chloe Elberty (Coordinator) [Chloe.Elberty@nfwf.org](mailto:Chloe.Elberty@nfwf.org) 202-595-2434

Purpose: Grant - "The Resilient Communities program will award approximately \$ 3 million in grants to projects in 2019. Each grant will range from \$200,000 to \$500,000 depending on category and will be awarded to eligible entities working to help communities become more resilient.

This program has one round of applications per year and awards approximately 4 to 8 grants annually."

Eligibility: Eligible applicants include non-profit 501(c) organizations, local governments, Native American tribes.

Limitations: \$200,000 to \$500,000 The ratio of matching funds offered is one criterion considered during the review process and projects that meet or exceed a 1:1 match ratio will be more competitive.

Deadline: Assigned annually

More information: Description of Acres for America- <https://www.nfwf.org/acresforamerica/Pages/home.aspx> ; Request for proposal information- <https://www.nfwf.org/acresforamerica/Pages/2019rfp.aspx>

Agricultural Water Conservation Grant and Loan Programs

Grantor: Texas Water Development Board (TWDB)

Purpose: Provides financial assistance for agricultural water conservation projects in Texas.

Eligibility: State agencies, Political Subdivisions.

Funding limitations: up to \$600,000 annually; Low-interest loans with fixed interest rates, up to 10-year repayment terms.

Deadline: Rolling

More information: <http://www.twdb.texas.gov/financial/programs/AWCL/index.asp>

Building Blocks for Sustainable Communities

Grantor: Environmental Protection Agency

Purpose: Building Blocks for Sustainable Communities provides quick, targeted technical assistance to selected communities using a variety of tools that have demonstrated results and widespread application. The purpose of delivering these tools is to stimulate a discussion about growth and development and strengthen local capacity to implement sustainable approaches.

Eligibility: states, territories, Indian Tribes, interstate organizations, intrastate organizations, and possessions of the U.S., including the District of Columbia; public and private universities and colleges, hospitals, laboratories, and other public or private non-profit institutions.

Limitations: Selected communities receive assistance in the form of a facilitated process that includes a one- or two-day in the community with a team of national experts in disciplines that match the community's needs. Application required.

Deadline: Application: Rolling

More Information: <http://www2.epa.gov/smartgrowth/building-blocks-sustainable-communities>

Clean Water State Revolving Fund (CWSRF)

Grantor: Texas Water Development Board (TWDB)

Purpose: This program provides low-interest loans that can be used for planning, design, and construction of wastewater treatment facilities, wastewater recycling and reuse facilities, collection systems, storm water pollution control, nonpoint source pollution control, and estuary management projects.

Eligibility: The program is open to a range of borrowers including municipalities, communities of all sizes, farmers, homeowners, small businesses, and nonprofit organizations. Project eligibility varies according to each State's program and priorities. Loans for wastewater treatment plant projects are only given to political subdivisions with the authority to own and operate a wastewater system.

Funding limitations: The program offers fixed and variable rate loans at subsidized interest rates. The maximum repayment period for a CWSRF loan is 30 years from the completion of project construction. Mainstream funds offer a net long-term fixed interest rate of 1.30% below market rate for equivalency loans (project adheres to federal requirements) and 0.95% for non-equivalency (project adheres to state requirements) loans.

Disadvantaged community funds may be offered to eligible communities with principal forgiveness of 30%, 50%, or 70% based upon the adjusted annual median household income and the household cost factor.

Deadline: Rolling application

More information: <http://www.twdb.texas.gov/financial/programs/CWSRF/>

Community Development Block Grant Mitigation Funds

Grantor: Texas General Land Office

Purpose: These funds were allocated to Texas by the U.S. Department of Housing and Urban Development (HUD) for mitigation programs, projects, and planning in the areas affected by Hurricane Harvey as well as 2015 and 2016 Floods

Eligibility: Areas affected by Hurricane Harvey or other floods

Deadline: Rolling

More information: <https://recovery.texas.gov/public-notice/index.html> Community Outdoor Outreach Program (CO-OP) Grants

Grantor: Texas Parks and Wildlife Department



Purpose: The CO-OP grant helps to introduce under-served populations to the services, programs, and sites of Texas Parks & Wildlife Department.

Eligibility: Grants are awarded to non-profit organizations, schools, municipalities, counties, cities, and other tax-exempt groups.

Limitations: This is not a land acquisition or construction grant; this is only for programs.

Deadline: December 4, 2020

More information: <https://tpwd.texas.gov/business/grants/recreation-grants/community-outdoor-outreach-program-co-op-grants>

#### Community & Recovery Tree Planting Grants

Grantor: Keep America Beautiful (KAB)

Purpose: reducing levels of carbon dioxide (CO<sub>2</sub>) and greenhouse gas emissions through strategic plantings; emphasizing the importance of native trees; or planting fruit trees to produce fruit for local consumption, planting trees that have a greater likelihood of withstanding disasters ( e.g., roots hold soil and prevent erosion, lessen runoff to mitigate flooding).

Eligibility: KAB certified affiliates.

