

**NOTICE OF PUBLIC HEARINGS AND REGULAR TELEPHONE/VIDEO
CONFERENCE MEETING**

May 26, 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 Public Hearings and a Regular Meeting scheduled for **6:00 p.m. on Tuesday, May 26, 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 by 3:00 p.m. on May 26, 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/85326239983> and using **Meeting ID: 85326239983**. They may also join by calling (346) 248-7799 and entering the **Meeting ID: 85326239983**.

The Meeting Agenda Pack will be posted online at www.montgomerytexas.gov. The meeting will be recorded and uploaded to the City's website on the next following day.

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

PUBLIC HEARING(S):

Convene into Public Hearings for the purpose of giving all interested persons the right to appear and be heard regarding the following:

1. **Convene into Public Hearing** – By the City Council, acting as the Zoning Board of Adjustment, regarding variance request for a front building line of 25-feet instead of the required 35-feet for the proposed Heritage III development along SH 105, west of the Louisa Street intersection, as submitted by Cheatham Management.

Adjourn Public Hearing.

2. **Receive Final Report** - from the Planning and Zoning Commission regarding a rezoning request from R1-Single-Family to B-Commercial: for Lot 16, Area D, Montgomery Townsite Section Four, a vacant lot behind 21105 Eva Street, Montgomery, as submitted by Cheatham Management.
3. **Convene into Public Hearing** – **Regarding a rezoning request from R1-Single-Family to B-Commercial:** for Lot 16, Area D, Montgomery Townsite Section Four, a vacant lot behind 21105 Eva Street, Montgomery, as submitted by Cheatham Management

Adjourn Public Hearing.

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:

4. Matters related to the approval of minutes of the Regular Telephone/Video Conference Meeting held on May 12, 2020.
5. Consideration and possible action regarding completion of a one-year warranty period for Lake Creek Village, Section Three and release of the maintenance bond.

CONSIDERATION AND POSSIBLE ACTION:

6. Consideration and possible action on Department Reports.
 - A. City Administrator's Report and COVID-19 Update
 - B. Public Works Report
 - C. Police Department Report
 - D. Court Department Report
 - E. Utility/Development Report
 - F. Water Report
 - G. Financial Report and Quarterly Investment Report
 - H. Engineer's Report
7. Consideration and possible action regarding a Request for Verification of Exemption Information (Homestead, Over 65 and Disability Exemptions) for use on the 2020 Notices of Appraised Value and 2020 Assessment Rolls.
8. Consideration and possible action of the City Council, acting as the Zoning Board of Adjustment, regarding a 25-foot front building line variance request instead of the required 35-feet for the proposed Heritage III development along SH 105, west of the Louisa Street intersection, as submitted by Cheatham Management.
9. Consideration and possible action regarding reducing or waiving water and sewer impact fees for a qualifying affordable housing project: Gulf Coast Estates Section Two, located at the end of Baja Road.
10. Consideration and possible action regarding nominee(s) to serve the balance of the two-year term (currently held by Jack Yates) May 1, 2020 – September 30, 2020 and a nominee for the term October 1, 2020 through September 30, 2020 on the Montgomery County 9-1-1 Board of Managers.

11. Consideration and possible action regarding accepting the resignation of City Council Member, Place 2, John Champagne, Jr., effective May 13, 2020.
12. Consideration and possible action regarding the vacant position of City Council, Place 2.
13. Consideration and possible action regarding authorizing the City Administrator to negotiate an agreement to conduct a Master Drainage Study of Town Creek Watershed with BGE for future City Council consideration.

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. *(There are no items at this time.)*

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
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 22nd day of May 2020 at 3:50 o'clock p.m. I further certify that the following news media was notified of this meeting as stated above: The Courier

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

Montgomery City Council
AGENDA REPORT

Meeting Date: May 26, 2020	Budgeted Amount: N/A
Department: Administrative	
Prepared By: Dave McCorquodale	Exhibits: Developer request letter, preliminary site plan & project details
Date Prepared: May 20, 2020	

Subject

Convene into Public Hearing – By the City Council, acting as the Board of Adjustment, regarding a 25-foot front building line variance request instead of the required 35-feet for the proposed Heritage III development along SH 105 west of the Louisa Street intersection (21227 and 21265 Eva Street, Montgomery) as submitted by Cheatham Management.

Description

Section 98-181 of the Zoning Ordinance requires a 35-foot building setback along major streets. The developer is requesting a 10-foot variance to allow the front façade of the buildings to be set back 25-feet from the street. Since this request is a departure from the Zoning Ordinance, the City Council acting as the Zoning Board of Adjustment renders a decision on the request.

These properties are on the south frontage of SH 105 immediately west of Louisa Street (where the two houses were recently demolished). In lieu of typical developments that place the parking lot near the street, the developer is requesting to move the buildings toward the street and locate the parking behind the building.

Legal notice of this Public Hearing was posted on the City’s website and published in The Courier on 05/04/2020 & 05/11/2020. Ten certified letters were sent to surrounding property owners with a copy of the legal notice and a map of the subject properties.

Recommendation

Receive public comments for consideration on a separate agenda item later in the meeting.

Approved By

Asst. City Administrator	Dave McCorquodale 	Date: 05/20/2020
City Administrator	Richard Tramm 	Date: 05/20/2020



January 13, 2020

Planning and Zoning Commission
City of Montgomery
101 Old Plantersville Road
Montgomery, TX 77316

RE: Variance request for Heritage Place III regarding requirement for 35' building line and 25' vegetative setback

According to Section 98-180 of the City of Montgomery Code of Ordinances, the general provisions of Chapter 98 will apply for any development within the City limits and requires a 35' front building line along major streets. This development will consist of three commercial buildings and parking for tenants, similar to developments at 21300 and 21123 Eva Street. We are proposing a 25' building line along Highway 105. We feel the variance request is warranted for the following reasons:

- This development, similar to other Heritage Place developments, attempts to screen parking by having the parking lot located behind the building. This attempts to keep the historic feel of downtown Montgomery and create a new "historic downtown" corridor along Highway 105.
- In typical commercial developments, the parking lot would be located in front of the building, with the parking lot encroaching the building line. A typical commercial lot depth ranges from 200'-250'. This property has lot depth ranging from 115'-130', so adhering to the 35' building line requirement severely limits the usable property with the limited lot depth.
- To meet the City's parking requirements, a two-story parking area is required with the buildings located at 25' off the front property line. If the buildings were adjusted to meet the 35' requirement, the parking requirement would be unattainable.
- According to Section 98-1 and 98-181, the front yard for corner lots is considered parallel to the street upon which the lot has the least dimensions. With this information, it appears that the front yard setback requirement should apply to Houston Street and Louisa Lane, instead of Highway 105. If Highway 105 is considered the side yard, the setback only has a requirement of 15'. If this interpretation is correct, the variance would not be needed as the proposed site plan would adhere to the Ordinance.

According to Section 78-162 of the City of Montgomery Code of Ordinances, there is a minimum 25' vegetative setback and visual barrier where commercial properties abut any single-family residential property. The proposed development has an 11' setback along the majority of the rear property line, where it is adjacent to single-family residential properties. We feel the variance request is warranted for the following reasons:

- To adhere to the parking requirements for the City, this will not allow the parking lot to decrease in size to accommodate the 25' requirement along the entire rear property line. As mentioned above, the existing lot depth restricts commercial development on a zoned commercial parcel. This requirement can be met along the western portion of this property. In the areas this cannot be achieved, we propose a visual barrier for the adjoining properties with an 8' solid wood picket fence with brick veneer columns or a "living wall" system. See enclosure for examples.



It is for the above-mentioned reasons that we feel the variance requests should be considered and approved. Please feel free to contact me at 936-647-0420 if you have any questions or concerns.

Thank you,



Jonathan White, PE

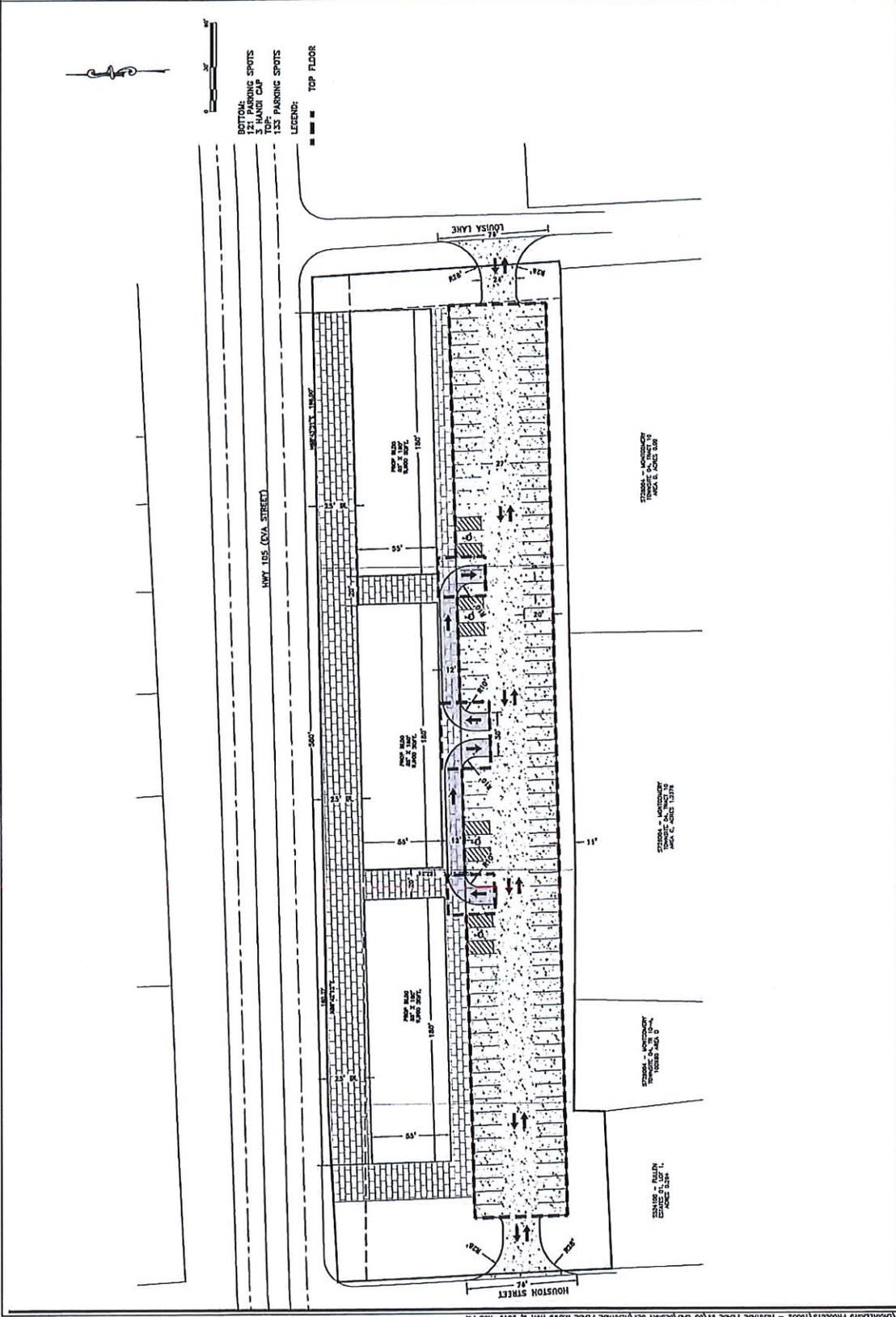
Enclosure: Preliminary Site Plan; Example Fence Detail; Example of Parking Lot Structure

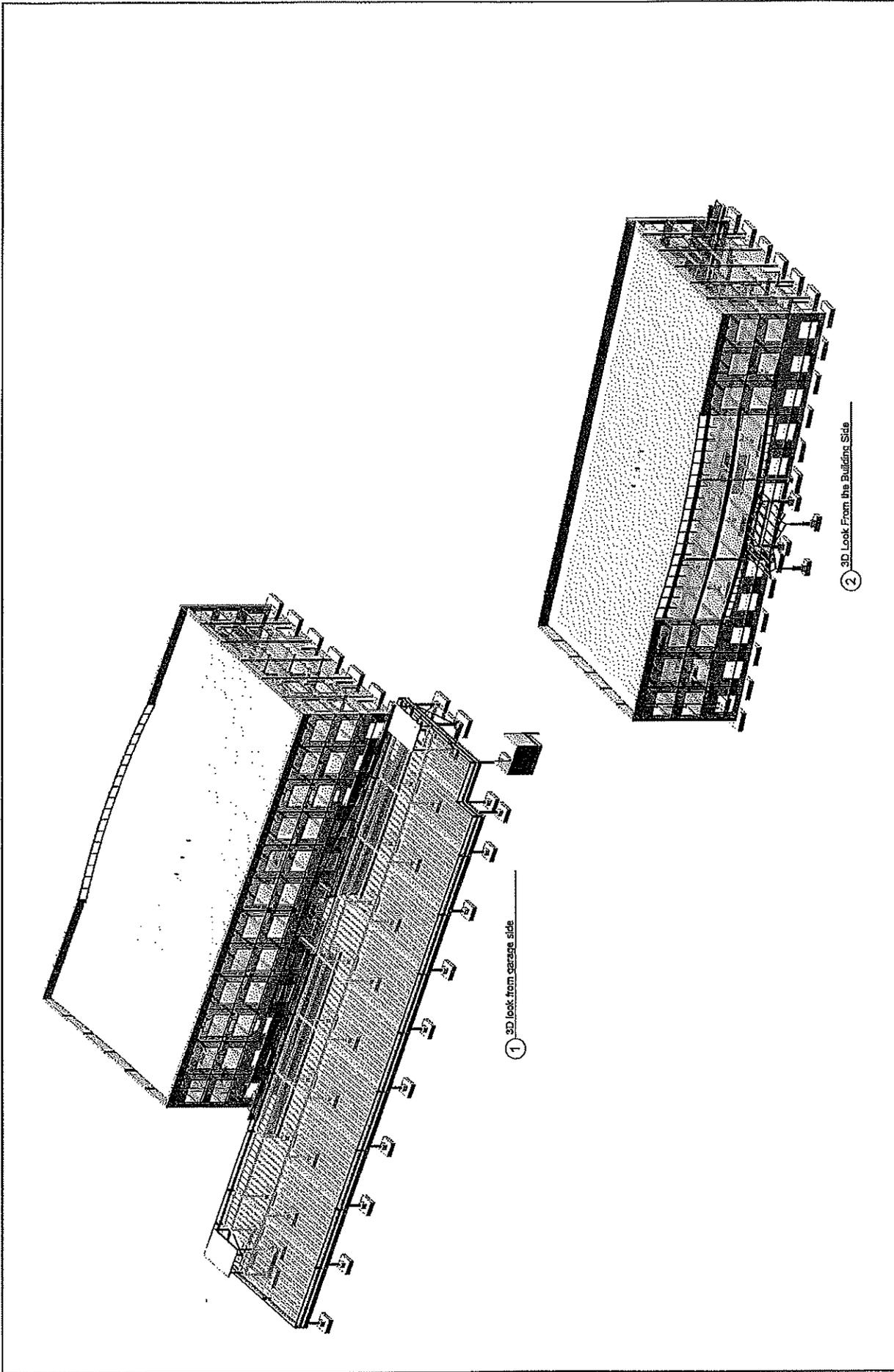




HERITAGE PLACE III SITE PLAN

PROJECT INFORMATION	
PROJECT NO.	10023
DATE	08/11/11
SCALE	AS SHOWN
01	
THE ACCURACY OF THIS SITE PLAN IS GUARANTEED BY THE ENGINEER'S SIGNATURE AND SEAL. L. SQUARED ENGINEERING, INC. 10023 HERITAGE PLACE III HOUSTON, TEXAS 77055 REGISTERED PROFESSIONAL ENGINEER NO. 10023	





1 3D look from garage side

2 3D Look From the Building Side

Montgomery City Council
AGENDA REPORT

Meeting Date: May 26, 2020	Budgeted Amount: N/A
Department: Administrative	
Prepared By: Dave McCorquodale	Exhibits: P&Z Final Report
Date Prepared: May 20, 2020	

Subject

Receive the Final Report from the Planning and Zoning Commission resulting from their two (2) Public Hearings held on February 24, 2020 and March 3, 2020, regarding rezoning the following property from a mix of R1–Single-Family Residential and B–Commercial to entirely B–Commercial: Lot 16, Area D, Montgomery Townsite Section Four and amending the Official Zoning Map, as submitted by Cheatham Management. (A 0.576-acre tract of land adjacent to 21105 Eva Street, Montgomery, Texas).

Description

The Planning & Zoning Commission held two Public Hearings to receive comments on the rezoning request for the vacant lot behind Heritage Place. Attached is their Final Report of Findings and Recommendation.

Recommendation

Receive the Final Report of Findings and Recommendations from the Planning & Zoning Commission.

Approved By

Asst. City Administrator	Dave McCorquodale 	Date: 5/20/2020
City Administrator	Richard Tramm 	Date: 5/20/2020

PLANNING & ZONING COMMISSION FINAL REPORT OF FINDINGS AND RECOMMENDATION

TO: MONTGOMERY MAYOR AND CITY COUNCIL

FROM: PLANNING & ZONING COMMISSION

CC: RICHARD TRAMM, CITY ADMINISTRATOR
DAVE MCCORQUODALE, DIRECTOR OF PLANNING & DEVELOPMENT

SUBJECT: FINAL REPORT CONCERNING A PROPOSED RECLASSIFICATION OF LOT 16, AREA D, MONTGOMERY TOWNSITE SECTION FOUR, A 0.576-ACRE PARCEL OF LAND IN MONTGOMERY, TEXAS FROM R1-SINGLE FAMILY RESIDENTIAL AND B-COMMERCIAL TO SOLELY B-COMMERCIAL AS REQUESTED BY CHRISTIAN C AND MARY CHEATHAM.

Mayor and Members of City Council,

Pursuant to Sections 98-30 and 98-53 of the City of Montgomery Code of Ordinances (“the Code”), the Montgomery Planning and Zoning Commission met on February 24, 2020 and again on March 3, 2020 to consider a request from Cheatham Management to reclassify the entire property B-Commercial. A map of the property with the current zoning overlay is attached here as Exhibit “A.”

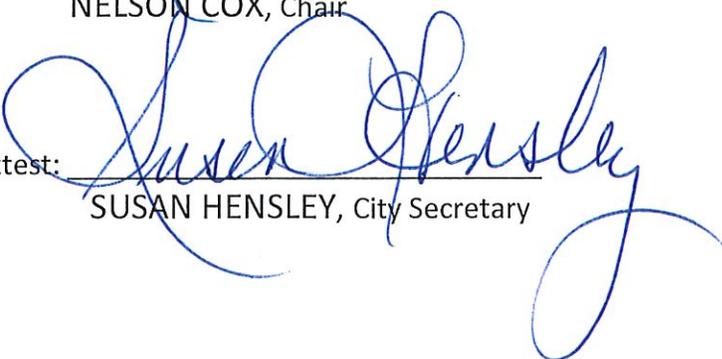
After a second duly-noticed public hearing with an opportunity for public comments concerning the requested rezoning classification, the Commission at its January 7th meeting thereby found:

- The property currently split has two zoning classifications: B-Commercial and R1-Single-Family Residential.
- The rezoning request for the entire parcel to be B-Commercial is consistent with other developments in the vicinity.
- The commission found it is not contrary to the interest of the community to reclassify the land use zoning designation of the said tract to entirely B-Commercial.

- By a vote of 5-0 the members present (Britnee Ghutzman, Bill Simpson, Nelson Cox, Jeffrey Waddell, and Carol Langley) and following the public hearing, the Planning and Zoning Commission hereby presents this Final Report pursuant to Section 98-30 of the Code, recommending to reclassify the land use zoning designation of the said property on the Official Zoning Map of Montgomery Texas to B-Commercial, thereby subject to all the requirements of Chapter 98 of the Zoning Code and Map, City of Montgomery Code of Ordinances for that designation.

I, Nelson Cox, Chairman of the Montgomery Planning and Zoning Commission, on this 6th day of March 2020, certify the above Final Report to be true and correct to the best of my knowledge.

Signed: 
NELSON COX, Chair

Attest: 
SUSAN HENSLEY, City Secretary



Montgomery City Council
AGENDA REPORT

Meeting Date: May 26, 2020	Budgeted Amount: N/A
Department: Administrative	
Prepared By: Dave McCorquodale	Exhibits: Map of current zoning surrounding property
Date Prepared: May 21, 2020	

Subject

Convene into Public Hearing – Rezoning the following property from a mix of R1–Single-Family Residential and B–Commercial to B–Commercial: Lot 16, Area D, Montgomery Townsite Section Four, as submitted by Cheatham Management. (A 0.576-acre tract of land behind 21105 Eva Street, Montgomery, Texas).

Description

The request is for the vacant lot with Pond Street frontage behind the Heritage Place building nearest to the Valero fueling station. The property currently lies equally in two zoning districts: B—Commercial on the eastern half and R1—Single-Family Residential on the western half. The owner has applied to rezone the entire property to B—Commercial and construct an additional surface parking lot to serve the Heritage Place development.

Nine property owners within 200-feet of the affected property were notified by certified letter mailed on May 13th, and Legal Notice was published on May 4th & May 11th.

The action for the rezoning will be on June 9th. Action on the rezoning must occur more than 30 days after the first date of Legal Notice publication.

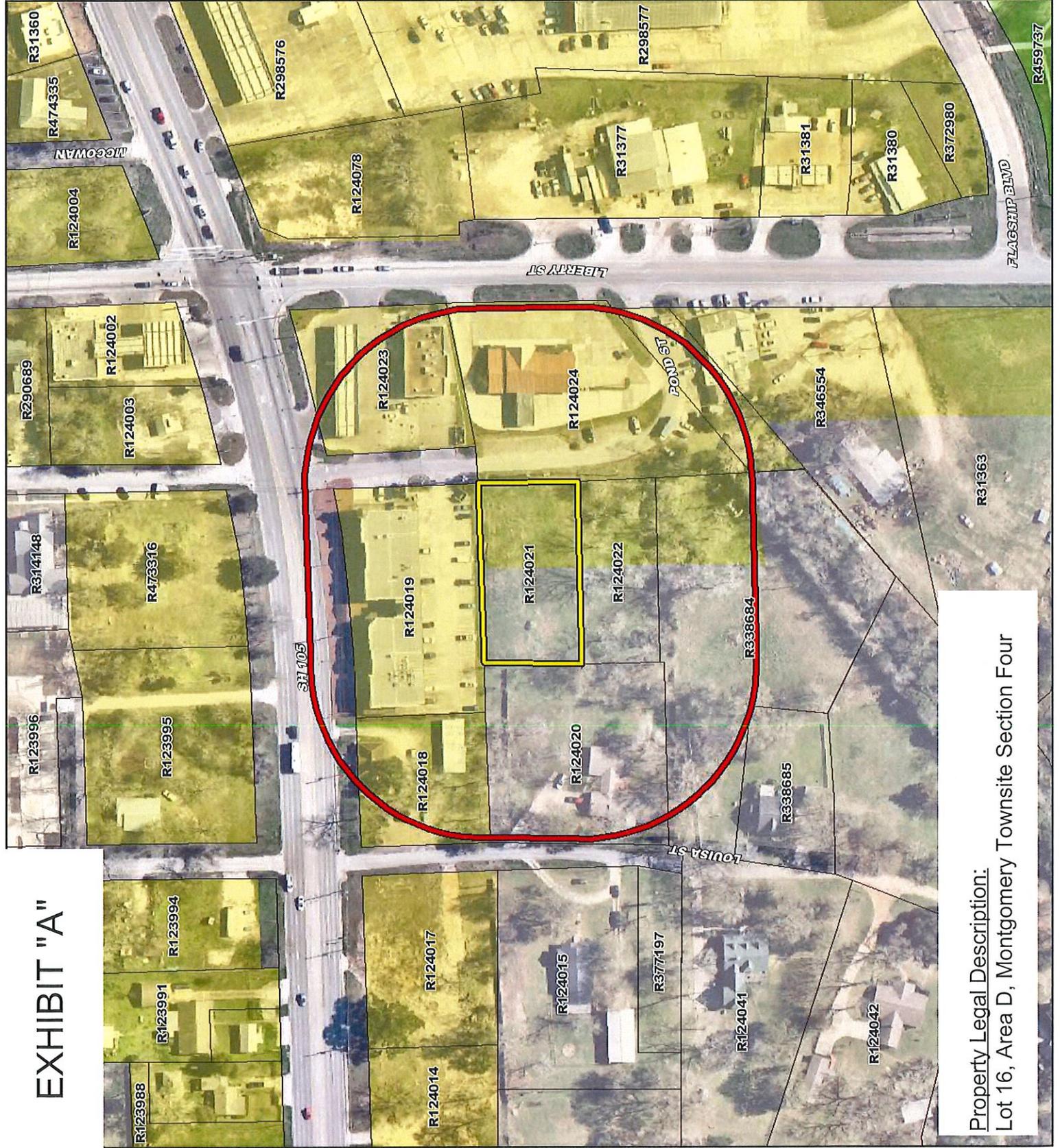
Recommendation

Receive public comments for consideration.

Approved By

Asst. City Administrator	Dave McCorquodale 	Date: 05/21/2020
City Administrator	Richard Tramm 	Date: 05/21/2020

EXHIBIT "A"



Property Legal Description:
 Lot 16, Area D, Montgomery Townsite Section Four



VICINITY MAP
 1 INCH = 5 MILES

LEGEND

- Property being Rezoned
- MCAD Parcels
- 200-ft Notification Boundary

Zoning Classification

- Commercial (B)
- Industrial (D)
- Institutional (I)
- Multi-Family R2
- Planned Development (PD)
- Residential (R1)

HERITAGE PLACE
 PARKING REZONING
 CITY OF MONTGOMERY
 MONTGOMERY COUNTY, TEXAS

0 150
 1 INCH = 150 FEET
 IMAGERY PROVIDED BY NEARMAP

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



JONES CARTER
 Texas Board of Professional Engineers Registration No. E-439

MINUTES OF REGULAR TELEPHONE/VIDEO CONFERENCE MEETING

May 12, 2020

MONTGOMERY CITY COUNCIL

CALL TO ORDER

Mayor Sara Countryman declared a quorum was present on the Zoom Teleconference Meeting and called the meeting to order at 6:00 p.m.

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

Absent:

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

INVOCATION

T.J. Wilkerson gave the Invocation.

PLEDGE OF ALLEGIANCE TO FLAGS

VISITOR/CITIZENS FORUM:

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

- State or type your name at the time of making your comment.
- Limit comment to a maximum of three minutes.

CONSENT AGENDA:

1. Matters related to the approval of minutes of April 28, 2020, Regular Meeting.
2. Consideration and possible action regarding an Escrow Agreement by and between the City of Montgomery and AutoZone Parts, Inc.

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

CONSIDERATION AND POSSIBLE ACTION:

3. City Administrator to update the City Council on items related to the COVID-19 Disaster Declaration and City sales tax revenue projections.

Mr. Tramm said they are planning to reopen City Hall to public traffic on May 18th if the governor stays on the schedule of opening office buildings at limited capacity on those dates, and they will put signage up to limit the number of people in the lobby at those times. Mr. Tramm said they will have hand sanitizer available in the lobby and ask people to use it before approaching one of the stations. Mr. Tramm said he's looking forward to restarting that process one step at a time with the rest of the state.

Mr. Tramm said concerning the sales tax revenue projections, as he tried to prepare this item, he tried to keep it simple to start and it kept getting more and more detailed. Mr. Tramm wanted to point out a couple of simple things. Mr. Tramm said the first column is the general fund budget that was approved. Mr. Tramm said an item that came up from a question by John Champagne back in February, which he followed up with each Council member on was the approved incorrect number of \$733,000.00, which was too high. Mr. Tramm advised this number was going to be corrected until the pandemic issue hit. Mr. Tramm said the second column is the actual collections of sales tax revenue to-date through the first six months and the numbers he calculated for a 30% and 50% reduction basing the reduction point on taking the first six months of actual collections and then taking the reduction from that point going forward as averaged for each month. Mr. Tramm stated he thinks the most accurate of these numbers to be likely based on the issues that he's seen out there is basing off a 30% reduction. Mr. Tramm said he's met with the department heads and the bookkeeper and they are beginning the process of inserting reduction numbers which Mr. Tramm said he plans to report back to

Council on the significant amount and he believes they will be able to meet the reduction, substantially, by that time. Mr. Tramm said that it will also give us time to get additional information on the sales tax figures being reported. Mr. Tramm stated within the last several working days they received the deposit that came in for May that was based on quarterly filings for business that ended March 31, which was both quarterly and monthly filers and that figure was down 12% from the previous quarterly month, but it was up over 11% from last year. Mr. Tramm said that was less of a reduction than he was expecting from the quarter before and he was not expecting an actual rise one year year-to-date. Mr. Tramm said after looking at the main sales tax providers in the City, he does not think the City is going to be in for as much of a shock as some other places are.

Tom Cronin asked Mr. Tramm for an update on the status of the unfilled positions with the City. Mr. Tramm said the Police Department has two unfilled patrol positions and Public Works has a position that was to be funded for the second half of the year that will also remain unfilled. Mr. Tramm said Administration has two part-time positions that will not be utilized for the rest of the year. Mr. Tramm said one part-time position was in Administration and used for Records and one has been vacant since late last year in the Utility and Permit office where they had a full-time person and a part-time person. Mr. Tramm stated the full-time person quit and the part-time person stepped into the full-time position and has been as efficient as both the full and part-time person were previously, so they have not needed to fill that position and will leave it vacant. Mr. Tramm said the budget also had a part-time position in the Court which they are not filling. Mr. Tramm said they are going to ride through without filling any of those positions which is where some of the money will come from, but that is not the only place where it will have to come from.

Tom Cronin asked how many people have applied for the utility fund grant money. Mr. Tramm stated there are two completed applications and one other that is in the process. Rebecca Huss said those funds are not coming out of the general fund budget, that will be from the MEDC budget. Mr. Tramm said that was correct. Mayor Countryman thanked Mr. Tramm for his hard work.

4. Consideration and possible action regarding a waiver for Hills of Town Creek Section Four for an Economic and Utility Feasibility Study as required by Resolution No. 2015-14.

Mr. Tramm said the developer of the Hills of Town Creek has requested a waiver from the requirement to have an economic and utility feasibility study because they believe the previous work performed and study negates the need for a study in this particular case. Mr. Tramm said neither the City Engineer nor City staff believes we can waive the economic and feasibility study requirement and a significant amount of time has gone by since that work is being cited. Mr. Tramm said Resolution 2015-14 requires these studies. Mr. Tramm said there is a Resolution and Engineer's memo attached for this item. Mr. Tramm said since City Council approved the Resolution, only City Council can consider the waiver.

Rebecca Huss stated she thinks the Engineer's letter has two different parts. Rebecca Huss said one part is saying the houses that are being built are a very small number of houses, but on the other hand, they believe waiving this will cover a much larger tract of land. Rebecca Huss asked if there was a way to separate the two tracts of land so if it is waived for a very small number of homes it does not cover the 22-acres of undeveloped land. Mr. Tramm said he does think it is possible to stipulate in a resolution that approval by Council applies very specifically just to this section with these 30 homes that are being proposed and maybe that Mr. Petrov, City Attorney, could suggest some specific language. Mr. Tramm said he does see that it would be possible, and Council could state going forward that would be required. Rebecca Huss said she does see the point from the developer but on the other hand, the best thing for the City is to determine the impact of the development on the City and its infrastructure and said she does not think we are in a position where we want to impede development, but yet we need to know what the true costs are for a larger tract. Mr. Roznovsky stated this tract does not require utility extension because there are adjacent utilities they can utilize, but the remaining 22-acres does. Mr. Roznovsky said he agrees to split them apart because the other ones have more of an impact than these 30 homes do. Rebecca Huss asked if Mr. Roznovsky is worried about the legality of the small number of homes is somehow tied to the 22-acres and that is why we need to do it now all at once. Mr. Roznovsky said looking at this as one tract with 30-acres he thinks the developer at least has portions of interest in the surrounding properties, but not all the properties. Mr. Roznovsky said to lump them together and do the study and plug it all in to come up with a final number from an economic standpoint is more efficient than looking at little pieces and bits at a time was his basis. Mr. Roznovsky said based on this 30-home development he does not believe that it is going to have a significant impact on utilities or

anything that is out there today, it is mainly what is left and as long as it's clear that a precedent is not set by waiving the study and doesn't change the need for the requirement or a request for a waiver in the future for the remaining undeveloped acres.

Rebecca Huss asked if we could get an enthusiastic agreement to participate in a feasibility study for the remainder then as a swap. John Champagne said he did not think it was an issue. Rebecca Huss said she did not know and guessed the question would be more for the developer. John Champagne asked Mr. Petrov if they must amend the Resolution if the agreement can be made specific to this transaction. Mr. Petrov said it can be made specific to this transaction. Rebecca Huss said she thought it would be easier if we did this then they would enthusiastically participate in the future in the feasibility study. Tom Cronin asked Mr. Roznovsky on the previous work done, it's mentioned in the description that the City Engineer did not believe the previous work covered all the topics and asked what was not covered that he was not comfortable with. Mr. Roznovsky said from what they have found in the records was the latest work that was done was back in 2015 when the current sections two and three were starting up. Mr. Roznovsky said the analysis that was looked over at that time was based solely on the lift station capacity. Mr. Roznovsky said the items that have not been discussed are the escrow account amount and calculation of the impact fee, and if there is any additional demand on traffic. John Champagne said these 30 homes are not going to negatively impact existing infrastructure capacity per Mr. Roznovsky's memo and he does not see this extension of the initial study as having anything to do with anything following these 30 homes and asked if that was a correct assumption. Mr. Roznovsky asked John Champagne if what he was asking was what it does not affect with the study that was done that did not have anything to do with what was following or just the waiver by itself. John Champagne said no, the feasibility study initially done in 2015 covered these additional 30 homes by virtue of it not impacting the existing situation very much and it has zero to do with any development that may or may not take place after the 30 homes. Mr. Roznovsky said when the analysis was done in 2015 on the lift station it included assumptions for the entire area. Mr. Roznovsky said it also included the main difference there which was it works on the negative side as they were assuming a second phase of the apartments in 2015, which is not going forward and they assumed a handful of commercial usage that may change it. Mr. Roznovsky said the assumed demands in 2015 may be greater than the assumed demands today. John Champagne asked if they were talking about the 30 homes. Mr. Roznovsky said that was correct. John Champagne said they may or may

not develop the additional acreage. Mr. Roznovsky said that is correct. John Champagne then asked if the amendment that Mr. Petrov referred to would cover any perceived precedent that a variation or allowing these 30 homes to fall into the initial feasibility study would have no bearing on any additional development. Mr. Petrov said you could certainly make your variance conditioned on that. Rebecca Huss said she is in total agreement and thinks the variance if we decide to go forward, should specifically say that it is not approving any kind of assumption of the variance of the other 22-acres of undeveloped land within the development agreement area. John Champagne said he totally agreed. Rebecca Huss said that would significantly change the underlying assumptions that were made in the previous feasibility study.

Rebecca Huss moved to approve the variance to the required and economic and utility feasibility study solely for the 30 homes that are going in the Hills of Town Creek Section Four but said this waiver specifically does not include the 22-acres of undeveloped land within the development agreement area that may generate a more significant impact and will require an extension of a public utility to reach these tracks. John Champagne seconded the motion, the motion carried unanimously. (5-0).

