

**NOTICE OF REGULAR
MEETING
Montgomery Economic Development Corporation
(MEDC)**

Notice is hereby given that the Board of Directors of the Montgomery Economic Development Corporation will hold a Regular Meeting at 6:00 p.m. on June 17, 2019 at the Montgomery City Hall, 101 Old Plantersville Road, in Montgomery, Texas.

1. Call to Order
2. Open Public Comment
3. Approval of Minutes of May 20, 2019
4. Approval of financial report (May 1, 2019)
5. Consideration possible action regarding request from Lake Conroe Rotary Club regarding Memory Park Improvements - Gary Milleson
6. Report regarding financing alternatives for Downtown Streetscape Project
7. Consideration possible action regarding Southern Rum Runners and MEDC Agreement
8. Consideration and possible action regarding McCown Street drainage Improvement project
9. Report regarding investments of the MEDC Treasurer and City Administrator
10. Discussion regarding Tourism and Marketing Director position
11. Economic Development Reports: City Administrator Report, City Engineers Report

EXECUTIVE SESSION:

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

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

- a. Section 551.074 (personnel matters) related to Marketing and Tourism position.

13. Reconvene into Open Session.

POSSIBLE ACTION FROM EXECUTIVE SESSION:

14. Consideration and possible action(s) if necessary, on matter(s) deliberated in Closed Executive Session.
15. Board Inquiry
16. Adjourn



Richard Tramm, City Administrator for
Rebecca Huss, President of MEDC

I certify that the attached notice of meeting was posted on the bulletin board at the City of Montgomery City Hall, 101 Old Plantersville Road, Montgomery, Texas, on the 14th day of June, 2019 at 2:30 o'clock p.m. I further certify that the following news media was notified of this meeting as stated above: The Courier

MINUTES OF REGULAR MEETING

May 20, 2019

MONTGOMERY ECONOMIC DEVELOPMENT CORPORATION

CALL TO ORDER

President Rebecca Huss called the meeting to order at 6:01 p.m.

Present: Rebecca Huss - President
 Bill Hanover – Vice-President
 Julie Hutchinson - Treasurer
 Amy Brown – Secretary
 Tom Cronin – Board Member
 Cheryl Fox – Board Member
 Bob Kerr – Board Member

Also Present: Jack Yates – City Administrator

OPEN PUBLIC COMMENT

No public comment.

APPROVAL OF MINUTES

Minutes of April 15, 2019 Regular Meeting –

President Huss asked for comments on the minutes as presented. Mr. Cronin made a motion to accept the minutes as presented, seconded by Mr. Hanover. All in favor. (7-0)

MONTHLY FINANCIAL REPORT

Report for April, 2019

Mrs. Hutchinson noted Ms. Bronco, the City Bookkeeper, had been out and Mrs. Hutchinson had a few things to discuss with Ms. Bronco concerning the EDC's financials, specifically a two thousand dollar discrepancy in the report. Mrs. Hutchinson said she believed this was a minor error when transferring amounts from one category to another.

Mrs. Hutchinson also pointed out the sales tax receipts were down, but the year-to-date was still above the amount budgeted.

Mrs. Huss noted a check that was written by the EDC to her personally. She said this was a reimbursement to her for paying for one of the logos for the events and another reimbursement will show up in the May financial report.

Mr. Yates pointed out an expenditure for money that was paid for the Home Grant program. He said the EDC will be reimbursed this amount by Home Grant. He also said the legal fees which were paid were for the Home Focus issue.

Motion by Mr. Hanover, seconded by Mrs. Fox to approve the April 2019 Financial Report as presented. All in favor. (7-0)

CONSIDERATION AND POSSIBLE ACTION

5. **Consideration and possible action regarding Antiques Festival Financial Report.**

Kambra Drummund did not have a written financial report, but gave a verbal report saying she will send Mr. Yates the written report to forward to the Board.

Mrs. Drummund said profits from previous years averaged around \$1,500, but this year the profit was \$5,300 without sponsorship input. With the sponsorship income, the profit was around \$15,200.

Mrs. Drummund said when the festival closed on Sunday, she had already received applications for 50% of the vendors to attend in 2020.