Limitations: \$5,000

Deadline: October 22, 2020

More information: <https://www.kab.org/resources/community-grants>

#### Drinking Water State Revolving Fund (DWSRF)

Grantor: Texas Water Development Board (TWDB)

Purpose: Provides low-cost financial assistance for planning, acquisition, design, and construction of water infrastructure.

Eligibility: Publicly and privately owned community water systems, including non-profit water supply corporations and non-profit, non-community public water systems. Both below market interest rate loans and loan forgiveness (similar to grants) is offered.

Limitations: Loan - additional subsidies available for disadvantaged communities, green projects, very small systems, and urgent need situations.

2.15% Loan origination fee.

Deadline: Rolling application

More information: <http://www.twdb.texas.gov/financial/programs/DWSRF/index.asp>

#### Economically Distressed Areas Program

Grantor: Texas Water Development Board (TWDB)

Purpose: This program provides financial assistance for water and wastewater services in economically distressed areas where present facilities are inadequate to meet residents' minimal needs. The program also includes measures to prevent future substandard development.

Eligibility: Projects must be located in an area that was established as a residential subdivision as of June 1, 2005, median household income less than 75% of the median state household income, has an inadequate water supply or sewer services to meet minimal residential needs and a lack of financial resources to provide water supply or sewer services to satisfy those needs. All political subdivisions, including cities, counties, water districts, and non-profit water supply corporations, are eligible to apply for funds. The applicant, or its designee, must be capable of maintaining and operating the completed system.

Funding limitations: Financial support is in the form of grant or combination of a grant and a loan. The program does not fund ongoing operation and maintenance expenses, nor does it fund new development.

Deadline: Rolling

More information: <http://www.twdb.texas.gov/financial/programs/EDAP/>

#### FEMA Flood Mitigation Assistance (FMA) Grants

Grantor: Texas Water Development Board (TWDB)

Purpose: The Flood Mitigation Assistance (FMA) program provides grants to assist communities in implementing measures to reduce or eliminate the long-term risk of flood damage to buildings, manufactured homes, and other structures insurable under the National Flood Insurance Program (NFIP).

Eligibility: Political subdivision (including any Indian or authorized tribal or native organization) that has zoning and building code jurisdiction over a particular area having special flood hazards and is participating in the NFIP.

Funding Limitations: FEMA may contribute up to 75 percent of the total eligible costs. At least 25 percent of the total eligible costs must be provided by a nonfederal source.

Deadline: January 31, 2020

- More information at <http://www.fema.gov/flood-mitigation-assistance-grant-program>

#### Hazard Mitigation Grant Program

Grantor: FEMA

Purpose: provides grants to states and local governments to implement long-term hazard mitigation measures after a Major Disaster Declaration.

Eligibility: state, territorial, and local governments, Federally-recognized tribes or tribal organizations, and certain non-profit organizations.

Individual homeowners and businesses may not apply directly to the program; however, a community may apply on their behalf.

Deadline: The applicant must submit all HMGP sub applications to FEMA within 12 months of the date of the Presidential Major Disaster Declaration.

More information: <https://www.fema.gov/hazard-mitigation-grant-program-guide-state/local-governments>

#### Landowner Incentive Program (LIP)

Grantor: Texas Parks and Wildlife Department (TPWD)

Purpose: The program offers project cost-sharing for projects that positively impact the valuable riparian areas and watershed in Texas. Projects showing the greatest benefit to targeted watersheds will receive priority as do projects offering long-term protection, long-term monitoring and greater than the required minimum landowner contribution.

Eligibility: Eligible parties include private, non-federal landowners wishing to enact good conservation practices on their lands in targeted eco-regions. Targeted eco-regions may change from year to year.

Funding limitations: Contracts will require a minimum of 25% landowner contribution (in-kind labor, materials, monetary, etc.).

Deadline: Rolling application

More information: <http://www.tpwd.state.tx.us/landwater/land/private/lip>

#### Outdoor Recreation Grants

Grantor: Texas Parks and Wildlife Department

Purpose: This grant provides 50% matching grant funds to acquire and develop parkland or to renovate existing public recreation areas.

Eligibility: For municipalities, counties, MUDs and other local units of government with populations less than 500,000. Eligible sponsors include cities, counties, MUDs, river authorities, and other special districts.

Limitations: Projects must be completed within three years of approval. The master plans submission deadline is at least 60 days prior to the application deadline.

Deadline: December 4, 2020

More information: For complete information on this grant, please download the Outdoor Recreation Grant Application;

<http://www.nps.gov/lwcf/index.htm>

#### Recreation Grants

Grantor: Texas Parks and Wildlife Department

Purpose: This grant was created to meet recreation needs. The grant provides 50% matching grant funds to eligible municipalities and counties.

Funds must be used for development or acquisition of parkland.

Eligibility: Must be a small Texas community with a population of 20,000 and under. Eligible projects include ball fields, boating, fishing, and hunting facilities, picnic facilities, playgrounds, swimming pools, trails, camping facilities, beautification, restoration, gardens, sports courts and support facilities.

• Deadline: December 4, 2020

• More information: <https://tpwd.texas.gov/business/grants/recreation-grants>

#### Recreational Trail Grants

Grantor: Texas Parks and Wildlife Department

Purpose: TPWD administers the National Recreational Trails Fund in Texas under the approval of the Federal Highway Administration (FHWA). This federally funded program receives its funding from a portion of federal gas taxes paid on fuel used in non-highway recreational vehicles.