5. Consideration and possible action regarding variance requests for minimum lot area and lot dimensions for The Hills of Town Creek, Section Four as submitted by Chris Cheatham / The Hills of Town Creek, LLC.

Mr. Tramm said this is dealing with the Hills of Town Creek Section Four for the 30-lot development there where the existing lots were developed as a flat lot averaging around 50-foot side yards of 5-feet and lot sizes averaging 6,500 square feet. Mr. Tramm said the developer is asking for variances to allow for similar lot designs and the variances are minimal, but the variance from the minimum lot width of 75-feet with a proposed 50-foot width and variance from the minimum lot area of 9,000 square feet with a proposed average 6,500 square feet, a number of lots also range between 15,000 and 27,000 square feet. Mr. Tramm said the variance has been submitted to allow for five-foot side yards instead of foot side yards. Mr. Tramm said this is a zoning ordinance and has a separate agenda item since it will require action from City Council as the Zoning Board of Adjustment. Mr. Tramm stated Planning and Zoning has reviewed these items.

Rebecca Huss asked if there are lots within the earlier phases that are also 5,000 square feet. Rebecca Huss said about 30 percent of the lots are 5,300, 5,500, and 5,800 square feet, and the average is dragged up by one large lot which looks like it is a drainage area. Mr. White, Engineer for the project, said he thinks the minimum lot is 6,000 square feet because they were able to achieve 50 x 120 foot lots and the reason why a few of the lots are smaller is due to the width to provide the existing right-of-way of Emma's Way to the eastern property line that abuts the detention pond that fit the right-of-way in between some of these lots. Mr. White said some of the lots on the back end got a little bit skinnier than 50-feet so those are a few reasons why some of those lots are less than 6,000 square feet. Mr. Roznovsky said to answer Rebecca Huss's question, the smallest lot in Sections two and three is 6,000 square feet.

Kevin Lacy said his question was about the letter where it says design and layout of the proposed 30 lot section are consistent with the 100 lots already built out adjacent to the site, asking if they already have lot sizes that are that size. Mr. White said essentially it is more that we have 50-foot lot width in a 5-foot building line setback and the only reason why we have a handful of those lots less than 6,000 square feet is just we are physically unable because of the width in this one little pinch point. Kevin Lacy said it may be an obvious question but why do we want smaller lots. Mr. White said because we can't go any larger so to be able to have a 50-foot right-of-way and the width that we have between the existing right-of-way of Emma's Way and the kind of lot line that is still here that abuts the detention pond and they don't have the ability to get a longer lot to get to that 120 feet. Mr. White said their goal is always a 50 by 120-foot lot. Mr. White said a couple of lots that are on the inside of this curve that gets to lots four, five and six, they have already changed that up a little bit to take out a small amount of lot seven and then add a little bit of width to lots four, five and six to try to get those up a little bit, but he could not guarantee today if we get to that 6,000 square feet, but if that is an absolute request from City Council, he could probably shift the right-of-way in that area a little bit further east to add a small amount of length on lots four, five, six and seven that can get to that 6,000 square feet. Kevin Lacy asked if there was any difference in the number of homes based on the lot sizes in this part of the development. Mr. White stated there is no difference. Kevin Lacy asked if 6,000 square foot lots would you have five fewer homes and if you would drop to 5,000 square feet would there be a big difference. Mr. White stated he didn't think he could get to 6,000 square feet for every single lot just because of the width but specifically lots four,

five and six if he could move the right-of-way east a little bit he could probably get some more square footage there, but there is no way to gain any more lots because of that.

Rebecca Huss asked Mr. White if he could tell her about green space in that area and if they have a park in one of the earlier sections. Mr. White said the green space they use for the majority of sections two and three was a 3 or 5-foot strip that was adjacent to Emma's Way to where they planted trees and added berms. Mr. White stated the park is a one-acre park that abuts Lonestar Parkway and they have a sidewalk from section two and section three that allows the pedestrians to walk through and they have a small little pocket park in that area. Mr. White said they will add sidewalks here and the price and striping across in this way that allows residents here to utilize that park, but yes, there is one small pocket park there. Rebecca Huss asked if all the residents shared one acre. Mr. White replied yes, currently. Rebecca Huss asked how many homes. Mr. White said that it is 100 homes. Rebecca Huss asked if it will be 130 with this one or 100 with this one. Mr. White said 130 with this one. Mayor Countryman asked what the price points were. Mr. White said they will be similar to what they have now and thinks their average is \$200,000 to \$225,000. Kevin Lacy asked if it would be the same plans and same style homes. Mr. White said yes. Mr. White said Mr. Chris Cheatham is the one that will develop the lots and he will convey it over to Style Craft. Mr. White said previously Style Craft bought the land and then developed, so this is slightly different in that Mr. Cheatham will put the roads and infrastructure in. Mr. White advised the contract that Mr. Cheatham has with Style Craft says Style Craft promises they will buy the lots, but that is as binding as that agreement goes. Mr. White said that is not to say a different builder may come in, but currently, it is going to be Style Craft. Rebecca Huss said between 5,000 square-foot lots and the one-acre deficits of compensating green space, between that she has a concern, while she understands the Planning and Zoning Commission planned for higher density housing in different parts of the City and she is on board with providing alternate types of housing within the City, but 130 homes with a one-acre park is definitely a lot. Mr. White said he understood and said they are kind of hinged on what they can do with a road and the width and the shape of this tract to be able to develop this at all. Mr. White said he knows compensating green space is covered in a different item tonight, but when this was discussed with the Planning and Zoning Commission, they wanted to be able to find a way to utilize the detention pond as an amenity and doesn't know if they'll cover it there. Mr. White said they have a strategy of carving out a small area within lot 15 that will provide a sidewalk for these residents to get to

a small pocket park where they can put some benches and things there and create an outlook over the pond. Mr. White said they would not do any structures over the pond, but at least have a gathering area so people can use it as an amenity. Mr. White said additionally they went out and surveyed a couple of fairly large trees on that lot that you mentioned is much larger than everything else on lot 26 and there are a handful of some nice old oak trees on the back of that lot, which they are going to preserve. Mr. White said, unfortunately, it's just not a good way of carving that out to utilize as a pocket park, but they are going to try to preserve it to be able to create a buffer between the apartment dog park and that residential lot and then add a bit more of an older feel to be able to save a few trees. Mr. White said those are a few things they are going to do to be able to preserve and create a bit of green space. Rebecca Huss said in terms of quality of life and people getting along is to have more other space they can enjoy and spread out in. Rebecca Huss said to her it is the compensating green space or the lack thereof but said she views them as being integral to each other. Rebecca Huss asked Mr. McCorquodale if he had the visual. Mr. McCorquodale said it was kind of diagrammatic in terms of how it shoots out but where they would have access, take a little bit off the north lot 15 on the north side of the extended detention pond and be able to create a little space with benches and an overlook over the pond. Rebecca Huss asked what the border is at the east side, is it Lonestar Parkway or is it another tract of land. Mr. White said it is the high school stadium. Rebecca Huss said then it is unlikely to be heavily built upon. Mr. White said yes and in full disclosure, he thinks in more recent conversations the sidewalk will likely lie between Lots 14 and 15, but that is a minor detail. Mayor Countryman asked if the sidewalk would go around the entire detention pond. Mr. White said no because the lots on the western edge of the detention pond, those are already a minimum size and many of those instances he can't even get to the 120 feet and the back lot line it's right on the pond's edge and there's not a good way of creating a walking path along the entire pond as it currently sits today because a property boundary is right on that edge and these lots are already at minimum length. Mayor Countryman said a minimum for one-acre space for movement of residents would be great and they could have a walking space around the detention pond to go stretch their legs. Kevin Lacy asked what kind of fencing would those homes have on the back facing the pond and if it would be wrought iron. Mr. White said yes anything that faces the pond on the rear will have wrought iron and anything on the exterior facing MISD they will have a border fence. Mr. White said the border fence is the solid wood like they have along Lonestar Parkway. Mr. White said he would expect with what goes along the future water plant boundary would probably be that

perimeter fence as well and the screening from the apartments will probably have the fence there too. Kevin Lacy asked if there will be water held in the pond. Mr. White said yes there currently is today. Rebecca Huss asked where the water is coming from and if it was from Town Creek or MISD. Mr. White said it is just the drainage that goes into the pond. Mr. White stated it was over excavated so the actual pond of the outfall is over excavated in so many feet that will hold water. Mr. White said he does not recall exactly how it was constructed, but it was probably constructed with a clay liner at the bottom of it so that way it won't saturate in the soil and normal rain events will continue to fill it up. Rebecca Huss asked if it would come from either side. Mr. White replied yes, mostly from the upstream like the south side of SH 105 from the high school. Rebecca Huss thanked Mr. White for explaining the information. Kevin Lacy asked if there will be a fountain feature. Mr. White said there is not one currently and he cannot guarantee there will be one in the future. Mr. White said the pond was ultimately designed originally to be an amenity. Mr. White said many apartments currently overlook that today and believes those are set up at premium rates because of the visual.

Rebecca Huss asked if they have an HOA that will maintain the detention pond. Mr. White said there is an HOA for the subdivision, but he is not privy to who actually owns and maintains the pond currently, but that would have to be something that is worked out, so it is maintained. Mr. White stated he thinks Mr. Cheatham still has a partnership with the apartments so he has his hands in basically all of this right now.

Rebecca Huss asked Mr. Tramm or Mr. McCorquodale if Planning and Zoning recommended this to be accepted. Mr. McCorquodale said they approved the preliminary plat based on the condition that the variances were granted and again when they looked at the compensating open space felt that the solution you are looking at tonight, which was still an idea at that point, but looks consistent with the discussion that the Planning and Zoning Commission had and that they would be okay with. Mayor Countryman asked if the purpose of the sidewalk would just be to go sit on the bench and overlook the water. Mr. White said yes, the current park that is between sections two and three is just a circle of a sidewalk with some park benches that overlook the loop, so he does think this would be a better visual than looking at Lone Star Parkway.

Tom Cronin asked T.J. Wilkerson what he thought. T.J. Wilkerson said he was good with it and stated he was a tree guy, so he doesn't want to cut down all the big trees because he thinks they would make the area look a lot better. T.J. Wilkerson said if that is what he is proposing looking at that area and looking at the map, there is not much they can do with it unless they eliminate a few of those lots and I'm sure they don't want to do that.

T.J. Wilkerson moved to approve the two subdivision variance requests to allow minimum lot area and lot dimensions list as required by the Ordinance. John Champagne seconded the motion.

Discussion: Rebecca Huss asked if we need to put a restriction on it, so it is substantially similar to what has been presented to City Council since this is a blanket 60-lot approval. John Champagne stated we get variances all the time. Rebecca Huss said yes, but this is specific to this plan. Mr. McCorquodale said if the design plan is going to come back consistent with what the plat shows or the preliminary plat shows, he thinks they are probably safe. Rebecca Huss said so the motion does not need to reflect that it is similar to the preliminary plat. Mr. McCorquodale said that is correct. Kevin Lacy asked if we approve the variance then that does not mean it is okay for all the other builders coming in. Rebecca Huss said every variance we do has its own set of circumstances that means we are not setting a precedent. Mr. Petrov said Rebecca Huss was correct and they are not precedential in nature.

The motion carried unanimously. (5-0)

6. Consideration and possible action on calling a Zoning Board of Adjustment Public Hearing regarding a variance request for 5-foot side yard setbacks in lieu of the required 10-foot side yard setback for Hills of Town Creek Section Four, as submitted by Chris Cheatham / The Hills of Town Creek, LLC.

Mr. Tramm said this item is related to the lot size and dimension a variance request, but side yard requirements are part of the zoning ordinance and the variance process is different than the subdivision ordinances. Mr. Tramm said this item will require a public hearing and is decided by City Council while acting as a Zoning Board of Adjustment, so staff

recommendation is to call a Zoning Board of Adjustment Public Hearing for Tuesday, June 9, 2020, at 6:00 p.m. to receive comments on this item and this will allow us time for publication and notification deadlines.

Rebecca Huss moved to call a Zoning Board of Adjustment Public Hearing for Tuesday, June 9, 2020 at 6:00 p.m. at 101 Old Plantersville Road and via Zoom as for allowances by the State Legislature. Tom Cronin seconded the motion, the motion carried unanimously. (5-0)

7. Consideration and possible action regarding a variance request for the requirement to provide compensating open space in lieu of minimum lot sizes of 9,000 square feet for The Hills of Town Creek, Section Four, as submitted by Chris Cheatham / The Hills of Town Creek, LLC.

Mr. Tramm said when City Council approves a variance for lot sizes smaller than required by Code compensating open space is required in the subdivision at a minimum one-to-one ratio. Mr. Tramm said the developer is asking for a variance not to provide any compensating open space for their deficit of one acre and the Assistant City Administrator Mr. McCorquodale was reviewing this item so he is also available for this item as well.

Mr. McCorquodale said he was going to go back to the same conversation about where the proposal is based. Mr. McCorquodale says he knows the item says they are proposing no green space now and he doesn't know if we have the details exactly worked out on this but there's some compensating green space that looks like it's probably in the thousand or so square feet, or maybe 10 or 12 with the sidewalk. Rebecca Huss said a quarter-acre instead of one acre. Rebecca Huss said it does sound bad though when you have an 8-acre development and you are short by an entire acre, which is like a 15% shortage. Mr. McCorquodale said typically if this detention pond were part of the overall subdivision plan had they done the apartments and the residential homes and platted them all at the same time, they could have used the detention pond here that its adjacent to. Mr. McCorquodale stated its kind of a sequencing thing and it does leave them in a spot where it might look worse than it is. Mr. White said the original request when it went to the Planning and Zoning Commission was they would not provide compensating green space and Mr. McCorquodale can correct him if he's wrong, but Planning and Zoning really had a hard time doing that so we wanted to find a creative way of providing compensating green space where this proposal came in. Mr. White said he believed they were

okay with this kind of idea which Mr. McCorquodale was alluding to that the pond itself would be compensating green space that would cover more than the one-acre minimum requirement according to the ordinance, which is what we tried to present in this option.

Kevin Lacy asked if there is something that could be done to make the space more attractive and relaxing like a nice lit fountain in the middle of the pond to make it feel bigger. Mr. White said he cannot commit to that without talking to Style Craft or Mr. Cheatham, not to say that they would not jump on board with it. Mr. White said it is City Council's decision to make it a requirement, which would be something we have to bring back to them to see if they would do it. Mr. White said he would have to go back to them to give a formal answer. Rebecca Huss said a lot of times people would do something like that anyway because it helps keep the vegetation down.

T.J. Wilkerson asked how many of the lots are left in the 9,000 square feet and whether the area was mostly young families. Mr. White said yes for the majority though it has been a little bit across the board, and it is the going rate of what the lot sizes are right now with the home prices are now in the \$220,000 to \$250,000 range so you do have a handful of first-time homeowners and probably some empty nesters. Mr. Roznovsky said he thought T.J. Wilkerson's question was how many of the 30 lots are less than 9,000 square feet and that is 19 of the 30 lots are less than the 9,000 square feet. Mr. White said he would agree with that. Mr. White said he does believe in the other sections the majority as well was less than 9,000 because they went for a lot minimum of 50 x 120 feet and if we're using this other little pocket park to overlook the pond, these 30 lots would be able to utilize the pocket park for section two and three and vice versa. Mr. White said the lots in sections two and three would be able to utilize this area as well as an amenity. Kevin Lacy said from what he can see, they have squeezed out every square inch, possibly taken out without removing at least one lot, utilizing every inch they have. Mr. White said yes sir, it is a very odd shape tract.

Tom Cronin said the way he looks at this is it is a marketing thing and he thinks any other development that offers better parks and recreational amenities will sell out quicker than this. Tom Cronin said these folks have access to Cedar Brake or any parks in the City but said he knew a lot of starter homes or homes for young families and ideally it would be great to have

parks and green belts, but from an economic standpoint, he can see why the developer is doing what he is doing.

Tom Cronin moved to approve the variance request for compensating open space. Rebecca Huss said she would second the motion and said it is not ideal, but she agrees with what Tom Cronin is saying.

Discussion: Mr. Roznovsky asked to have clarification on a question as to whether or not that was with or without what they are proposing on the visual presentation made by Mr. McCorquodale, and was it just a blanket and they do not need any compensating green space or no compensation space except for the concept being proposed.

Tom Cronin said he understood what Mr. Roznovsky was saying so “except for” we’ll say that, but just based on what the developer is requesting and what they’re showing, he is okay with that, but it’s not a lot of opportunity for families places to spend, it’s a postage stamp, but it is what it is. Tom Cronin said he would state “as it shows on the screen” and everyone must share the postage stamp size area. Kevin Lacy said he gets Tom Cronin’s point and it will also drive residents more into town to go to other parks which also has them passing businesses and stopping for lunch. Kevin Lacy said we have a lot of nice things here in town for people to do.

Rebecca Huss said if the clarification was that the motion included the 6,687 square feet of pocket park with benches to overlook the pond and the sidewalk leading to that, she seconds the motion. The motion carried unanimously. (5-0)

8. Consideration and possible action regarding calling a Public Hearing for a rezoning request from B-Commercial to R1-Single Family Residential for the proposed Hills of Town Creek Section Four, as submitted by Cheatham Management / The Hills of Town Creek, LLC.

Mr. Tramm said this is a continuation of the existing residential development on the west side of the City and the same homebuilder’s plan for construction of homes in sections two and three have a total of 100 home sites, 55 are currently completed, 18 are under construction, 27 lots remain available in this plan and plans for this area call for 30 new home sites that will be similar. Mr. Tramm said staff recommends calling a Public Hearing for Tuesday, June 9th at

6:00 p.m. by teleconference to receive items on this request. Mr. Tramm said using this date will allow us proper notification and publication deadlines.

John Champagne moved to call a Public Hearing for Tuesday, June 9, 2020 at 6:00 p.m. via video teleconference to receive comments on this item. Kevin Lacy seconded the motion, the motion carried unanimously. (5-0)

9. Consideration and possible action regarding a variance request to allow residential streets serving more than 50 homes to have a 50-foot ROW as allowed in the current Subdivision Ordinance in lieu of the 60-foot ROW as required by the 2002 Subdivision Ordinance that applies to the Buffalo Springs Planned Development, as submitted by LeFevre Development, Inc. for Town Creek Crossing Sections One & Two.

Mr. Tramm said this is a 125-acre development north of Buffalo Springs near the intersection of Lonestar Parkway and Buffalo Springs Drive where they have 199 residential lots and eight commercial reserves. Mr. Tramm said this is part of the Planned Development Agreement with the developer and they follow the 2004 ordinances. Under those ordinances, residential streets serving more than 50 homes require 60-foot right-of-way. Mr. Tramm said the developer is asking to follow what the current subdivision ordinance allows, which is a 50-foot right-of-way for all residential streets. Mr. Tramm said it's important to note the right-of-way does not affect the width of the street itself and what this variance would do is allow homes to be placed five-feet closer to the street than if a 60-foot right-of-way was used. Mr. Tramm said the Assistant City Administrator Mr. McCorquodale did the research work on this and he is available for this item as well.

Mr. McCorquodale then presented a visual he received from Mr. White today, which was a color rendering of what Creek Crossing is contemplated to be. Mr. McCorquodale said a point to note is the streets are not laid out in a way where they are going to be a cut-through street or a shortcut to somewhere, so in looking at the streets they look like they're only going to serve the residents that reside there. Rebecca Huss asked Mr. McCorquodale if the streets themselves were not going to be narrower, it is just less room for the utilities under the grass. Mr. McCorquodale said yes, it allows the building line if you take the 10-feet of less right-of-way if you took 5-feet off of either side then you end up with about 26 feet or 24-foot streets. Mr.

White said it would be 28-foot wide streets back-to-back. Mr. McCorquodale said it would still leave 18-feet or 9-feet on either side with grass to do any utility work. Mr. McCorquodale said there will be an easement and part of the front yard will be in the utility easement as well. Rebecca Huss asked if it is standard to what we are doing now. Mr. McCorquodale said that is correct.

Tom Cronin asked Mr. White if he had any idea what the average home price was. Mr. White said Mr. LeFevre is talking to multiple builders and it is going to be difficult to pin that down until we get a builder in, but it's separated into two sections with the one on the right section that is intended to be a 60-foot lot in normal instances that would probably be at \$250,000 to \$300,000 range and the other side would have larger lots in the 70-foot range. Mr. White said he thinks there's still a handful of 60's in there but it's intended to have more premium against the creek and better views and it's a lot more 70-foot lots that will probably be closer to like the \$300,000 - \$350,000 range, he estimated.

Mayor Countryman asked if there is any chance there is going to be a jogging trail along the water, in the back part of the house. Mr. White said he thought Mr. LeFevre and Ms. Dumas were on the line, and they may be able to speak to that specifically. Mr. White said he knows there is going to be a lot of sidewalks and maybe golf cart paths, but he doesn't know if they talked about walking trails, because he thinks most of the lots along the creek would probably be fenced with wrought iron and it may not be the best. Rebecca Huss said she feels like if the streets are the same width and it is what we have under our current standards, she is not sure that there is any reason not to allow it. Mayor Countryman said there is plenty of green space too so that looks aesthetically good.

Rebecca Huss moved to approve the subdivision ordinance variance request to allow 50-foot residential streets rights-of-way. Tom Cronin seconded the motion, the motion carried unanimously. (5-0)

10. Consideration and possible action regarding variance requests for minimum lot area and lot dimensions for Town Creek Crossing Sections One & Two, as submitted by LeFevre Development, Inc.

Mr. Tramm said this development is looking for variances from the minimum lot width of 75-foot opposing 55 to 60-foot widths and a variance from the 9,000 square foot minimum lot size, proposed lots are between 7,000 and 10,000 square feet. Mr. Tramm said these lots will also have 5-foot side yards, and there is no variance needed for that since the zoning ordinance from 2004 that governs the agreement allows for the 5-foot yards. Mr. Tramm said also to note is the 2004 subdivision ordinance does not require an opinion from Planning and Zoning for these variances, so these are put directly to City Council for consideration.

Rebecca Huss said like the previous item, can we talk about the items together in terms of the shortfall of space and number of lots, because it looks like none of them will be below 6,000 square feet. Mr. Roznovsky said the minimum he saw was 6,500 square feet and he thought the maximum went up to 18,000 square feet, so between 6,500 and 18,000 was the base on the preliminary plat.

Rebecca Huss asked about the shortfall on item 11. Mr. Roznovsky said there is no shortfall on this one, it's just that since they are requesting a variance to utilize the compensating green space to go under the lot size, which is essentially acknowledging they are providing compensating green space in excess. Mr. Roznovsky said he thinks the compensating green space used is well over the lot size. Rebecca Huss asked if they have a deficit of 2.8 on acreage but are providing 67-acres in compensating green space. Mr. Roznovsky said that was correct. Rebecca Huss said that is significant compensation. John Champagne said they were on item 10. Rebecca Huss said she knew but thinks they go together when talking about smaller lot sizes and compensating green space is an important part of putting the two together. John Champagne said absolutely. Rebecca Huss said looking at the map you kind of have it, but then when you look at the smaller lot sizes are 2.8 acres lower but they're giving back 64.2-acres over what's required, it looks pleasantly green and is a much easier decision.

Kevin Lacy asked if they needed to combine the items. Rebecca Huss said no, she thinks you can take them one at a time. Rebecca Huss asked Kevin Lacy if he had any questions. Kevin Lacy said no he completely agrees green space is abundant.

Rebecca Huss moved to approve the two subdivision ordinance variance requests to allow minimum lot area and lot dimensions less than required by the ordinance for Town Creek

Crossing, sections one & two, as submitted by LeFevre Development, Inc., Tom Cronin seconded the motion, the motion carried unanimously. (5-0)

11. Consideration and possible action regarding proposed compensating open space in lieu of minimum lot sizes of 9,000 square feet for Town Creek Crossing Sections One & Two, as submitted by LeFevre Development, Inc.

Mr. Tramm said one item to note is this is not a variance request. Mr. Tramm said when City Council approves a variance for lot sizes that are smaller than required by Code, the compensating open space is required in the subdivision of the one-to-one ratio. Mr. Tramm said this subdivision has proposed lots with an accumulative deficit of the 2.8 acres of below what is required but is proposing a total of 67-acres in compensating open space. Mr. Tramm said this is given to Council to approve or deny this request to compensate for open space.

Tom Cronin said based on the previous agenda item, he thinks it is a no brainer and that it is generous to have the 67-acres in compensating open space.

Tom Cronin moved to approve the compensating open space in lieu of minimum lot sizes of 9,000-feet for Town Creek Crossing Sections One & Two, as submitted by LeFevre Development, Inc. Kevin Lacy seconded the motion, the motion carried unanimously. (5-0)

Rebecca Huss said she thinks if it is built as per this drawing, it will be a great addition to the City and is looking forward to seeing it.

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. (There are no items at this time.)

COUNCIL INQUIRY:

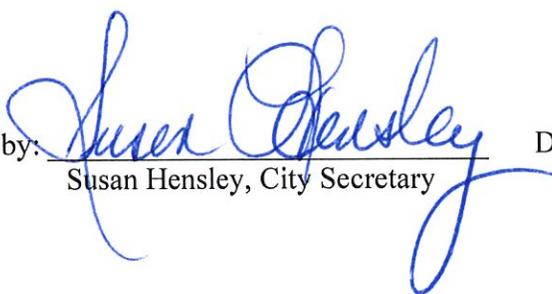
Pursuant to Texas Government Code Sect. 551.042 the Mayor and Council Members may inquire about a subject not specifically listed on this Agenda. Responses are limited to recitation of existing policy or a statement of specific factual information given in response to the inquiry. Any deliberation or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

Rebecca Huss asked if Mr. Tramm could give a timeline for the budget amendment and if he could give an idea of what he thought they were going to be foreseeing in terms of the revenue drop, but at some point, they need to do a budget amendment, which she is worried if they amend the budget too soon they might have to do several of them. Rebecca Huss asked Mr. Tramm if he has any thoughts on what our legal requirements or obligations are in terms of trying to keep up with what we think is going to happen versus what we should have baked into a legal budget. Mr. Tramm said we have a budget that is approved, and technically until it is amended, he thinks everyone is aware that one follows through. Mr. Tramm said we are certainly all aware that the situation is changing out there and so we are trying to be responsive to that, which is why we have taken steps at a staff level to reduce expenditures and curtail expenses where they can. Mr. Tramm said we are already taking action to restrict expenditures. Mr. Tramm said one concern he has is that his goal has been stated and he intends to provide a significant report to Council at the next Council meeting on the 26 of May but based on the fact that the economic conditions are very flexible, it may be best for him to present the most detailed report he can give to Council on the 26 of May, but possibly hold that actual amendment off until June and then we can see one more month's financial numbers. Mr. Tramm said what we have not seen is the financial numbers from sales tax revenue that occurred during the business for April and that information is not required to be filed by the businesses until the completion of May, so we won't have that information until June. Mr. Tramm said they might have preliminary data by the June 9, 2020 meeting to give us some good indication. Mr. Tramm said certainly at the latest, by the second meeting in June they should have all of this with an intelligent budget that represents good changes that we could be able to put in and avoid doing it in a piecemeal fashion. Rebecca Huss asked so we are not at legal risk of operating under a budget that we know is complete fantasy at this point. Mr. Tramm said not in any way that he is aware, and said he thought they have had enough discussion that everyone is aware of the situation and we are taking steps to respond to it. Rebecca Huss said she thinks we are all on the same page, the only difference is what our legal budget is. Mr. Tramm said he thinks we are in a good spot, legally, with that regard.

Rebecca Huss asked given that Mr. Anthony Lasky is new, are we good with taking steps for paying the bonds when they come due, which she did not think they were due until September. Rebecca Huss stated Mrs. Cathy Branco used to take plotting and early steps, which she much appreciated because it was like returning a lob in tennis that was telegraphed in advance so that our counterparts knew that if something had happened they had plenty of time to call us because they were so used to us being ahead of schedule. Mr. Tramm said he thinks we are going to be in an equally good place with that and said in his discussions with Mr. Lasky about such things, Mr. Lasky is a supporter of following through on accruals on a regular basis and keeping an eye on deadlines such as those.

ADJOURNMENT

Tom Cronin moved to adjourn the meeting at 7:18 p.m. T.J. Wilkerson seconded the motion, the motion carried unanimously. (4-0)

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

Mayor Sara Countryman

Montgomery City Council
AGENDA REPORT

Meeting Date: May 26, 2020	Budgeted Amount: N/A
Department: Administrative	
Prepared By: Dave McCorquodale	Exhibits: Engineer's memo
Date Prepared: May 21, 2020	

Subject

Consideration and possible action regarding completion of a one-year warranty period for Lake Creek Village Section Three and release of the maintenance bond.

Description

The engineer's memo is attached that recommends ending the warranty period and releasing the maintenance bond. Staff would like to ensure any outstanding engineering invoices for the project are paid. Since escrow agreements are not required by the Planned Development Agreement for Buffalo Springs, the developer pays for engineering costs as they are incurred. Any outstanding invoices are expected to be minor, though it's prudent to wrap up all project details prior to officially closing it out.

Recommendation

End the warranty period for Lake Creek Village Section Three and authorize release of the maintenance bond conditional on a final verification of all outstanding engineering invoices being paid for the project.

Approved By

Asst. City Administrator	Dave McCorquodale 	Date: 05/21/2020
City Administrator	Richard Tramm 	Date: 05/21/2020



1575 Sawdust Road, Suite 400
The Woodlands, Texas 77380-3795
Tel: 281.363.4039
Fax: 281.363.3459
www.jonescarter.com

May 20, 2020

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

Re: One-Year Warranty Inspection
Construction of Lake Creek Village Section 3
City of Montgomery
TIN No. 74-263592

Dear Mayor and Council:

Jones|Carter held the one-year warranty inspection for the referenced project on October 19, 2018 at 8:30 AM.

Based on the completion of all punch list items identified at the one-year warranty inspection, we recommend the City officially end the warranty for the project.

The following individuals were in attendance during the one-year warranty inspection:

Mr. James McCain – Jones|Carter
Mr. Michael Carpenter – Jones|Carter
Mr. Jim Gregg – Jones|Carter
Mr. Eric Standifer – City of Montgomery
Mr. F Salas – City of Montgomery
Mr. Russell Roan – Randy Roan Construction, Inc.
Mr. Dusty Eanes – GLS Engineering

Should you have any questions or need any additional information, please do not hesitate to contact me.

Sincerely,

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

Chris Roznovsky, PE
Engineer for the City

K:\W5841\W5841-1016-01 Lake Creek Village Section 3\3 Construction Phase\Contract Documents\One-Year Warranty Release to Owner.docx

Enclosures: One-Year Warranty Inspection Punch List

cc (via email): Mr. Richard Tramm – City of Montgomery, City Administrator
Ms. Susan Hensley – City of Montgomery, City Secretary
Mr. Alan Petrov – Johnson Petrov, LLP, City Attorney
Mr. Russell Roan – Randy Roan Construction, Inc.

Photos from One-Year Warranty
Taken 04/27/2020





City Administrator's Report – May 26, 2020 City Council Meeting

The overriding event of the last month, as with the previous month, has been the COVID-19 public health emergency. Each City department has adapted its operations to best work through the current situation and still fulfill our core missions. City Hall had been closed to the general public with staff primarily available onsite by phone and email to work with the public. Each of City Council, Planning and Zoning Commission and Montgomery Economic Development Corporation have conducted their April and May meetings meeting via teleconference. On May 18th we reopened the City Hall lobby to the general public in a manner to encourage social distancing within the lobby area in what we hope is a first step to ultimately be able to return to a more normal situation.

The City meetings that I have attended over the last month include City Council Meetings on April 28th and May 12th and the MEDC Meeting on May 18th. In addition, a staff committee of the City Administrator, Assistant City Administrator and Public Works Director interviewed five engineering firms for the Master Drainage Study of the Town Creek Watershed. This City Council Meeting's business includes the unanimous recommendation to select a firm for this work. All of these meetings were held via teleconference. Since the cancelled City Council Meeting of March 24th near the start of the Governor's Orders to shut down and/or restrict certain businesses and gatherings, staff has worked diligently to learn the systems required to be able to organize and conduct these through the use of technology so that these meetings and other City services would continue.

We have started seeing some of the smaller events begin to start up. Sip n Stroll restarted last week. They spaced the tents a bit apart from each other and people generally seemed to observe social distancing techniques. We are having conversations with the Chamber about Freedom Fest,

which will include some modifications due to the current general situation. The Montgomery Music and Mudbugs Festival is awaiting a reopening to the level where they can stage their event.

In my initial conversations with City Department Heads, a large number of items were identified to be able to be cut, reduced or delayed in consideration of a possible budget shortfall due to the COVID-19 issues related to City sales tax revenue. We are also looking closer at the sales tax information we do have for previous periods until we receive actual sales tax data for activity from the month of April 2020, which is the month most affected by the pandemic's economic impacts so far. The businesses have until the end of May to file this information, which we would expect to receive in June. I would expect this to allow us to be in position to make an informed decision on amending the budget by July so that we can then move forward with planning the 2020-21 fiscal year budget.

I am planning to take time off during the last week of June and/or first week of July, pending the current pandemic situation allowing me to take the time off. I will update Council on the exact dates after my plans are finalized.

Please feel free to contact me directly if you have any questions on these items. I look forward to seeing each of you at the upcoming meeting. If you have specific questions on items within the reports, please feel to contact me or the appropriate department head prior to the meeting. Please let me know if you will be unable to attend the meeting. We have two items for the City Council acting as the Board of Adjustments, which will require four Council members in attendance to take action.

Respectfully submitted,

Richard Tramm
City Administrator



CITY OF MONTGOMERY

Development Report

May 2020

**By: Richard Tramm, City Administrator
Dave McCorquodale, CPM, Assistant City Administrator and
Director of Planning and Development**

This month's report finds the City still navigating a global pandemic that is affecting every facet of our lives. The state is providing ongoing guidance to local governments outlining procedures for businesses opening up to the public again. Residential homebuilding has seen a decrease in new starts this month, though two new subdivisions are under development in the City. Commercial development is generally less affected by market fluctuations and has held steady in the City and surrounding areas. City staff is closely monitoring the situation to understand the implications on economic development within our City.