Mrs. Drummund said this year there were three additional tents. She a few of the vendors in the Community Center grassy area left due to the grounds being muddy, but she was able to move others to dryer locations.

Mrs. Drummund stated she had to turn away six vendors due to lack of tent space. An additional two tents would have been needed to accommodate them. She said she most likely could have filled an additional five tents. She said the festival is growing but space is a factor.

She stated the business that provides the tents will visit with her in July to look at the space, measure and attempt to redesign the tent layout.

No action was taken on this item.

6. Consideration and possible action regarding the Clepper Street sidewalk report – Mike Muckleroy.

Mr. Muckleroy said the 866 linear feet of sidewalk has been discussed for a couple of years. He said he requested a quote for a 5 ft sidewalk because that is what would be preferred throughout the city.

Mrs. Huss asked if the preference of a 5 ft sidewalk was because it was ADA compliant.

Mr. Muckleroy said a 3 ft. sidewalk was still ADA compliant as long as there was a 5' x 5' passing zone every 200 feet, but he did not suggest going down to 3 feet.

Mr. Muckleroy said this quote also includes handrails for an elevated portion of the proposed sidewalk near the elementary school.

Mr. Muckleroy said this quote is for a sidewalk from Prairie Street down to the elementary school then stripe a crosswalk to the existing sidewalk on the opposite side of the street.

Mrs. Brown asked if the City Engineer has commented on the quality of the street.

Mr. Yates said no he has not.

Mr. Muckleroy said that even if the street needed to be taken down to it's sub-base, it could be built up to the current elevation to meet the sidewalk. He said he has not had that discussion with the City Engineer.

Motion by Mr. Hanover, seconded by Mr. Cronin to approve construction of a 4' sidewalk.

Mrs. Brown asked if the cost could be lowered if this project was added into the larger downtown project.

Mr. Muckleroy said he did not believe so because this cost was based on the length of the sidewalk and the only thing that may change would be the set-up cost which was minimal.

Mr. Kerr asked Mr. Muckleroy if he saw any reason to postpone this project. Mr. Muckleroy said his only reason to postpone would be the fact the city is working on applying for grants for sidewalks, which may offer funding for this sidewalk.

Mrs. Huss said the reason the EDC decided not to move forward with this previously was because this was on the perimeter of the downtown area and not a major necessity to draw people downtown. She said if the EDC is doing a downtown improvement, she would rather spend the money on the downtown area then work outwards from there.

Mrs. Huss asked Mr. Yates when the Downtown improvement plan would be ready.

Mr. Yates said it was still a couple of months away. Mr. Yates said there was another project for the downtown area concerning drainage and asked if the Board would like to hear about that project.

Mrs. Huss said that would be fine since it concerned the downtown improvements and several members of the Board had expressed a desire to focus on the downtown area first. She asked for objections and there were none.

Mr. Muckleroy said about a year ago he was asked about a project to correct the drainage system on McCown Street from the corner of John A Butler to Caroline. He said the drainage ditch is deeper than the city would like to have. He said a vehicle has driven into the ditch and people have fallen into it. He said the plan is to shallow the ditch.

Mr. Muckleroy said there is a grate on the corner of McCown and Caroline that drops down into a 24" culvert that runs south to John A Butler Street. He said the plan is to fill in the ditch with dirt and direct the water to the inlet box near Garrett House. On the corner of McCown and John A Butler, a custom inlet box would be built to drain the water into the underground culvert. He said a contractor will do the drainage work, then Public Works will bring in the dirt and grass.

Mrs. Huss said the Board can not act because this was not on the agenda, but with the Boards encouragement, she asked that it be placed on the June agenda.

Mrs. Hutchinson asked Mr. Muckleroy what the timeline would be on the sidewalk installation.

Mr. Muckleroy said at least two months.

Mrs. Hutchinson then asked Mr. Yates when the Downtown Improvement Plan would be ready.

Mr. Yates said a couple of months.

Mrs. Huss said she has a problem with spending money on "less than the best" in reference to the 4' sidewalk instead of the 5' sidewalk. She said she did not understand spending \$24,000 instead of \$29,000 and have the best sidewalk.

Mrs. Brown said since the sidewalk project could not begin for two months, and the Downtown Improvement Plan would be ready in two month, she would rather wait and see how the sidewalk fits in with the Plan.