Eligibility: Funds can be spent on both motorized and non-motorized recreational trail projects such as the construction of new recreational trails, to improve existing trails, to develop trailheads or trailside facilities, and to acquire trail corridors.

Limitations: The grants can be up to 80% of project cost with a maximum of \$200,000 for non-motorized trail grants and currently there is not a maximum amount for motorized trail grants (call 512-389-8224 for motorized trail grant funding availability).

Deadline: February 1, 2020

More information: <https://tpwd.texas.gov/business/grants/recreation-grants/recreational-trails-grants>;

#### Recreational Trails Program (RTP)

Grantor: Department of Transportation's Federal Highway Administration (FHWA)

Purpose: provides funds to the States to develop and maintain recreational trails and trail-related facilities for both non motorized and motorized recreational trail uses

More information: [https://www.fhwa.dot.gov/environment/recreational\\_trails/](https://www.fhwa.dot.gov/environment/recreational_trails/)

#### Resilient Communities Program

Grantor: Wells Fargo and National Fish and Wildlife Foundation Carrie Clingan (Director) [carrie.clingan@nfwf.org](mailto:carrie.clingan@nfwf.org)

Purpose: Grant - "Grants will be offered once a year to support priority projects in states and communities associated with Wells Fargo operations. Additional priorities and funding guidelines may be found within the program's Request for Proposals."

Eligibility: Eligible applicants include non-profit 501(c) organizations, local governments, Indian tribes.

Funding Limitations: \$200,000 to \$500,000 (The ratio of matching funds offered is one criterion considered during the review process and projects that meet or exceed a 1:1 match ratio will be more competitive.)

Deadline: November 1, 2020

More information: Description of Resilient Communities Program- <https://www.nfwf.org/resilientcommunities/Pages/home.aspx>; Request for Proposal Information- <https://www.nfwf.org/resilientcommunities/Pages/2019rfp.aspx>

#### Rivers, Trails and Conservation Assistance (15.921)

Grantor: Department of the Interior

Purpose: will help create local, regional and State networks of parks, rivers, trails, greenways and open spaces by collaborating with community partners and National Park areas in every State.

Eligibility: Private non-profit organizations and Federal, State and local government agencies. Private non-profit organizations and Federal, State and local government agencies. Not applicable. OMB Circular No. A-87 applies to this program

Limitations: Range \$3,000 to \$237,000; Average \$45,000.

More Information: <https://www.cfda.gov/index?s=program&mode=form&tab=core&id=0eb58e82a9a678d4d621062e2ea27978>

#### Rural Water Assistance Fund (RWF)

Grantor: Texas Water Development Board (TWDB)

Purpose: To assist small rural utilities to obtain low-cost financing for water and wastewater projects. The program also offers tax-exempt equivalent interest rate loans with long-term finance options.

Eligibility: "rural political subdivisions"- non-profit water supply corporations, districts, municipalities serving a population of 10,000 or less, and counties in which no urban area has a population exceeding 50,000.

Funding limitations: Only loans offered

Deadline: Rolling

• More information: <http://www.twdb.texas.gov/financial/programs/RWF/index.asp>

#### Rural Water & Waste Disposal Loan & Grant Program

Grantor: U.S. Department of Agriculture (USDA)

Purpose: Provides funding for clean and reliable drinking water systems, sanitary sewage disposal, sanitary solid waste disposal, and storm water drainage to households and businesses in eligible rural areas.

Eligibility: Rural areas, cities, and towns with a population up to 10,000

Limitations: quarterly interest rates, maximum repayment period 40 years

Deadline: Rolling

More information: <http://www.rd.usda.gov/programs-services/water-waste-disposal-loan-grant-program>

#### Rural Water & Waste Disposal Loan Guarantees

Grantor: U.S. Department of Agriculture (USDA)

Purpose: To help private lenders provide affordable financing to qualified borrowers to improve access to clean, reliable water and waste disposal systems for households and businesses in rural areas.

Eligibility: Rural areas, cities, and towns with a population up to 10,000

Limitations: 90% private lender

Deadline: Rolling

More information: <http://www.rd.usda.gov/programs-services/water-waste-disposal-loan-guarantees>

#### Smart Growth Implementation Assistance (SGIA) program

Grantor: Environmental Protection Agency

Purpose: focuses on complex or cutting-edge issues, such as stormwater management, code revision, transit-oriented development, affordable housing, infill development, corridor planning, green building, and climate change.

Eligibility: Tribes, states, regions, local governments, as well as non-profits that have a partnership with a government entity.

Limitations: Applicants can submit proposals under 4 categories: community resilience to disasters, job creation, the role of manufactured homes in sustainable neighborhood design or medical and social service facilities siting.

Deadline: Rolling

More Information: <http://www2.epa.gov/smartgrowth/smart-growth-implementation-assistance>

State Participation Program- Regional Water and Wastewater Facilities

Grantor: Texas Water Development Board (TWDB)

Purpose: Provides funding and assume a temporary ownership interest in a regional water, wastewater, or flood control project when the local sponsors are unable to assume debt for an optimally sized facility. Allows for the “right sizing” of projects in consideration of future needs.