Commercial Development

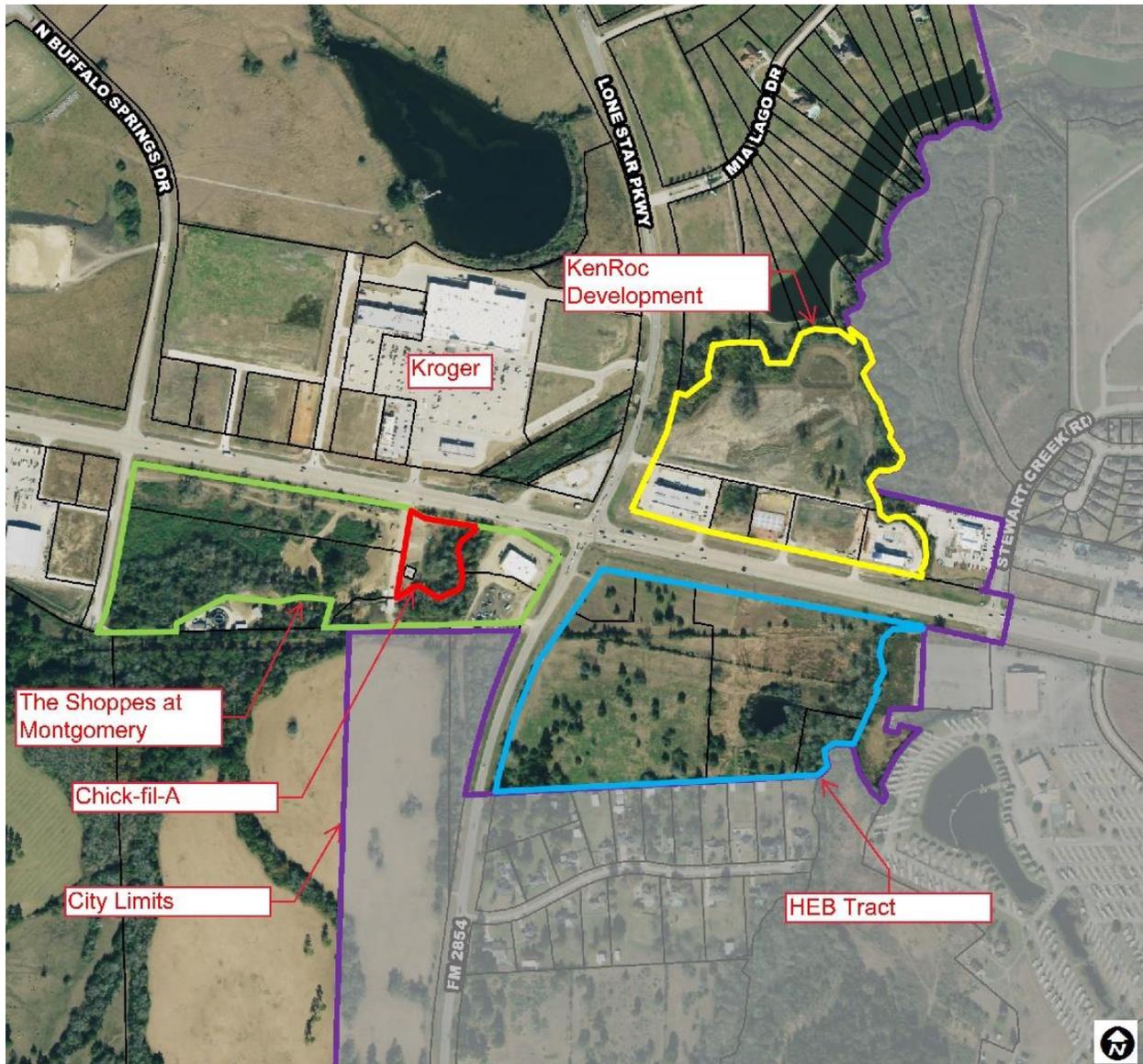
KENROC Property – This 13-acre development is along the north side of SH 105 and east of Lone Star Parkway. There are three pad sites with SH 105 frontage that includes a 16,000 ft. building with an AT&T store and an orthodontist office currently under construction. Future plans call for a 24,000 ft. building on the north side of the property. Christian Brothers Automotive Repair has opened west of Bubble King car wash. Discount Tire is in preliminary design on an adjacent parcel.

Kroger Site – The site is approximately 80% built out, with three parcels remaining for development. Within the retail center, there are several restaurants, retail businesses, and salon/personal care establishments. Most of the locations in the main building are occupied.

West of Kroger/East of Buffalo Springs Road – This is a 16-acre site with utilities installed and ready for development. The site master plan depicts a retail center similar to the Kroger center and four pad sites closer to SH 105. The Blue Wave Car Wash is part of this location.

Central Business District – Best Donuts, located at 20998 Eva St, is nearing completion with plans to open in the next month. The contractor is completing work on several outstanding items. Coldwell Banker has moved from Walden Road to Heritage Place near the intersection of SH 105 & FM 149. Wings Over Montgomery, designed as primarily a take-out wing restaurant, has started renovations on the building next to the First State Bank in downtown.

The Shoppes at Montgomery – This is a 26-acre property located at the southwest corner of SH 105 and FM 2854. Chick-Fil-A is currently under construction with a planned opening May 21st. Plans have also been approved for a stand-alone Starbucks location near Chick-fil-A and site work has started. Two retail centers are also under construction in this development.



Residential Development

18 new homes have been completed so far this year. Existing homesite inventory is still available, and several new residential subdivisions are in the early stages of the development process. While uncertainty exists in the market and new housing starts have slowed, 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.

Heritage Senior Apartments – The next phase of the apartments is nearing completion. This include approximately 80 apartments, which are complete and 8 “cottages” which are six-plex units at ground level have just begun leasing. This development has now completed all planned phases of construction.

Hills of Town Creek

Subdivision – With a total of 100 single-family homesites, this subdivision immediately west of Town Creek Apartments off Emma’s Way. 55 homes are complete, 18 are under construction, and 27 lots are available. Preliminary plans for a new 30-lot section have been submitted for review.



Terra Vista Subdivision – This is a 61-lot single-family development northeast of Waterstone on FM 1097. 29 homes are complete, 11 are under construction, and 21 lots are available.

Montgomery Townhomes – Preliminary plans have been submitted to the City for a 48-unit townhome project along Plez Morgan Drive between Lone Star Parkway and FM 1097. The project is in the early stages of review with no immediate timeline for construction. More details will be provided as they become available.

Town Creek Crossing – This addition to the Buffalo Springs Planned Development includes 199 residential homesites and 8 commercial reserves. Planning for the subdivision is in the early stages of design. More details on the timeline for construction will be provided as they become available.



City Development Activities

Texas Water Development Board Funding - The TWDB has provided funding in the amount of \$2.8 million for water and sewer work. The projects being funded for water system needs include connection of a 12-inch water line north of Clepper Street to the 12-inch line west of Cedar Brake Park (which will increase the water pressure on the western side of the city). The project design has been approved by the state and has been bid. Due to a low number of bids submitted, the City is currently evaluating options for rebidding the project. There are also improvements at Water Plant #3 under review that will increase water production capabilities.

Part of the Texas Water Development Board funding is to improve Lift Station #1 that feeds all the city's wastewater into the Stewart Creek Treatment Plant. Work is underway and the contractor plans to be completed in late May. The rerouting of the Lift Station #3 force main directly into Lift Station #1 will greatly increase the efficiency of the sanitary sewer system.

General Land Office Severe Flood Mitigation Grant – In May, 2017 the City learned of approximately \$22 million dollars in grant funds that had been offered to Montgomery County from the Texas General Land Office (GLO) for flood related damages since Montgomery County was one of six counties in the state that the GLO had selected due to severe flood damage in the past two years. The City was allocated \$2.2 million of the GLO funding. The kickoff meeting was held in August 2019 and the project elements are currently undergoing environmental review. In late 2019, the City Council authorized the City Administrator to prepare an RFQ for an engineering firm to prepare a study of the watershed to identify specific recommendations for the expenditure of the project funds. Five firms have been interviewed and the City expects to have a contract for the work by next month.

Downtown Walkability/Improvement Plan – This effort is to improve the streetscape and pedestrian space in the downtown area. Planning is under way now, funded by the MEDC. The process will involve input from downtown property owners & businesses, city residents and key stakeholders. Design concepts were developed by Texas A&M Landscape Architecture students. The MEDC held a workshop in January 2020 to review the designs. This design work will serve as a springboard into detailed designs as the final plan develops.

Comprehensive Plan – The City, in partnership with Texas A&M’s Community Resilience Collaborative and Texas SeaGrant, is developing a Comprehensive Plan that will guide the City’s decision-making process by identifying a long-term vision for how the City will grow. The Plan will be based on the values and expectations of the community, and will guide public policy in areas such as transportation, utilities, land use, recreation and housing. The draft of the Comprehensive Plan is behind schedule, but is 75% complete and the City will review the draft this month.

HOME Grant --The City Council approved an application to be made for the State of Texas HOME project in mid-2018. This will fund up to eleven new houses or major renovations for those who qualify. The applicants must have income below 80% of the average income for the area, be the owner of the house and have a clear title to the property where the new house would go. The initial application process resulted in three city residents that qualified for new houses. The grant has no local match, but the MEDC has agreed to cover any incidental costs required by the grant. Each house includes approximately \$100,000 in funding for administration and construction. Agreements with three residents approved under this program were signed on January 21, 2020. A fourth resident is anticipated to close soon.

Businesses Opened in 2020

Coldwell Banker; 21105 Eva Street, Suite 110

Christian Brothers Automotive; 19920 Eva Street

Chick-fil-A; 20155 Eva Street (Grand Opening May 21st)



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

Monthly Report for April 2020

Water

- Verified valves on Baja and MLK for paving project.
- Performed a valve flush on leaking hydrant on FM 1097
- Activated/deactivated 4 water accounts.
- Did not complete monthly cutoff list due to COVID-19.
- 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 5 work orders for endpoint maintenance issues.
- Completed 1 work order for water leaks.
- Completed 7 work orders for miscellaneous water issues.
- Completed 4 work orders for water taps.

Wastewater

- Smoke tested a section of sanitary sewer main on College St. to evaluate possible sinkhole.
- Delivered and spread topsoil around manhole set on Old Plantersville Rd.
- Completed 2 work orders for sewer taps.
- Completed 1 work order for sewer-stop up.

Streets/Drainage/ROW

- Removed several "permanent" bandit signs constructed in ROWs.
- Removed fallen tree in easement behind Burger Fresh after responding to a citizen request.
- Excavated ditch at 604 College St. at the request of homeowner.
- Removed overgrown grass and dirt from sidewalk on Eva St. in front of Hodge Podge Lodge.
- Flail mowed Flagship Blvd. and a section of Eva St. at request of mowing contractor to improve ROW mowing.
- Installed grass sod at location of water tap installed on Berkley Dr.
- Finished repainting all stop bars and speed humps.
- Completed street sign inventory list.
- Cleared storm inlets throughout the city.
- Repaired 0 potholes.

- Completed 1 work order for streetlight request.
- Completed 2 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

- Replaced ballast in PD office at City Hall.
- Cleaned all dead leaves from flower beds at City Hall.
- Pressure washed all concrete at City Hall and all Park facilities.
- Replaced and rewired remote for dump trailer.
- Replaced leaking radiator on PW-1501.
- Performed brake inspection on PW-1501.
- Replaced light switch in restroom at Sewer Plant.
- Completed monthly light bulb check at all facilities.
- Completed monthly check of AED's at City Hall and in crew trucks.
- Delivered cases of water to City Hall as requested.
- Suspended weekly cleaning of Community Center after cancelling all reservations due to COVID-19.
- Completed weekly pre trip inspections of crew trucks.
- Completed monthly check of all irrigation systems and made repairs as necessary.
- Completed 0 work orders for street sign issues.
- Completed 18 work orders for general-City Hall maintenance.

Parks/Recreation

- Replaced flags at Homecoming Park.
- Replaced wood on all picnic tables at Cedar Brake Park.
- Drained and cleaned fountain at Cedar Brake Park.
- Painted newly installed restroom doors at Cedar Brake Park and Homecoming Park.
- Delivered and emptied debris trailer from Memory Park for Rotary Club.
- Completed 17 work orders for maintenance-parks issues.
- M/W/F cleaning of all restrooms and grounds.
- Fernland Park is closed for tours so none are reported for this month.

General

- Completed 15 work orders for maintenance-garbage issues.
- Completed 21 work orders for maintenance-general issues.
- Completed monthly safety meeting with department and safety officer.
- Attended bi-weekly conference calls with utility operator and engineer.
- Completed 8-hour correspondence course for water license renewal.
- Attended Emma's Way punch list discussion call.
- Attended TORC review of Water Plant 3 improvements call.
- Submitted all paperwork to TCEQ for drilling mud spill cleanup on Lone Star Parkway.

- Attended TPWA monthly meeting online.
- Attended Town Creek Drainage Study SOQ review Zoom meeting.
- Attended 2 LMC special session Zoom meetings: Leading during a crisis.

Report prepared by:
Mike Muckleroy
Director of Public Works
May 19, 2020



Montgomery Police Department

Chief Anthony Solomon

Activity Report

April 1, 2020 - April 30, 2020

Patrol Division

Calls for Service	-	101
Total Reports	-	20
Citations Issued	-	32
Warnings Issued	-	56
Arrests	-	6
Accidents	-	6

Personnel/Training

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

Investigation Division

Total number of assigned cases to C.I.D. for the month: 4

Breakdown by Offense Category

DWI	3
Fraud	1
Marijuana/Controlled Substance	4
Criminal Mischief	2
Trespasser	1
Burglary	1

Major Incidents

No major incidents at this time

Upcoming Events

The Police Department's R.A.D. Classes and Citizen's Police Academy have been postponed. New dates are to be determined.

Traffic and safety Initiatives

The police department has been utilizing the speed trailer, which is being deployed at random times along Eva St between the Cowboy Church and Houston St. as well as along Lone Star Bend.

City of Montgomery Municipal Court Report April 2020

Kimberly Duckett
Court Administrator



Comparison Chart

Citations and Revenue January 2018 - Present

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

Totals 2605 2146 365

	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	
<i>June</i>	\$25,193.20	\$30,546.14	
<i>July</i>	\$39,922.89	\$35,339.40	
<i>Aug</i>	\$51,021.18	\$40,020.15	
<i>Sept</i>	\$50,959.23	\$35,212.57	
<i>Oct</i>	\$37,954.40	\$25,875.30	
<i>Nov</i>	\$30,792.97	\$22,745.80	
<i>Dec</i>	\$27,171.20	\$28,590.70	

Totals \$506,815.29 \$406,314.49 \$93,443.98

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

\$77,211.80 \$93,443.98

Total
\$170,655.78

UTILITY/GENERAL FUND REPORT – APRIL 2020

TOTAL REVENUE	
Utilities	\$151,735.84
Permits	\$7,839.00
Sign Fees	\$150.00
Vendor/Golf Cart/ Etc. Permits	\$70.00
Plat Fees	\$555.00
Right of Way Fees	\$23.07
Hotel Tax	\$253.50
Flags Sold (\$5 each)	\$20.00
Rezoning/ Variance Fees	\$1,000.00
Online Transaction Fees	\$340.00
Monthly Total	\$161,986.41

UTILITIES	
New Water Accts.	20
Disconnected Water Accts.	13
Total Number of Active Accts.	824

UTILITY/GENERAL FUND REPORT – APRIL 2020

ARREARS			
	60 Days	90 Days	120+ Days
Number of Accounts	34	13	198
Amount	\$2,298.25	\$954.07	\$44,836.36
GRAND TOTAL:			\$48,088.68

PERMITS	
Type	Permit Total
Building-Commercial	2
Building-Residential	1
Plumbing	5
Irrigation	4
Mechanical	11
Electrical	9
Sign	4
Pool	3
Manufactured Home	1
TOTAL	40

UTILITY/GENERAL FUND REPORT – APRIL 2020

CITY ACCOUNT CONSUMPTION

ACCOUNT NAME	ACCT #	FEBRUARY	MARCH	APRIL
Community Building – Irrigation	(01-8732-00)	0	1,000	17,000
Community Building	(01-0130-00)	0	1,000	0
City Cemetery	(01-1110-00)	0	0	0
City Welcome Sign Irrigation	(01-8733-00)	0	0	0
Cedar Brake Park Irrigation	(01-8736-00)	0	1,000	5,000
Cedar Brake Park Restrooms	(01-8735-00)	2,000	2,000	1,000
Ferland Park	(01-8737-00)	1,000	1,000	9,000
Memory Park	(01-5885-00)	11,000	13,000	12,000
Community Building Stage Irrigation	(01-6180-00)	0	0	2,000
City Hall & Irrigation	(01-6190-00)	4,000	5,000	27,000
Homecoming Park Restrooms	(01-8820-00)	0	1,000	0
Homecoming Park Drinking Fountain	(01-8738-00)	0	0	0
Buffalo Springs Sewer Plant	(01-8821-00)	4,000	2,000	2,000

- Due to COVID-19, all late fees and cutoff notices were removed for this month of billing.



City of Montgomery

Operations Report

April 2020

03/18/20-04/17/20

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 of Operations
Gulf Utility Service

District Alerts

03/20/2020 – Lift Station 2, High level

Upon arrival operator found facility with no power. Entergy was called to restore power. Operator continued to monitor facility and level until power was restored.

03/21/2020 – Lift Station 3, High level

Upon arrival operator found lift station at high level. Operator reset alarm and monitored facility until level dropped.

03/28/2020 – Water Plant 2, Noise issue – Air in booster pump header

Resident reported booster pump making noise. Operator investigate the facility and found air made its way into the header, operator drained air from the pump header returning the pumps to normal sound levels.

04/03/2020 – Lift Station 10, High level

Upon arrival operator found lift station at high level. Operator reset alarm and monitored facility until level dropped.

04/07/2020 – WWTP1, No power-Flow meter

Upon arrival operator found no power at flow meter. New wiring was pulled to restore power to flow meter.

04/07/2020 – Lift Station 4, Power failure

Upon arrival operator found facility without power. Operator reset equipment and power was restored. No further issues.

04/09/2020 - Lift Station 3, High Wet Well

Operator found wet well not pumping down. Pumps were pulled and cleaned allowing pumps to pump down wet well

04/09/2020 – WWTP1, Blower failure

Upon arrival operator found facility normal, call out due to a possible power surge. Operator monitored facility.

04/09/2020 – Lift Station 2, Variable frequency drive (VFD) failure

Upon arrival operator found lift pump 3 called out VFD failure. Operator reset alarm and monitored facility, call out possibly due to a power outage/surge.

04/09/2020 - Lift Station 3, High Wet Well

Upon arrival operator found lift station at high level, pumps were pulled and cleaned. Operator monitored facility until levels were back to normal.

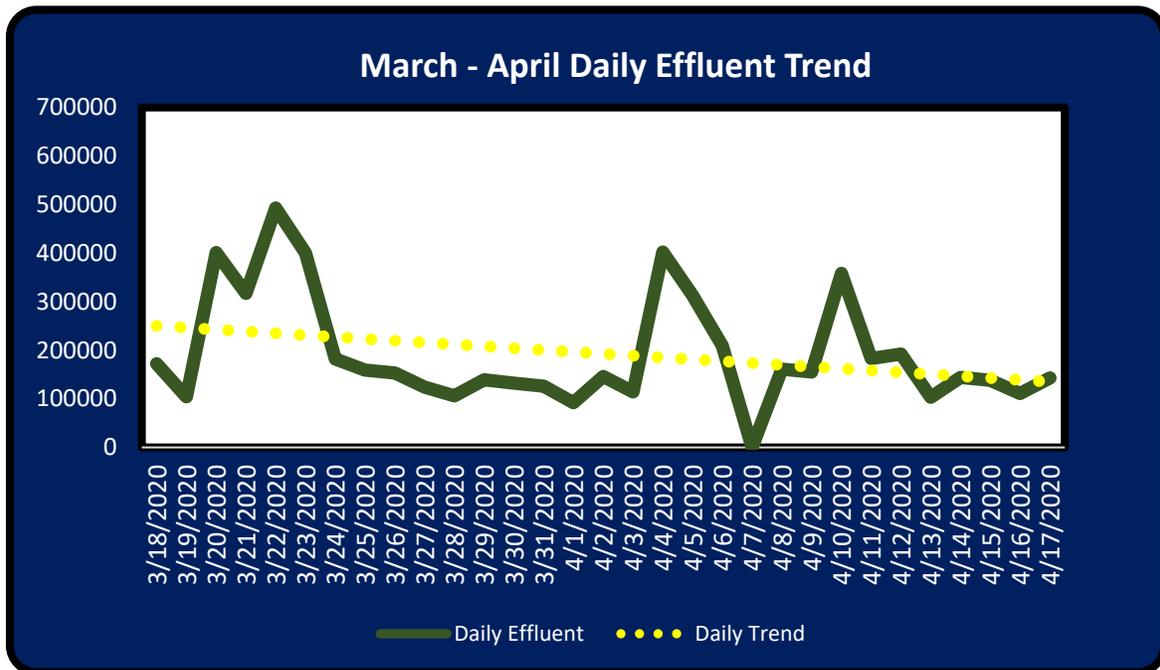
04/09/2020 – Lift Station 7, High level

Upon arrival operator found lift station at high level. Operator reset alarm and monitored facility until level dropped.

04/12/2020 – WWTP1, Blower failure

Operator found all blower tripped at facility. Operator reset blower and monitored facility.

Wastewater Plant Flow Detail



- Flow for the month of March – April was 5,942,000 gallons
- Daily peak flow March 22, 2020 was 493,000 gallons
- Average Daily Flow 191,700 gallons

Discharge Limitations

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

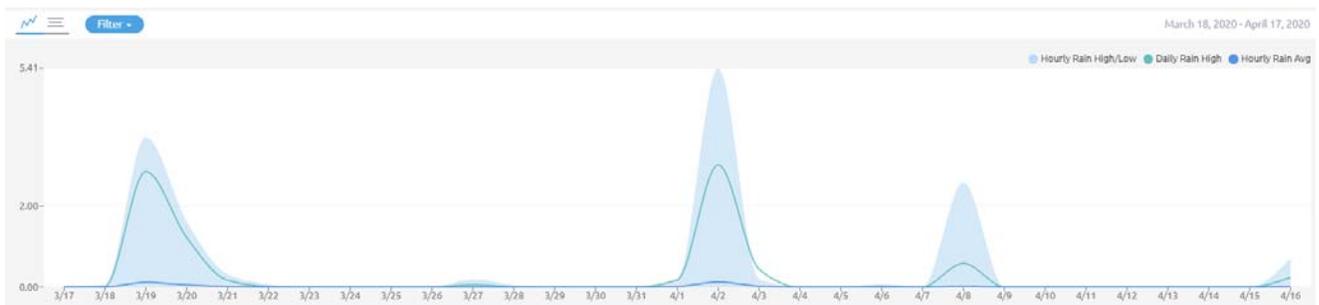
Effluent

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

Buffalo Springs WWTP Effluent Monitoring Report

Effluent Permitted Values	Parameter	Measured	Excursion
Average Monthly T.S.S.	15 mg/l	3.00	no
Average Monthly NH3	2 mg/l	0.20	no
Minimal CL2 Residual	1 mg/l	1.04	no
Max CL2 Residual	4 mg/l	3.72	no
Rainfall for the Month	 8.25	inches	

There were no excursions for the month of April



Daily Rain High = Total Daily Rainfall

Water Report

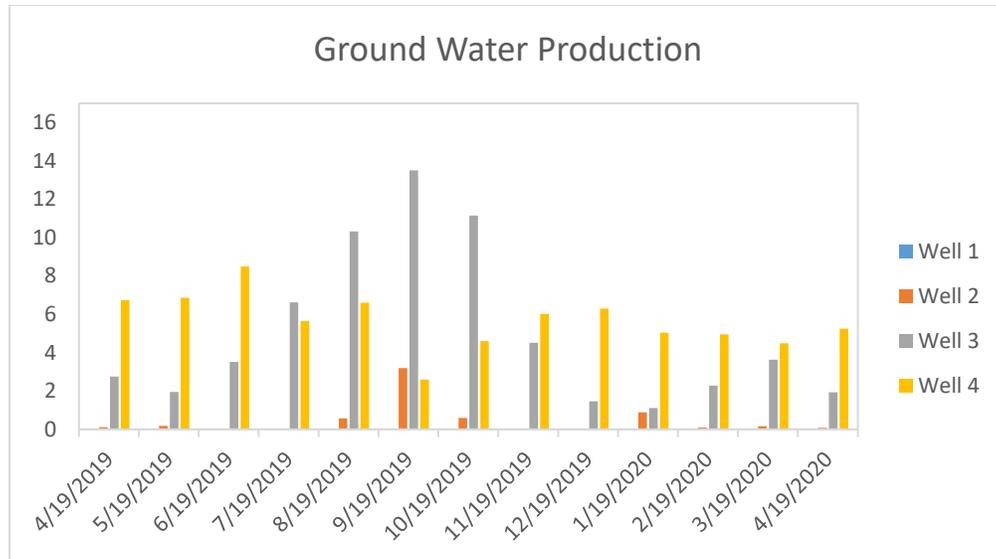
03/18/2020-04/17/2020

2020							
Well Name	Recorded Flow MGD	% of Total	Rating MGD/Day	YTD Pumpage MGD	YTD %	Permitted Value	Remaining Permit %
Well 2	0.083	1.14%	0.864	0.799	3.00%	92.930	89.81%
Well 3	1.929	26.57%	0.864	8.316	31.21%		
Well 4	5.247	72.28%	2.160	17.532	65.79%	90.000	80.52%
Total	7.259	100.00%	3.888	26.647	100%	232.663	
Flushing	0.192						
Subtotal	7.067						
Sold	7.084						
% Accounted	100%						

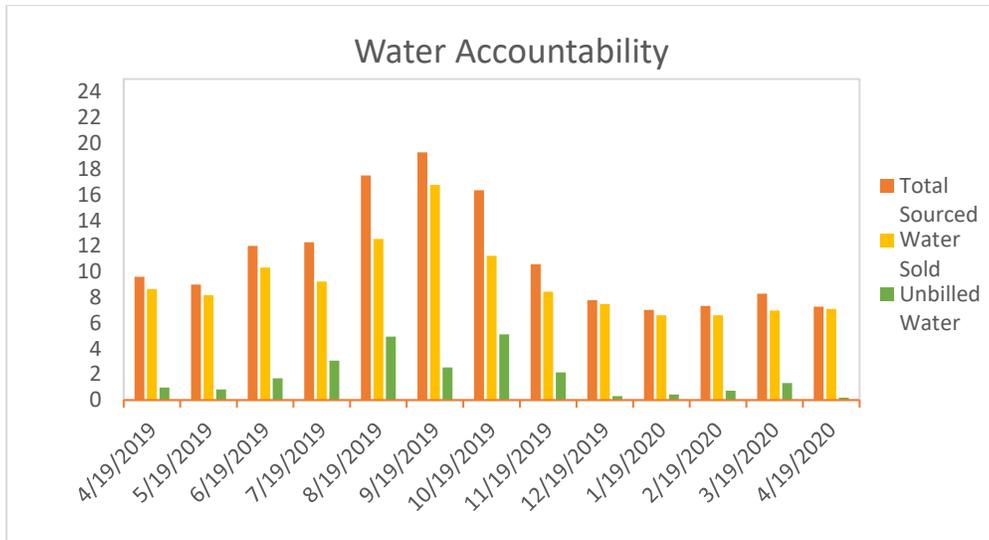
*Permit increase was a mistake by Lone star meant for the city of Magnolia, original permitted amount corrected on report.

Accountability	
Total Water Sourced	7.259
Flushing	0.192
Subtotal	7.067
Sold	7.084
Accountability %	100%

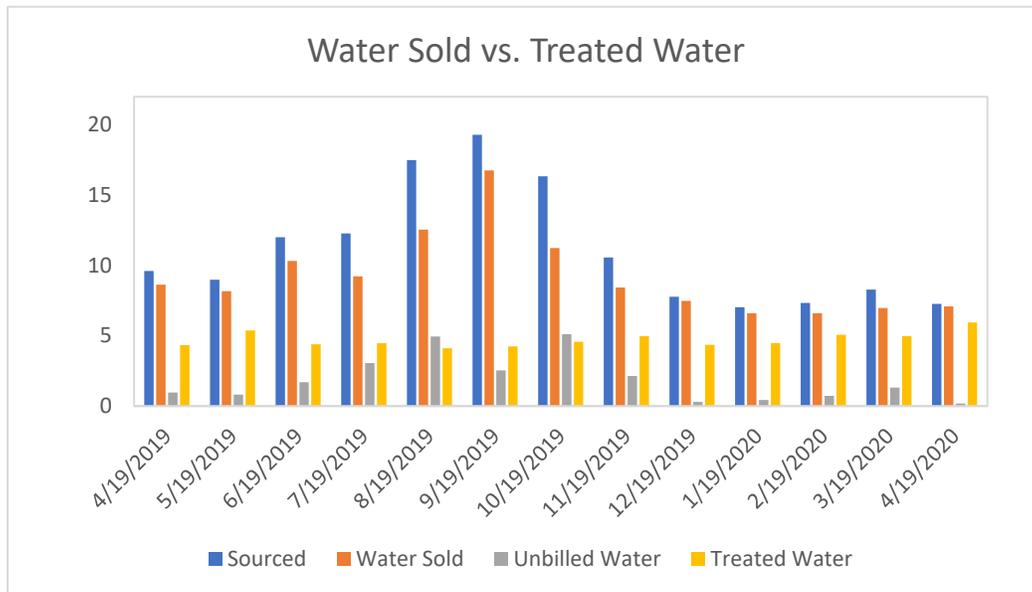
CONNECTIONS	
School	12
Commercial Inside	159
Commercial Outside	1
Residential Inside	701
Residential Outside	28
Church	13
City	15
Hydrant	7
Multifamily	11
n/a	3
Total	950



Date	Total	Well_1	Well_2	Well_3	Well_4
AVG	11.09	0.000	0.458	4.977	5.656
4/19/2019	9.597	0.000	0.114	2.749	6.734
5/19/2019	8.984	0.000	0.183	1.947	6.854
6/19/2019	12.002	0.000	0.000	3.514	8.488
7/19/2019	12.276	0.000	0.013	6.618	5.645
8/19/2019	17.486	0.000	0.571	10.319	6.596
9/19/2019	19.286	0.000	3.191	13.505	2.590
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
Total	144.19	0.000	5.953	64.703	73.532



Date	Accountability	Unaccounted	Total Sourced	Water Sold	Flushing/Leaks	Unbilled Water
4/19/2019	95%	0.481	9.597	8.633	0.483	0.964
5/19/2019	96%	0.396	8.984	8.167	0.421	0.817
6/19/2019	89%	1.359	12.002	10.311	0.332	1.691
7/19/2019	82%	2.193	12.276	9.218	0.866	3.058
8/19/2019	81%	3.340	17.486	12.548	1.598	4.938
9/19/2019	90%	2.020	19.286	16.753	0.513	2.533
10/19/2019	71%	4.692	16.338	11.231	0.415	5.107
11/19/2019	99%	0.104	10.568	8.427	2.037	2.141
12/19/2019	98%	0.120	7.771	7.474	0.177	0.297
1/19/2020	96%	0.257	7.021	6.598	0.166	0.423
2/19/2020	97%	0.209	7.324	6.598	0.517	0.726
3/19/2020	97%	0.246	8.276	6.962	1.068	1.314
4/19/2020	100%	-0.017	7.259	7.084	0.192	0.175



Date	Sourced	Water Sold	Unbilled Water	Treated Water	Return %	Rain
4/19/2019	9.597	8.633	0.964	4.330	50%	1.20
5/19/2019	8.984	8.167	0.817	5.370	66%	7.50
6/19/2019	12.002	10.311	1.691	4.382	42%	4.35
7/19/2019	12.276	9.218	3.058	4.464	48%	4.85
8/19/2019	17.486	12.548	4.938	4.101	33%	0.50
9/19/2019	19.286	16.753	2.533	4.244	25%	0.70
10/19/2019	16.338	11.231	5.107	4.569	41%	6.10
11/19/2019	10.568	8.427	2.141	4.959	59%	5.25
12/19/2019	7.771	7.474	0.297	4.348	58%	0.75
1/19/2020	7.021	6.598	0.423	4.474	68%	3.85
2/19/2020	7.324	6.598	0.726	5.061	77%	2.00
3/19/2020	8.276	6.962	1.314	4.964	71%	2.75
4/19/2020	7.259	7.084	0.175	5.942	84%	8.25

CITY OF MONTGOMERY
ACCOUNT BALANCES 04-30-20
For Meeting of May 26, 2020

	<u>CHECKING ACCT BALANCES</u>	<u>PRIOR MONTH END INVESTMENTS</u>	<u>TOTAL FUNDS AVAILABLE</u>
<u>GENERAL FUNDS</u>			
OPERATING FUND #1017375	\$ 659,051.38		\$ 659,051.38
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		\$ 500,095.13	\$ 500,095.13
TEXPOOL - RESERVE FUND # 00001		\$ 253,118.29	\$ 253,118.29
TOTAL GENERAL FUND	\$ 669,737.02	\$ 853,213.42	\$ 1,522,950.44
<u>CONSTRUCTION FUND</u>			
BUILDING FUND #1058528	\$ -		\$ -
CONSTRUCTION ACCOUNT #1058544	\$ 29,124.98		\$ 29,124.98
BOK Financial Series 2017A	\$ 121,824.69		\$ 121,824.69
BOK Financial Series 2017BA	\$ 1,543,728.54		\$ 1,543,728.54
TEXPOOL - CONST # 00009		\$ 286,586.85	\$ 286,586.85
INVESTMENTS - CONSTRUCTION		\$ -	\$ -
TOTAL CONSTRUCTION FUND	\$ 1,694,678.21	\$ 286,586.85	\$ 1,981,265.06
<u>DEBT SERVICE FUND</u>			
DEBT SERVICE FUND #7024730	\$ 1,011.84		\$ 1,011.84
TEXPOOL DEBT SERVICE # 00008	\$ -	\$ 156,776.98	\$ 156,776.98
TOTAL DEBT SERVICE FUND	\$ 1,011.84	\$ 156,776.98	\$ 157,788.82
<u>COURT SECURITY FUND #1070580</u>			
	\$ 8,038.61	\$ -	\$ 8,038.61
<u>COURT TECHNICAL FUND #1058361</u>			
	\$ 39,267.52	\$ -	\$ 39,267.52
<u>GRANT FUND</u>			
HOME GRANT ACCOUNT #1059104	\$ 5,737.63		\$ 5,737.63
GRANT ACCOUNT #1048479	\$ 80.73		\$ 80.73
TOTAL GRANT FUND	\$ 5,818.36	\$ -	\$ 5,818.36
<u>HOTEL OCCUPANCY TAX FUND #1025253</u>			
	\$ 14,503.00	\$ -	\$ 14,503.00
<u>MEDC</u>			
CHECKING ACCOUNT #1017938	\$ 97,504.78		\$ 97,504.78
TEXPOOL - MEDC # 00006		\$ 1,126,532.70	\$ 1,126,532.70
TEXPOOL - MEDC # 00005		\$ 39,811.58	\$ 39,811.58
TOTAL MEDC	\$ 97,504.78	\$ 1,166,344.28	\$ 1,263,849.06
<u>POLICE ASSET FORFEITURES #1047745</u>			
	\$ 10,968.98		\$ 10,968.98
<u>UTILITY FUND</u>			
UTILITY FUND #1017383	\$ 1,009,574.55		\$ 1,009,574.55
TEXPOOL - UTILITY FUND # 00002		\$ 773,327.58	\$ 773,327.58
TOTAL UTILITY FUND	\$ 1,009,574.55	\$ 773,327.58	\$ 1,782,902.13
TOTAL ALL FUNDS	\$ 3,551,102.87	\$ 3,236,249.11	\$ 6,787,351.98
<u>INVESTMENTS</u>			
TEXPOOL - GENERAL FUND			\$ 753,213.42
INVESTMENTS - GENERAL FUND			\$ 100,000.00
TEXPOOL - CONST # 00009			\$ 286,586.85
TEXPOOL - DEBT SERVICE # 00008			\$ 156,776.98
TEXPOOL - MEDC			\$ 1,126,532.70
INVESTMENTS - MEDC			\$ 39,811.58
TEXPOOL - UTILITY			\$ 773,327.58
TOTAL ALL INVESTMENTS			\$ 3,236,249.11

*Note:



MUNICIPAL ACCOUNTS
& CONSULTING, L.P.