Mr. Hanover said he did not see a point in waiting for the Downtown Improvement Plan.

Mr. Muckleroy said he would suggest the 5' sidewalk over the 4' sidewalk.

Mr. Hanover said, based on the discussion, he wished to amend his motion from the 4' sidewalk to a 5' sidewalk. The amended motion was seconded by Mr. Cronin.

Mr. Kerr suggested putting in a 6' sidewalk.

Mrs. Brown stated she still believed there was no need to rush to approve this project and suggested waiting until the Downtown Improvement Plan is completed and see where this cost fits into that plan. She said the sidewalk needs to be built eventually, but asked if the sidewalk was top priority or was possible sidewalks in the downtown area more of a priority. She said the EDC can not do every project immediately and she would like to see the Downtown Plan before spending the amount of money being asked for.

Mrs. Fox said she agreed that she would like to see the Downtown area finished first.

Mrs. Huss offered a compromise asking for a quote for a 6' sidewalk and asking Mr. Yates to bring to the Board costs/funding options of the basic items that are expected to be in the Downtown Improvement Plan.

Mr. Muckleroy said the cost would probably be an additional \$4,500.

Mr. Yates said there were three basic ways to fund the Downtown Plan: piecemeal, such as a 5-year or 6-year plan; MEDC and/or the City decide to fund over a 2-3 year period; or it could be part of a General Obligation Bond. Mr. Yates said he could get information together for the June meeting.

Mrs. Huss said another option would be for MEDC to spend the \$60,000 budgeted on hiring a person to move forward the Downtown Improvement Plan.

Motion failed with a vote of 2-5. Voting for the motion were Hanover and Cronin. Voting against the motion were Brown, Huss, Kerr, Fox and Hutchinson.

7. Consideration and possible action regarding presentation from Southern Rum Runners regarding alcoholic beverage services – Rob O'Rourke.

Mr. O'Rourke introduced himself and his business, Southern Rum Runners as a licensed, insured and Texas regulated alcohol/mixed beverage caterer. Southern Rum Runners was created to serve wedding venues and festivals. The company has been in business 4-1/2 years and services between 15-24 events per weekend.

Southern Rum Runners works closely with TABC to ensure compliancy and also focuses on safety issues.

Mr. O'Rourke explained a TABC license is linked to an address and no two entities with licenses may have their addresses overlap. Since there are several businesses in downtown Montgomery with licenses, care must be taken to not overlap the event area with a business property that has a license. He said problems occur when a person is walking around with an open container from an event, and crosses onto an address of a business with a liquor license.

Southern Rum Runners provides bartenders for events instead of relying on individual vendors to secure bartenders.

Mr. O'Rourke stated distributor sponsorships, as previously discussed by the EDC, can only be obtained through a 501. Distributor's may not directly provide any marketing materials, merchandise or any other item without going through a 501. Mr. O'Rourke said because they have a 501 and a good relationship with distributors, they get top pricing which they pass along to their partners.

Mr. O'Rourke also stated, in addition to safety, a main priority for Southern Rum Runners is to make accessibility more comfortable for people visiting the downtown area, and for businesses, during festivals.

Mr. O'Rourke said the financial relationship can be worked out at a later time if the City wishes to move forward. He said he is paid solely from alcohol sales and not from income from separate food sales or other income.

Mr. O'Rourke said the biggest cost is fencing, which has been lacking on other festivals in the city. The fencing, as explained by Mr. O'Rourke is to ensure compliance with TABC regulations.

Mr. O'Rourke said Southern Rum Runners can work with the City on how much participation the City would like to have in organizing the events. Southern Rum Runners can manage the entire event, only provide the alcohol, or anything in between. They can provide entertainment, food, and advertising. He said there is not a size limit needed to work with the company.

No action was taken.

8. Economic Development Report – Jack Yates

Engineer Report –

Mr. Yates said the City is still working on the Baja Street Project with the bonding company.

Development Status Report –

Mr. Yates said the Christian Brothers automotive repair is planning on opening a location West of the Bubble King car wash and Chick-fil-A has received their variance from City Council.