Eligibility: Political subdivision of the State, including a water supply corporation, that can sponsor construction of a regional water or wastewater project

Funding limitations: Loans offered. The State Participation program has no available funding until appropriations are received from the Legislature.

Deadline: Rolling

More information: <http://www.twdb.texas.gov/financial/programs/SPP/index.asp>

State Water Implementation Fund for Texas (SWIFT)

Grantor: Texas Water Development Board (TWDB)

Purpose: This program helps communities to develop cost-effective water supplies by providing low-interest loans, extended repayment terms, deferral of loan repayments, and incremental repurchase terms.

Eligibility: Any political subdivision or non-profit water supply corporation with a project included in the most recently adopted state water plan.

Funding limitations: Financial support is in the form of a variety of loans and is available twice a year. A priority rating process applies. Grants are not available.

Deadline: September 27, 2020

More information: <http://www.twdb.texas.gov/financial/programs/SWIFT/index.asp>

Texas Water Development Fund (DFund)

Grantor: Texas Water Development Board (TWDB)

Purpose: This program enables the TWDB to fund projects with multiple purposes (e.g., water and wastewater) in one loan.

Eligibility: Political subdivisions (cities, counties, districts, and river authorities) and non-profit water supply corporations.

Funding limitations: Loans offered.

Deadline: Rolling application

More information: <http://www.twdb.texas.gov/financial/programs/TWDF/index.asp>



#### The Conservation Fund

Grantor: "A non-profit organization that operates with an entrepreneurial culture" Reggie Hall (Director) rhall@conservationfund.org 703-908-5825

Purpose: Conservation Loan - to conserve America's legacy of land and water resources

Eligibility: Non-profit, municipal and tribal organizations in good standing

Funding Limitations: Minimum Loan Amount: \$200,000 (extraordinary exceptions considered).

Interest: Contact for current rate.

Term: Minimum of 90 days and a maximum of 3 years (extraordinary exceptions considered). If a loan is needed for less than 90 days, 90 days' worth of interest will be due at maturity.

Payment Schedule: To be negotiated.

#### More information:

Description of the conservation fund program- [https://www.conservationfund.org/images/resources/Conservation\\_Loans\\_Program.pdf](https://www.conservationfund.org/images/resources/Conservation_Loans_Program.pdf)

Application and specifics- [https://www.conservationfund.org/images/programs/files/Loan\\_Application\\_2017.pdf](https://www.conservationfund.org/images/programs/files/Loan_Application_2017.pdf)

#### The Lorrie Otto Seeds for Education Grant Program

Grantor: Donations

Purpose: For more than 20 years, this Wild Ones donor-funded program has provided small grants ranging from \$100 to \$500 for naturally landscaped projects throughout the United States. Youth participate directly in the planning, planting, and care of the native plant gardens.

Limitation: These funds are designated for native plants and seeds for outdoor learning areas that engage children, preschool to high school.

Deadline: October 15, 2020

More information: <http://www.wildones.org/seeds-for-education/>

#### The Texas Parks and Wildlife Department (TPWD) Grants and Assistance

Grantor: Texas Parks and Wildlife

Purpose: to support planning efforts that help cities increase access to high-quality parks within a 10-minute walk.

Eligibility: largest metroplex to the smallest rural community

Also provides an extensive database of grant opportunities for outdoor recreation, indoor recreation, small communities, outdoor outreach programs, and recreational trails. CO-OP grants

Recreational Trail Grants

Boating access grants

Landowner Incentive Program

Section 6 Grants

Education and Technical Assistance Programs

#### Sportfish Restoration Program

- Clean Vessel Act (CVA) Grants
- Local Parks Grants
- Target Range Grants
- Game Bird Habitat Management Grants
- Pastures for Upland Bird Program
- Pittman-Robertson Wildlife Research Grants
- Conservation License Plate Grant Program
- State Wildlife Grants
- Zebra / Quagga Mussel Research
- Vendor Invoice Template
- Texas Farm and Ranch Lands Conservation Program
- Deadlines: Different Grants range throughout the year
- More information: <http://www.tpwd.state.tx.us/business/grants/>

#### Water and Environmental Programs

Grantor: United States Department of Agriculture (USDA)

Purpose: This program provides financial assistance for drinking water, sanitary sewer, solid waste and storm drainage facilities in rural areas and cities and towns of 10,000 or less. Technical assistance and training is also available to assist rural communities with their water, wastewater, and solid waste problems.

Eligibility: Public bodies, non-profit organizations and recognized Indian Tribes

Funding limitations: Financial assistance is provided in various ways including direct or guaranteed loans, grants, technical assistance, research and educational materials. Different amounts of assistance exist depending on the project type and financial tool the participant is seeking.

Deadline: Rolling

More information: <https://www.rd.usda.gov/programs-services/all-programs/water-environmental-programs>

#### Wetlands Reserve Program

Grantor: Natural Resources Conservation Service (NRCS)

Purpose: Provides technical and financial support to landowners with their wetland restoration efforts. The program aims to offer landowners the opportunity to protect, restore, and enhance wetlands on their property.