City of Montgomery

Bookkeeper's Report

April 30, 2020

City of Montgomery
Account Balances

As of April 30, 2020

Financial Institution (Acct Number)	Issue Date	Maturity Date	Interest Rate	Account Balance	Notes
Fund: Operating					
Certificates of Deposit					
THIRD COAST BANK, SSB (XXXX7256)	02/02/2020	07/30/2020	1.80 %	100,000.00	
Money Market Funds					
TEXPOOL (XXXX0003)	08/01/2005		0.34 %	500,095.13	
TEXPOOL (XXXX0001)	02/07/2020		0.34 %	253,118.29	Reimbursement
Checking Account(s)					
FIRST FINANCIAL BANK (XXXX7375)			0.00 %	659,051.38	Checking Account
FIRST FINANCIAL BANK (XXXX5675)			0.00 %	10,675.64	Police Drug & Misc Fund
FIRST FINANCIAL BANK (XXXX5873)			0.00 %	0.00	Escrow
FIRST FINANCIAL BANK (XXXX2895)			0.00 %	10.00	Home Grant / COPS Universal
FIRST FINANCIAL BANK (XXXX4236)			0.00 %	0.00	Park
Totals for Operating Fund:				\$1,522,950.44	
Fund: Capital Projects					
Money Market Funds					
TEXPOOL (XXXX0009)	12/27/2012		0.34 %	286,586.85	
Checking Account(s)					
BOK Financial (XXXX3014)			0.00 %	121,824.69	BOKF, NA Escrow - Series 2017A
BOK Financial (XXXX4012)			0.00 %	1,543,728.54	BOKF, NA Escrow - Series 2017B
FIRST FINANCIAL BANK (XXXX8528)			0.00 %	0.00	Building Fund
FIRST FINANCIAL BANK (XXXX8544)			0.00 %	29,124.98	Const Ckg-W&S Proj 1058544
Totals for Capital Projects Fund:				\$1,981,265.06	
Fund: Debt Service					
Money Market Funds					
TEXPOOL (XXXX0008)	12/27/2012		0.34 %	156,776.98	
Checking Account(s)					
FIRST FINANCIAL BANK (XXXX4730)			0.00 %	1,011.84	Checking Account
Totals for Debt Service Fund:				\$157,788.82	
Fund: CT Security					
Checking Account(s)					
FIRST FINANCIAL BANK (XXXX0580)			0.00 %	8,038.61	Cash In Bank
Totals for CT Security Fund:				\$8,038.61	
Fund: CT Tech					
Checking Account(s)					
FIRST FINANCIAL BANK (XXXX8361)			0.00 %	39,267.52	Cash In Bank
Totals for CT Tech Fund:				\$39,267.52	
Fund: Grant					
Checking Account(s)					
FIRST FINANCIAL BANK (XXXX8479)			0.00 %	80.73	Grant Account
FIRST FINANCIAL BANK (XXXX9104)			0.00 %	5,737.63	Checking Account
Totals for Grant Fund:				\$5,818.36	

City of Montgomery
Account Balances

As of April 30, 2020

Financial Institution (Acct Number)	Issue Date	Maturity Date	Interest Rate	Account Balance	Notes
Fund: Hotel Occupancy Tax					
Checking Account(s)					
FIRST FINANCIAL BANK (XXXXX5253)			0.00 %	14,503.00	Cash In Bank
Totals for Hotel Occupancy Tax Fund:				\$14,503.00	
Fund: MEDC					
Money Market Funds					
TEXPOOL (XXXXX0006)	08/01/2005		0.34 %	1,126,532.70	
TEXPOOL (XXXXX0005)	02/07/2020		0.34 %	39,811.58	Reimbursement
Checking Account(s)					
FIRST FINANCIAL BANK (XXXXX7938)			0.00 %	97,504.78	MEDC Checking
Totals for MEDC Fund:				\$1,263,849.06	
Fund: Policy Asset Forfeiture					
Checking Account(s)					
FIRST FINANCIAL BANK (XXXXX7745)			0.00 %	10,968.98	Cash In Bank
Totals for Policy Asset Forfeiture Fund:				\$10,968.98	
Fund: Utility					
Money Market Funds					
TEXPOOL (XXXXX0002)	08/01/2005		0.34 %	773,327.58	
Checking Account(s)					
FIRST FINANCIAL BANK (XXXXX7383)			0.00 %	1,009,574.55	Water & Sewer Fund
FIRST FINANCIAL BANK (XXXXX7417)			0.00 %	0.00	Customer Deposit Acct
FIRST FINANCIAL BANK (XXXXX3840)			0.00 %	0.00	Water Works
Totals for Utility Fund:				\$1,782,902.13	
Grand total for City of Montgomery:				\$6,787,351.98	

Cash Flow Report - Checking Account

As of April 30, 2020

Num	Name	Memo	Amount	Balance
BALANCE AS OF 04/01/2020				\$920,514.04
Receipts				
	Transfer from Utility Fund - Paid State Comptroller invoice in wrong		1,342.33	
	Sales Tax		2,724.55	
	Beverage Tax Revenue 04/17/20		6,276.76	
	Tax P&I CL 04/20		966.73	
	Tax OS 04/20		3,139.65	
	Tax Rev EOM 4/20		1,738.88	
	Tax Revenue CL04/20		5,597.74	
	Court Rev OS 04/20		530.00	
	Court Revenue CL 04/20		13,433.21	
	Miscellaneous Revenue CL 03/31/20		9,642.57	
	Miscellaneous Revenue OS 04/30/20		325.00	
	Interest		27.00	
Total Receipts				45,744.42
Disbursements				
30225	Allen's Safe and Lock, LLC	Keys & Padlocks - City Hall/Comm Building	(719.19)	
30226	City of Montgomery - Utility Fund	/Water Usage @ Parks, City Hall, Com Center - Ma	(58.72)	
30227	Coburn's Conroe Inc.	563092444 Operating Supp	(640.00)	
30228	Crown Paper and Chemical	Supplies #130675	(30.00)	
30229	Darden,Fowler & Creighton, L.L.P.	Legal Fees 02/2020	(1,580.00)	
30230	Global Equipment Co. Inc.	Inv#115686117	(126.90)	
30231	GTIN	Contract Services - Computers	(1,154.00)	
30232	Jones & Carter, Inc	Inv 300947 ; 957 ; 958 ; 959 ; 960 ; 961	(13,401.25)	
30233	McCoy's Building Supply Corporation	Acct - 0900-98046487-001 Inv 11331705	(22.98)	
30234	North American Rescue, LLC	Emergency Equipment	(436.23)	
30235	OCS, Inc.	Computers / Website - Inv 97358	(4,000.00)	
30236	Patriot Advertising	Emergency Lights, Decals - Invoice 18829	(215.00)	
30237	Rebecca Huss	Reimbursement of Expense - Campaigns	(25.00)	
30238	Robert Rosenquist	Municipal Court Judge - 3/20	(1,500.00)	
30239	Stowe's Collision Repair LLC	Police - Auto repairs Inv 6340 ; 6351	(308.23)	
30240	Tyler Technologies, Inc	Website / Utility Billing Monthly Fee 4/1/20-4/30	(41.00)	
30241	Valero Marketing & Supply Company	Acct #6224 9487 - Fuel thru 3/17/20 (police)	(1,955.46)	
30242	Purchase Power	Acct-8000-9090-1015-0170 -Postage Refill thru 3/1	(51.46)	
30243	Amazon Capital Services	Operating Supplies	(32.99)	
30244	City of Montgomery - Utility Fund	/Water Usage @ Parks, City Hall, Com Center - Ap	(383.00)	
30245	Consolidated Communications	936-597-6434 Telephone Service 3/1-3/31/19	(1,205.80)	
30246	Entergy	Utilities per spreadsheet 03/20	(1,333.11)	
30247	Jim's Hardware Inc.	Acct #102 -Several Invoices 03/1-03/31/20	(355.64)	
30248	Jones & Carter, Inc	W5841-1905-00 Heritage Place Parking Extension	(455.00)	
30249	JPKP, LLC	Refund of Escrow amount	(2,209.25)	
30250	Living Savior Lutheran Church	Refund of Escrow amount	(5,076.25)	
30251	Lone Star Cowboy Church	Refund of Escrow amount	(3,582.75)	
30252	Municipal Accounts & Consulting, L.P.	Bookkeeping- Part Inv 61378 2/29/20	(13,739.59)	
30253	NH Heritage LP	Refund of Escrow amount	(3,322.00)	
30254	NNAC, Inc.	Refund of Escrow amount	(5,301.50)	
30255	O'Reilly Automotive, Inc.	Inv 1838-181239; 247; 114	(167.78)	
30256	Optiquet Internet Services, Inc	Computer Tech	(17.90)	
30257	Personalized Communications, Inc.	Answering Service Inv#18253-040120	(28.76)	
30258	ProCore Developments 105, LLC	Refund of Escrow amount	(1,324.50)	
30259	Rick Hanna, CBO	Plan Reviews	(10,896.73)	

Cash Flow Report - Checking Account

As of April 30, 2020

Num	Name	Memo	Amount	Balance
Disbursements				
30260	Solomon Electric, Inc.	Replaced 1 ballast for the light in front of the chief	(110.00)	
30261	Spirit of Texas Bank	Refund of Escrow amount	(168.25)	
30262	State Comptroller	State Criminal Costs and Fees Qtr Ending 03/31/2	(21,192.10)	
30263	UniFirst Holdings, Inc.	Inv 8440894186 ; 5115 ; 6034 ; 6954 ; 4187 ; 4607 ;	(578.09)	
30264	Verizon Wireless	521590387-00001	(49.76)	
30265	Vulcan Materials Company	Inv# 62078140 , 62078141	(407.34)	
30266	McCoy's Building Supply Corporation	Office Supplies - 03/31/2020 Invoices	(1,604.23)	
30267	Amazon Capital Services	Operating Supplies	(38.97)	
30268	Ashley Villasana	Community Building Deposit Refund 04/17/20	(50.00)	
30269	AT&T Mobility	Cell Phones Inv 16200275	(522.27)	
30270	TML-IRP	Contract# 6827 Insurance Premium April 2020	(4,978.18)	
30271	Cody's Lawn Service LLC	Mowing	(11,080.00)	
30272	Easley Enterprises of Texas, Inc.	City Hall General Cleaning 03/20	(775.00)	
30273	GALLS, LLC	Tac Lite Pants- Inv#015366313	(101.40)	
30274	Heather West	Community Building Deposit Refund 04/17/20	(150.00)	
30275	Joshua C. Cheatham	Refund of Escrow Deposit	(3,440.75)	
30276	LDC	CM100017 Gas 101 Plantersville 3/31/20	(38.93)	
30277	Medical Air Services Association	Monthly Membership for 7 Emergent Plus Invoice	(112.00)	
30278	Office Depot Business Credit	Supplies 03/31/2020	(556.45)	
30279	Pathmark Traffic Equipment	Street Sign - Inv 5841	(356.50)	
30280	Pitney Bowes Global Financial Svcs, LLC	Lease Acct 0018228782 Contract 0040683680 Inv 3	(428.46)	
30281	Shelly Peterson	Community Building Deposit Refund 04/17/20	(125.00)	
30282	Southwest Solutions Group	Software 4/12/20-4/11/2021	(150.00)	
30283	Stowe's Collision Repair LLC	Police - Auto repairs Inv 6355	(384.24)	
30284	UBEO, LLC	Acct #124715 Site #4564912 Inv 1020765 3/1-3/	(728.38)	
30285	Rick Hanna, CBO	Plan Reviews	(5,957.00)	
30286	Allen's Safe and Lock, LLC	Inv 55481 Operating Supplies	(297.80)	
30287	Card Service Center	First Financial Credit Card Account XXXX 0869 -	(4,713.13)	
30288	Entergy	Acct # 140207580 / Inv#320003127813	(2.64)	
30289	Northwest Pest Patrol	Acct-32791-Mosquito fogging / Inv#354986,987,9	(725.00)	
30290	Pecan Hill Florist	Invoice 6060 - Ryan Thomas Baby	(70.00)	
30291	Sales Revenue, Inc.	Sales Tax Tracking Inv 3306	(1,400.00)	
30292	Valero Marketing & Supply Company-2	Acct 7137 8863 Fuel exp- Public Works Dept- thr	(1,326.35)	
ACH	TMRS	Retirement - March 2020	(15,031.44)	
ACH	EFTPS	Payroll Taxes	(14,493.48)	
ACH	Office of the Attorney General	Child Support	(1,952.43)	
ACH	EFTPS	Payroll Taxes	(329.08)	
ACH	Texas Workforce Commission	TWC Report - 1st Quarter 2020	(4,097.44)	
ACH	Office of the Attorney General	Child Support	(1,125.69)	
ACH	Office of the Attorney General	Child Support	(877.48)	
ACH	State Comptroller	Sales Tax Fees Ending 02/29 & 03/31/2020 - Paid	(1,342.33)	
ACH	EFTPS	Payroll Taxes	(14,832.80)	
ACH	TMRS	Retirement - April 2020	(15,031.44)	
DD	Lasky, Anthony R	Payroll 04/10/20	(1,906.99)	
DD	Aguirre, Abel	Payroll 04/10/20	(1,694.44)	
DD	Bauer, Timothy M	Payroll 04/10/20	(1,391.84)	
DD	Belmares, Jose N.	Payroll 04/10/20	(2,428.88)	
DD	Bracht, James C.	Payroll 04/10/20	(2,165.73)	
DD	Brown, Jackson A	Payroll 04/10/20	(1,034.02)	
DD	Ciulla, Hailey N	Payroll 04/10/20	(1,073.76)	
DD	Cooley, Diana M	Payroll 04/10/20	(1,381.39)	
DD	Duckett, Kimberly T.	Payroll 04/10/20	(1,749.16)	

City of Montgomery - General
Cash Flow Report - Checking Account
As of April 30, 2020

Num	Name	Memo	Amount	Balance
Disbursements				
DD	Goode, Kristen N	Payroll 04/10/20	(1,341.60)	
DD	Graves, Nathaniel L.	Payroll 04/10/20	(1,469.85)	
DD	Hensley, Susan L	Payroll 04/10/20	(2,144.64)	
DD	Hernandez, George J.	Payroll 04/10/20	(1,613.34)	
DD	Joyce, Frieda J.	Payroll 04/10/20	(1,762.32)	
DD	Kohl, Julie J	Payroll 04/10/20	(332.46)	
DD	Kowarsch, Robert D	Payroll 04/10/20	(184.70)	
DD	Lozano, Daniel T	Payroll 04/10/20 - Court	(839.25)	
DD	McCorquodale, David D.	Payroll 04/10/20	(2,216.42)	
DD	McRae, Jacob I	Payroll 04/10/20	(1,227.19)	
DD	Muckleroy, Micha D.	Payroll 04/10/20	(2,227.35)	
DD	Reed, Christy M	Payroll 04/10/20	(1,017.68)	
DD	Salas, Francisco A.	Payroll 04/10/20	(1,404.78)	
DD	Solomon, Anthony D	Payroll 04/10/20	(2,627.69)	
DD	Standifer, Eric L.	Payroll 04/10/20	(1,715.96)	
DD	Thomas, Ryan A	Payroll 04/10/20	(1,531.07)	
DD	Thompson, Kevin A.	Payroll 04/10/20	(826.75)	
DD	Paulton, Lawrence R	Payroll 04/10/20	(713.33)	
DD	Tramm, Richard J	Payroll 04/10/20	(4,246.41)	
DD	Lozano, Daniel T	Payroll 04/10/20	(522.15)	
DD	Belmares, Jose N.	PTO Cash Out	(1,191.13)	
DD	Aguirre, Abel	Payroll 04/24/20	(1,694.43)	
DD	Bauer, Timothy M	Payroll 04/24/20	(1,453.77)	
DD	Belmares, Jose N.	Payroll 04/24/20	(2,428.89)	
DD	Bracht, James C.	Payroll 04/24/20	(2,254.40)	
DD	Brown, Jackson A	Payroll 04/24/20	(1,034.02)	
DD	Ciulla, Hailey N	Payroll 04/24/20	(1,077.39)	
DD	Cooley, Diana M	Payroll 04/24/20	(1,381.40)	
DD	Duckett, Kimberly T.	Payroll 04/24/20	(1,749.16)	
DD	Goode, Kristen N	Payroll 04/24/20	(1,341.61)	
DD	Hensley, Kyle R	Payroll 04/24/20	(825.28)	
DD	Hensley, Susan L	Payroll 04/24/20	(2,144.63)	
DD	Hernandez, George J.	Payroll 04/24/20	(1,584.56)	
DD	Joyce, Frieda J.	Payroll 04/24/20	(1,664.47)	
DD	Kohl, Julie J	Payroll 04/24/20	(376.79)	
DD	Kowarsch, Robert D	Payroll 04/24/20	(147.76)	
DD	Lasky, Anthony R	Payroll 04/24/20	(1,943.82)	
DD	McCorquodale, David D.	Payroll 04/24/20	(2,216.41)	
DD	McRae, Jacob I	Payroll 04/24/20	(1,304.20)	
DD	Muckleroy, Micha D.	Payroll 04/24/20	(2,227.34)	
DD	Paulton, Lawrence R	Payroll 04/24/20	(713.33)	
DD	Reed, Christy M	Payroll 04/24/20	(1,017.69)	
DD	Salas, Francisco A.	Payroll 04/24/20	(1,345.60)	
DD	Solomon, Anthony D	Payroll 04/24/20	(2,627.67)	
DD	Standifer, Eric L.	Payroll 04/24/20	(1,724.60)	
DD	Thomas, Ryan A	Payroll 04/24/20	(1,478.03)	
DD	Thompson, Kevin A.	Payroll 04/24/20	(877.48)	
DD	Tramm, Richard J	Payroll 04/24/20	(4,246.41)	
DD	Graves, Nathaniel L.	Payroll 04/24/20	(1,469.84)	

City of Montgomery - General
Cash Flow Report - Checking Account
 As of April 30, 2020

Num	Name	Memo	Amount	Balance
Disbursements				
DD	Lozano, Daniel T	Payroll 04/24/20	(522.16)	
DD	Lozano, Daniel T	Payroll 04/24/20 - Court	(839.25)	
DM	ETS Corporation	Merch Service Fees 04/20	(692.88)	
Wire		Transfer of Court Security Fees Revenue thru 04/1	(1,823.61)	
Wire		Transfer of Court Tech Fees Revenue thru 04/15/2	(819.13)	
Wire		Transfer of Police Asset Forfeiture Fees Revenue th	(4,746.99)	
Total Disbursements				(307,207.08)
BALANCE AS OF 04/30/2020				\$659,051.38

Cash Flow Report - Police Drug & Misc Fund Account

As of April 30, 2020

Num	Name	Memo	Amount	Balance
BALANCE AS OF 04/01/2020				\$10,675.64
Receipts				
	No Receipts Activity		0.00	
Total Receipts			0.00	0.00
Disbursements				
	No Disbursements Activity		0.00	
Total Disbursements			0.00	0.00
BALANCE AS OF 04/30/2020				\$10,675.64

Cash Flow Report - Home Grant / COPS Universal Account

As of April 30, 2020

Num	Name	Memo	Amount	Balance
BALANCE AS OF 04/01/2020				\$10.00
Receipts				
	No Receipts Activity		0.00	
Total Receipts				0.00
Disbursements				
	No Disbursements Activity		0.00	
Total Disbursements				0.00
BALANCE AS OF 04/30/2020				\$10.00

05/20/20

Profit & Loss Budget Performance-All

Accrual Basis

April 2020

	Apr 20	Budget	\$ Over Budget	Oct '19 - Apr 20	YTD Budget	\$ Over Budget	Annual Budget
Ordinary Income/Expense							
Income							
14000.1 - Taxes & Franchise Fees							
14103 - Beverage Tax	6,276.76	3,125.00	3,151.76	21,383.29	9,375.00	12,008.29	12,500.00
14111 - Franchise Tax	0.00	0.00	0.00	11,258.24	7,900.00	3,358.24	72,000.00
14320 - Ad Valorem Taxes							
14320.1 - PD Tax Revenue	0.00	0.00	0.00	35,772.46	35,775.00	-2.54	35,775.00
14320 - Ad Valorem Taxes - Other	5,531.48	11,400.00	-5,868.52	538,531.74	530,438.00	8,093.74	574,769.00
Total 14320 - Ad Valorem Taxes	5,531.48	11,400.00	-5,868.52	574,304.20	566,213.00	8,091.20	610,544.00
14330 - Penalties & Interest on Adv Tax	510.42	300.00	210.42	4,135.28	2,600.00	1,535.28	3,600.00
14331 - Rendition Penalties	0.00	0.00	0.00	0.00	100.00	-100.00	100.00
14600 - Sales Tax							
14600.1 - Sales Tax ILO AdValorem Tax	45,332.51	0.00	45,332.51	422,723.98	733,000.00	-310,276.02	733,000.00
14600 - Sales Tax - Other	90,665.02	151,903.66	-61,238.64	845,448.06	1,063,325.70	-217,877.64	1,822,844.00
Total 14600 - Sales Tax	135,997.53	151,903.66	-15,906.13	1,268,172.04	1,796,325.70	-528,153.66	2,555,844.00
Total 14000.1 - Taxes & Franchise Fees	148,316.19	166,728.66	-18,412.47	1,879,253.05	2,382,513.70	-503,260.65	3,254,588.00
14000.2 - Permits & Licenses							
14105 - Building Permits/MEP	7,939.00	22,916.66	-14,977.66	124,844.00	160,416.70	-35,572.70	275,000.00
14146 - Vendor/Beverage Permits	20.00	50.00	-30.00	265.00	350.00	-85.00	600.00
14611 - Sign Fee	50.00	150.00	-100.00	1,310.00	1,050.00	260.00	1,800.00
14612 - Misc Permit Fees/plats, & Zoning	1,555.00	233.33	1,321.67	5,971.22	1,633.35	4,337.87	2,800.00
14000.2 - Permits & Licenses - Other	0.00	10.00	-10.00	0.00	50.00	-50.00	100.00
Total 14000.2 - Permits & Licenses	9,564.00	23,359.99	-13,795.99	132,390.22	163,500.05	-31,109.83	280,300.00
14000.4 - Fees for Service							
14380 - Community Bldg Rental	0.00	666.66	-666.66	4,945.00	4,666.70	278.30	8,000.00
14381 - Kiosk Revenue	0.00	0.00	0.00	0.00	20.00	-20.00	20.00
14385 - Right of Way Use Fees	23.07	500.00	-476.93	5,243.27	3,500.00	1,743.27	6,000.00
Total 14000.4 - Fees for Service	23.07	1,166.66	-1,143.59	10,188.27	8,186.70	2,001.57	14,020.00
14000.5 - Court Fines & Forfeitures							
14101 - Collection Fees	1,640.70	795.51	845.19	8,451.77	5,089.29	3,362.48	10,400.00
14102 - Asset Forfeitures	0.00	0.00	0.00	0.00	100.00	-100.00	100.00
14106 - Child Belt/Safety (Dedicated)	0.00	0.00	0.00	0.00	750.00	-750.00	900.00
14110 - Fines	12,000.11	38,051.20	-26,051.09	159,882.88	234,565.33	-74,682.45	390,000.00
14118 - OMNI	132.00	86.58	45.42	687.54	1,053.55	-366.01	1,600.00
14125 - Warrant Fees	0.00	0.00	0.00	0.00	30.00	-30.00	50.00
14126 - Judicial Efficiency (Dedicated)	14.40	128.13	-113.73	358.54	915.27	-556.73	1,500.00
14130 - Accident Reports	57.00	18.00	39.00	376.03	48.00	328.03	140.00
Total 14000.5 - Court Fines & Forfeitures	13,844.21	39,079.22	-25,235.01	169,756.76	242,551.44	-72,794.68	404,690.00
14000.6 - Other Revenues							
14199 - Lease Funds - PD	0.00			1,172.15			
15380 - Unanticipated Income	70.00	416.66	-346.66	7,079.60	2,916.70	4,162.90	5,000.00
15391 - Interest Income	27.00	71.58	-44.58	246.83	576.33	-329.50	1,000.00
15392 - Interest on Investments	304.35	1,233.33	-928.98	9,335.40	8,633.35	702.05	14,800.00
Total 14000.6 - Other Revenues	401.35	1,721.57	-1,320.22	17,833.98	12,126.38	5,707.60	20,800.00
14114 - Hotel/Motel	253.50			253.50			
15350 - Proceeds from sales	0.00	0.00	0.00	0.00	200.00	-200.00	200.00
15393 - Grant Revenue - Police	0.00	0.00	0.00	2,073.58	200.00	1,873.58	200.00
Total Income	172,402.32	232,056.10	-59,653.78	2,211,749.36	2,809,278.27	-597,528.91	3,974,798.00
Gross Profit	172,402.32	232,056.10	-59,653.78	2,211,749.36	2,809,278.27	-597,528.91	3,974,798.00
Expense							
16000 - Personnel							
16353.1 - Health Ins.	14,181.09	14,108.32	72.77	113,327.41	98,758.40	14,569.01	169,300.00
16353.4 - Unemployment Ins.	12.03	573.33	-561.30	297.84	4,013.35	-3,715.51	6,880.00
16353.5 - Workers Comp.	2,399.83	2,991.66	-591.83	15,610.39	20,941.70	-5,331.31	35,900.00
16353.6 - Dental & Vision Insurance	1,376.70	1,275.82	100.88	10,428.92	8,930.90	1,498.02	15,310.00
16353.7 - Life & AD&D Insurance	235.46	103.99	131.47	1,663.47	728.05	935.42	1,248.00
16353.8 - Crime-Ins	40.71	27.50	13.21	284.97	192.50	92.47	330.00
16560 - Payroll Taxes	9,202.98	10,950.00	-1,747.02	74,709.57	76,650.00	-1,940.43	131,400.00
16600 - Wages	117,298.45	126,324.99	-9,026.54	842,366.12	884,275.05	-41,908.93	1,515,900.00
16600.1 - Overtime	1,703.13	2,249.98	-546.85	15,850.10	30,993.32	-15,143.22	27,200.00
16620 - Retirement Expense	6,950.30	7,891.66	-941.36	52,646.45	55,241.70	-2,595.25	94,700.00
Total 16000 - Personnel	153,400.68	166,497.25	-13,096.57	1,142,328.46	1,165,581.75	-23,253.29	1,998,168.00
16001 - Communications							
16338 - Advertising/Promotion							
16338.1 - Legal Notices and Pub	0.00	216.66	-216.66	662.04	3,016.70	-2,354.66	4,100.00
16338.2 - Recording Fees	0.00	41.66	-41.66	331.00	291.70	39.30	500.00
16338 - Advertising/Promotion - Other	25.00	283.32	-258.32	1,525.00	1,583.40	-58.40	2,000.00
Total 16338 - Advertising/Promotion	25.00	541.64	-516.64	2,518.04	4,891.80	-2,373.76	6,600.00
Total 16001 - Communications	25.00	541.64	-516.64	2,518.04	4,891.80	-2,373.76	6,600.00
16002 - Contract Services							
16102 - General Consultant Fees							
16102.1 - Sales Tax Tracking	1,400.00	1,540.00	-140.00	9,800.00	10,780.00	-980.00	18,480.00
16102 - General Consultant Fees - Other	0.00	708.33	-708.33	2,183.51	24,958.35	-22,774.84	28,500.00
Total 16102 - General Consultant Fees	1,400.00	2,248.33	-848.33	11,983.51	35,738.35	-23,754.84	46,980.00
16220 - Omni Expense	612.00	333.33	278.67	1,332.00	2,333.35	-1,001.35	4,000.00
16242 - Prosecutors Fees	0.00	1,041.66	-1,041.66	5,850.00	7,291.70	-1,441.70	12,500.00
16280 - Mowing	11,295.00	9,333.33	1,961.67	39,207.74	65,333.35	-26,125.61	112,000.00
16281 - Records Shredding	109.88	16.66	93.22	361.30	441.70	-80.40	850.00
16299 - Inspections/Permits/Backflow Ex	10,782.00	16,041.66	-5,259.66	88,103.34	112,291.70	-24,188.36	192,500.00
16310 - Judge's Fee	1,500.00	1,500.00	0.00	10,500.00	10,500.00	0.00	18,000.00
16320 - Legal	0.00	2,333.33	-2,333.33	7,726.86	18,833.35	-11,106.49	30,500.00
16321 - Audit Fees	0.00	5,000.00	-5,000.00	0.00	25,000.00	-25,000.00	25,000.00
16322 - Engineering	0.00	9,583.33	-9,583.33	32,643.32	67,083.35	-34,440.03	115,000.00
16326 - Collection Agency Fees	0.00	10,000.00	-10,000.00	6,279.05	30,000.00	-23,720.95	40,000.00
16333 - Accounting Fees	0.00	3,750.00	-3,750.00	25,581.29	26,250.00	-668.71	45,000.00
16335 - Repairs & Maintenance							

	Apr 20	Budget	\$ Over Budget	Oct '19 - Apr 20	YTD Budget	\$ Over Budget	Annual Budget
16332 · Downtown Repairs	0.00	0.00	0.00	0.00	1,000.00	-1,000.00	1,000.00
16335.1 · Maintenance - Vehicles & Equip							
16334 · Gas/Oil	961.15	3,145.83	-2,184.68	18,307.90	22,020.85	-3,712.95	37,750.00
16343 · Tractor & Mower	0.00	0.00	0.00	0.00	500.00	-500.00	500.00
16357 · Auto Repairs	688.17	1,541.66	-853.49	10,488.56	10,791.70	-303.14	18,500.00
16373 · Equipment repairs	13.74	708.32	-694.58	1,047.42	4,958.40	-3,910.98	8,500.00
16374 · Building Repairs-City Hall/Comm	790.91	0.00	790.91	10,399.60	19,479.00	-9,079.40	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	3,001.06	20,000.00	-16,998.94	20,000.00
Total 16375 · Street Repairs - Minor	0.00	0.00	0.00	3,001.06	25,000.00	-21,998.94	25,000.00
16335.1 · Maintenance - Vehicles & Equip - Other	0.00	200.00	-200.00	48.99	1,400.00	-1,351.01	2,400.00
Total 16335.1 · Maintenance - Vehicles & Equip	2,453.97	5,595.81	-3,141.84	43,293.53	84,149.95	-40,856.42	112,129.00
16335 · Repairs & Maintenance - Other	580.00	1,458.33	-878.33	6,708.40	10,208.35	-3,499.95	17,500.00
Total 16335 · Repairs & Maintenance	3,033.97	7,054.14	-4,020.17	50,001.93	95,358.30	-45,356.37	130,629.00
16337 · Street Signs	0.00	416.66	-416.66	2,876.70	2,916.70	-40.00	5,000.00
16340 · Printing & Office supplies	341.04	583.32	-242.28	6,390.91	4,083.40	2,307.51	7,000.00
16342 · Computers/Website	0.00	1,328.33	-1,328.33	8,558.39	12,470.96	-3,912.57	19,940.00
16350 · Postage/Delivery	810.27	479.15	331.12	2,908.70	3,354.25	-445.55	5,750.00
16351 · Telephone	2,674.30	2,007.25	667.05	18,892.73	14,050.75	4,841.98	24,087.00
16360 · Tax Assessor Fees	0.00	0.00	0.00	5,006.08	7,500.00	-2,493.92	7,500.00
16370 · Election	0.00	0.00	0.00	197.50	5,000.00	-4,802.50	8,000.00
17030 · Mobil Data Terminal	531.36	1,166.66	-635.30	2,668.90	8,166.70	-5,497.80	14,000.00
17040 · Computer/Technology	3,517.90	1,624.99	1,892.91	13,922.37	11,375.05	2,547.32	19,500.00
17510 · State Portion of Fines/Payouts	0.00	0.00	0.00	44,420.08	72,500.00	-28,079.92	145,000.00
16002 · Contract Services - Other	0.00	0.00	0.00	5,250.00	500.00	4,750.00	500.00
Total 16002 · Contract Services	36,607.72	75,842.13	-39,234.41	390,662.70	638,372.96	-247,710.26	1,029,236.00
16003 · Supplies & Equipment							
16244 · Radio Fees	0.00	0.00	0.00	4,542.36	4,398.00	144.36	4,398.00
16328 · Uniforms & Safety Equip	559.52	1,158.32	-598.80	8,785.60	8,208.40	577.20	14,000.00
16328.1 · Protective Gear	0.00	166.66	-166.66	184.48	1,166.70	-982.22	2,000.00
16358 · Copier/Fax Machine Lease	3,895.00	1,482.02	2,412.98	14,698.38	11,385.87	3,312.51	19,450.00
16460 · Operating Supplies (Office)							
16460.1 · Streets and Drainage	731.50	306.25	425.25	2,820.30	2,143.75	676.55	3,675.00
16460.2 · Cedar Brake Park	12.99	525.00	-512.01	370.92	3,675.00	-3,304.08	6,300.00
16460.3 · Homecoming Park	12.99	166.66	-153.67	326.95	1,166.70	-839.75	2,000.00
16460.4 · Fernland Park	0.00	218.75	-218.75	393.07	1,531.25	-1,138.18	2,625.00
16460.5 · Community Building	12.99	166.66	-153.67	987.02	1,166.70	-179.68	2,000.00
16460.6 · Tools, Etc	83.06	229.16	-146.10	1,203.40	1,904.20	-700.80	3,050.00
16460.7 · Memory Park	185.40	166.66	18.74	1,500.46	1,166.70	333.76	2,000.00
16460 · Operating Supplies (Office) - Other	603.20	1,691.30	-1,088.10	12,339.20	13,167.85	-828.65	22,000.00
Total 16460 · Operating Supplies (Office)	1,642.13	3,470.44	-1,828.31	19,941.32	25,922.15	-5,980.83	43,650.00
16503 · Code Enforcement Expenses	0.00	83.33	-83.33	0.00	583.35	-583.35	1,000.00
17010 · Emergency Equipment	0.00	0.00	0.00	2,007.31	2,000.00	7.31	4,000.00
17100 · Capital Purchase Furniture	0.00	0.00	0.00	1,254.27	4,000.00	-2,745.73	5,500.00
16003 · Supplies & Equipment - Other	0.00	0.00	0.00	0.00	1,500.00	-1,500.00	1,500.00
Total 16003 · Supplies & Equipment	6,096.65	6,360.77	-264.12	51,413.72	59,164.47	-7,750.75	95,498.00
16004 · Staff Development							
16241 · Training/Education	0.00	83.33	-83.33	4,325.65	583.35	3,742.30	1,000.00
16339 · Dues & Subscriptions	0.00	666.66	-666.66	2,829.57	7,161.70	-4,332.13	10,550.00
16341 · Community Relations	0.00	333.33	-333.33	4,615.31	4,098.35	516.96	5,765.00
16354 · Travel & Training (Travel)	1,307.26	1,749.99	-442.73	25,461.11	19,750.05	5,711.06	35,500.00
16004 · Staff Development - Other	0.00	0.00	0.00	189.95	100.00	89.95	100.00
Total 16004 · Staff Development	1,307.26	2,833.31	-1,526.05	37,421.59	31,693.45	5,728.14	52,915.00
16005 · Maintenance							
16228 · Park Maint-Memory Pk	17.09	1,791.66	-1,774.57	1,482.15	12,547.70	-11,065.55	21,500.00
16229 · Park Maint - Fernland	17.09	416.66	-399.57	2,438.99	2,916.70	-477.71	5,000.00
16230 · Park Maint-Cedar Brake Park	564.68	1,083.33	-518.65	8,797.61	7,583.35	1,214.26	13,000.00
16231 · Park Maint. - Homecoming Park	200.93	583.33	-382.40	5,403.49	4,083.35	1,320.14	7,000.00
Total 16005 · Maintenance	799.79	3,874.98	-3,075.19	18,122.24	27,125.10	-9,002.86	46,500.00
16006 · Insurance							
16353.2 · Liability Ins.	1,847.24	1,944.99	-97.75	12,930.81	13,665.05	-734.24	23,390.00
16353.3 · Property Ins.	690.40	911.65	-221.25	4,330.81	7,551.75	-3,220.94	12,110.00
Total 16006 · Insurance	2,537.64	2,856.64	-319.00	17,261.62	21,216.80	-3,955.18	35,500.00
16007 · Utilities							
16352.0 · Electronic Sign-City	50.85	91.66	-40.81	421.75	641.70	-219.95	1,100.00
16352.1 · Street Lights	2.64	1,125.00	-1,122.36	6,169.36	7,875.00	-1,705.64	13,500.00
16352.2 · Downtown Utilities	119.66	100.00	19.66	701.53	700.00	1.53	1,200.00
16352.3 · Utilities-Cedar Brake Park	241.14	175.00	66.14	1,319.68	1,225.00	94.68	2,100.00
16352.4 · Utilities-Homecoming Park	139.36	84.61	54.75	738.49	857.56	-119.07	1,300.00
16352.5 · Utilities-Fernland Park	326.78	375.00	-48.22	2,975.44	2,625.00	350.44	4,500.00
16352.6 · Utilities - City Hall	994.94	875.00	119.94	5,218.23	6,125.00	-906.77	10,500.00
16352.8 · Utilities - Comm Center Bldg	233.12	358.33	-125.21	2,625.59	2,508.35	117.24	4,300.00
16352.9 · Utilities-Memory Pk	178.00	750.00	-572.00	1,783.92	5,250.00	-3,466.08	9,000.00
16007 · Utilities - Other	0.00	0.00	0.00	0.00	100.00	-100.00	100.00
Total 16007 · Utilities	2,286.49	3,934.60	-1,648.11	21,953.99	27,907.61	-5,953.62	47,600.00
16008 · Capital Outlay							
17070 · Capital Outlay - Police Cars							
17070.1 · Emergency Lights, Decals	508.50	500.00	8.50	2,794.20	3,500.00	-705.80	6,000.00
17070.3 · Watch Guard	0.00	0.00	0.00	34,605.12	42,500.00	-7,894.88	42,500.00
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	42,397.00	0.00	42,397.00	42,397.00	41,100.00	1,297.00	41,100.00
Total 17070 · Capital Outlay - Police Cars	42,905.50	500.00	42,405.50	79,796.32	102,100.00	-22,303.68	104,600.00
17071 · Cap Purchase - Computers/Equip							
17071.1 · Copsync	0.00	0.00	0.00	0.00	14,933.00	-14,933.00	14,933.00
17071.2 · Radar	0.00	0.00	0.00	4,007.52	6,000.00	-1,992.48	6,000.00
17071.4 · Laser Fiche (Software Equip)	0.00	0.00	0.00	0.00	4,200.00	-4,200.00	4,200.00
17071.6 · Investigative and Testing Equip	0.00	0.00	0.00	3,505.12	4,000.00	-494.88	4,000.00