Tourism and Marketing Report –

Mr. Yates said there has been work accomplished towards the Water Party planned for June 22nd, and the 400 flag sales from the Texas Flag Celebration were enough to pay back the EDC for the cost of the flags. One individual from Spirit of Texas Bank purchased 200 of the flags. He said flags are still available for sale at City Hall.

- 9. Adjourned into closed Executive Session at 7:30pm.
- 10. Reconvened into Open Session at 8:03pm.
- 11. Consideration and possible action(s) if necessary on matter(s) deliberated in Closed Executive Session.

No action taken.

BOARD INQUIRY

No Board inquiry

ACTION ITEMS FROM APRIL MEETING

<i>ACTION ITEM</i>	<i>ASSIGNEE</i>	<i>RESULT</i>
Alcoholic beverage license info	Yates	
Liability insurance info from water slide provider		

ACTION ITEMS FOR FUTURE MEETINGS

<i>ACTION ITEM</i>	<i>ASSIGNEE</i>	<i>DUE DATE</i>
Drainage proposal	Yates	June
Cost/Funding options for Downtown Plan – 6' sidewalk cost	Yates	

ADJOURNMENT

Motion by Mr. Kerr, seconded by Mr. Hanover to adjourn the meeting at 8:04 p.m. All in favor. (7-0)

Submitted by: _____ Date Approved: _____

Amy Brown, MEDC Secretary

Rebecca Huss, MEDC President

CITY OF MONTGOMERY - MEDC
ACCOUNT BALANCES REPORT
Through May 31, 2019

	<u>MONEY MARKET ACCOUNTS</u>	<u>INVESTMENTS</u>	<u>TOTALS</u>
<u>MEDC</u>			
CHECKING ACCOUNT #1017938	\$ 141,877.89		\$ 141,877.89
TOTAL INVESTMENTS	<u>\$ -</u>	<u>\$ 791,735.82</u>	<u>\$ 791,735.82</u>
TOTAL MIDC	<u>\$ 141,877.89</u>	<u>\$ 791,735.82</u>	<u>\$ 933,613.71</u>

INVESTMENTS

	Issue Date	Maturity Date	Interest Rate	Balance
Texpool #00006			2.43%	\$ 541,735.82
Certificates				
Allegiance Bank CD #2047	6/6/2018	6/6/2019	2.00%	\$ 100,000.00
Bancorp South CD #4045	1/27/2019	1/28/2020	2.75%	\$ 150,000.00
Total Investment Balance				<u><u>\$ 791,735.82</u></u>

** Note: On 6/6/19 the maturing Allegiance Bank CD was closed to the Texpool Account and the new balance will be reflected on next month's report.

City of Montgomery - MEDC

Cash Flow Report

As of May 31, 2019

<u>Date</u>	<u>Num</u>	<u>Name</u>	<u>Memo</u>	<u>Amount</u>	<u>Balance</u>
51100 · MEDC Checking					152,727.89
5/01/2019	1965	HMBA	Events	-9,900.00	142,827.89
5/10/2019	1966	Alliance Realty Advisors	Regarding address: 905 Martin Luther King Drive	-450.00	142,377.89
5/10/2019	1967	Overland Surveyors Consortium Inc.	Survey- 905 Martin Luther King Dr - Leslie Holts	-500.00	141,877.89
Total 51100 · MEDC Checking				-10,850.00	141,877.89
OTAL				-10,850.00	141,877.89