Eligibility: Lands that are eligible under this program include: wetlands farmed under natural conditions; farmed wetlands; prior converted cropland, farmed wetland pasture; certain lands that have the potential to become a wetland as a result of flooding; rangeland, pasture, or forest production lands where the hydrology has been significantly degraded and can be restored; riparian areas which link protected wetlands; lands

adjacent to protected wetlands that contribute significantly to wetland functions and values; and wetlands previously restored under a local, state, or federal Program that need long-term protection.

Funding limitations: For permanent easements, 100% of the easement value and 100% of the restoration costs will be funded. For 30-year easements, 75% of the easement value and up to 75% of the restoration costs are funded. For an agreement to restore wetlands without an easement, up to 75% of the restoration costs will be funded. A 30-year contract is available for tribal land and funding allocation is up to 75% of the restoration costs.

More information: <http://www.nrcs.usda.gov/wps/portal/nrcs/main/national/programs/easements/wetlands>

#### 10-Minute Walk Planning Grant and Technical Assistance

Grantor: National Recreation and Park Association with support from The JPB Foundation

Purpose: Provide grants and technical assistance to support planning efforts that help cities increase access to high-quality parks within a 10-minute walk. In the third round of grants 10 cities will receive \$40,000 to work alongside NRPA, The Trust for Public Land (TPL), and the Urban Land Institute (ULI) to develop their highest, best, and measurable commitment to the 10-Minute Walk Campaign.

Eligibility: The main applicant must be a local government agency that builds and/or operates parks (e.g., municipal park and recreation department, tribal recreation department, public works department that manages parks etc.) or affiliated 501c(3) non-profit organization. The Mayor of the city applying must be signed on to the 10-Minute Walk Campaign and provide a statement of support for this application. At least 2 partners (outside of parks and recreation) must partner with you on this project and provide signed statements of support.

More information: <https://www.nrpa.org/our-work/partnerships/initiatives/10-minute-walk/grants-technical-assistance/>

## Housing

#### Capacity Building for Community Development and Affordable Housing Grants

Grantor: U.S. Department of Housing and Urban Development

Purpose: for intermediary organizations to assist HUD in providing technical assistance to community development corporations and community housing development organizations to carry out community development and affordable housing activities that benefit low-income families.

Eligibility: Community development financing institutions (CDFIs)

Limitations: \$49.4 million

Deadline: Rolling

More information: <http://portal.hud.gov/hudportal/HUD?src=/hudprograms/capacitybuilding>

#### Choice Neighborhoods Implementation Program

Grantor: U.S. Department of Housing and Urban Development

Purpose: to revitalize severely distressed public and/or HUD-assisted multifamily housing in distressed neighborhoods into viable, mixed-income communities with access to well-functioning services, high quality educational programs, public transportation, and jobs.

Eligibility: \$110 million

Limitations: Public housing authorities (PHAs), local governments, nonprofits, tribal entities and for-profit developers that apply jointly with a public entity. Preferred Sustainability Applicants receive an additional two bonus points.

More Information: [https://www.hud.gov/program\\_offices/public\\_indian\\_housing/programs/ph/cn/grants](https://www.hud.gov/program_offices/public_indian_housing/programs/ph/cn/grants)

#### Choice Neighborhoods Initiative Planning Grant

Grantor: U.S. Department of Housing and Urban Development

Purpose: to revitalize severely distressed public and/or HUD-assisted multifamily housing in distressed neighborhoods into viable, mixed-income communities with access to well-functioning services, high quality educational programs, public transportation, and jobs.

Eligibility: Public housing authorities, local governments, non-profits, and for-profit developers that apply jointly with a public entity. Preferred Sustainability Applicants receive an additional two bonus points.

Limitations: \$ 5 million

Deadlines: Annual

More Information: [https://www.hud.gov/program\\_offices/public\\_indian\\_housing/programs/ph/cn/planninggrants](https://www.hud.gov/program_offices/public_indian_housing/programs/ph/cn/planninggrants)

#### Community Development Block Grant (CDBG)

Grantor: U.S. Department of Housing and Urban Development (HUD).

Purpose: Provides communities with resources to address a wide range of unique community development needs. Assists urban, suburban and rural communities to improve housing and living conditions and expand economic opportunities for low- and moderate-income persons.

Eligibility: States and local governments.

Limitations: Apportioned to States and local governments by a formula

Deadline: Annually apportioned

More Information: [http://portal.hud.gov/hudportal/HUD?src=/program\\_offices/comm\\_planning/communitydevelopment/programs](http://portal.hud.gov/hudportal/HUD?src=/program_offices/comm_planning/communitydevelopment/programs)

#### Community Development Block Grant Disaster Recovery (CDBG-DR)

Grantor: U.S. Department of Housing and Urban Development

Purpose: to help cities, counties, and States recover from Presidentially declared disasters, especially in low-income areas, subject to availability of supplemental appropriations. It serves to address job losses, impacts on tax revenues, and impact to business.

Eligibility: cities, counties and States.