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17071.7 · Ballistic Vests & Shields	0.00	0.00	0.00	380.00	2,500.00	-2,120.00	2,500.00
17071.8 · Capital Outlay Miscellaneous	175.00	0.00	175.00	400.00	12,000.00	-11,600.00	12,000.00
17071 · Cap Purchase - Computers/Equip - Other	0.00	0.00	0.00	23,887.67	45,833.34	-21,945.67	58,500.00
Total 17071 · Cap Purchase - Computers/Equip	175.00	0.00	175.00	32,180.31	89,466.34	-57,286.03	102,133.00
17071.5 · Patrol Weapons	0.00	0.00	0.00	4,753.80	5,500.00	-746.20	5,500.00
17072 · Capital Outlay-PWorks Items	0.00	0.00	0.00	0.00	20,000.00	-20,000.00	20,000.00
17080 · Capital Outlay-Improvements	0.00	0.00	0.00	0.00	5,000.00	-5,000.00	5,000.00
17081 · Cap Outlay-Drainage Improvement	0.00	0.00	0.00	12.75	10,000.00	-9,987.25	10,000.00
Total 16008 · Capital Outlay	43,080.50	500.00	42,580.50	116,743.18	232,066.34	-115,323.16	247,233.00
16009 · Miscellaneous Expenses							
16590 · Misc. Expense							
16590.3 · National Night Out	0.00	0.00	0.00	-559.06	0.00	-559.06	0.00
16590.4 · ROW Acquisition	0.00	0.00	0.00	0.00	11,300.00	-11,300.00	11,300.00
16590 · Misc. Expense - Other	804.88	0.00	804.88	6,157.64	3,400.00	2,757.64	3,400.00
Total 16590 · Misc. Expense	804.88	0.00	804.88	5,598.58	14,700.00	-9,101.42	14,700.00
Total 16009 · Miscellaneous Expenses	804.88	0.00	804.88	5,598.58	14,700.00	-9,101.42	14,700.00
16356 · Contract Labor- Streets	0.00	0.00	0.00	12,918.30	112,500.00	-99,581.70	150,000.00
16361 · Transfers out							
16361.4 · Transfer to CPF	0.00	0.00	0.00	43,750.00	175,000.00	-131,250.00	175,000.00
Total 16361 · Transfers out	0.00	0.00	0.00	43,750.00	175,000.00	-131,250.00	175,000.00
16500 · Leases - Parks and Recreation							
16504 · Adams Park	0.00	2,500.00	-2,500.00	2,830.83	5,700.00	-2,869.17	5,700.00
Total 16500 · Leases - Parks and Recreation	0.00	2,500.00	-2,500.00	2,830.83	5,700.00	-2,869.17	5,700.00
17000 · Capital Purchase	0.00	0.00	0.00	0.00	3,000.00	-3,000.00	3,000.00
17500 · Tax Rebatement							
17500.1 · Sales Tax Rebate	14,093.75	14,093.75	0.00	98,656.25	98,656.25	0.00	169,125.00
17500.2 · 380 Ad Valorem Tax Rebate	6,950.66	6,950.66	0.00	48,654.66	48,654.66	0.00	83,408.00
17500.3 · PID Property Tax Reimbursement	0.00	0.00	0.00	0.00	0.00	0.00	35,375.00
Total 17500 · Tax Rebatement	21,044.41	21,044.41	0.00	147,310.91	147,310.91	0.00	287,908.00
Total Expense	267,991.02	286,785.73	-18,794.71	2,010,834.16	2,666,231.19	-655,397.03	4,195,558.00
Net Ordinary Income	-95,588.70	-54,729.63	-40,859.07	200,915.20	143,047.08	57,868.12	-220,760.00
Other Income/Expense							
Other Income							
14000.3 · Transfers In							
14620.2 · Admin Transfer from MEDC	0.00	0.00	0.00	31,250.00	53,750.00	-22,500.00	107,500.00
14620.4 · Admin Trf from Court Security	0.00	0.00	0.00	975.00	1,440.00	-465.00	2,880.00
Total 14000.3 · Transfers In	0.00	0.00	0.00	32,225.00	55,190.00	-22,965.00	110,380.00
Total Other Income	0.00	0.00	0.00	32,225.00	55,190.00	-22,965.00	110,380.00
Net Other Income	0.00	0.00	0.00	32,225.00	55,190.00	-22,965.00	110,380.00
Net Income	-95,588.70	-54,729.63	-40,859.07	233,140.20	198,237.08	34,903.12	-110,380.00

Cash Flow Report - Const CkgW&S Proj 1058544 Account

As of April 30, 2020

Num	Name	Memo	Amount	Balance
BALANCE AS OF 04/01/2020				\$149,155.38
Receipts				
	Texas CDBG Grant Funds - Draw 7		119,468.82	
	Transfer to Checking to cover expenses		15,000.00	
	Transfer from BOKF 2017A - Draw #6		27,505.83	
	Transfer from FEMA - #4332 (Hurr Harvey - Adkins Creek) - receive		652.37	
Total Receipts				162,627.02
Disbursements				
1325	Jones & Carter, Inc.	W5841-0034-00 18" Gravity SS Line Extension IN	(300.00)	
1326	MMG Contractors, LLC	Part Pay Est #4 & Final Ph 11-Const of Wtr and D	(3,238.52)	
1327	MMG Contractors, LLC	Part Pay Est #4 & Final Ph 1-Const of Wtr and Dr	(5,205.77)	
1328	Black Castle General Contractors	Pay Estimate #5 - Construction of Stewart Creek	(67,140.00)	
1329	Black Castle General Contractors	Pay Estimate #6 - Construction of Stewart Creek	(36,027.00)	
1330	Jones & Carter, Inc.	Engineering Fees - Capital Projects	(17,967.18)	
1331	Grant Works	Contract 7217320 Inv. #4 Service Period 11/01/1	(6,650.00)	
1332	Jones & Carter, Inc.	Engineering Fees - Capital Projects	(40,695.13)	
1333	MMG Contractors, LLC	Part Pay Est #2 Ph 1-Const of Wtr and Drg Imp o	(21,113.40)	
1334	MMG Contractors, LLC	Part Pay Est #2 Ph 11-Const of Wtr and Drg Imp	(32,145.88)	
1335	MMG Contractors, LLC	Part Pay Est #3 Ph 1-Const of Wtr and Drg Imp o	(31,713.75)	
1336	MMG Contractors, LLC	Part Pay Est #3 Ph 11-Const of Wtr and Drg Imp	(20,445.79)	
Wire Fee	Bank Fees	Wire Fee for TWBD Wire done 04/27/2020	(15.00)	
Total Disbursements				(282,657.42)
BALANCE AS OF 04/30/2020				\$29,124.98

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

As of April 30, 2020

Num	Name	Memo	Amount	Balance
BALANCE AS OF 04/01/2020				\$149,251.30
Receipts				
	Interest on account 3/31/2020		79.22	
Total Receipts				79.22
Disbursements				
	Wire	Transfer from BOKF 2017A - Draw #6	(27,505.83)	
Total Disbursements				(27,505.83)
BALANCE AS OF 04/30/2020				\$121,824.69

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

As of April 30, 2020

Num	Name	Memo	Amount	Balance
BALANCE AS OF 04/01/2020				\$1,542,909.56
Receipts				
	Interest on account 4/30/2020		818.98	
Total Receipts				818.98
Disbursements				
	No Disbursements Activity		0.00	
Total Disbursements				0.00
BALANCE AS OF 04/30/2020				\$1,543,728.54

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

Accrual Basis

April 2020

	Apr 20	Budget	% of Bu...	Oct '19 - A...	YTD Budget	% of Bu...	Annual Bud...
Ordinary Income/Expense							
Income							
43901 · Capital Proj Funding Sourc							
43901.2 · Trns from General-Hou St.	0.00			0.00	0.00	0.0%	0.00
43947 · Transfer from Utility Fund							
43947A · Tsf from Utility - Capital	0.00	0.00	0.0%	38,700.00	139,000.00	27.8%	139,000.00
43947B · Tsf from Utility - Maint	0.00	0.00	0.0%	0.00	91,400.00	0.0%	91,400.00
43947C · Tsf fr Utility - Cap Costs Proj	0.00	0.00	0.0%	0.00	91,400.00	0.0%	91,400.00
43947D · Revenue -Lift Sta 1 Replacement	0.00			0.00	0.00	0.0%	0.00
Total 43947 · Transfer from Utility Fund	0.00	0.00	0.0%	38,700.00	321,800.00	12.0%	321,800.00
43949 · Transfers from General Fund							
43949.1 · Tsf fr Gen - Police Veh Replace	0.00	0.00	0.0%	0.00	15,000.00	0.0%	15,000.00
43949.2 · Tsf from Gen-Streets/Sidewalk	0.00	0.00	0.0%	43,750.00	175,000.00	25.0%	175,000.00
Total 43949 · Transfers from General Fund	0.00	0.00	0.0%	43,750.00	190,000.00	23.0%	190,000.00
43952 · Other Fund Reserves/Transfers							
43952.1 · 380 Agt-1st Hrtford-18" SS line	0.00	0.00	0.0%	0.00	10,000.00	0.0%	10,000.00
43952.2 · Util Ext Proj-Waterstone on LC	0.00			0.00	0.00	0.0%	0.00
43952.3 · Proceeds GLO	0.00	0.00	0.0%	0.00	2,306,000.00	0.0%	2,306,000.00
Total 43952 · Other Fund Reserves/Transfers	0.00	0.00	0.0%	0.00	2,316,000.00	0.0%	2,316,000.00
Total 43901 · Capital Proj Funding Sourc	0.00	0.00	0.0%	82,450.00	2,827,800.00	2.9%	2,827,800.00
43959 · FEMA Grant Revenue							
43956.1 · FEMA DR4272- Bridge	0.00			0.00	0.00	0.0%	0.00
43956.2 · FEMA-DR4272-Plez Morgan St	0.00			0.00	0.00	0.0%	0.00
43956.4 · FEMA -DR4332-Hurricane Harvey	0.00			0.00	400,000.00	0.0%	400,000.00
43956.5 · FEMA - Baja Proj	0.00			0.00	0.00	0.0%	0.00
43956.6 · DR#4332- Atkins Creek F#4281	652.37			652.37			
Total 43959 · FEMA Grant Revenue	652.37			652.37	400,000.00	0.2%	400,000.00
43961 · Grant Funds-CDBG							
43961.1 · Bridge Repair - CDBG DR 7217037	0.00			0.00	0.00	0.0%	0.00
43961.2 · Baja,W/S Drainag, MLK-CD7217320	119,468.82			198,055.74	291,008.00	68.1%	291,008.00
Total 43961 · Grant Funds-CDBG	119,468.82			198,055.74	291,008.00	68.1%	291,008.00
45391 · Interest Earned							
45391.1 · Interest Earned Ser 2017A	79.22	1,041.66	7.6%	4,160.99	7,291.70	57.1%	12,500.00
45391.2 · Interest Earned Ser 2017B	818.98	1,041.66	78.6%	10,692.88	7,291.70	146.6%	12,500.00
45391 · Interest Earned - Other	110.27			2,196.77	0.00	100.0%	0.00
Total 45391 · Interest Earned	1,008.47	2,083.32	48.4%	17,050.64	14,583.40	116.9%	25,000.00
Total Income	121,129.66	2,083.32	5,814.3%	298,208.75	3,533,391.40	8.4%	3,543,808.00
Expense							
43889 · Grant Administrative Expenses							
43889.1 · Bridge-CDBG-DR #7217037	0.00			0.00	0.00	0.0%	0.00
43889.2 · Baja Project CDBG #7217320	0.00			6,650.00	0.00	100.0%	0.00
43889.3 · GLO - All Proj	0.00	0.00	0.0%	0.00	163,800.00	0.0%	163,800.00
Total 43889 · Grant Administrative Expenses	0.00	0.00	0.0%	6,650.00	163,800.00	4.1%	163,800.00
43890 · Engineering							
43890.2 · WP #3 Improvements-TWDB	0.00	8,212.58	0.0%	13,067.75	57,488.10	22.7%	98,551.00
43890.3 · Lift St #1 Expansion-TWDB	0.00	7,500.00	0.0%	16,437.05	52,500.00	31.3%	90,000.00
43890.4 · Waterline replacement/HouSt	0.00			2,346.65	0.00	100.0%	0.00
43890.5 · LS#3/Force Main Re-Rte-TWDB	0.00	1,583.33	0.0%	0.00	11,083.35	0.0%	19,000.00
43890.7 · Downtown/SH105 Imp-TWDB	0.00	7,496.00	0.0%	0.00	52,472.00	0.0%	89,952.00
43890.8 · 18" SS Line	0.00	2,190.33	0.0%	5,939.95	15,332.35	38.7%	26,284.00
43890.9 · Bridge Water Line	0.00			0.00	0.00	0.0%	0.00
43890.A · Baja Project - CDBG 0037-00							
43890.A · Baja Rd/MLK Dr CDBG-Add'l-01	0.00			14,210.00			
43890.C · MLK Dr-Wtrln Rep/Dr Imp Ph II	0.00			14,898.37			
43890.A · Baja Project - CDBG 0037-00 - Other	0.00	4,000.00	0.0%	18,817.63	28,000.00	67.2%	48,000.00
Total 43890.A · Baja Project - CDBG 0037-00	0.00	4,000.00	0.0%	47,926.00	28,000.00	171.2%	48,000.00

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

Accrual Basis

April 2020

	Apr 20	Budget	% of Bu...	Oct '19 - A...	YTD Budget	% of Bu...	Annual Bud...
43890.B · Buff Sp Brdg Emb Rep - FEMA	0.00			0.00	0.00	0.0%	0.00
43890.C · Atkins Ck W,SS,STS Rep-FEMA4281	0.00	8,847.25	0.0%	22,394.75	61,930.75	36.2%	106,167.00
43890.D · Buff Sp Brdg - CDBG	0.00			0.00	0.00	0.0%	0.00
43890.E · Eng-All GLO	0.00	25,000.00	0.0%	0.00	175,000.00	0.0%	300,000.00
43890.F · Plez Morgan FEMA	0.00			0.00	0.00	0.0%	0.00
43890.G · Hurricane Harvey - FEMA	0.00			0.00	0.00	0.0%	0.00
Total 43890 · Engineering	0.00	64,829.49	0.0%	108,112.15	453,806.55	23.8%	777,954.00
43995 · Const Cost-Contingencies							
43995.1 · LS#3 Force Main ReRoute- TWDB	0.00	3,000.00	0.0%	0.00	21,000.00	0.0%	36,000.00
43995.2 · LS#1 Replacement/ Expans - TWDB	0.00	11,666.67	0.0%	0.00	81,666.65	0.0%	140,000.00
43995.3 · WP#3 Improvements- TWDB	0.00	12,833.33	0.0%	0.00	89,833.35	0.0%	154,000.00
43995.4 · Downtown/SH105 Improve - TWDB	0.00	10,500.00	0.0%	0.00	73,500.00	0.0%	126,000.00
Total 43995 · Const Cost-Contingencies	0.00	38,000.00	0.0%	0.00	266,000.00	0.0%	456,000.00
44000 · Wastewater System							
44006 · LS #1-Replmnt/ Expans-TWDB	36,027.00	47,500.00	75.8%	433,395.00	332,500.00	130.3%	570,000.00
44007 · LS#3 Forcemain Reroute-TWDB	0.00	12,083.33	0.0%	0.00	84,583.35	0.0%	145,000.00
44008 · 18" Gravity S.S. Line Const	0.00	22,995.83	0.0%	0.00	160,970.85	0.0%	275,950.00
44009 · Lift St #3 Improvements-GLO	0.00	12,500.00	0.0%	0.00	87,500.00	0.0%	150,000.00
Total 44000 · Wastewater System	36,027.00	95,079.16	37.9%	433,395.00	665,554.20	65.1%	1,140,950.00
45000 · Water System- Capital Proj							
43975 · WP #3 Generator - GLO	0.00	40,500.00	0.0%	0.00	283,500.00	0.0%	486,000.00
43976.1 · Downtown/SH 105 W Ln Imp-TWDB	0.00	41,833.33	0.0%	0.00	292,833.35	0.0%	502,000.00
43992.1 · Water Plant #3 - Imp-TWDB	0.00	36,666.67	0.0%	0.00	256,666.65	0.0%	440,000.00
43992.4 · WP#3 Imp - Other Costs-TWDB	0.00	14,583.33	0.0%	0.00	102,083.35	0.0%	175,000.00
43992.5 · Baja/MLK Wtr&Drng Imp-TXCDBG7320	0.00	21,888.17	0.0%	329,412.82	153,217.15	215.0%	262,658.00
Total 45000 · Water System- Capital Proj	0.00	155,471.50	0.0%	329,412.82	1,088,300.50	30.3%	1,865,658.00
46000 · Roadway System Improvements							
46001 · Plez Morgan Street- (FEMA4272)	0.00			0.00	0.00	0.0%	0.00
46002 · Buf SpBrg RepFEMA4272-CD7217307	0.00			0.00	0.00	0.0%	0.00
46006 · Buf Sp Brdg -CDBG7307	0.00			0.00	0.00	0.0%	0.00
46007 · Streets/Sidewalks	0.00	14,583.33	0.0%	16,351.01	102,083.35	16.0%	175,000.00
Total 46000 · Roadway System Improvements	0.00	14,583.33	0.0%	16,351.01	102,083.35	16.0%	175,000.00
46361 · Bank Fees	15.00			15.00			
47000 · Capital Costs Projects							
47001 · Blank 7	0.00			0.00	0.00	0.0%	0.00
Total 47000 · Capital Costs Projects	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	0.0%	0.00
48001 · GRP Capital Projects	0.00			0.00	0.00	0.0%	0.00
48002 · Utili ProjPrev Maint	0.00	7,616.67	0.0%	10,420.00	53,316.65	19.5%	91,400.00
48003 · Buf Spgs-Water Line-Util ExProj	0.00			0.00	0.00	0.0%	0.00
48004 · Police Vehicle Replacement	0.00	0.00	0.0%	0.00	15,000.00	0.0%	15,000.00
48005 · Blank	0.00			0.00	0.00	0.0%	0.00
48005.A · Baja / MLK - GLO	0.00	59,675.00	0.0%	0.00	417,725.00	0.0%	716,100.00
48005.B · Baja/MLK - FEMA	0.00			0.00	0.00	0.0%	0.00
48005.C · Atkins Creek W&S Lines-FEMA	0.00			321,592.40			
48006 · Hurricane Harvey Exp (FEMA)	0.00			0.00	0.00	0.0%	0.00
48007 · Impact Fee-WL Ext-Pkwy/Buf Sp	0.00	0.00	0.0%	0.00	75,000.00	0.0%	75,000.00
48008 · Andres Branch - GLO	0.00	40,841.67	0.0%	0.00	285,891.65	0.0%	490,100.00
Total 48000 · Cap Outlay-Fac, Equip, Etc	0.00	108,133.34	0.0%	332,012.40	846,933.30	39.2%	1,387,600.00
Total Expense	36,042.00	476,096.82	7.6%	1,225,948.38	3,586,477.90	34.2%	5,966,962.00
Net Ordinary Income	85,087.66	-474,013.50	-18.0%	-927,739.63	-53,086.50	1,747.6%	-2,423,154.00
Net Income	85,087.66	-474,013.50	-18.0%	-927,739.63	-53,086.50	1,747.6%	-2,423,154.00

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

Num	Name	Memo	Amount	Balance
BALANCE AS OF 04/01/2020				\$1,011.83
Receipts				
	Interest		0.01	
Total Receipts			<u>0.01</u>	0.01
Disbursements				
	No Disbursements Activity		0.00	
Total Disbursements			<u>0.00</u>	<u>0.00</u>
BALANCE AS OF 04/30/2020				<u><u>\$1,011.84</u></u>

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

Accrual Basis

April 2020

	Apr 20	Budget	\$ Over Budget	Oct '19 - Apr 20	YTD Budget	\$ Over Budget	Annual Budget
Income							
34000 · Taxes & Franchise Fees							
34320 · Ad Valorem Taxes	4,124.04	42,817.41	-38,693.37	500,639.91	299,721.95	200,917.96	513,809.00
34330 · Penalty & Interest	1,277.06	341.66	935.40	2,264.64	2,391.70	-127.06	4,100.00
Total 34000 · Taxes & Franchise Fees	5,401.10	43,159.07	-37,757.97	502,904.55	302,113.65	200,790.90	517,909.00
34100 · Transfers							
34301.4 · Transfers in-MEDC Fund	0.00	0.00	0.00	80,000.00	80,000.00	0.00	160,000.00
34301.5 · Transfers in - Utility Fund	0.00			0.00	0.00	0.00	0.00
Total 34100 · Transfers	0.00	0.00	0.00	80,000.00	80,000.00	0.00	160,000.00
35000 · Other Revenues							
35390 · Interest on Checking	0.00	0.00	0.00	0.17	0.00	0.17	0.00
35391 · Interest on Investments	50.40	0.00	50.40	2,272.58	0.00	2,272.58	0.00
Total 35000 · Other Revenues	50.40	0.00	50.40	2,272.75	0.00	2,272.75	0.00
Total Income	5,451.50	43,159.07	-37,707.57	585,177.30	382,113.65	203,063.65	677,909.00
Expense							
37000 · Debt Service							
36410 · Bank Charges	0.00			125.00			
37360 · Interest Payments On Note	0.00	0.00	0.00	20,903.75	56,894.50	-35,990.75	108,357.00
37363 · Paying Agent Fees	0.00	0.00	0.00	650.00	0.00	650.00	2,500.00
37365 · Interest 2012 Series Premium	0.00	0.00	0.00	89,406.25	53,560.75	35,845.50	108,512.00
37395 · Principal Note Payments	0.00	0.00	0.00	455,000.00	455,000.00	0.00	455,000.00
Total 37000 · Debt Service	0.00	0.00	0.00	566,085.00	565,455.25	629.75	674,369.00
Total Expense	0.00	0.00	0.00	566,085.00	565,455.25	629.75	674,369.00
Net Income	5,451.50	43,159.07	-37,707.57	19,092.30	-183,341.60	202,433.90	3,540.00

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

Num	Name	Memo	Amount	Balance
BALANCE AS OF 04/01/2020				\$6,215.00
Receipts				
	Transfer from General for Revenues thru 04/15/2020		1,823.61	
Total Receipts				1,823.61
Disbursements				
	No Disbursements Activity		0.00	
Total Disbursements				0.00
BALANCE AS OF 04/30/2020				<u>\$8,038.61</u>

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

Accrual Basis

April 2020

	Apr 20	Budget	\$ Over Budget	Oct '19 - Apr 20	YTD Budget	\$ Over Budget	Annual Budget
Ordinary Income/Expense							
Income							
84110 · Court Fines & Forfeitures							
84110.1 · Court Security Fees	0.00	450.00	-450.00	2,929.89	3,150.00	-220.11	5,400.00
Total 84110 · Court Fines & Forfeitures	0.00	450.00	-450.00	2,929.89	3,150.00	-220.11	5,400.00
84120 · Other Revenues							
84120.1 · Interest Income	0.00	0.42	-0.42	0.00	2.90	-2.90	5.00
Total 84120 · Other Revenues	0.00	0.42	-0.42	0.00	2.90	-2.90	5.00
Total Income	0.00	450.42	-450.42	2,929.89	3,152.90	-223.01	5,405.00
Expense							
86000 · Contracted Services							
86442 · Security Services	0.00	50.00	-50.00	0.00	350.00	-350.00	600.00
Total 86000 · Contracted Services	0.00	50.00	-50.00	0.00	350.00	-350.00	600.00
86005 · Miscellaneous Expenses	0.00	250.00	-250.00	0.00	1,750.00	-1,750.00	3,000.00
Total Expense	0.00	300.00	-300.00	0.00	2,100.00	-2,100.00	3,600.00
Net Ordinary Income	0.00	150.42	-150.42	2,929.89	1,052.90	1,876.99	1,805.00
Other Income/Expense							
Other Expense							
86560 · Interfund Transfers							
86551 · Baliff Transfer to General Fund	0.00	0.00	0.00	975.00	1,950.00	-975.00	3,900.00
Total 86560 · Interfund Transfers	0.00	0.00	0.00	975.00	1,950.00	-975.00	3,900.00
Total Other Expense	0.00	0.00	0.00	975.00	1,950.00	-975.00	3,900.00
Net Other Income	0.00	0.00	0.00	-975.00	-1,950.00	975.00	-3,900.00
Net Income	0.00	150.42	-150.42	1,954.89	-897.10	2,851.99	-2,095.00

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

Num	Name	Memo	Amount	Balance
BALANCE AS OF 04/01/2020				\$38,447.43
Receipts				
	Revenues transfer from 04/15/2020		819.13	
	Interest		0.96	
Total Receipts			<u>820.09</u>	820.09
Disbursements				
	No Disbursements Activity		0.00	
Total Disbursements			<u>0.00</u>	0.00
BALANCE AS OF 04/30/2020				<u><u>\$39,267.52</u></u>

City of Montgomery - Ct Tech Fund Actual to Budget Performance

April 2020

Accrual Basis

	<u>Apr 20</u>	<u>Budget</u>	<u>\$ Over ...</u>	<u>Oct '19 ...</u>	<u>YTD Bu...</u>	<u>\$ Over ...</u>	<u>Annual...</u>
Ordinary Income/Expense							
Income							
74100 · Court Fines and Forfeitures							
74110 · Court Technology Fees	0.00	500.00	-500.00	2,306.16	3,500.00	-1,193.84	6,000.00
Total 74100 · Court Fines and Forfeitures	0.00	500.00	-500.00	2,306.16	3,500.00	-1,193.84	6,000.00
74200 · Other Revenues							
74291 · Interest Income	0.96	0.25	0.71	6.51	1.75	4.76	3.00
Total 74200 · Other Revenues	0.96	0.25	0.71	6.51	1.75	4.76	3.00
Total Income	0.96	500.25	-499.29	2,312.67	3,501.75	-1,189.08	6,003.00
Expense							
76200 · Contract Services							
76362 · Computer/Website Services	0.00	416.67	-416.67	0.00	2,916.65	-2,916.65	5,000.00
Total 76200 · Contract Services	0.00	416.67	-416.67	0.00	2,916.65	-2,916.65	5,000.00
Total Expense	0.00	416.67	-416.67	0.00	2,916.65	-2,916.65	5,000.00
Net Ordinary Income	0.96	83.58	-82.62	2,312.67	585.10	1,727.57	1,003.00
Net Income	0.96	83.58	-82.62	2,312.67	585.10	1,727.57	1,003.00

Cash Flow Report - Grant Account Account

As of April 30, 2020

Num	Name	Memo	Amount	Balance
BALANCE AS OF 04/01/2020				\$80.73
Receipts				
	No Receipts Activity		0.00	
Total Receipts				0.00
Disbursements				
	No Disbursements Activity		0.00	
Total Disbursements				0.00
BALANCE AS OF 04/30/2020				\$80.73

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

Num	Name	Memo	Amount	Balance
BALANCE AS OF 04/01/2020				\$5,737.63
Receipts				
	No Receipts Activity		0.00	
Total Receipts			<u>0.00</u>	0.00
Disbursements				
	No Disbursements Activity		0.00	
Total Disbursements			<u>0.00</u>	<u>0.00</u>
BALANCE AS OF 04/30/2020				<u><u>\$5,737.63</u></u>

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

Num	Name	Memo	Amount	Balance
BALANCE AS OF 04/01/2020				\$14,502.64
Receipts				
	Interest		0.36	
Total Receipts				0.36
Disbursements				
	No Disbursements Activity		0.00	
Total Disbursements				0.00
BALANCE AS OF 04/30/2020				<u>\$14,503.00</u>

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

Accrual Basis

April 2020

	<u>Apr 20</u>	<u>Budget</u>	<u>\$ Ove...</u>	<u>Oct '1...</u>	<u>YTD B...</u>	<u>\$ Over ...</u>	<u>Annual...</u>
Income							
44300 · Taxes & Franchise Fees							
44330 · Hotel Occupancy Taxes	0.00	125.00	-125.00	1,383.61	875.00	508.61	1,500.00
Total 44300 · Taxes & Franchise Fees	0.00	125.00	-125.00	1,383.61	875.00	508.61	1,500.00
44400 · Other Revenues							
44360 · Interest Earned On Checking	0.00	0.25	-0.25	0.00	1.75	-1.75	3.00
44490 · Interest Income	0.36			2.45			
Total 44400 · Other Revenues	0.36	0.25	0.11	2.45	1.75	0.70	3.00
Total Income	0.36	125.25	-124.89	1,386.06	876.75	509.31	1,503.00
Expense							
46600 · Miscellaneous Expenses	0.00	333.33	-333.33	0.00	2,333.35	-2,333.35	4,000.00
Total Expense	0.00	333.33	-333.33	0.00	2,333.35	-2,333.35	4,000.00
Net Income	<u>0.36</u>	<u>-208.08</u>	<u>208.44</u>	<u>1,386.06</u>	<u>-1,456.60</u>	<u>2,842.66</u>	<u>-2,497.00</u>

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

Num	Name	Memo	Amount	Balance
BALANCE AS OF 04/01/2020				\$97,583.78
Receipts				
	No Receipts Activity		0.00	
Total Receipts				0.00
Disbursements				
1995	Frieda Joyce	Reimbursement - COVID-19 Webinar	(79.00)	
Total Disbursements				(79.00)
BALANCE AS OF 04/30/2020				<u>\$97,504.78</u>

City of Montgomery - MEDC
Actual to Budget Performance

April 2020

	Apr 20	Budget	\$ Over Budget	Oct '19 - Apr...	YTD Budget	\$ Over Budget	Annual Bud...
Income							
55000 · Taxes & Franchise Fees							
55400 · Sales Tax	45,332.51	40,000.00	5,332.51	422,723.98	344,500.00	78,223.98	654,000.00
Total 55000 · Taxes & Franchise Fees	45,332.51	40,000.00	5,332.51	422,723.98	344,500.00	78,223.98	654,000.00
55300 · Other Revenues							
55391 · Interest Income	418.83	800.00	(381.17)	11,681.49	5,800.00	5,881.49	10,000.00
55399 · Misc Income	0.00	0.00	0.00	1,400.00	0.00	1,400.00	0.00
Total 55300 · Other Revenues	418.83	800.00	(381.17)	13,081.49	5,800.00	7,281.49	10,000.00
Total Income	45,751.34	40,800.00	4,951.34	435,805.47	350,300.00	85,505.47	664,000.00
Expense							
56000 · Pub Infrastructure - Category I							
56000.6 · Downtown Dev Improvments	0.00	0.00	0.00	0.00	30,000.00	(30,000.00)	60,000.00
56000.7 · Streets & Sidewalks	0.00	0.00	0.00	0.00	38,000.00	(38,000.00)	76,000.00
56000.8 · Utility Extensions	0.00	0.00	0.00	0.00	25,000.00	(25,000.00)	50,000.00
56430 · Tsf to Debt Service	0.00	0.00	0.00	80,000.00	80,000.00	0.00	160,000.00
Total 56000 · Pub Infrastructure - Category I	0.00	0.00	0.00	80,000.00	173,000.00	(93,000.00)	346,000.00
56001 · Business Dev & Ret -Category II							
56001.8 · Sales Tax Reimbursement	0.00	0.00	0.00	39,750.00	39,750.00	0.00	79,500.00
56423 · Economic Development Grant Prog	0.00	0.00	0.00	0.00	10,000.00	(10,000.00)	20,000.00
Total 56001 · Business Dev & Ret -Category II	0.00	0.00	0.00	39,750.00	49,750.00	(10,000.00)	99,500.00
56002 · Quality of Life - Category III							
56423.1 · Walking Tours	0.00	0.00	0.00	0.00	1,000.00	(1,000.00)	1,000.00
56429 · Removal of Blight	0.00	0.00	0.00	3,000.00	15,000.00	(12,000.00)	15,000.00
56434 · Events							
55602 · Neighborhood Water Party	0.00	0.00	0.00	38.11	0.00	38.11	0.00
55606 · Light up Montgomery	0.00	0.00	0.00	930.75	1,500.00	(569.25)	1,500.00
56434 · Events - Other	0.00	0.00	0.00	0.00	35,000.00	(35,000.00)	35,000.00
Total 56434 · Events	0.00	0.00	0.00	968.86	36,500.00	(35,531.14)	36,500.00
56439 · Downtown Enhancement Projects	0.00	2,500.00	(2,500.00)	0.00	17,500.00	(17,500.00)	30,000.00
Total 56002 · Quality of Life - Category III	0.00	2,500.00	(2,500.00)	3,968.86	70,000.00	(66,031.14)	82,500.00
56003 · Marketing & Tourism-Category IV							
56413 · Brochures/Printed Literature	0.00	833.33	(833.33)	322.62	5,833.35	(5,510.73)	10,000.00
56419 · Website	0.00	250.00	(250.00)	165.00	1,750.00	(1,585.00)	3,000.00
Total 56003 · Marketing & Tourism-Category IV	0.00	1,083.33	(1,083.33)	487.62	7,583.35	(7,095.73)	13,000.00
56004 · Administration - Category V							
56004.1 · Admin Transfers to Gen Fund	0.00	0.00	0.00	31,250.00	53,750.00	(22,500.00)	107,500.00
56004.3 · Miscellaneous Expenses	0.00	41.66	(41.66)	0.00	291.70	(291.70)	500.00
56327 · Consulting (Professional servi	0.00	0.00	0.00	0.00	5,000.00	(5,000.00)	10,000.00
56354 · Travel & Training Expenses	79.00	0.00	79.00	579.00	2,500.00	(1,921.00)	5,000.00
Total 56004 · Administration - Category V	79.00	41.66	37.34	31,829.00	61,541.70	(29,712.70)	123,000.00
56340 · Office Supplies	267.77	0.00	267.77	463.60	0.00	463.60	0.00
Total Expense	346.77	3,624.99	(3,278.22)	156,499.08	361,875.05	(205,375.97)	664,000.00
Net Income	45,404.57	37,175.01	8,229.56	279,306.39	(11,575.05)	290,881.44	0.00