City of Montgomery - MEDC
Actual to Budget Performance
May 2019

	May 19	Budget	\$ Over Bu...	Oct '18 - ...	YTD Bu...	\$ Over Bu...	Annual ...
Income							
55000 · Taxes & Franchise Fees							
55400 · Sales Tax	70,762.38	47,916.67	22,845.71	417,364.05	383,333.32	34,030.73	575,000.00
Total 55000 · Taxes & Franchise Fees	70,762.38	47,916.67	22,845.71	417,364.05	383,333.32	34,030.73	575,000.00
55300 · Other Revenues							
55391 · Interest Income	1,102.19	266.67	835.52	5,802.65	2,133.32	3,669.33	3,200.00
Total 55300 · Other Revenues	1,102.19	266.67	835.52	5,802.65	2,133.32	3,669.33	3,200.00
Total Income	71,864.57	48,183.34	23,681.23	423,166.70	385,466.64	37,700.06	578,200.00
Expense							
56000 · Pub Infrastructure - Category I							
56000.6 · Downtown Dev Improvments	0.00	5,000.00	(5,000.00)	0.00	40,000.00	(40,000.00)	60,000.00
56000.8 · Utility Extensions	0.00	3,266.67	(3,266.67)	0.00	26,133.32	(26,133.32)	39,200.00
56430 · Tsf to Debt Service	0.00	40,000.00	(40,000.00)	80,000.00	120,000.00	(40,000.00)	160,000.00
Total 56000 · Pub Infrastructure - Category I	0.00	48,266.67	(48,266.67)	80,000.00	186,133.32	(106,133.32)	259,200.00
56001 · Business Dev & Ret -Category II							
56001.8 · Sales Tax Reimbursement	0.00	0.00	0.00	50,917.00	76,900.00	(25,983.00)	76,900.00
56423 · Economic Development Grant Prog	0.00	1,250.00	(1,250.00)	4,200.00	10,000.00	(5,800.00)	15,000.00
Total 56001 · Business Dev & Ret -Category II	0.00	1,250.00	(1,250.00)	55,117.00	86,900.00	(31,783.00)	91,900.00
56002 · Quality of Life - Category III							
56404 · Seasonal Decorations	0.00	0.00	0.00	7,600.00	7,600.00	0.00	7,600.00
56420.2 · Christmas Lighting(Civic Assn)	0.00			1,500.00	0.00	1,500.00	0.00
56420.3 · Fernland Improvements	0.00	6,300.00	(6,300.00)	0.00	6,300.00	(6,300.00)	6,300.00
56423.1 · Walking Tours	0.00	0.00	0.00	771.59	6,000.00	(5,228.41)	6,000.00
56429 · Removal of Blight	0.00	0.00	0.00	4,611.83	8,700.00	(4,088.17)	8,700.00
56434 · Events							
55602 · Neighborhood Water Party	55.98	700.00	(644.02)	55.98	700.00	(644.02)	700.00
55603 · Texas Flag Celebration	0.00	4,000.00	(4,000.00)	0.00	4,000.00	(4,000.00)	4,000.00
55604 · Fly the Texas Flag	0.00	300.00	(300.00)	208.50	300.00	(91.50)	300.00
56434A · Lone Star Flag Fest							
56434.1 · Marketing/signage/logo	0.00			49.00			
56434A · Lone Star Flag Fest - Other	0.00	0.00	0.00	0.00	1,000.00	(1,000.00)	1,000.00
Total 56434A · Lone Star Flag Fest	0.00	0.00	0.00	49.00	1,000.00	(951.00)	1,000.00
56434 · Events - Other	0.00	9,000.00	(9,000.00)	49.00	21,000.00	(20,951.00)	29,000.00
Total 56434 · Events	55.98	14,000.00	(13,944.02)	362.48	27,000.00	(26,637.52)	35,000.00
56439 · Downtown Enhancement Projects	0.00	1,666.67	(1,666.67)	0.00	13,333.32	(13,333.32)	20,000.00
Total 56002 · Quality of Life - Category III	55.98	21,966.67	(21,910.69)	14,845.90	68,933.32	(54,087.42)	83,600.00
56003 · Marketing & Tourism-Category IV							
56409 · Antique Show & Fest	0.00			9,900.00	0.00	9,900.00	0.00
56413 · Brochures/Printed Literature	0.00	833.33	(833.33)	19.50	6,666.68	(6,647.18)	10,000.00
56419 · Website	0.00	250.00	(250.00)	0.00	2,000.00	(2,000.00)	3,000.00
Total 56003 · Marketing & Tourism-Category IV	0.00	1,083.33	(1,083.33)	9,919.50	8,666.68	1,252.82	13,000.00
56004 · Administration - Category V							
56004.1 · Admin Transfers to Gen Fund	0.00	26,875.00	(26,875.00)	53,750.00	80,625.00	(26,875.00)	107,500.00
56004.3 · Miscellaneous Expenses	0.00	83.33	(83.33)	365.45	666.68	(301.23)	1,000.00
56004.5 · Internship Program	0.00	833.33	(833.33)	0.00	6,666.68	(6,666.68)	10,000.00
56327 · Consulting (Professional servi)	0.00	833.33	(833.33)	780.00	6,666.68	(5,886.68)	10,000.00
56354 · Travel & Training Expenses	0.00	166.67	(166.67)	247.80	1,333.32	(1,085.52)	2,000.00