Limitations: \$4.383 billion for Texas

Deadline: Rolling

More information: <https://www.hudexchange.info/programs/cdbg-dr/>

#### Community Development Block Grant (TxCDBG) Program for Rural Texas

Grantor: Texas Department of Agriculture

Purpose: develop viable communities by providing decent housing and suitable living environments, and expanding economic opportunities principally for persons of low- to moderate-income.

Eligibility: non-entitlement cities and counties whose populations are less than 50,000 and 200,000, respectively, and are not participating or designated as eligible to participate in the entitlement portion of the federal Community Development Block Grant Program.

- Limitations: Population 50,000 city and 200,000 county.
- Deadline: Annually Apportioned.
- More information: [http://www.texasagriculture.gov/GrantsServices/RuralEconomicDevelopment/RuralCommunityDevelopmentBlockGrant\(CDBG\).aspx](http://www.texasagriculture.gov/GrantsServices/RuralEconomicDevelopment/RuralCommunityDevelopmentBlockGrant(CDBG).aspx)

#### Community Facilities Direct Loan & Grant Program

Grantor: U.S. Department of Agriculture

Purpose: assist in the development of essential community facilities in rural areas and towns.

Eligibility: public entities such as municipalities, counties, and special-purpose districts, as well as non-profit corporations and tribal governments.

Towns of up to 20,000 in population.

Limitations: Development Financing, Construction

Deadline: Open

More information: <https://www.rd.usda.gov/programs-services/community-facilities-direct-loan-grant-program>

#### Community Development Block Grant Mitigation Funds

Grantor: Texas General Land Office

Purpose: These funds were allocated to Texas by the U.S. Department of Housing and Urban Development (HUD) for mitigation programs, projects, and planning in the areas affected by Hurricane Harvey as well as 2015 and 2016 Floods

Eligibility: Areas affected by Hurricane Harvey or other floods

Limitations:

Deadline: Rolling

More information: <https://recovery.texas.gov/public-notices/index.html>

#### Distressed Cities Technical Assistance

Grantor: HUD

Purpose: To build the administrative capacity of smaller distressed communities recently impacted by a natural disaster. The focus of this TA includes financial management, economic development, and disaster recovery planning.

Eligibility: Eligibility is three-fold Distressed Community: unemployment rate of 9% or more over the past 3 years; poverty rate of 20% or more among individuals not enrolled in higher education; population decline of 5% or more between the 2010 Decennial Census and the most recent ACS 5-year Estimates

Impacted by Natural Disaster: community in a county that experienced a Presidentially declared disaster from 2015 onward

Population Size: less than 40,000

More information: <https://www.hudexchange.info/programs/distressed-cities/>

Housing Preservation & Revitalization Demonstration Loans & Grants

Grantor: U.S. Department of Agriculture

Purpose: provide affordable multi-family rental housing

Eligibility: for very low-, low-, and moderate-income families; the elderly; and persons with disabilities.

Deadline: April 30, 2020

More Information: <http://www.rd.usda.gov/programs-services/housing-preservation-revitalization-demonstration-loans-grants>

Housing Preservation Grants (HPG)

Grantor: U.S. Department of Agriculture Rural Development

Purpose: provides grants to sponsoring organizations for the repair or rehabilitation of housing owned or occupied by low- and very-low-income rural citizens.

Eligibility: Most State and local governmental entities, nonprofit organizations, Federally Recognized Tribes. Individual homeowners are not eligible. Rural areas and towns with 20,000 or fewer people.

Limitations: USDA will award a total of \$15,888,420 in Housing Preservation Grant Program funding for the repair and rehabilitation of rural housing units.

Deadline: Rolling

More information: <https://flh.fhwa.dot.gov/programs/erfo/>

LEED for Cities and Communities Grant

Grantor: U.S. Green Building

Purpose: building smart cities and resilient communities, provide support to a cohort of local governments pursuing certification under the LEED for Cities and Communities rating system.

Eligibility: local governments

Limitations: \$25,000



Deadline: March 22, 2020

More Information: <https://www.usgbc.org/articles/apply-lead-cities-and-communities-grant>

#### Low Income Housing Tax Credit (4%)

Grantor: HUD

Purpose: Generate equity capital for the construction and rehabilitation of affordable rental housing.

Eligibility: Determined by state housing finance agency

If the projects involve the acquisition and substantial rehabilitation expenditures and are funded with Tax-Exempt Bonds only qualify for 4%.

Deadline: Rolling Application

More information: <https://tdhca.state.tx.us/multifamily/housing-tax-credits-4pct/index.htm>

#### Low Income Housing Tax Credit (9%)

Grantor: Department of the Treasury

Purpose: Generate equity capital for the construction and rehabilitation of affordable rental housing.

Eligibility: Determined by state housing finance agency

9% LIHTC are possible if the projects are not funded by federal Tax-Exempt Bonds, and meet the other basic qualifications of LIHTC.

Deadline: Rolling Application

More information: <http://www.tdhca.state.tx.us/multifamily/housing-tax-credits-9pct/>

#### Low-Income Housing Tax Credit (LIHTC)

Grantor: U.S. Treasury Department via the Internal Revenue Code

Purpose: directing private capital toward the development and preservation of affordable rental housing for low-income households.

Eligibility: Private for-profit and nonprofit developers. Tenants earning up to 60% of the area median family income (AMFI), which varies by area.