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

Num	Name	Memo	Amount	Balance
BALANCE AS OF 04/01/2020				\$6,221.99
Receipts				
	Revenue transfer thru 04/15/2020		4,746.99	
Total Receipts				4,746.99
Disbursements				
	No Disbursements Activity		0.00	
Total Disbursements				0.00
BALANCE AS OF 04/30/2020				<u>\$10,968.98</u>

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

April 2020

Accrual Basis

	<u>Apr 20</u>	<u>Budget</u>	<u>\$ Over ...</u>	<u>Oct '19 -...</u>	<u>YTD Bu...</u>	<u>\$ Over ...</u>	<u>Annual ...</u>
Ordinary Income/Expense							
Income							
74000 · Police Asset Forfeitures							
74102 · Asset Forfeitures	0.00	0.00	0.00	0.00	100.00	-100.00	100.00
Total 74000 · Police Asset Forfeitures	0.00	0.00	0.00	0.00	100.00	-100.00	100.00
Total Income	0.00	0.00	0.00	0.00	100.00	-100.00	100.00
Net Ordinary Income	0.00	0.00	0.00	0.00	100.00	-100.00	100.00
Net Income	0.00	0.00	0.00	0.00	100.00	-100.00	100.00

Cash Flow Report - Water & Sewer Fund Account

As of April 30, 2020

Num	Name	Memo	Amount	Balance
BALANCE AS OF 04/01/2020				\$938,193.49
Receipts				
	Interest on Checking		31.65	
	A/R Collections		143,443.68	
	A/R Collections O/S		923.77	
	Customer Meter Deposits		2,600.00	
	Fee Revenue		600.00	
	Fee Revenue O/S		32.50	
Total Receipts				147,631.60
Disbursements				
14858	Anne Heiberger	Deposit Refund - 435 Terra Vista Cir	(75.39)	
14859	Badger Meter	Inv #80050550	(909.58)	
14860	DH Homes	Deposit Refund - 19057 Villa Lane	(87.56)	
14861	DH Homes	Deposit Refund - 19021 Villa Lane	(93.06)	
14862	DXI Industries Inc.	Chlorine WP#3 055004947-20	(324.82)	
14863	Jan Smith	Deposit Refund - 30 Powell Circle	(22.57)	
14864	Jones & Carter, Inc	Engineering Fees	(501.25)	
14865	KB's Make N Take	Deposit Refund - 308 Caroline	(69.44)	
14866	Modern Farmhouse	Deposit Refund - 14356 Liberty	(206.00)	
14867	Amy Brown	VOID: \$137.00 Deposit Refund - 301 Prairie	0.00	
14868	Neil Technical Services, Inc	LS# 2, 3, 4, 10, & 14 ; WP No. 2&3 - Util Projects	(10,111.65)	
14869	Regas Contracting LC	Deposit Refund - 20155 Eva St	(449.18)	
14870	Sam's Club	Acct#0402410832687 Inv#007729	(116.26)	
14871	Stylecraft Builders	Deposit Refund - 295 Brock's Ln	(85.84)	
14872	Stylecraft Builders	Deposit Refund - 199 Racetrack Ln	(78.62)	
14873	Techline Pipe, L.P.	Customer #1090 62886-00	(765.00)	
14874	Accurate Utility Supply, LLC	Operating Supplies Inv #157586	(1,190.96)	
14875	City of Montgomery - Utility Fund	Water Usage Buffalo Sp STP & Cooling Tower Fee	(792.00)	
14876	Consolidated Communications	Telephone 936-597-4826, 8846, 7657, 3353	(171.12)	
14877	DataProse, Inc.	Acct# 1216 Inv#DP2001054 Billing Period 3/1-	(787.91)	
14878	Entergy	March Invoices	(1,530.75)	
14879	McCoy's Building Supply	Acct#0900-98046487-001 Inv 11336087	(26.97)	
14880	Neil Technical Services, Inc	LS# 3 & 14 - Util Projects/Prev Maint	(2,060.00)	
14881	State Comptroller	TIN 1-74-2063592-6 Sales Tax - Fees - 3/2020	(1,082.90)	
14882	Texas Excavation Safety System, Inc.	Monthly Message Fees for 03/20 Inv#20-04168	(57.00)	
14883	Waste Management	Customer ID# 7-23067-13005 inv 5674195-1792-	(12,207.27)	
14884	Waste Management (2)	Acct 7-23166-83000 - Inv5672030-1792-4 4/1-4/3	(969.63)	
14885	TML - IRP	Insurance Premiums April 2020	(2,912.56)	
14886	Amy Brown	Deposit Refund - 301 Prairie	(137.00)	
14887	Entergy	March Invoices	(3,009.56)	
14888	Gulf Utility Service, Inc.	Operations - Inv 17657 03/31/19	(29,314.27)	
14889	LDC	CM100268 Hwy 105 West, CM100264 149 South 0	(54.69)	
14890	Moffitt Services	Preventive Maintenance	(3,669.64)	
14891	Tyler Technologies	Insite Transaction Fees - Utility Billing 1/1-3/31/2	(178.75)	
14892	Verizon Connect NWF, Inc	Vehicle Rep. & Maint. Inv OSV000002076916	(75.80)	
14893	DSHS Central Lab MC2004	Acct CEN CD2782_032020 PWS ID #1700022	(106.96)	
AL	Transfer to general	Transfer to General Fund - Paid Sales Tax amount i	(1,342.33)	

Cash Flow Report - Water & Sewer Fund Account

As of April 30, 2020

Num	Name	Memo	Amount	Balance
Disbursements				
Recap 04/20	First Financial	Billing Charges	(676.25)	
Total Disbursements				<u>(76,250.54)</u>
BALANCE AS OF 04/30/2020				<u><u>\$1,009,574.55</u></u>

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

April 2020

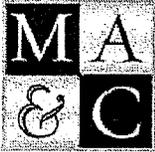
	Apr 20	Budget	\$ Over Budget	Oct '19 - Apr 20	YTD Budget	\$ Over Budget	Annual Budget
Ordinary Income/Expense							
Income							
24000 · Charges for Service							
24100 · Water Revenue	42,963.75	49,333.33	(6,369.58)	345,329.37	345,333.35	(3.98)	592,000.00
24118 · Surface Water Revenue	462.21	500.00	(37.79)	3,693.76	3,500.00	193.76	6,000.00
24119 · Application Fee	0.00	125.00	(125.00)	0.00	875.00	(875.00)	1,500.00
24120 · Disconnect Reconnect	0.00	458.33	(458.33)	(5,797.59)	3,208.35	(9,005.94)	5,500.00
24200 · Sewer Revenue	42,335.26	47,166.66	(4,831.40)	351,899.34	330,166.70	21,732.64	566,000.00
24310 · Tap Fees/Inspections	20,105.00	37,916.66	(17,811.66)	180,739.56	265,416.70	(84,677.14)	455,000.00
24319 · Grease Trap Inspections	1,400.00	1,416.66	(16.66)	10,600.00	9,916.70	683.30	17,000.00
24330 · Late Charges	0.00	1,250.00	(1,250.00)	15,095.12	8,750.00	6,345.12	15,000.00
24333 · Returned Ck Fee	0.00	16.66	(16.66)	100.00	116.70	(16.70)	200.00
24334 · Backflow Device	0.00	0.00	0.00	923.50	0.00	923.50	0.00
25403 · Solid Waste Revenue	13,359.98	11,541.66	1,818.32	91,215.79	80,791.70	10,424.09	138,500.00
Total 24000 · Charges for Service	120,626.20	149,724.96	(29,098.76)	993,798.85	1,048,075.20	(54,276.35)	1,796,700.00
24101 · Taxes and Franchise Fees							
24110 · Sales Tax Rev for Solid Waste	1,092.58	931.66	160.92	7,449.76	6,521.70	928.06	11,180.00
Total 24101 · Taxes and Franchise Fees	1,092.58	931.66	160.92	7,449.76	6,521.70	928.06	11,180.00
24121 · Groundwater Reduction Revenue	10,894.95	12,916.66	(2,021.71)	87,067.20	90,416.70	(3,349.50)	155,000.00
25000 · Other Revenues							
25000.1 · Impact Fees							
25000.2 · Impact Fees - Capital Cost	0.00	0.00	0.00	9,712.00	200,000.00	(190,288.00)	200,000.00
25000.1 · Impact Fees - Other	0.00	0.00	0.00	0.00	75,000.00	(75,000.00)	75,000.00
Total 25000.1 · Impact Fees	0.00	0.00	0.00	9,712.00	275,000.00	(265,288.00)	275,000.00
25391 · Interest Income	31.65	50.00	(18.35)	277.12	350.00	(72.88)	600.00
25392 · Interest earned on Investments	292.20	1,000.00	(707.80)	6,414.08	7,000.00	(585.92)	12,000.00
25399 · Misc Rev & ETS Rev	632.50	108.33	524.17	2,701.25	758.35	1,942.90	1,300.00
25000 · Other Revenues - Other	0.00	0.00	0.00	0.00	0.00	0.00	0.00
Total 25000 · Other Revenues	956.35	1,158.33	(201.98)	19,130.45	283,108.35	(263,977.90)	288,900.00
Total Income	133,570.08	164,731.61	(31,161.53)	1,107,446.26	1,428,121.95	(320,675.69)	2,251,780.00
Expense							
26001 · Personnel							
26353.1 · Health Ins.	604.86	1,125.00	(520.14)	6,423.54	7,875.00	(1,451.46)	13,500.00
26353.4 · Unemployment Ins	0.00	58.33	(58.33)	0.00	408.35	(408.35)	700.00
26353.5 · Workers Comp.	378.40	416.67	(38.27)	2,139.52	2,916.65	(777.13)	5,000.00
26353.6 · Dental Insurance	46.64	100.00	(53.36)	528.08	700.00	(171.92)	1,200.00
26353.7 · Life & AD&D Insurance	47.07	8.33	38.74	393.55	58.35	335.20	100.00
26353.8 · Crime Insurance	40.72	0.00	40.72	252.13	0.00	252.13	0.00
26501 · Retirement Expense	334.54	1,791.67	(1,457.13)	3,334.30	12,541.65	(9,207.35)	21,500.00
26560 · Payroll Taxes	423.02	2,483.33	(2,060.31)	4,180.40	17,383.35	(13,202.95)	29,800.00
26600 · Wages	5,529.60	29,166.67	(23,637.07)	54,643.68	204,166.65	(149,522.97)	350,000.00
Total 26001 · Personnel	7,404.85	35,150.00	(27,745.15)	71,897.20	246,050.00	(174,152.80)	421,800.00
26200 · Contract Services							
26102 · General Consultant Fees	0.00	908.75	(908.75)	7,585.20	6,361.25	1,223.95	10,905.00
26320 · Legal Fees	0.00	1,421.08	(1,421.08)	920.00	9,947.60	(9,027.60)	17,053.00
26322 · Engineering	0.00	6,250.00	(6,250.00)	31,837.79	43,750.00	(11,912.21)	75,000.00
26323 · Operator	3,300.00	3,365.00	(65.00)	23,100.00	23,555.00	(455.00)	40,380.00
26324 · Billing and Collections	(479.24)	1,891.67	(2,370.91)	11,932.49	13,241.65	(1,309.16)	22,700.00
26328 · Testing	486.00	1,200.00	(714.00)	10,390.96	8,400.00	1,990.96	14,400.00
26331 · Sales Tax for Solid Waste	1,096.68	931.67	165.01	6,388.62	6,521.65	(133.03)	11,180.00
26333 · Accounting Fees	0.00	3,750.00	(3,750.00)	25,581.30	26,250.00	(668.70)	45,000.00
26336 · Sludge Hauling	0.00	1,833.33	(1,833.33)	8,766.00	12,833.35	(4,067.35)	22,000.00
26340 · Printing	135.00	0.00	135.00	398.86	200.00	198.86	200.00
26350 · Postage	32.50	325.00	(292.50)	2,623.07	2,275.00	348.07	3,900.00
26351 · Telephone	309.73	395.83	(86.10)	4,712.84	2,770.85	1,941.99	4,750.00
26370 · Tap Fees & Inspections	4,383.98	4,166.67	217.31	40,588.80	29,166.65	11,422.15	50,000.00
26380 · Disconnect/Reconnect Expense	0.00	0.00	0.00	331.66	0.00	331.66	0.00
26399 · Garbage Pickup	13,029.17	11,541.67	1,487.50	88,140.18	80,791.65	7,348.53	138,500.00
26200 · Contract Services - Other	0.00	0.00	0.00	1,597.48	0.00	1,597.48	0.00
Total 26200 · Contract Services	22,293.82	37,980.67	(15,686.85)	264,895.25	266,064.65	(1,169.40)	455,968.00
26300 · Communications							
26338 · Advertising/Promotion	0.00	125.00	(125.00)	1,095.00	875.00	220.00	1,500.00
Total 26300 · Communications	0.00	125.00	(125.00)	1,095.00	875.00	220.00	1,500.00
26326 · Permits & Licenses	0.00	1,733.33	(1,733.33)	17,516.25	12,133.35	5,382.90	20,800.00
26371 · Dues & Subscriptions	0.00	166.67	(166.67)	0.00	1,166.65	(1,166.65)	2,000.00
26400.1 · Supplies & Equipment							
26342 · Chemicals	540.42	1,583.33	(1,042.91)	17,697.71	11,083.35	6,614.36	19,000.00
26358 · Copier/Fax Machine Lease	0.00	0.00	0.00	0.00	200.00	(200.00)	200.00
26460 · Operating Supplies	52.37	6,666.67	(6,614.30)	19,154.21	46,666.65	(27,512.44)	80,000.00
26485 · Uniforms	246.75	291.67	(44.92)	1,794.12	2,041.65	(247.53)	3,500.00
27040 · Computer Technology Equipment	1,000.00	416.67	583.33	3,272.45	2,916.65	355.80	5,000.00
26400.1 · Supplies & Equipment - Other	0.00	0.00	0.00	455.51	200.00	255.51	200.00
Total 26400.1 · Supplies & Equipment	1,839.54	8,958.34	(7,118.80)	42,374.00	63,108.30	(20,734.30)	107,900.00
26401 · Groundwater Reduction Expenses	0.00	0.00	0.00	0.00	100.00	(100.00)	100.00
26500 · Staff Development							
26354 · Travel & Training (Travel)	0.00	0.00	0.00	451.00	5,500.00	(5,049.00)	5,500.00
26355 · Employee Relations (Education)	0.00	0.00	0.00	0.00	500.00	(500.00)	500.00
Total 26500 · Staff Development	0.00	0.00	0.00	451.00	6,000.00	(5,549.00)	6,000.00
26600.2 · Maintenance							
26335 · Repairs & Maintenance	14,500.16	18,812.50	(4,312.34)	111,149.17	131,687.50	(20,538.33)	225,750.00
26335.1 · Vehicle Rep. & Maint.	75.80	166.67	(90.87)	920.78	1,166.65	(245.87)	2,000.00
26335.3 · W&S Maint. Items	0.00	3,704.17	(3,704.17)	2,234.01	25,929.15	(23,695.14)	44,450.00
26349 · Gas & Oil	297.97	645.83	(347.86)	3,413.27	4,520.85	(1,107.58)	7,750.00
Total 26600.2 · Maintenance	14,873.93	23,329.17	(8,455.24)	117,717.23	163,304.15	(45,586.92)	279,950.00
26700 · Insurance Expense							
26353.2 · Liability Ins.	192.58	266.67	(74.09)	1,158.26	1,866.65	(708.39)	3,200.00
26353.3 · Property Ins.	2,300.86	2,333.33	(32.47)	14,019.98	16,333.35	(2,313.37)	28,000.00
Total 26700 · Insurance Expense	2,493.44	2,600.00	(106.56)	15,178.24	18,200.00	(3,021.76)	31,200.00
26800 · Utilities Expense							
26352.1 · Utilities - Gas for Generators	100.12	0.00	100.12	436.59	1,000.00	(563.41)	1,000.00
26352.2 · Utilities-Water Plants	5,465.64	5,416.67	48.97	42,914.80	37,916.65	4,998.15	65,000.00
26352.3 · Utilities-WW Treatment Plants	2,488.22	2,916.67	(428.45)	13,856.77	20,416.65	(6,559.88)	35,000.00
26352.4 · Utilities - Lift Stations	1,243.14	1,183.33	59.81	8,196.98	8,283.35	(86.37)	14,200.00
Total 26800 · Utilities Expense	9,297.12	9,516.67	(219.55)	65,405.14	67,616.65	(2,211.51)	115,200.00
26900 · Capital Outlay							

	Apr 20	Budget	S Over Budget	Oct '19 - Apr 20	YTD Budget	S Over Budget	Annual Budget
26900.4 - Capital Outlay-Sewer/Plant Imp	0.00	4,166.67	(4,166.67)	0.00	29,166.65	(29,166.65)	50,000.00
26900 - Capital Outlay - Other	0.00			5,526.15			
Total 26900 - Capital Outlay	0.00	4,166.67	(4,166.67)	5,526.15	29,166.65	(23,640.50)	50,000.00
26901 - Util Projects /Prev Maint							
26901.1 - Util Proj/Prev Maint-Tsf to CPF	0.00	0.00	0.00	0.00	45,700.00	(45,700.00)	91,400.00
26901.2 - Capital Costs-Tsf to CPF	0.00	0.00	0.00	0.00	45,700.00	(45,700.00)	91,400.00
26901.3 - Impact Fees - Tsf to CPF	0.00	0.00	0.00	0.00	45,700.00	(45,700.00)	91,400.00
26901 - Util Projects/Prev Maint - Other	3,254.79	26,863.50	(23,608.71)	95,872.42	188,044.50	(92,172.08)	322,362.00
Total 26901 - Util Projects/Prev Maint	3,254.79	26,863.50	(23,608.71)	95,872.42	325,144.50	(229,272.08)	596,562.00
27000 - Miscellaneous Expenses							
26359 - Misc Expense	0.00			189.98			
26361 - Bank Charges/ETS	676.25	666.67	9.58	7,116.17	4,666.65	2,449.52	8,000.00
Total 27000 - Miscellaneous Expenses	676.25	666.67	9.58	7,306.15	4,666.65	2,639.50	8,000.00
Total Expense	62,133.74	151,256.69	(89,122.95)	705,234.03	1,203,596.55	(498,362.52)	2,096,980.00
Net Ordinary Income	71,436.34	13,474.92	57,961.42	402,212.23	224,525.40	177,686.83	154,800.00
Other Income/Expense							
Other Expense							
27001 - Other Expenses							
27002 - Transfer to Construction Fund	0.00	0.00	0.00	38,700.00	77,400.00	(38,700.00)	154,800.00
Total 27001 - Other Expenses	0.00	0.00	0.00	38,700.00	77,400.00	(38,700.00)	154,800.00
Total Other Expense	0.00	0.00	0.00	38,700.00	77,400.00	(38,700.00)	154,800.00
Net Other Income	0.00	0.00	0.00	(38,700.00)	(77,400.00)	38,700.00	(154,800.00)
Net Income	71,436.34	13,474.92	57,961.42	363,512.23	147,125.40	216,386.83	0.00

District Debt Service Payments

05/01/2020 - 05/01/2021

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



MUNICIPAL ACCOUNTS
& CONSULTING, L.P.

City of Montgomery

Quarterly Investment Inventory Report Period Ending March 31, 2020

BOARD OF DIRECTORS
City of Montgomery

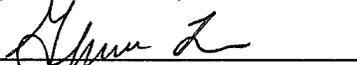
Attached is the Quarterly Investment Inventory Report for the
Period ending March 31, 2020.

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

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



Mark M. Burton
(Investment Officer)



Ghia Lewis
(Investment Officer)

COMPLIANCE TRAINING

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

INVESTMENT OFFICERS

Mark M. Burton

Ghia Lewis

CURRENT TRAINING

November 5, 2011 (Texpool Academy 10 Hours)
November 5, 2013 (Texpool Academy 10 Hours)
November 27, 2015 (Texpool Academy 10 Hours)
December 26, 2017 (Texpool Academy 10 Hours)
January 9, 2020 (TexPool Academy 12 Hours)

October 25, 2011 (Texpool Academy 10 Hours)
November 7, 2013 (Texpool Academy 10 Hours)
November 5, 2015 (Texpool Academy 10 Hours)
November 6, 2017 (Texpool Academy 10 Hours)
November 5, 2019 (Texpool Academy 10 Hours)

City of Montgomery
Summary of Money Market Funds
01/01/2020 - 03/31/2020

Fund: Operating						
Financial Institution: TEXPOOL						
Account Number: XXXX0001 Date Opened: 02/07/2020 Current Interest Rate: 0.39%						
Date	Description	Begin Balance	Cash Added	Cash Withdrawn	Int. Earned	End Balance
01/01/2020		0.00				
02/05/2020	To Tsf Budg Sales Tax Rebate		169,125.00			
02/05/2020	To Tsf Ad Valorem Tax Rebate		83,408.00			
02/28/2020	Interest				275.21	
03/31/2020	Interest				215.42	
Totals for Account XXXX0001:		\$0.00	\$252,533.00		\$490.63	\$253,023.63
Account Number: XXXX0003 Date Opened: 08/01/2005 Current Interest Rate: 0.39%						
Date	Description	Begin Balance	Cash Added	Cash Withdrawn	Int. Earned	End Balance
01/01/2020		933,256.12				
01/31/2020					1,262.23	
02/03/2020	THIRD CD XXXX7256 INTEREST		1,183.56			
02/05/2020	To Tsf Budg Sales Tax Rebate			(169,125.00)		
02/05/2020	To Tsf Ad Valorem Tax Rebate			(83,408.00)		
02/11/2020	Admin Tsf from MEDC		11,875.00			
02/11/2020	Sales Tax Rev thru 2/29/20			(42,632.76)		
02/11/2020	Admin tsf to CPF thru 12/31			(43,750.00)		
02/20/2020	Tsf from MEDC for Blight		3,000.00			
02/29/2020					846.92	
03/31/2020					521.95	
Totals for Account XXXX0003:		\$933,256.12	\$16,058.56	(\$338,915.76)	\$2,631.10	\$613,030.02
Totals for Operating Fund:		\$933,256.12	\$268,591.56	(\$338,915.76)	\$3,121.73	\$866,053.65

Methods Used For Reporting Market Values

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

City of Montgomery
Summary of Money Market Funds
 01/01/2020 - 03/31/2020

Fund: Capital Projects

Financial Institution: TEXPOOL

Account Number: XXXX0009 Date Opened: 12/27/2012 Current Interest Rate: 0.39%

Date	Description	Begin Balance	Cash Added	Cash Withdrawn	Int. Earned	End Balance
01/01/2020		256,761.49				
01/31/2020					347.23	
02/11/2020	GOF admin transfer		43,750.00			
02/29/2020					361.16	
03/31/2020					256.70	
Totals for Account XXXX0009:		\$256,761.49	\$43,750.00		\$965.09	\$301,476.58
Totals for Capital Projects Fund:		\$256,761.49	\$43,750.00		\$965.09	\$301,476.58

Methods Used For Reporting Market Values

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

City of Montgomery
Summary of Money Market Funds
 01/01/2020 - 03/31/2020

Fund: Debt Service

Financial Institution: **TEXPOOL**

Account Number: **XXXX0008** Date Opened: **12/27/2012** Current Interest Rate: **0.39%**

Date	Description	Begin Balance	Cash Added	Cash Withdrawn	Int. Earned	End Balance
01/01/2020		298,842.56				
01/31/2020					404.18	
01/31/2020	Admin Transfer 12/31/19		40,000.00			
02/26/2020	Transfer to Checking			(223,000.00)		
02/29/2020					380.50	
03/31/2020					99.35	
Totals for Account XXXX0008:		<u>\$298,842.56</u>	<u>\$40,000.00</u>	<u>(\$223,000.00)</u>	<u>\$884.03</u>	<u>\$116,726.59</u>
Totals for Debt Service Fund:		<u>\$298,842.56</u>	<u>\$40,000.00</u>	<u>(\$223,000.00)</u>	<u>\$884.03</u>	<u>\$116,726.59</u>

Methods Used For Reporting Market Values

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

City of Montgomery
Summary of Money Market Funds
01/01/2020 - 03/31/2020

Fund: MEDC

Financial Institution: TEXPOOL

Account Number: XXXX0005 Date Opened: 02/07/2020 Current Interest Rate: 0.39%

Date	Description	Begin Balance	Cash Added	Cash Withdrawn	Int. Earned	End Balance
01/01/2020		0.00				
01/22/2020	Transfer from MEDC		19,875.00			
01/31/2020	Interest				8.61	
02/29/2020	Interest				25.18	
03/31/2020	Interest				17.02	
Totals for Account XXXX0005:		\$0.00	\$19,875.00		\$50.81	\$19,925.81

Account Number: XXXX0006 Date Opened: 08/01/2005 Current Interest Rate: 0.39%

Date	Description	Begin Balance	Cash Added	Cash Withdrawn	Int. Earned	End Balance
01/01/2020		936,786.76				
01/28/2020	BXS CD XXXX4045 INTEREST		4,125.00			
01/28/2020	WT FROM BXS CD XXXX4045		150,000.00			
01/30/2020	Interest				1,285.16	
01/31/2020	Transfer to MEDC Reimb Tex			(19,875.00)		
02/20/2020	Trsf GOF fo Blight Removal			(3,000.00)		
02/29/2020	Interest				1,348.08	
02/29/2020	DSF Transfer			(40,000.00)		
02/29/2020	Admin Transfer			(11,875.00)		
02/29/2020	Sales Tax Transfer		42,632.76			
03/31/2020	Interest				904.54	
Totals for Account XXXX0006:		\$936,786.76	\$196,757.76	(\$74,750.00)	\$3,537.78	\$1,062,332.30
Totals for MEDC Fund:		\$936,786.76	\$216,632.76	(\$74,750.00)	\$3,588.59	\$1,082,258.11

Methods Used For Reporting Market Values

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

City of Montgomery
Summary of Money Market Funds
 01/01/2020 - 03/31/2020

Fund: Utility

Financial Institution: TEXPOOL

Account Number: XXXX0002 Date Opened: 08/01/2005 Current Interest Rate: 0.39%

Date	Description	Begin Balance	Cash Added	Cash Withdrawn	Int. Earned	End Balance
01/01/2020		780,846.59				
01/31/2020					1,056.13	
02/29/2020					988.25	
03/31/2020					667.17	
Totals for Account XXXX0002:		<u>\$780,846.59</u>			<u>\$2,711.55</u>	<u>\$783,558.14</u>
Totals for Utility Fund:		<u>\$780,846.59</u>			<u>\$2,711.55</u>	<u>\$783,558.14</u>

Methods Used For Reporting Market Values

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

City of Montgomery
Summary of Certificates of Deposit with Money Market
 01/01/2020 - 03/31/2020

Financial Institution	Investment Number	Issue Date	Maturity Date	Beginning Balance	Principal From Cash	Principal From Investment	Principal Withdrawn	Principal Reinvested	Ending Balance	Interest Rate	Beg. Acc. Interest	Interest Earned	Interest Reinvested	Interest Withdrawn	Accrued Interest
Fund: Operating															
Certificates of Deposit															
THIRD COAST BANK, SSB	XXXX7256	08/05/19	02/01/20	100,000.00	0.00	0.00	0.00	100,000.00	0.00	2.40%	979.73	1,183.56	0.00	1,183.56	0.00
	Rollover FROM CD XXXX0144														
THIRD COAST BANK, SSB	XXXX7256	02/02/20	07/30/20	0.00	0.00	100,000.00	0.00	0.00	100,000.00	1.80%	0.00	0.00	0.00	0.00	286.03
Totals for Operating Fund:				100,000.00	0.00	100,000.00	0.00	100,000.00	100,000.00	N/A	979.73	1,183.56	0.00	1,183.56	\$286.03

Beginning Balance:	\$100,000.00	Interest Earned:	\$1,183.56
Plus Principal From Cash:	\$0.00	Less Beg Accrued Interest:	\$979.73
Less Principal Withdrawn:	\$0.00	Plus End Accrued Interest:	\$286.03
Plus Interest Reinvested:	\$0.00	Fixed Interest Earned:	\$489.86
Fixed Balance:	\$100,000.00	MM Interest Earned:	\$3,121.73
MM Balance:	\$866,053.65	Total Interest Earned:	\$3,611.59
Total Balance:	\$966,053.65		

Methods Used For Reporting Market Values

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

City of Montgomery
Summary of Certificates of Deposit with Money Market
 01/01/2020 - 03/31/2020

Financial Institution	Investment Number	Issue Date	Maturity Date	Beginning Balance	Principal From Cash	Principal From Investment	Principal Withdrawn	Principal Reinvested	Ending Balance	Interest Rate	Beg. Acc. Interest	Interest Earned	Interest Reinvested	Interest Withdrawn	Accrued Interest
Fund: Capital Projects															
Totals for Capital Projects Fund:				0.00	0.00	0.00	0.00	0.00	0.00	N/A	0.00	0.00	0.00	0.00	\$0.00
Beginning Balance:		\$0.00						Interest Earned:		\$0.00					
Plus Principal From Cash:		\$0.00						Less Beg Accrued Interest:		\$0.00					
Less Principal Withdrawn:		\$0.00						Plus End Accrued Interest:		\$0.00					
Plus Interest Reinvested:		\$0.00						Fixed Interest Earned:		\$0.00					
Fixed Balance:		\$0.00						MM Interest Earned:		\$965.09					
MM Balance:		\$301,476.58						Total Interest Earned:		\$965.09					
Total Balance:		\$301,476.58													

Methods Used For Reporting Market Values

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

City of Montgomery
Summary of Certificates of Deposit with Money Market
 01/01/2020 - 03/31/2020

Financial Institution	Investment Number	Issue Date	Maturity Date	Beginning Balance	Principal From Cash	Principal From Investment	Principal Withdrawn	Principal Reinvested	Ending Balance	Interest Rate	Beg. Acc. Interest	Interest Earned	Interest Reinvested	Interest Withdrawn	Accrued Interest
Fund: Debt Service															
Totals for Debt Service Fund:				0.00	0.00	0.00	0.00	0.00	0.00	N/A	0.00	0.00	0.00	0.00	\$0.00
Beginning Balance:		\$0.00						Interest Earned:		\$0.00					
Plus Principal From Cash:		\$0.00						Less Beg Accrued Interest:		\$0.00					
Less Principal Withdrawn:		\$0.00						Plus End Accrued Interest:		\$0.00					
Plus Interest Reinvested:		\$0.00						Fixed Interest Earned:		\$0.00					
Fixed Balance:		\$0.00						MM Interest Earned:		\$884.03					
MM Balance:		\$116,726.59						Total Interest Earned:		\$884.03					
Total Balance:		\$116,726.59													

Methods Used For Reporting Market Values

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

City of Montgomery
Summary of Certificates of Deposit with Money Market
 01/01/2020 - 03/31/2020

Financial Institution	Investment Number	Issue Date	Maturity Date	Beginning Balance	Principal From Cash	Principal From Investment	Principal Withdrawn	Principal Reinvested	Ending Balance	Interest Rate	Beg. Acc. Interest	Interest Earned	Interest Reinvested	Interest Withdrawn	Accrued Interest
Fund: CT Security															
Totals for CT Security Fund:				0.00	0.00	0.00	0.00	0.00	0.00	N/A	0.00	0.00	0.00	0.00	\$0.00
Beginning Balance:		\$0.00			Interest Earned:		\$0.00								
Plus Principal From Cash:		\$0.00			Less Beg Accrued Interest:		\$0.00								
Less Principal Withdrawn:		\$0.00			Plus End Accrued Interest:		\$0.00								
Plus Interest Reinvested:		\$0.00			Fixed Interest Earned:		\$0.00								
Fixed Balance:		\$0.00			MM Interest Earned:		\$0.00								
MM Balance:		\$0.00			Total Interest Earned:		\$0.00								
Total Balance:		\$0.00													

Methods Used For Reporting Market Values

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

City of Montgomery
Summary of Certificates of Deposit with Money Market
 01/01/2020 - 03/31/2020

Financial Institution	Investment Number	Issue Date	Maturity Date	Beginning Balance	Principal From Cash	Principal From Investment	Principal Withdrawn	Principal Reinvested	Ending Balance	Interest Rate	Beg. Acc. Interest	Interest Earned	Interest Reinvested	Interest Withdrawn	Accrued Interest
Fund: CT Tech															
Totals for CT Tech Fund:				0.00	0.00	0.00	0.00	0.00	0.00	N/A	0.00	0.00	0.00	0.00	\$0.00
Beginning Balance:		\$0.00					Interest Earned:		\$0.00						
Plus Principal From Cash:		\$0.00					Less Beg Accrued Interest:		\$0.00						
Less Principal Withdrawn:		\$0.00					Plus End Accrued Interest:		\$0.00						
Plus Interest Reinvested:		\$0.00					Fixed Interest Earned:		\$0.00						
Fixed Balance:		\$0.00					MM Interest Earned:		\$0.00						
MM Balance:		\$0.00					Total Interest Earned:		\$0.00						
Total Balance:		\$0.00													

Methods Used For Reporting Market Values

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

City of Montgomery
Summary of Certificates of Deposit with Money Market
 01/01/2020 - 03/31/2020

Financial Institution	Investment Number	Issue Date	Maturity Date	Beginning Balance	Principal From Cash	Principal From Investment	Principal Withdrawn	Principal Reinvested	Ending Balance	Interest Rate	Beg. Acc. Interest	Interest Earned	Interest Reinvested	Interest Withdrawn	Accrued Interest
Fund: Grant															
Totals for Grant Fund:				0.00	0.00	0.00	0.00	0.00	0.00	N/A	0.00	0.00	0.00	0.00	\$0.00
Beginning Balance:		\$0.00					Interest Earned:		\$0.00						
Plus Principal From Cash:		\$0.00					Less Beg Accrued Interest:		\$0.00						
Less Principal Withdrawn:		\$0.00					Plus End Accrued Interest:		\$0.00						
Plus Interest Reinvested:		\$0.00					Fixed Interest Earned:		\$0.00						
Fixed Balance:		\$0.00					MM Interest Earned:		\$0.00						
MM Balance:		\$0.00					Total Interest Earned:		\$0.00						
Total Balance:		\$0.00													