	<u>May 19</u>	<u>Budget</u>	<u>\$ Over Bu...</u>	<u>Oct '18 - ...</u>	<u>YTD Bu...</u>	<u>\$ Over Bu...</u>	<u>Annual ...</u>
Total 56004 · Administration - Category V	0.00	28,791.66	(28,791.66)	55,143.25	95,958.36	(40,815.11)	130,500.00
Total Expense	55.98	101,358.33	(101,302.35)	215,025.65	446,591.68	(231,566.03)	578,200.00
Net Income	<u>71,808.59</u>	<u>(53,174.99)</u>	<u>124,983.58</u>	<u>208,141.05</u>	<u>(61,125.04)</u>	<u>269,266.09</u>	<u>0.00</u>

City of Montgomery - MEDC

General Ledger

As of May 31, 2019

Type	Date	Num	Name	Memo	Debit	Credit	Balance
51100 · MEDC Checking							283,013.21
Bill Pmt -Ch...	10/11/2018	1922	Kenneth Arnsworth	Demolition and removal of debris from 915 Martin Luther King Blvd.		2,300.00	280,713.21
Bill Pmt -Ch...	10/19/2018	1923	Waste Management of Texas, ...	CustomerID#20-86349-03007 Inv 1423711-1792-0 Blight removal 9...		196.18	280,517.03
Bill Pmt -Ch...	11/16/2018	1924	Waste Management of Texas, ...	Acct#20-90434-73000/INV 1424270-1792-6 Blight Removal@941 ...		98.09	280,418.94
Bill Pmt -Ch...	11/16/2018	1925	Waste Management of Texas, ...	CustomerID#20-86349-03007 Inv 1424246-1792-6 Blight removal ...		1,144.35	279,274.59
Bill Pmt -Ch...	11/21/2018	1926	Darden, Fowler and Creighton...	Legal fees for October 2018		120.00	279,154.59
Bill Pmt -Ch...	11/30/2018	1927	Davis Investigation Services	Inv# 98150828		143.41	279,011.18
Bill Pmt -Ch...	11/30/2018	1928	Catherine Pringle	Christmas Decorating Award 2018		200.00	278,811.18
Bill Pmt -Ch...	11/30/2018	1929	Garrett House	Christmas Decorating Award 2018		250.00	278,561.18
Bill Pmt -Ch...	11/30/2018	1930	Hodge Podge Lodge	Christmas Decorating Award 2018		500.00	278,061.18
Bill Pmt -Ch...	11/30/2018	1931	Jennifer Brown	Christmas Decorating Award 2018		150.00	277,911.18
Bill Pmt -Ch...	11/30/2018	1932	Lisa Martin	Christmas Decorating Award 2018		250.00	277,661.18
Bill Pmt -Ch...	11/30/2018	1933	Skinner Carpet	Christmas Decorating Award 2018		150.00	277,511.18
Bill Pmt -Ch...	12/07/2018	1934	China Chapel	Blight Removal in the City		2,037.94	275,473.24
Bill Pmt -Ch...	12/07/2018	1935	Ditert Rubber Stamp, Ltd.	2-2X8 Names Plates Inv. 254013		19.50	275,453.74
Bill Pmt -Ch...	12/13/2018	1936	Arnette Marketing	Seasonal Decorations 2018 Inv 7502		5,007.57	270,446.17
Bill Pmt -Ch...	12/21/2018	1937	Jim's Hardware	Christmas 2018		203.87	270,242.30
Bill Pmt -Ch...	12/21/2018	1938	Waste Management of Texas, ...	30 yard roll off @ 14855 Liberty- Acct#20-90434-73000 Inv1424840-...		381.45	269,860.85
Bill Pmt -Ch...	12/21/2018	1939	Miles Marks	Reimbursement of Districts		60.00	269,800.85
Bill Pmt -Ch...	01/11/2019	1940	Katrina Moore	Reimbursement		67.80	269,733.05
Check	01/23/2019	Transfer	City of Montgomery - General...	Admin Transfer per Budget		26,875.00	242,858.05
Check	01/23/2019	Transfer	City of Montgomery Debt Srv ...	Admin Transfer		40,000.00	202,858.05
Deposit	01/23/2019			Sales Tax Transfer from General thru 1/19	196,121.17		398,979.22