Deadline: Rolling

More information can be found at <http://www.huduser.org/portal/datasets/lihtc.html>

#### Neighborhood Stabilization Program (NSP)

Grantor: U.S. Department of Housing and Urban Development

Purpose: to stabilize communities that have suffered from foreclosures and abandonment by providing funds to purchase and redevelop distressed residential properties.

Eligibility: States, territories and local governments

Limitations: Varies

More Information: <https://www.hudexchange.info/programs/nsp/> Rural Community Development Initiative Grant

Grantor: U.S. Department of Agriculture, Rural Development

Purpose: RCIDI grants are awarded to help non-profit housing and community development organizations, low-income rural communities and federally recognized tribes support housing, community facilities and community and economic development projects in rural areas.

Eligibility: Rural communities

Limitations: Improve housing, community facilities, and other development. Matching funds is a requirement to equal the amount of grant.

Deadline: Annually apportioned

More Information: <https://www.rd.usda.gov/programs-services/rural-community-development-initiative-grants/tx>

SBA Disaster Loan Assistance (Home and Personal Property Loans)

Grantor: U.S. Small Business Administration

Purpose: If you are in a declared disaster area and have experienced damage to your home or personal property, you may be eligible for financial assistance from the SBA — even if you do not own a business. As a homeowner, renter and/or personal property owner, you may apply to the SBA for a loan to help you recover from a disaster.

Eligibility: Secondary homes or vacation properties are not eligible for these loans. However, qualified rental properties may be eligible for assistance under the SBA business disaster loan program.

Loan amount: Homeowners may apply for up to \$200,000 to replace or repair their primary residence. Renters and homeowners may borrow up to \$40,000 to replace or repair personal property — such as clothing, furniture, cars and appliances — damaged or destroyed in a disaster.

Deadline: Rolling

More information: <https://disasterloan.sba.gov/ela/Information/HomePersonalPropertyLoans>

Section 202 - Supportive Housing for the Elderly

Grantor: U.S. Department of Housing and Urban Development \

Purpose: Provide capital advances to finance the construction, rehabilitation or acquisition of properties that will serve as supportive housing for very low-income elderly persons.

Eligibility: Private nonprofit organizations and nonprofit consumer cooperatives

Limitations: \$371 million

More Information: <http://www.reconnectingamerica.org/resource-center/federal-grant-opportunities/>

The Multi-family (Rental Housing) Development Program

Grantor: provides funding to units of General Local Governments, Public Housing Authorities, nonprofits, and for-profit entities towards the new construction or rehabilitation of affordable multifamily rental developments.

Eligibility: Development funds are awarded on a first-come, first-served basis through an application process.

Deadline: Rolling

More information: <http://www.tdhca.state.tx.us/multifamily/home/index.htm>

The Multifamily Mortgage Revenue Bond Program

Grantor: Texas Bond Review Board and the Texas Department of Housing and Community Affairs (TDHCA)

Purpose: issues mortgage revenue bonds to finance loans

Eligibility: qualified nonprofit organizations and for-profit developers.

Limitations: developers financed through this program are subject to set-aside restrictions for low-income tenants and persons with special needs, tenant services, maximum rent limitations and other requirements.

Deadline: Rolling

More information: <http://www.tdhca.state.tx.us/multifamily/bond/index.htm>

The Public Housing Agency's Housing Choice Voucher program

Grantor: U.S. Department of Housing and Urban Development

Purpose: Allows a very low-income family to receive a housing voucher. The family must pay 30% of its monthly adjusted gross income for rent and utilities.

Eligibility: very low-income families.

Limitations: Housing Authorities may establish local preferences for selecting applicants from its waiting list.

Deadline: Rolling

More information: [https://www.hud.gov/program\\_offices/public\\_indian\\_housing/programs/hcv/about/fact\\_sheet](https://www.hud.gov/program_offices/public_indian_housing/programs/hcv/about/fact_sheet)

Montgomery City Council  
**AGENDA REPORT**

<b>Meeting Date: October 27, 2020</b>	<b>Budgeted Amount: N/A</b>
<b>Prepared By: Richard Tramm</b>	<b>Exhibits: Appointment Applications P&amp;Z Membership and Appointment</b>

**Subject**

Consideration and possible action regarding appointment of the following Planning and Zoning Commission members, Place 2 (currently held by Nelson Cox) and Place 4 (currently held by William Simpson) for two-year terms ending October 1, 2022.

**Description**

The City received applications from two individuals for the two open positions on the Planning and Zoning Commission prior to the October 16, 2020 filing deadline: Keri May and Merriam Walker. Each of the applicants has been verified to be a City resident and a registered voter, as is required to serve on the Planning and Zoning Commission.

Attached is the application form for each applicant and the membership and appointment requirements for appointment to the Planning and Zoning Commission.

**Recommendation**

Consider appointing Ms. May and Ms. Walker to the Planning and Zoning Commission for Place 2 and Place 4, for two-year terms to expire October 1, 2022

**Approved By**

City Administrator	Richard Tramm	Date: 10/22/2020
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City of Montgomery Code of Ordinances

Sec. 98-50. - Membership and appointment.