Methods Used For Reporting Market Values

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

City of Montgomery
Summary of Certificates of Deposit with Money Market
 01/01/2020 - 03/31/2020

Financial Institution	Investment Number	Issue Date	Maturity Date	Beginning Balance	Principal From Cash	Principal From Investment	Principal Withdrawn	Principal Reinvested	Ending Balance	Interest Rate	Beg. Acc. Interest	Interest Earned	Interest Reinvested	Interest Withdrawn	Accrued Interest
Fund: Hotel Occupancy Tax															
Totals for Hotel Occupancy Tax Fund:				0.00	0.00	0.00	0.00	0.00	0.00	N/A	0.00	0.00	0.00	0.00	\$0.00
Beginning Balance:		\$0.00					Interest Earned:		\$0.00						
Plus Principal From Cash:		\$0.00					Less Beg Accrued Interest:		\$0.00						
Less Principal Withdrawn:		\$0.00					Plus End Accrued Interest:		\$0.00						
Plus Interest Reinvested:		\$0.00					Fixed Interest Earned:		\$0.00						
Fixed Balance:		\$0.00					MM Interest Earned:		\$0.00						
MM Balance:		\$0.00					Total Interest Earned:		\$0.00						
Total Balance:		\$0.00													

Methods Used For Reporting Market Values

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

City of Montgomery
Summary of Certificates of Deposit with Money Market
 01/01/2020 - 03/31/2020

Financial Institution	Investment Number	Issue Date	Maturity Date	Beginning Balance	Principal From Cash	Principal From Investment	Principal Withdrawn	Principal Reinvested	Ending Balance	Interest Rate	Beg. Acc. Interest	Interest Earned	Interest Reinvested	Interest Withdrawn	Accrued Interest
Fund: MEDC															
Certificates of Deposit															
BANCORPSOUTH	XXXX4045	01/27/19	01/01/20	150,000.00	0.00	0.00	150,000.00	0.00	0.00	2.75%	(293.84)	4,125.00	0.00	4,125.00	0.00
	CLOSED TO TXPL XXXX0006														
Totals for MEDC Fund:				150,000.00	0.00	0.00	150,000.00	0.00	0.00	N/A	(293.84)	4,125.00	0.00	4,125.00	\$0.00

Beginning Balance:	\$150,000.00	Interest Earned:	\$4,125.00
Plus Principal From Cash:	\$0.00	Less Beg Accrued Interest:	(\$293.84)
Less Principal Withdrawn:	\$150,000.00	Plus End Accrued Interest:	\$0.00
Plus Interest Reinvested:	\$0.00	Fixed Interest Earned:	\$4,418.84
Fixed Balance:	\$0.00	MM Interest Earned:	\$3,588.59
MM Balance:	\$1,082,258.11	Total Interest Earned:	\$8,007.43
Total Balance:	\$1,082,258.11		

Methods Used For Reporting Market Values

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

City of Montgomery
Summary of Certificates of Deposit with Money Market
 01/01/2020 - 03/31/2020

Financial Institution	Investment Number	Issue Date	Maturity Date	Beginning Balance	Principal From Cash	Principal From Investment	Principal Withdrawn	Principal Reinvested	Ending Balance	Interest Rate	Beg. Acc. Interest	Interest Earned	Interest Reinvested	Interest Withdrawn	Accrued Interest
Fund: Policy Asset Forfeiture															
Totals for Policy Asset Forfeiture Fund:				0.00	0.00	0.00	0.00	0.00	0.00	N/A	0.00	0.00	0.00	0.00	\$0.00
Beginning Balance:	\$0.00											Interest Earned:			\$0.00
Plus Principal From Cash:	\$0.00											Less Beg Accrued Interest:			\$0.00
Less Principal Withdrawn:	\$0.00											Plus End Accrued Interest:			\$0.00
Plus Interest Reinvested:	\$0.00											Fixed Interest Earned:			\$0.00
Fixed Balance:	\$0.00											MM Interest Earned:			\$0.00
MM Balance:	\$0.00											Total Interest Earned:			\$0.00
Total Balance:	\$0.00														

Methods Used For Reporting Market Values

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

City of Montgomery
Summary of Certificates of Deposit with Money Market
 01/01/2020 - 03/31/2020

Financial Institution	Investment Number	Issue Date	Maturity Date	Beginning Balance	Principal From Cash	Principal From Investment	Principal Withdrawn	Principal Reinvested	Ending Balance	Interest Rate	Beg. Acc. Interest	Interest Earned	Interest Reinvested	Interest Withdrawn	Accrued Interest
Fund: Utility															
Totals for Utility Fund:				0.00	0.00	0.00	0.00	0.00	0.00	N/A	0.00	0.00	0.00	0.00	\$0.00
Beginning Balance:		\$0.00						Interest Earned:		\$0.00					
Plus Principal From Cash:		\$0.00						Less Beg Accrued Interest:		\$0.00					
Less Principal Withdrawn:		\$0.00						Plus End Accrued Interest:		\$0.00					
Plus Interest Reinvested:		\$0.00						Fixed Interest Earned:		\$0.00					
Fixed Balance:		\$0.00						MM Interest Earned:		\$2,711.55					
MM Balance:		\$783,558.14						Total Interest Earned:		\$2,711.55					
Total Balance:		\$783,558.14													
Totals for District:				250,000.00	0.00	100,000.00	150,000.00	100,000.00	100,000.00	N/A	685.89	5,308.56	0.00	5,308.56	\$286.03

City of Montgomery
Detail of Pledged Securities
 01/01/2020 - 03/31/2020

Financial Institution: FIRST FINANCIAL BANK																	
Security: FHLLB		Par Value:		500,000.00		Maturity Date:		10/25/2027		Pledged:		09/01/2018		Released:		Amount Released:	
CUSIP: 3137F4X64		Date		Value													
		01/31/2020		532,735.69													
		02/29/2020		538,898.00													
		03/31/2020		542,185.62													
Security: FHLMC		Par Value:		360,000.00		Maturity Date:		04/01/2022		Pledged:		07/31/2017		Released:		Amount Released:	
CUSIP: 067626HA2		Date		Value													
		01/31/2020		361,774.80													
		02/29/2020		360,896.40													
		03/31/2020		360,813.60													
Security: FHLMC		Par Value:		300,000.00		Maturity Date:		04/25/2023		Pledged:		02/10/2019		Released:		Amount Released:	
CUSIP: 3137B3NA2		Date		Value													
		01/31/2020		313,455.36													
		02/29/2020		315,640.86													

Methods Used For Reporting Market Values

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

City of Montgomery
Detail of Pledged Securities

01/01/2020 - 03/31/2020

Financial Institution: FIRST FINANCIAL BANK								
Security: FHLMC CUSIP: 3137B3NA2	Par Value:	300,000.00	Maturity Date:	04/25/2023	Pledged:	02/10/2019	Released:	Amount Released:
	Date	Value						
	03/31/2020	316,041.51						
Security: FHLMC CUSIP: 3138ERUQ1	Par Value:	2,000,000.00	Maturity Date:	07/01/2031	Pledged:	02/01/2019	Released:	Amount Released:
	Date	Value						
	01/31/2020	1,210,668.49						
	02/29/2020	1,202,696.27						
	03/31/2020	1,182,249.74						
Security: FHLMC CUSIP: 513174YEG	Par Value:	250,000.00	Maturity Date:	02/15/2038	Pledged:	12/01/2019	Released:	Amount Released:
	Date	Value						
	01/31/2020	291,725.00						
	02/29/2020	299,565.00						
	03/31/2020	289,637.50						
Security: FHLMC CUSIP: 676006SJ9	Par Value:	250,000.00	Maturity Date:	03/01/2035	Pledged:	12/01/2019	Released:	Amount Released:
	Date	Value						
	01/31/2020	286,597.50						
	02/29/2020	290,885.00						
	03/31/2020	283,257.50						
Security: FNMA CUSIP: 4211103Y1	Par Value:	2,000,000.00	Maturity Date:	02/15/2034	Pledged:	10/01/2018	Released:	Amount Released:
	Date	Value						
	01/31/2020	171,258.00						
	02/29/2020	174,444.00						
	03/31/2020	172,675.50						

Methods Used For Reporting Market Values

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



1575 Sawdust Road, Suite 400
The Woodlands, Texas 77380-3795
Tel: 281.363.4039
Fax: 281.363.3459
www.jonescarter.com

May 20, 2020

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

Re: Engineering Report
Council Meeting: May 26, 2020
City of Montgomery

Dear Mayor and Council:

The following information summarizes our activities on your behalf since the April 28th 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

We are advertising to re-bid the project and plan to present bids at your July 14th City Council meeting.

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

The plans are substantially complete. We have received and addressed the comments from the Texas Water Development Board. We met with the City and TORC on April 9th to review and discuss their comments. We are addressing items discussed at the meeting and plan to submit final plans to the TWDB for approval this week.

d) 18" Gravity Sanitary Sewer Extension, Phase 2

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

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

The contractor is continuing with construction of the wet well, generator foundation, and electrical work for the Lift Station No. 1 Replacement project. We received and recommended payment of Pay Estimate No. 7 in the amount of \$145,064.70 to Veritas Management Company LLC DBA Black Castle General Contractor for work completed as of April 27, 2020. As of Pay Estimate No. 7, the contract is approximately 128% complete by time and 58% complete by value. We have requested a revised schedule from the contractor to reflect an accurate completion date.



Lift Station Site



Lift Station No. 1 Wet Well



Generator Foundation

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

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

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

The proposed work is undergoing environmental review for compliance. We are also working with GrantWorks to find a way to move forward with some of the projects until the drainage analysis is complete. Additionally, we attended interviews with City Staff for potential firms to complete the drainage analysis.

Existing and Upcoming Developments:

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

b) Plan Reviews

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

ii. Heritage Parking Place Expansion – We received revised plans on March 3rd and returned comments to the plans on March 11th. We received further revised plans on April 7th and expect to return plan approval once the building lines are recorded.

iii. THPM Montgomery Townhomes – We received plans for the development on May 13th and expect to return comments to the plans this week.

c) Plat Reviews

i. Heritage Place Parking Development Plat – We received revised plans for the plat on March 3rd and returned comments on March 11th. We expect to be able to provide plat approval once the building lines are recorded.

ii. The Shoppes at Montgomery, Section 2 Amended Plat – We are ready to approve the plat once the hard copy submittal is received by the City.

iii. Depado Development Section 1 Minor Plat – We received a revised plat on April 20th and are ready to approve the plat once the hard copy submittal is received by the City.

iv. Eagle's Nest Minor Plat (Plez Morgan Townhomes Project) – We received the initial plat on May 4th and returned comments on May 14th.

d) Ongoing Construction

i. Shoppes at Montgomery Public Waterline Extension – We attended a preconstruction meeting with the developer and contractor on March 17th for the public waterline extension on the Shoppes at Montgomery property. The contractor has substantially completed construction and we are coordinating the required testing.

e) One-Year Warranty Inspections

- i. **Lake Creek Village, Section 3** – We verified the roadside ditch was properly regraded on May 18th, and all punchlist items have been addressed from the one-year warranty inspection. We therefore recommend bonds be released.

Agenda Item: Consideration and possible action regarding completion of a one-year warranty period for Lake Creek Village, Section 3 and release of maintenance bond.

- ii. **Villas of Mia Lago, Section 2** – It is our understanding the contractor is working to address the items identified at the one-year warranty inspection.
- iii. **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.
- iv. **Emma's Way** – The one-year warranty inspection was held on February 18, 2020 and the contractor is currently addressing the punch list items.

Meetings and Ongoing Activities:

- a) **Biweekly Operations Conference Call** – We continue hosting a biweekly conference call with representatives from Gulf Utility Service, Inc. and City Staff. Items of note discussed during the previous month included receiving estimates for repairs to Lift Station No. 14, updates on various warranty inspections, general updates on all active design and construction projects, and general operations of the City's water and sanitary sewer facilities.
- b) **FM 1097 & Atkins Creek (TxDOT)** – We received the final drainage analysis from TxDOT on May 5th. Enclosed are a few exhibits from the analysis that show potential alternatives for the improvement of the channel near FM 1097. The analysis does not include any recommendations for the channel past approximately 300 feet downstream of FM 1097. We have inquired with TxDOT if they have selected an alternative and if they have an anticipated timeline for construction and we have not received a response.
- c) **FM 149 & SH-105 Right Turn Lane** –TxDOT has advised that the project is not scheduled to be let until 2025 with the previously discussed downtown FM 149 improvements however they are looking into separating the turn lane from the scope of the project to complete sooner.
- d) **Design Manual Update** – We are preparing updates to the City's Design Manual, as authorized by City Staff, in response to recent legislation that requires all plan review comments to reference a written rule. Updates include the addition and modification of standard details and City preferences for construction to be enforced in all proposed City and private developments.

Meetings and Ongoing Activities (cont.):

- e) **Water Well Performance Tests** – We received and reviewed the results of the water well performance tests completed in May 2020. The water wells are performing as designed and no action is recommended at this time.

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

Sincerely,



Chris Roznovsky, PE
Engineer for the City

CVR/kmv

K:\W5841\W5841-0900-00 General Consultation\Meeting Files\Status Reports\2020\Engineer's Report 5-26-2020.docx

Enclosures:

Active Capital Projects Map

Active Developments Map

Excerpts from TxDOT FM 1097 Drainage Analysis

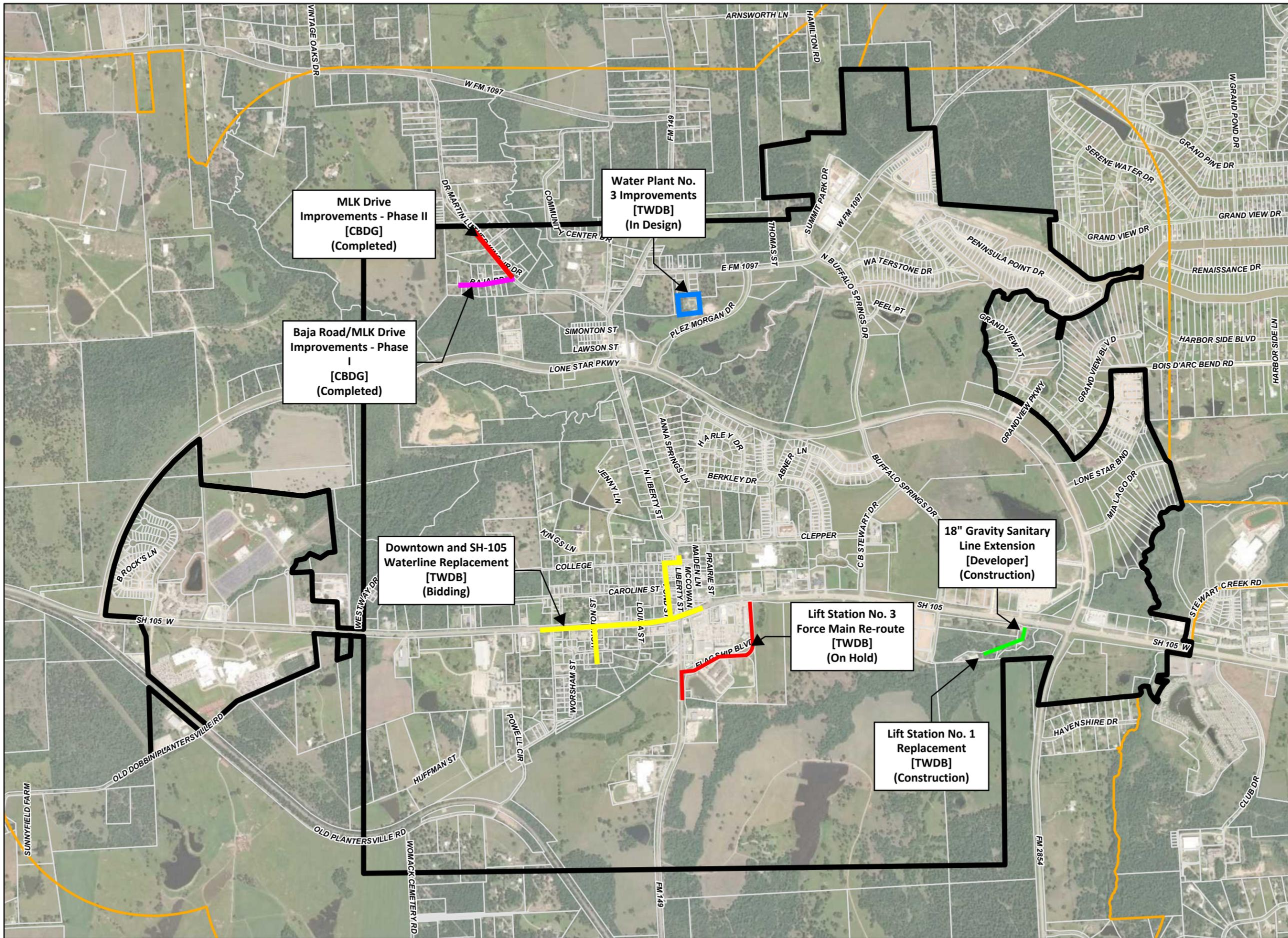
Cc (via email):

The Planning and Zoning Commission – City of Montgomery

Mr. Richard Tramm – City of Montgomery, City Administrator

Ms. Susan Hensley – City of Montgomery, City Secretary

Mr. Alan Petrov – Johnson Petrov LLP, City Attorney



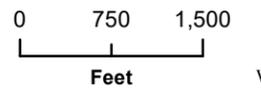
VICINITY MAP

Scale: 1 inch equals 20 miles

LEGEND

-  City Limits
-  City ETJ
-  MCAD Parcels

ACTIVE CAPITAL PROJECTS (MAY 2020)

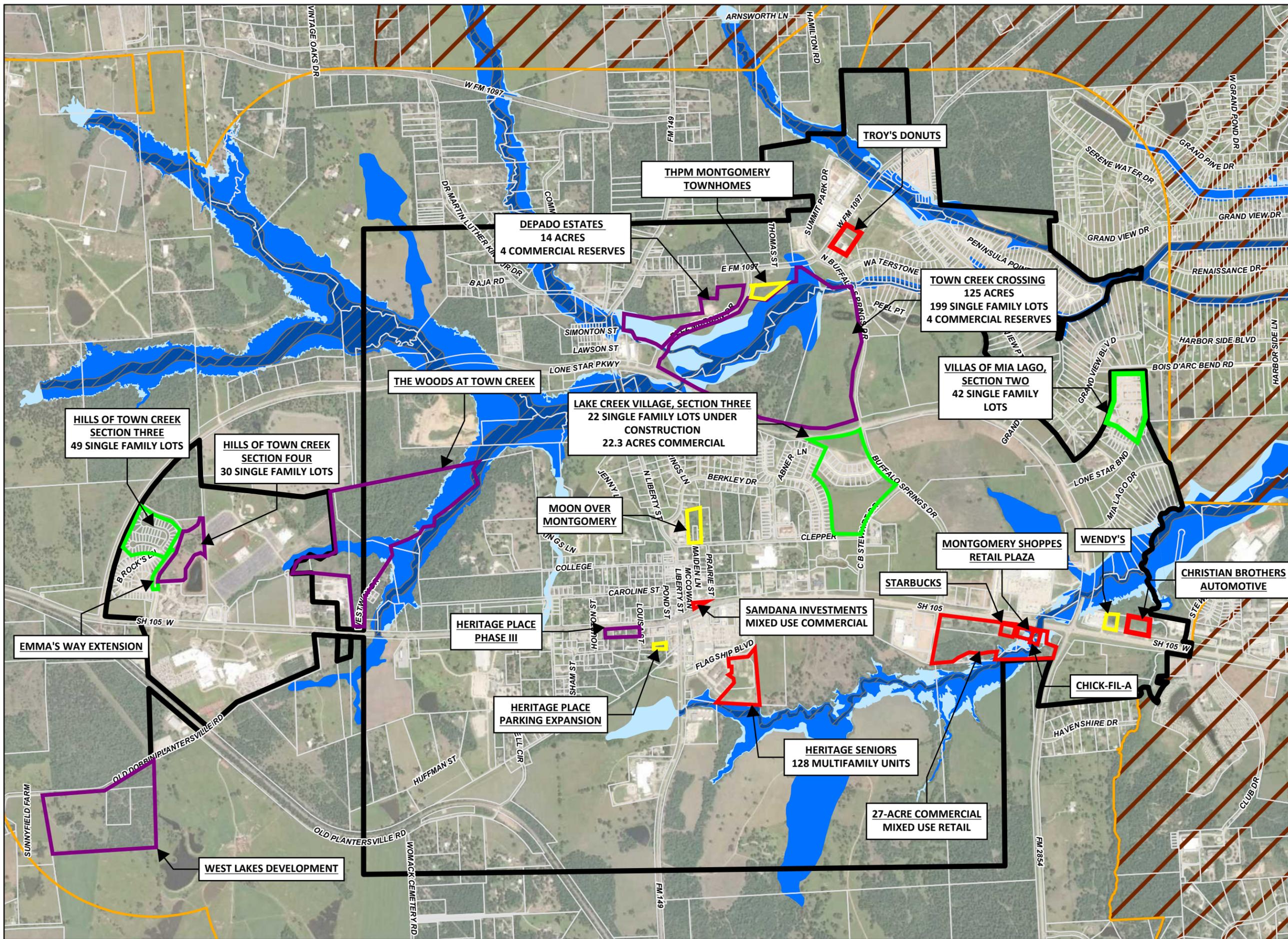


Disclaimer: This product is offered for informational purposes and may not have been prepared for or be suitable for legal, engineering, or surveying purposes. It does not represent an on-the-ground survey and represents only the approximate relative location of property, governmental and/or political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



JONES CARTER

Texas Board of Professional Engineers Registration No. F-439

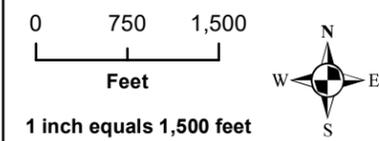


VICINITY MAP
Scale: 1 inch equals 20 miles

LEGEND

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

ACTIVE DEVELOPMENTS (MAY 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.

JONES | CARTER
Texas Board of Professional Engineers Registration No. F-439

User Name: JPC Date: 3/17/2020 Project Number: W5841-0900-18 Path: V:\Practice\Workspaces\Corporate Services\GIS\Scratch\Workspace\Jaka\OLD_DRIVE\HO-HH\71\Projects\Districts\CityOfMontgomery\PRJ\2020\March\Active Developments (11.17).mxd

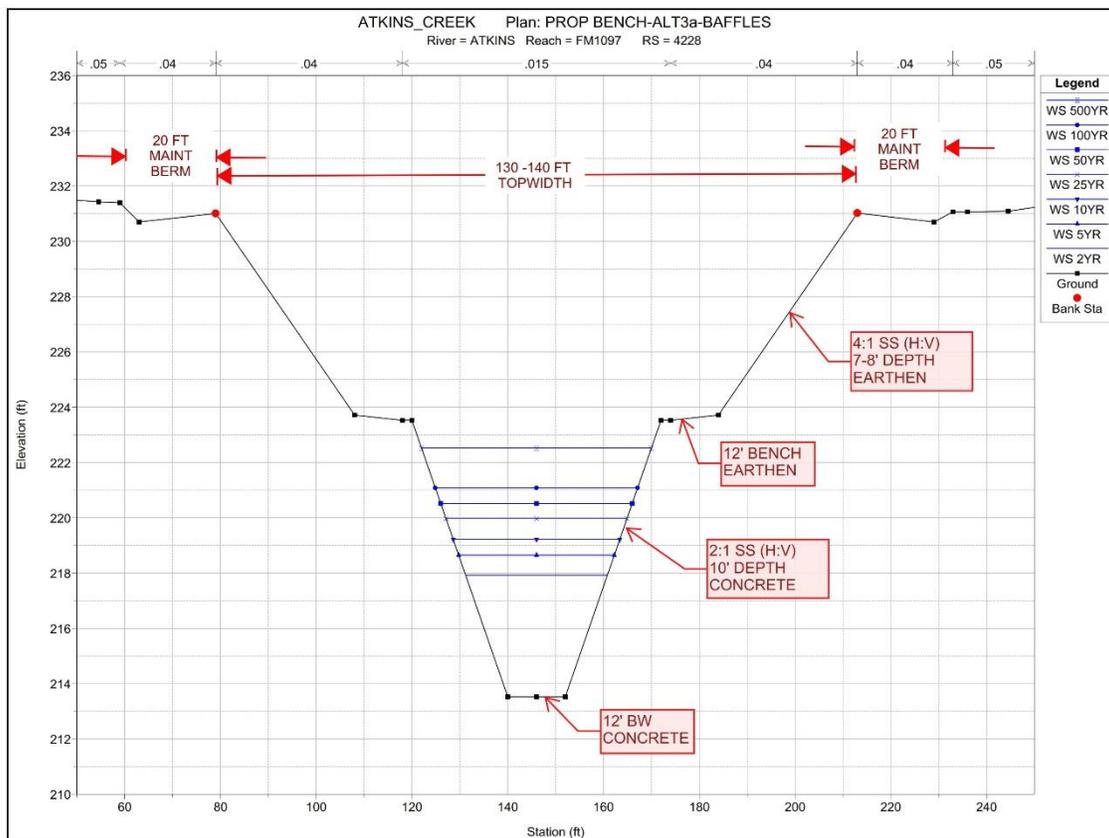


Figure 5-5. Proposed Composite Channel Section

5.3 Typical Design Details

The presented typical channel section configurations were confirmed with the geotechnical engineer, Geotest Engineering, Inc. for stability with regards to the soil boring test associated with this project, which is presented within “Geotechnical Investigation FM 1097 Crossing at Atkins Creek” report dated March 2020.

Channel concrete lining will utilize Harris County Flood Control District (HCFCD) based concrete-lining channel configuration standards, which are presented within TxDOT Houston District “HCFCD Concrete Channel Lining Details: HCFCD-CCLD” (STDG5BA & STD5GGB). These standards call for an 8-inch CL A Concrete with a 4-inch concrete seal slab for the channel bottom and 5-inch CL A Concrete for side slopes; see **Figure 5-6** for typical details. Weephole placement and design details are also included within the standard. It is recommended that the bottom and top slope toewalls be 3 feet for added reinforcement.

Geotextile reinforcement should be used for non-revetment (grass-lined) sections of channel banks. Channel area fill should utilize layered, compacted select fill, cement stabilized or floatable fill materials. Rock riprap (stone protection) sections should consist of a 36-inch mattress thickness for the channel bed areas and continue up the 3:1 (min) side slopes with 24-inch thickness mattress for a height of 10 feet. Toe depths shall meet TxDOT standard specifications

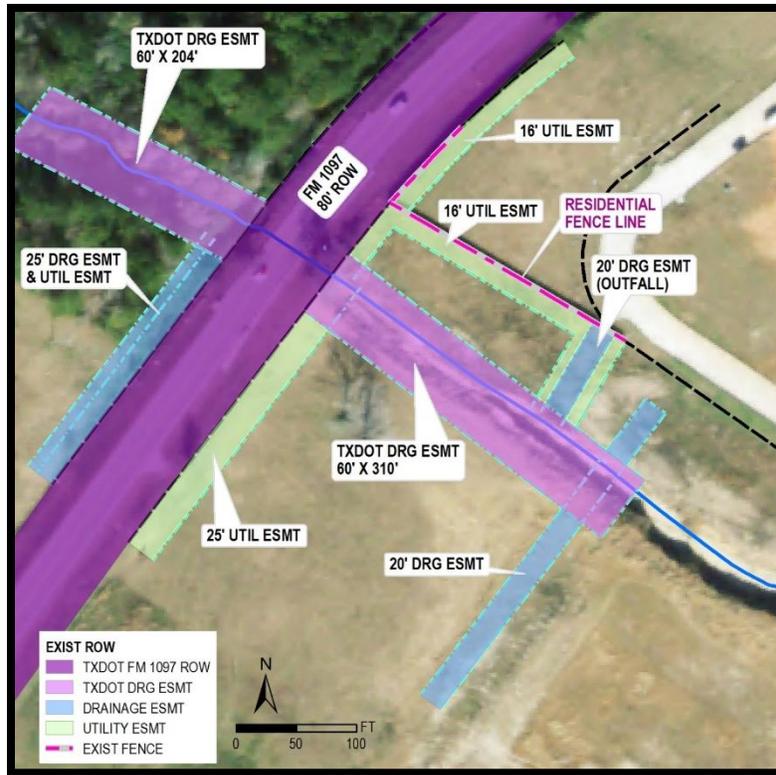


Figure 6-1. Existing Easements and TxDOT ROW

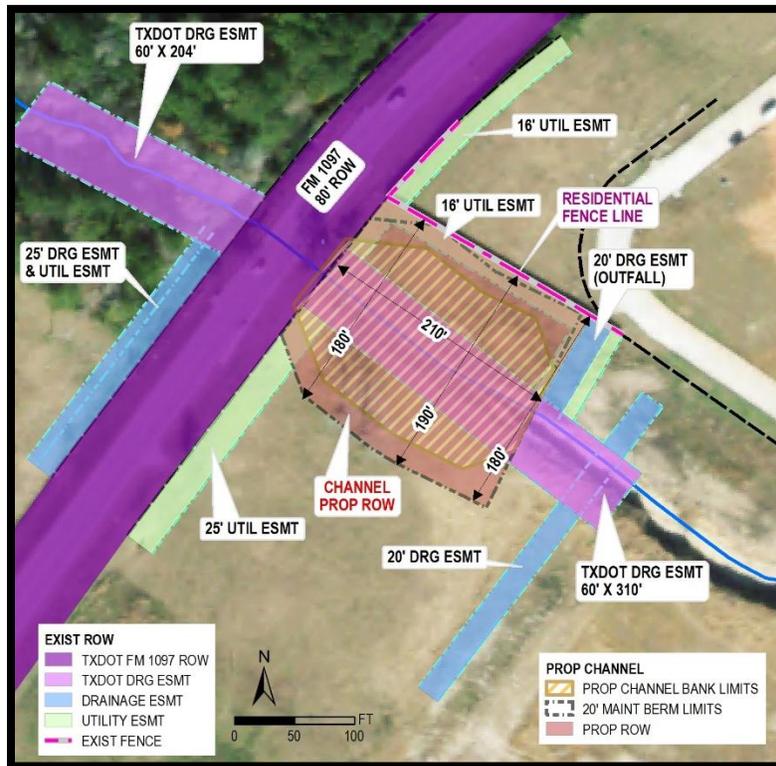
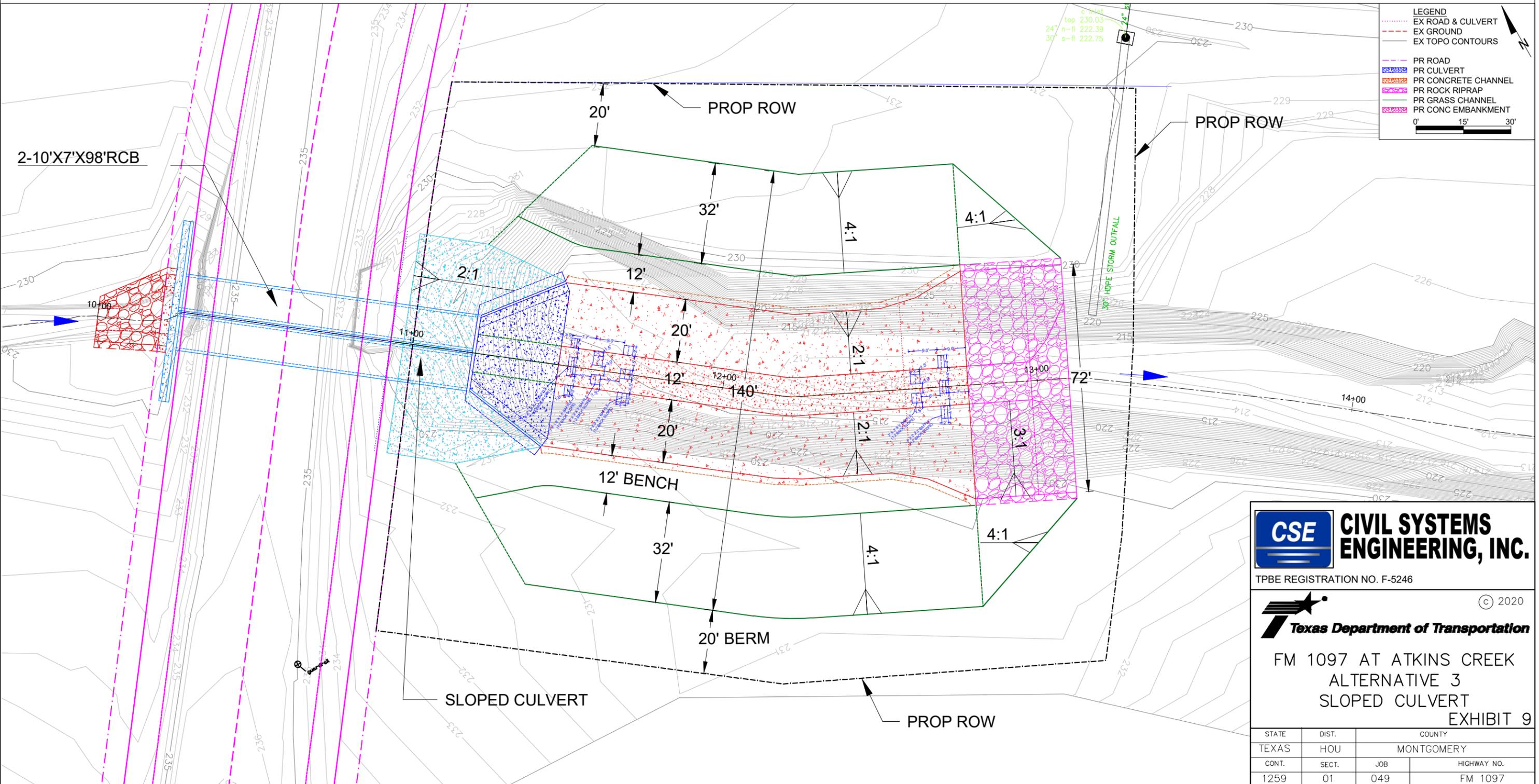
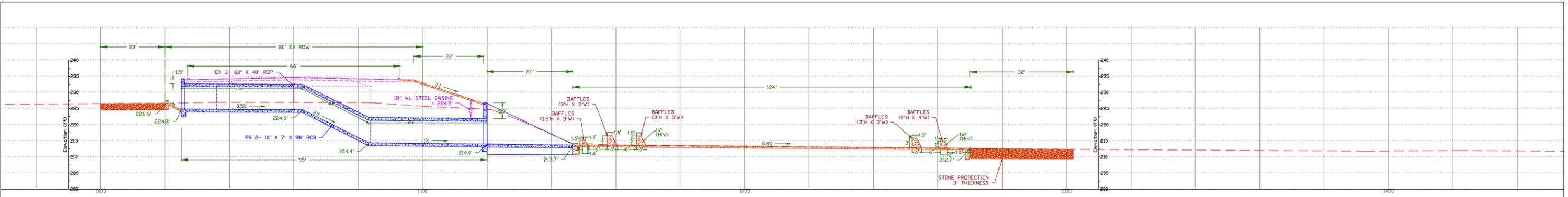


Figure 6-2. Channel Proposed ROW Overlay with Existing Easements and TxDOT ROW



LEGEND

- EX ROAD & CULVERT
- - - EX GROUND
- EX TOPO CONTOURS
- PR ROAD
- PR CULVERT
- PR CONCRETE CHANNEL
- PR ROCK RIPRAP
- PR GRASS CHANNEL
- PR CONC EMBANKMENT

0' 15' 30'

CSE CIVIL SYSTEMS ENGINEERING, INC.