Bill Pmt -Ch...	01/25/2019	1941	Amy Brown	1/2 Rebate for first years Distrx subscription cost		60.00	398,919.22
Bill Pmt -Ch...	01/25/2019	1942	Bob Kerr	1/2 Rebate for first years Distrx subscription cost		60.00	398,859.22
Bill Pmt -Ch...	01/25/2019	1943	Claudina Cook	1/2 Rebate for first years Distrx subscription cost		60.00	398,799.22
Bill Pmt -Ch...	01/25/2019	1944	Jennifer Skinner	1/2 Rebate for first years Distrx subscription cost		60.00	398,739.22
Bill Pmt -Ch...	01/25/2019	1945	Kristen Billingsley	1/2 Rebate for first years Distrx subscription cost		60.00	398,679.22
Bill Pmt -Ch...	01/25/2019	1946	Larry Reiland	1/2 Rebate for first years Distrx subscription cost		60.00	398,619.22
Bill Pmt -Ch...	01/25/2019	1947	Rendy Kerr	1/2 Rebate for first years Distrx subscription cost		60.00	398,559.22
Bill Pmt -Ch...	01/25/2019	1948	Robert Peel	1/2 Rebate for first years Distrx subscription cost		60.00	398,499.22
Bill Pmt -Ch...	01/25/2019	1949	Tom Cronin	1/2 Rebate for first years Distrx subscription cost		60.00	398,439.22
General Jour...	02/07/2019	CB		Transfer to Texpool		153,000.00	245,439.22
Bill Pmt -Ch...	02/15/2019	1950	Darden, Fowler and Creighton...	Legal fees for Jan 2019		300.00	245,139.22
Bill Pmt -Ch...	02/15/2019	1951	Ditert Rubber Stamp, Ltd.	Name Plate Inv. 254885		39.00	245,100.22
Bill Pmt -Ch...	02/15/2019	1952	Office Depot Business Credit	Part Jan 2019 Invoices 1/3-1/26/19		42.20	245,058.02
Bill Pmt -Ch...	02/15/2019	1953	The Kroger Co.	2017/2018 MEDC Sales Tax Rebate		50,917.00	194,141.02
Bill Pmt -Ch...	02/22/2019	1954	Texas Downtown Association	Oct 2018- Oct 2019 - Membership		180.00	193,961.02
Check	02/28/2019	Wire	TEXPOOL	Transfer excess balance into investment account		143,960.00	50,001.02
Check	02/28/2019	DM	Wire Transfer Fee	Wire Transfer fees 25.00 on 2/5/19 & 25.00 on 2/28/19		50.00	49,951.02
Bill Pmt -Ch...	03/01/2019	1955	Rebecca Huss	Reimbursement of Expense - Logo from Etsy for Flag & Food Festival		49.00	49,902.02
Bill Pmt -Ch...	03/01/2019	1956	Solomon Electric Inc.	Inv 17448 Installed GFI recepticles on light poles.		2,388.56	47,513.46
Bill Pmt -Ch...	03/01/2019	1957	Rebecca Huss	Reimbursement of Expense -Sign for Walking Tours		171.59	47,341.87
General Jour...	03/05/2019	CB		Refund of Wire Fees charged to account in error	50.00		47,391.87
Bill Pmt -Ch...	03/15/2019	1958	Darden, Fowler and Creighton...	Legal fees Feb 2019		200.00	47,191.87
Bill Pmt -Ch...	03/22/2019	1959	Card Service Center	xxxx 0869 part of bill thru 3/8/19		21.34	47,170.53
Bill Pmt -Ch...	03/22/2019	1960	Thomas Printing & Publishing	Inv# 9915 Business Cards for Katrina Moore		119.50	47,051.03
Bill Pmt -Ch...	03/29/2019	1961	Historic Montgomery Business...	Inv# 201 HMBA - Billboard for 10/15/18-10/15/19		4,200.00	42,851.03
General Jour...	03/31/2019	Dep		Sales tax Revenue due from General	110,455.86		153,306.89
Bill Pmt -Ch...	04/05/2019	1962	Alliance Realty Advisors	Regarding address: 605 Martin Luther King Drive-Linda Sneed		450.00	152,856.89