The planning and zoning commission shall be composed of five qualified individuals. These individuals shall be residents of the city, and be registered to vote in city elections. The city council will consider for appointment to the commission only those persons who have demonstrated their civic interest, general knowledge of the community, independent judgment, interest in planning and zoning, and availability to prepare for and attend meetings. It is the intent of the city council that members shall, by reason of their diversity, constitute a commission, which is broadly representative of the community. For purposes of planning, the membership is encouraged to regularly include non-voting individuals, as may be appropriate, at their meetings to provide specific areas of expertise. Any member of the commission who has two consecutive absences without justification may be removed from the commission by the city council and the vacancy treated as an unexpired term. Any member of the commission may be removed for just cause upon recommendation from the chairperson of the commission and approval of the city council and the vacancy treated as an unexpired term. ~~At least one member of the commission shall be a member of the board of adjustment.~~ (Revised by Ordinance 2020-12 Removing the reference to the board of adjustment requirement)

( Ord. No. 2014-03 , § 1, 5-20-2014)

**City of Montgomery  
Application for Consideration of Appointment**

Name of Board/Commission/Committee: Planning and Zoning

Name: MAY Keri L.  
(Last) (First) (Middle)

Home Address: 659 Old Plantersville Rd.  
(Street) (Home Phone No.)

Email Address: \_\_\_\_\_

Mailing Address: 659 Old Plantersville Rd Montgomery TX 77316  
(Business Phone /Fax)

Employer: Better Homes and Gardens Gary Greene  
(Name/Address)

Occupation: Realtor

Do you live inside the city limits of Montgomery?\* Yes  No  If So, How Long? 4 yrs.

Are you a business owner/operator/employee in the City of Montgomery?\* Yes  No

If So, How Long? \_\_\_\_\_ Name of Business \_\_\_\_\_

So the council may know more about you, please complete the following:

Education: Graduated Princeton High School 2yrs. college including Real Estate courses

Related Experience/Community Service: New Home Sales and Construction

Areas of Interests Related to this Committee: Real Estate and Home Building

Please specify membership on any other governmental board/commission/committee:

Please provide a brief narrative outlining your reasons for seeking appointment to this board/commission.

I am interested in using my experience in New Home Sales, Real Estate and assisting builders to aid in the continued growth of The City of Montgomery.

Keri May  
Signature

Oct. 12, 2020  
Date

\*Some (not all) boards/commissions/committees require members to reside within the city limits.  
Please return completed form to the City Secretary's office for processing, P.O. Box 708 (mailing); 101 Old Plantersville Rd. (physical), Montgomery, TX 77356. Your application will be kept on file for 12 months.  
NOTE: When filed at city hall, this will become a public document that may be disclosed per the Texas Public Information Act.  
NOTE: The city council will receive only this page of information; no attachments will be retained or forwarded.



STEP REGIST.

Rev. 10/07/20  
SL

### City of Montgomery Application for Consideration of Appointment

Name of Board/Commission/Committee: Planning & Zoning Commission

Name: Walker Merriam E.

Home Address: 608 Old Plantersville Rd Montgomery, TX 77316

Email Address: \_\_\_\_\_

Mailing Address: Same as Home

Employer: Access Equine & Pet sitting

Occupation: Administrative, Pet sitter

Do you live inside the city limits of Montgomery?\* Yes  No  If So, How Long? 20 Yrs

Are you a business owner/operator/employee in the City of Montgomery?\* Yes  No

If So, How Long? 7 yrs Name of Business Access Equine & Pet Sitting

So the council may know more about you, please complete the following:

Education: Conroe High School 74-79 Lone Star Community College 1.5 yrs

Related Experience/Community Service: Active in City Council meeting attendance, Actively Engaging in Community Activities, farmers markets, festivals, parades, community outreach while working with Boy Scouts.

Areas of Interests Related to this Committee: Development of our community & Historic preservation

Please specify membership on any other governmental board/commission/committee:

Boy Scout membership; Advancement board, diversity inclusion Coordinator,

Please provide a brief narrative outlining your reasons for seeking appointment to this board/ commission.

I would like to take a more active role in my community development. Just participating in the community at this time leaves me wanting more for our community. I would like to help represent our town.

Merriam Walker  
Signature

10/1/2020  
Date

\*Some (not all) boards/commissions/committees require members to reside within the city limits.  
Please return completed form to the City Secretary's office for processing, P.O. Box 708 (mailing); 101 Old Plantersville Rd. (physical), Montgomery, TX 77356. Your application will be kept on file for 12 months.  
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Montgomery City Council  
**AGENDA REPORT**

<b>Meeting Date: October 27, 2020</b>	<b>Budgeted Amount: N/A</b>
<b>Prepared By: Richard Tramm</b>	<b>Exhibits: None</b>

**Subject**

Discussion regarding sidewalks, street improvements and street signage.

**Description**

I had a recent discussion with Councilman Kevin Lacy future construction related to sidewalks, street improvements and street signage. I wanted to bring this discussion out for all the City Council to participate.

**Recommendation**

Discuss the item and provide direction to staff for possible future action items, if necessary.

**Approved By**

City Administrator	Richard Tramm	Date: 10/23/2020
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