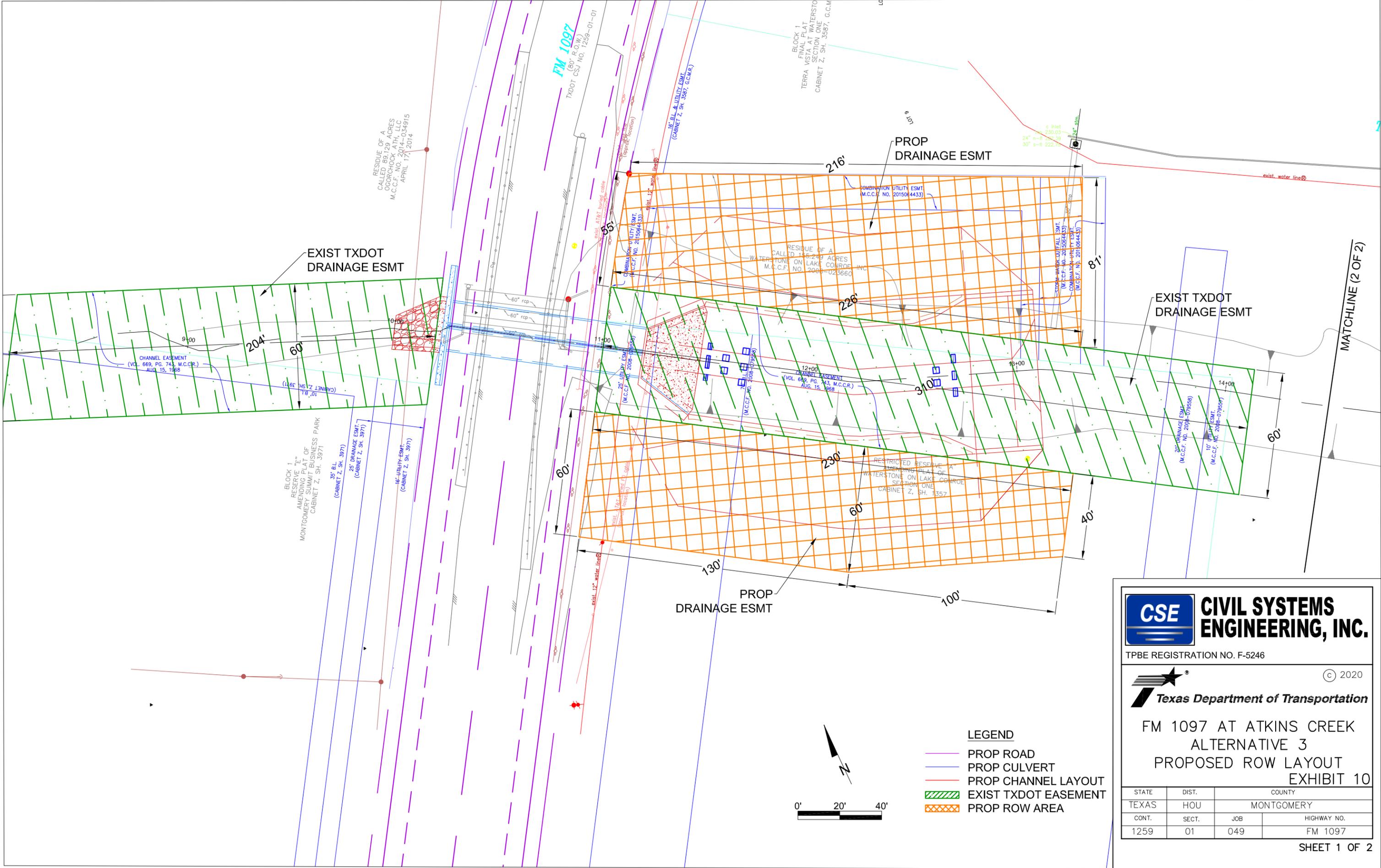
TPBE REGISTRATION NO. F-5246

Texas Department of Transportation

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FM 1097 AT ATKINS CREEK
ALTERNATIVE 3
SLOPED CULVERT
EXHIBIT 9

STATE	DIST.	COUNTY	
TEXAS	HOU	MONTGOMERY	
CONT.	SECT.	JOB	HIGHWAY NO.
1259	01	049	FM 1097



CSE CIVIL SYSTEMS ENGINEERING, INC.

TPBE REGISTRATION NO. F-5246

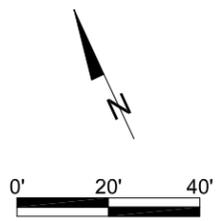


FM 1097 AT ATKINS CREEK
ALTERNATIVE 3
PROPOSED ROW LAYOUT
EXHIBIT 10

STATE	DIST.	COUNTY	
TEXAS	HOU	MONTGOMERY	
CONT.	SECT.	JOB	HIGHWAY NO.
1259	01	049	FM 1097

LEGEND

- PROP ROAD
- PROP CULVERT
- PROP CHANNEL LAYOUT
- ▨ EXIST TXDOT EASEMENT
- ▨ PROP ROW AREA



Montgomery City Council
AGENDA REPORT

Meeting Date: May 26, 2020	Budgeted Amount: N/A
Department: Administrative	
Prepared By: Dave McCorquodale	Exhibits: MCAD Request for Verification, Current MCAD exemption list, Assessment Roll Grand Total Report for Montgomery
Date Prepared: May 22, 2020	

Subject

Consideration and possible action regarding 2020 property tax exemptions.

Description

The City's current property tax exemptions are:

- **Homestead** = \$0
- **Over 65** = \$50,000
148 property owners / \$6,990,533 AV = \$27,962.13 reduction in taxes levied
- **Disabled** = \$70,000
35 property owners / \$3,194,829 AV = \$12,779.32 reduction in taxes levied

Attached is a list of current exemption amounts for regional cities and other political entities. Of note is the orange box, which highlights surrounding city exemptions. Also attached is Montgomery's Assessment Roll Grand Totals Report, which contains details on total assessed valuation and various exemptions.

Recommendation

Consider the three exemption categories and decide to raise, lower, or keep the current exemption amounts.

Approved By

Asst. City Administrator	Dave McCorquodale 	Date: 05/22/2020
City Administrator	Richard Tramm 	Date: 05/22/2020



MONTGOMERY CENTRAL APPRAISAL DISTRICT

TONY BELINOSKI, RPA
CHIEF APPRAISER

January 27, 2020

Jurisdiction:

Tax Assessor/Collector:

Request for Verification of Exemption Information For Use on the 2020 Notices of Appraised Value and 2020 Assessment Rolls

Please indicate the current exemption amount(s) and attach a copy of the governing body's Resolution or Minutes authorizing the change(s). **MCAD MUST HAVE GOVERNING DOCUMENTS- EVEN IF EXEMPTION AMOUNTS DO NO CHANGE.**

Exemptions:	Adopted for 2020
Homestead	
Over 65	
Disability	

- Changes or corrections must be received at MCAD by **March 15, 2020** to be included on the Preliminary Rolls. Unless changes/corrections are received by this date, we will assume our records are correct.
- Any action regarding changes in the *percentage homestead exemption* must be taken by the governing body **before July 1st**, Texas Property Tax Code, Section 11.13(n).

Signature of Person Completing This Form

Your Name Printed

Date

Please return verification by **ASAP** to:

Montgomery Central Appraisal District

Attn: Jaclyn Smith

P. O Box 2233

Conroe TX 77305

Scanned & Emailed to: JaclynS@MCAD-TX.ORG

SERVICE, EXCELLENCE AND EQUITY IN AD VALOREM TAX ADMINISTRATION

(936) 756-3354 CONROE • (936) 441-2186 METRO • www.mcad-tx.org[website] • P.O. BOX 2233 • CONROE TEXAS 77305-2233

2019 Tax Rates-2020 Exemptions

Code	Jurisdiction	Homestd	Ovr/65	Disability	Assessor/Collector	Phone
GMO	Montgomery County	0+20%	35,000	75,000	Montgomery Co Tax Ofc	936-539-7897
HMI	Montgomery Co Hospital Dist	0+20%	25,000	75,000	Montgomery Co Tax Ofc	936-539-7897
JNH	Lone Star CC	0+1%	75,000	75,000	Montgomery Co Tax Ofc	936-539-7897
SCL	Cleveland ISD	25,000	13,000	10,000	Liberty County Tax Ofc	281-592-8717
SCO	Conroe ISD	25,000	15,000	10,000	Montgomery Co Tax Ofc	936-539-7897
SHU	Humble ISD	25,000	15,000	10,000	Janice Himpele	281-641-8190
SMA	Magnolia ISD	25,000	10,000	10,000	Montgomery Co Tax Ofc	936-539-7897
SMO	Montgomery ISD	25,000	10,000	10,000	Montgomery Co Tax Ofc	936-539-7897
SNC	New Caney ISD	25,000	10,000	10,000	Montgomery Co Tax Ofc	936-539-7897
SRI	Richards ISD	25,000	10,000	10,000	Montgomery Co Tax Ofc	936-539-7897
STO	Tomball ISD	25,000	32,000	10,000	TISD Tax Office- Kristi Williar	281-357-3100
SSP	Splendora ISD	25,000	10,000	10,000	Montgomery Co Tax Ofc	936-539-7897
SWI	Willis ISD	25,000	10,000	10,000	Montgomery Co Tax Ofc	936-539-7897
CCV	City of Cleveland	0+1%	10,000	5,000	Richard Brown	
CCO	City of Conroe	0	15,000	7,500	Montgomery Co Tax Ofc	936-539-7897
CHO	City of Houston	0+20%	160,000	160,000	Harris County Tax Office	832-393-9075
CMA	City of Magnolia	0+1%	25,000	0	Montgomery Co Tax Ofc	936-539-7897
CMO	City of Montgomery	0	50,000	70,000	Montgomery Co Tax Ofc	936-539-7897
COR	City of Oak Ridge No.	0+20%	25,000	25,000	Montgomery Co Tax Ofc	936-539-7897
CPV	City of Panorama Village	0	0	0	Montgomery Co Tax Ofc	936-539-7897
CPT	City of Patton Village	0+1%	5,000	5,000	Montgomery Co Tax Ofc	936-539-7897
CRF	City of Roman Forest	0	20,000	20,000	Montgomery Co Tax Ofc	936-539-7897
CSH	City of Shenandoah	0+20%	75,000	75,000	Montgomery Co Tax Ofc	936-539-7897
CSP	City of Splendora	0	25,000	25,000	Montgomery Co Tax Ofc	936-539-7897
CST	City of Stagecoach	0	25,000	0	Montgomery Co Tax Ofc	936-539-7897
CWI	City of Willis	0	5,000	0	Montgomery Co Tax Ofc	936-539-7897
CWV	City of Woodbranch Village	0	25000	0	Montgomery Co Tax Ofc	936-539-7897
CWO	City of Woodloch	0	10,000	10,000	Guy E Griscom & Assocs	936-856-6451
CWT	The Woodlands Township	0	25,000	25,000	Montgomery Co Tax Ofc	936-539-7897
MB1	Blake Tree MUD	0	0	0	Utility Tax Service	713-688-3855
MCW	Chateau Woods MUD	0+20%	25,000	25,000	Montgomery Co Tax Ofc	936-539-7897
MCL	Cleveland MUD 1					
MCC	Clover Creek MUD	0	3,000	3,000	Wheeler & Assocs	713-462-8906
MC1	Conroe MUD 1	0	0	0	Utility Tax Service	713-688-3855
MCD1	Conroe Munic Mgmt Dist #1	0	0	0	Assessments of Southwest	281-482-0216
MCD2	Conroe Munic Mgmt Dist #2	0	0	0	Utility Tax Service	
MCP	Corinthian Point MUD 2	0+3%	30,000	30,000	Montgomery Co Tax Ofc	936-539-7897
ME3	E Montgomery Co MUD 3	0	0	0	Montgomery Co Tax Ofc	936-539-7897
ME4	E Montgomery Co MUD 4	0	0	0	Montgomery Co Tax Ofc	936-539-7897
ME5	E Montgomery Co MUD 5				Assessments of Southwest	281-482-0216
ME6	E Montgomery Co MUD 6	0	0	0	Assessments of Southwest	281-482-0216
ME7	E Montgomery Co MUD 7	0	0	0	Assessments of Southwest	281-482-0216
ME12	E Montgomery Co MUD 12	0	0	0	Utility Tax Service	
MEP	East Plantation UD	0	0	0	Montgomery Co Tax Ofc	936-539-7897
MFH	Far Hills UD	0	30,000	30,000	Montgomery Co Tax Ofc	936-539-7897
MGO	Grand Oaks MUD	0	0	0	Bob Leared Interests	713-932-9011
M86	Harris County MUD 386	0	20,000	20,000	Tim Spencer	281-479-7798
MH17	Harris-Montgomery Counties Mgmt Dist	0	0	0	Utility Tax Service	713-688-3855
MKM	Kings Manor MUD	0	10,000	10,000	Assessments of Southwest	281-482-0216
MLC	Lake Conroe Hills MUD	0+10%	20,000	20,000	Equi-Tax Inc	281-444-4866
MLR	Lazy River ID	0	5,000	5,000	Montgomery Co Tax Ofc	936-539-7897
MME	Magnolia East MUD					
DD6	Montgomery Co DD 6	0+20%	50,000	50,000	Montgomery Co Tax Ofc	936-539-7897
D10	Montgomery Co DD 10	0	10,000	10,000	Montgomery Co Tax Ofc	936-539-7897

Assessment Roll Grand Totals Report

MCAD

Tax Year: 2020 As of: Preliminary Table Generated: 5/20/2020 12:14:31 AM

CMO - City of Montgomery (ARB Approved Totals)

Number of Properties: 1417

Land Totals

Land - Homesite	(+)	\$32,041,805		
Land - Non Homesite	(+)	\$36,605,934		
Land - Ag Market	(+)	\$10,472,080		
Land - Timber Market	(+)	\$0		
Land - Exempt Ag/Timber Market	(+)	\$0		
Total Land Market Value	(=)	\$79,119,819	(+)	\$79,119,819

Improvement Totals

Improvements - Homesite	(+)	\$100,271,020		
Improvements - Non Homesite	(+)	\$74,376,766		
Total Improvements	(=)	\$174,647,786	(+)	\$174,647,786

Other Totals

Personal Property (305)		\$24,727,320	(+)	\$24,727,320
Minerals (0)		\$0	(+)	\$0
Autos (0)		\$0	(+)	\$0
Total Market Value			(=)	\$278,494,925
Total Market Value 100%			(=)	\$279,337,130
Total Homestead Cap Adjustment (120)			(-)	\$3,436,716
Total Exempt Property (72)			(-)	\$55,417,109

Productivity Totals

Total Productivity Market (Non Exempt)	(+)	\$10,472,080		
Ag Use (24)	(-)	\$68,030		
Timber Use (0)	(-)	\$0		
Total Productivity Loss	(=)	\$10,404,050	(-)	\$10,404,050
Total Assessed			(=)	\$209,237,050

Exemptions

(HS Assd 77,996,514)

(HS) Homestead Local (320)	(+)	\$0		
(HS) Homestead State (320)	(+)	\$0		
(O65) Over 65 Local (125)	(+)	\$5,903,733		
(O65) Over 65 State (125)	(+)	\$0		
(DP) Disabled Persons Local (10)	(+)	\$417,500		
(DP) Disabled Persons State (10)	(+)	\$0		
(DV) Disabled Vet (11)	(+)	\$116,500		
(DVX) Disabled Vet 100% (6)	(+)	\$2,089,780		
(DVXSS) DV 100% Surviving Spouse (2)	(+)	\$391,192		
(HT) Historical (1)	(+)	\$73,820		
(AUTO) Lease Vehicles Ex (5)	(+)	\$287,685		
(HB366) House Bill 366 (15)	(+)	\$4,725		
Total Exemptions	(=)	\$9,284,935	(-)	\$9,284,935
Net Taxable (Before Freeze)			(=)	\$199,952,115

Assessment Roll Grand Totals Report

Tax Year: 2020 As of: Preliminary Table Generated: 5/20/2020 12:14:31 AM

CMO - City of Montgomery (Under ARB Review Totals) (PROTESTS)

Number of Properties: 214

Land Totals

Land - Homesite	(+)	\$5,542,871		
Land - Non Homesite	(+)	\$31,257,460		
Land - Ag Market	(+)	\$1,033,740		
Land - Timber Market	(+)	\$0		
Land - Exempt Ag/Timber Market	(+)	\$0		
Total Land Market Value	(=)	\$37,834,071	(+)	\$37,834,071

Improvement Totals

Improvements - Homesite	(+)	\$25,595,290		
Improvements - Non Homesite	(+)	\$57,236,000		
Total Improvements	(=)	\$82,831,290	(+)	\$82,831,290

Other Totals

Personal Property (4)		\$1,851,077	(+)	\$1,851,077
Minerals (0)		\$0	(+)	\$0
Autos (0)		\$0	(+)	\$0
Total Market Value			(=)	\$122,516,438
Total Market Value 100%			(=)	\$123,966,707
Total Homestead Cap Adjustment (28)			(-)	\$1,151,409
Total Exempt Property (0)			(-)	\$0

Productivity Totals

Total Productivity Market (Non Exempt)	(+)	\$1,033,740		
Ag Use (5)	(-)	\$11,650		
Timber Use (0)	(-)	\$0		
Total Productivity Loss	(=)	\$1,022,090	(-)	\$1,022,090
Total Assessed			(=)	\$120,342,939

Exemptions

(HS Assd 19,773,128)

(HS) Homestead Local (60)	(+)	\$0		
(HS) Homestead State (60)	(+)	\$0		
(O65) Over 65 Local (23)	(+)	\$1,086,800		
(O65) Over 65 State (23)	(+)	\$0		
(DP) Disabled Persons Local (2)	(+)	\$140,000		
(DP) Disabled Persons State (2)	(+)	\$0		
(DV) Disabled Vet (4)	(+)	\$39,857		
Total Exemptions	(=)	\$1,266,657	(-)	\$1,266,657
Net Taxable (Before Freeze)			(=)	\$119,076,282

Montgomery City Council
AGENDA REPORT

Meeting Date: May 26, 2020	Budgeted Amount: N/A
Department: Administrative	
Prepared By: Dave McCorquodale	Exhibits: Developer request letter, preliminary site plan & project details
Date Prepared: May 20, 2020	

Subject

Consideration and possible action of the City Council, acting as the Zoning Board of Adjustment, regarding a 25-foot front building line variance request instead of the required 35-foot for the proposed Heritage III development along SH 105 west of the Louisa Street intersection (21227 and 21265 Eva Street, Montgomery), as submitted by Cheatham Management.

Description

Section 98-181 of the Zoning Ordinance requires a 35-foot building setback along major streets. The developer is requesting a 10-foot variance to allow the front façade of the buildings to be set back 25-feet from the street.

In lieu of typical developments that place the parking lot near the street, the developer is requesting to move the buildings toward the street and locate the parking behind the building.

City Council is acting as the Zoning Board of Adjustment in considering the request.

Recommendation

Consider the request, along with any public comments received, and act as you see fit.

Approved By

Asst. City Administrator	Dave McCorquodale 	Date: 05/20/2020
City Administrator	Richard Tramm 	Date: 05/20/2020



January 13, 2020

Planning and Zoning Commission
City of Montgomery
101 Old Plantersville Road
Montgomery, TX 77316

RE: Variance request for Heritage Place III regarding requirement for 35' building line and 25' vegetative setback

According to Section 98-180 of the City of Montgomery Code of Ordinances, the general provisions of Chapter 98 will apply for any development within the City limits and requires a 35' front building line along major streets. This development will consist of three commercial buildings and parking for tenants, similar to developments at 21300 and 21123 Eva Street. We are proposing a 25' building line along Highway 105. We feel the variance request is warranted for the following reasons:

- This development, similar to other Heritage Place developments, attempts to screen parking by having the parking lot located behind the building. This attempts to keep the historic feel of downtown Montgomery and create a new "historic downtown" corridor along Highway 105.
- In typical commercial developments, the parking lot would be located in front of the building, with the parking lot encroaching the building line. A typical commercial lot depth ranges from 200'-250'. This property has lot depth ranging from 115'-130', so adhering to the 35' building line requirement severely limits the usable property with the limited lot depth.
- To meet the City's parking requirements, a two-story parking area is required with the buildings located at 25' off the front property line. If the buildings were adjusted to meet the 35' requirement, the parking requirement would be unattainable.
- According to Section 98-1 and 98-181, the front yard for corner lots is considered parallel to the street upon which the lot has the least dimensions. With this information, it appears that the front yard setback requirement should apply to Houston Street and Louisa Lane, instead of Highway 105. If Highway 105 is considered the side yard, the setback only has a requirement of 15'. If this interpretation is correct, the variance would not be needed as the proposed site plan would adhere to the Ordinance.

According to Section 78-162 of the City of Montgomery Code of Ordinances, there is a minimum 25' vegetative setback and visual barrier where commercial properties abut any single-family residential property. The proposed development has an 11' setback along the majority of the rear property line, where it is adjacent to single-family residential properties. We feel the variance request is warranted for the following reasons:

- To adhere to the parking requirements for the City, this will not allow the parking lot to decrease in size to accommodate the 25' requirement along the entire rear property line. As mentioned above, the existing lot depth restricts commercial development on a zoned commercial parcel. This requirement can be met along the western portion of this property. In the areas this cannot be achieved, we propose a visual barrier for the adjoining properties with an 8' solid wood picket fence with brick veneer columns or a "living wall" system. See enclosure for examples.



It is for the above-mentioned reasons that we feel the variance requests should be considered and approved. Please feel free to contact me at 936-647-0420 if you have any questions or concerns.

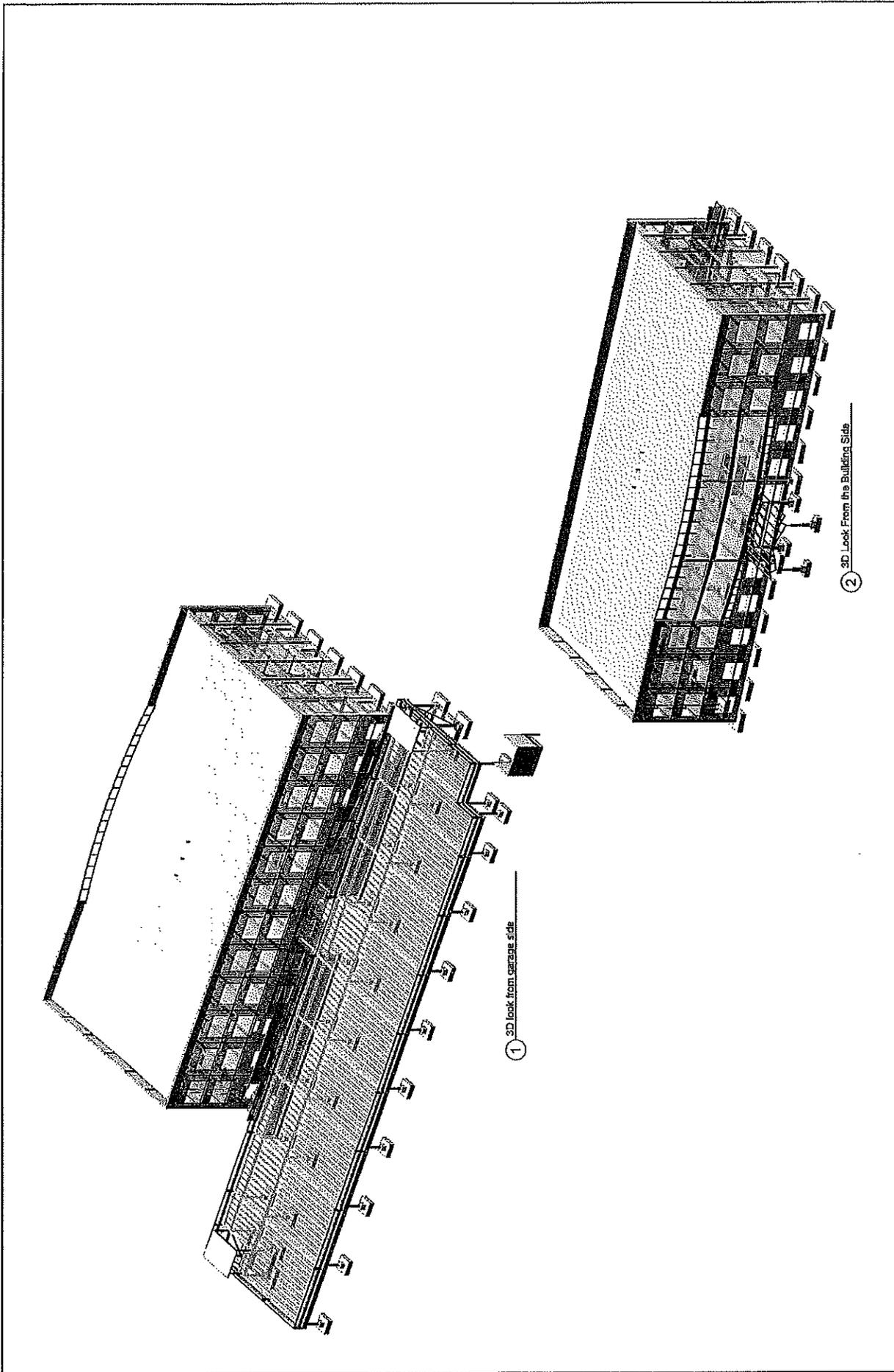
Thank you,



Jonathan White, PE

Enclosure: Preliminary Site Plan; Example Fence Detail; Example of Parking Lot Structure





1 3D look from garage side

2 3D Look From the Building Side

Montgomery City Council
AGENDA REPORT

Meeting Date: May 26, 2020	Budgeted Amount: N/A
Department: Administrative	
Prepared By: Dave McCorquodale	Exhibits: N/A
Date Prepared: May 20, 2020	

Subject

Consideration and possible action regarding reducing or waiving water and sewer impact fees for a qualifying affordable housing project: Gulf Coast Estates Section Two, located at the end of Baja Road.

Description

This project, as you may recall, consists of four single family homes at the end of Baja Road. The developer/contractor, Walker Montgomery CDC (a 501 c3), builds affordable housing and assists low-income individuals in obtaining low-interest financing to purchase the homes. Walker Montgomery CDC works with at-risk youth to build the homes through the Gulf Coast Trades Center.

The four-home project will be assessed impact fees as follows:

Water impact fee \$5,008 + Wastewater impact fee \$11,172 = **Total impact fees \$16,180**

Water & sewer tap fees, which are separate from impact fees, will be \$14,860 for the project.

The Texas Local Government Code allows for affordable housing to be exempted from some or all of a city's impact fees (which is the only exemption for impact fees provided for in state law).

The project is expected to generate \$2,400/year in ad valorem taxes for the City (based on a \$150,000 per home price and the City's current tax rate). Two of the homes have construction permits, and will take roughly one year to complete. The remaining two homes will start construction after the first two are complete.

City staff would not normally ask City Council to consider reducing or waiving impact fees since few exceptions are even allowed by law. However, we feel this particular project may be worth special consideration due to the affordable housing benefit created by the project.

Recommendation

Consider reducing or waiving the water and sewer impact fees for the qualifying affordable housing project: Gulf Coast Estates Section Two, located at the end of Baja Road.

Approved By

Asst. City Administrator	Dave McCorquodale 	Date: 5/20/2020
City Administrator	Richard Tramm 	Date: 5/20/2020

Montgomery City Council
AGENDA REPORT

Meeting Date: May 26, 2020	Budgeted Amount: N/A
Department: Administrative	
Prepared By: Richard Tramm	Exhibits: Correspondence and Nomination Form
Date Prepared: May 21, 2020	

Subject

Discuss, consider and take action on Cities of Montgomery County 911 Board of Managers Appointment.

Description

Jack Yates had formerly served in this position until his recent resignation from the position on the 911 Board of Managers. I have told other City Administrators in Montgomery County that I would be willing to serve as his replacement for this position.

Recommendation

Consider providing a nominee for the unexpired term to run through September 30, 2020 and the regular term to run from October 1, 2020 through September 30, 2021.

Approved By

City Administrator	Richard Tramm <i>RT</i>	Date: 05/21/2020



Montgomery County Emergency Communication District

April 27, 2020

Mayor Sara Countryman
City of Montgomery
101 Old Plantersville Road
Montgomery, Texas 77316

Dear Mayor Countryman:

The Montgomery County Emergency Communication District (MCECD) oversees and administers the 9-1-1 system for all of Montgomery County in partnership with four public safety agencies which operate emergency call centers. Over 242,000 Montgomery County residents called or texted 9-1-1 last year when they urgently needed a police officer, the fire department or emergency medical care.

MCECD is governed by a five member Board of Managers appointed for staggered terms of two (2) years. Two of the members are appointed by a majority vote of the cities within the county. Two others are appointed by the County Commissioners Court and the remaining member is appointed by the fire chiefs of the volunteer fire departments. (All appointments are governed by Texas Health and Safety Code, Section 772.306 c 1A.) The board currently consists of the following persons:

- Appointed by the cities: Paul Virgadamo and Jack Yates
- Appointed by the Commissioners Court: Jim Simon and Ryan Gable
- Appointed by the fire departments: Robert Hudson

The term for Jack Yates expires on September 30, 2020. Mr. Yates has retired from the City of Montgomery and is unable to complete his term. Since the term for Mr. Yates' seat is so close to being over, the nominating process for his unexpired term is being combined with the nominating process for the next term. Your city may submit a nomination for a qualified individual to complete the two-year term and to serve for the new term. Alternatively, you can nominate different individuals for each term.

Please complete and return the enclosed nomination form as soon as possible, but no later than Friday, May 29, 2020. A ballot with the names of all the nominees for both the remainder of the current term and the upcoming term will be sent in June for your city's final vote.

If you should have any questions, please call me at (936) 523-5915. Thank you for your consideration in this matter.

Sincerely,

Chip VanSteenberg
Executive Director

Enclosure



Montgomery County Emergency Communication District

**Cities of Montgomery County
9-1-1 Board of Managers Appointment
To serve the balance of a two-year term
(currently held by Jack Yates)
May 1, 2020 – September 30, 2020
And
October 1, 2020 – September 30, 2022**

NOMINATION FORM

Nominee to complete unexpired Term which ends 9/30/2020:

Name: _____

Nominee to complete Term for 10/1/2020 through 9/30/2022:

Name: _____

Date: _____

Printed Name: _____

Signature: _____

City of _____

Please complete and fax to (936) 539-9111, or email to tgill@mc911.org, no later than close of business on Friday, May 29, 2020.

Montgomery City Council
AGENDA REPORT

Meeting Date: May 26, 2020	Budgeted Amount: N/A
Department: Administrative	
Prepared By: Richard Tramm	Exhibits: Resignation Letter
Date Prepared: May 20, 2020	

Subject

Discuss, consider and take action on acceptance of resignation of John Champagne, Jr. from Montgomery City Council, Place 2.

Description

City Council member John Champagne, Jr. submitted his resignation from Montgomery City Council, Place 2 in a letter dated May 13, 2020. A copy of the resignation letter is attached.

Recommendation

Accept the resignation letter submitted by Council Member John Champagne, Jr.

Approved By

City Administrator	Richard Tramm <i>RT</i>	Date: 05/20/2020



May 13, 2020

To the Citizens of Montgomery:

It is with much gratitude and a bit of regret, that I announce my resignation from the position as City Councilman, effective May 13, 2020. After almost ten years of working in our city government it's time to step aside.

I believe our distinctive and delightful city is well positioned to thrive now and in the future. Over the years I've witnessed many individuals that consistently give their time and effort in ways that make this town what it has become. Seeing the results of an involved citizenry and a dedicated staff confirms my conviction that we all have a responsibility to safeguard the legacy we have been given. I'm hopeful that it continues.

With great appreciation,

A handwritten signature in blue ink, which appears to read "John Champagne Jr.", is positioned below the text "With great appreciation,".

John Champagne Jr.
City Council Position 2



Hensley, Susan <shensley@ci.montgomery.tx.us>

Just a note

1 message

Champagne, John <jchampagne@ci.montgomery.tx.us>

Wed, May 13, 2020 at 7:19 AM

To: Richard Tramm <rtramm@ci.montgomery.tx.us>, Susan Hensley <shensley@ci.montgomery.tx.us>

Morning Richard and Susan,

I won't go into a long explanation but I am resigning my council position effective immediately. This comes as no surprise but I believe it's time for me to focus on other things.

As I'm sure you know working with both of you has been a joy. The city is blessed to have you both along with Dave, Anthony, Kimberly, and Mike. I'm not heading to Siberia so we should visit from time to time.

If I can help in any way please let me know.

Thanks much!

John

**Champagne Resignation.pdf**

235K

Montgomery City Council
AGENDA REPORT

Meeting Date: May 26, 2020	Budgeted Amount: N/A
Department: Administrative	
Prepared By: Richard Tramm	Exhibits: N/A
Date Prepared: May 20, 2020	

Subject

Discuss, consider and take action regarding the vacant position of City Council, Place 2.

Description

A vacancy was created in Place 2 on the Montgomery City Council with the resignation of John Champagne, Jr. While no formal action has been taken staff has placed an announcement on the City's website to collect applications for the vacant position from prospective candidates, should the Council wish to fill the vacancy. This notice has also been posted on the City's electronic sign and Facebook page.

As a reminder, matters that require a supermajority vote from City Council, such as Board of Adjustment items, require four Council members to hear and vote in support to pass.

Recommendation

Consider the matter and act as Council deems appropriate.

Approved By

City Administrator	Richard Tramm 	Date: 05/20/2020

Montgomery City Council
AGENDA REPORT

Meeting Date: May 26, 2020	Budgeted Amount: N/A
Department: Administrative	
Prepared By: Richard Tramm	Exhibits: N/A
Date Prepared: May 22, 2020	

Subject

Discuss, consider and take action to authorize the City Administrator to negotiate an agreement to conduct a Master Drainage Study of Town Creek Watershed.

Description

City Staff originally received eight Statements of Qualifications for this project. Five engineering firms were interviewed and considered by a staff committee consisting of the City Administrator, Assistant City Administrator and Public Works Director, along with the City Engineer advising the staff committee. It is the staff recommendation that BGE is the best firm for the City's needs with the Master Drainage Study of the Town Creek Watershed.

The Study will include a report on the hydraulics on the Anders Branch Tributary to Town Creek, including several roadway crossings. The Study should deliver an initial results memo documenting Anders Branch flow results, to include removal of flow restrictions, and a final written report with calculations, exhibits, models, final recommendations construction cost estimates and other relevant information for the City. This information will be used to design and implement future drainage modifications to be paid under the General Land Office grant.

Recommendation

It is recommended that City Council authorize the City Administrator to negotiate an agreement to conduct a Master Drainage Study of Town Creek Watershed with BGE for future City Council consideration.

Approved By

City Administrator	Richard Tramm 	Date: 05/22/2020