Bill Pmt -Ch...	04/12/2019	1963	Darden, Fowler and Creighton...	Legal fees 3/19		80.00	152,776.89
Bill Pmt -Ch...	04/18/2019	1964	Rebecca Huss	Reimbursement of Expense - Logo from Etsy for Design for Octobe...		49.00	152,727.89
Bill Pmt -Ch...	05/01/2019	1965	HMBA	Events		9,900.00	142,827.89
Bill Pmt -Ch...	05/10/2019	1966	Alliance Realty Advisors	Regarding address: 905 Martin Luther King Drive		450.00	142,377.89
Bill Pmt -Ch...	05/10/2019	1967	Overland Surveyors Consortia...	Survey- 905 Martin Luther King Dr - Leslie Holts		500.00	141,877.89
Total 51100 · MEDC Checking					306,627.03	447,762.35	141,877.89
51300 · Time Deposits-MEDC							488,973.17
Deposit	10/31/2018			Texpool	435.11		489,408.28
Deposit	11/30/2018			Texpool	433.49		489,841.77
Deposit	12/31/2018			Texpool	465.93		490,307.70
Deposit	01/31/2019			Interest	487.65		490,795.35
General Jour...	02/07/2019	CB		Transfer to Texpool	153,000.00		643,795.35
Check	02/28/2019	Wire	TEXPOOL	Transfer to Texpool	143,960.00		787,755.35
Deposit	02/28/2019			Interest	693.65		788,449.00
Deposit	03/31/2019	Int		Texpool	1,105.05		789,554.05
General Jour...	04/30/2019	CB		Interest	1,079.58		790,633.63
Deposit	05/31/2019			Texpool	1,102.19		791,735.82
Total 51300 · Time Deposits-MEDC					302,762.65	0.00	791,735.82
51150 · Accounts Receivable Audit							111,217.74
Total 51150 · Accounts Receivable Audit							111,217.74
51171 · Due From Gen Fund							1,354.56
General Jour...	10/10/2018	CB		To accrue sales tax revenue rec'd 10/18	35,290.65		36,645.21
General Jour...	11/09/2018	CB		To accrue sales tax revenue rec'd 11/18	75,927.10		112,572.31
General Jour...	12/31/2018	CB		To accrue sales tax revenue rec'd	48,239.36		160,811.67
General Jour...	01/17/2019	CB		To accrue sales tax revenue rec'd	35,309.50		196,121.17
Deposit	01/23/2019			Sales Tax Transfer from General		196,121.17	0.00
General Jour...	02/20/2019	CB		To accrue sales tax revenue rec'd	72,303.87		72,303.87
General Jour...	03/05/2019	CB		To accrue sales tax revenue rec'd	38,151.99		110,455.86

City of Montgomery - MEDC

General Ledger

As of May 31, 2019

/11/19

Type	Date	Num	Name	Memo	Debit	Credit	Balance
General Jour...	03/31/2019	CB		Sales tax Revenue due from General		110,455.86	0.00
General Jour...	04/18/2019	CB		To accrue sales tax revenue rec'd	41,379.20		41,379.20
General Jour...	05/31/2019	CB		To accrue sales tax revenue rec'd 5/19	70,762.38		112,141.58
Total 51171 · Due From Gen Fund					417,364.05	306,577.03	112,141.58
51173 · Due from Bank							0.00
Check	02/28/2019	DM	Wire Transfer Fee	Wire Transfer fees 25.00 on 2/5/19 & 25.00 on 2/28/19	50.00		50.00
General Jour...	03/05/2019	CB		Refund of Wire Fees charged to account in error		50.00	0.00
Total 51173 · Due from Bank					50.00	50.00	0.00
51174 · Due from Home Grant Funds							0.00
Bill	03/31/2019	19R02...	Alliance Realty Advisors	Regarding address: 605 Martin Luther King Drive-Linda Sneed	450.00		450.00
Total 51174 · Due from Home Grant Funds					450.00	0.00	450.00
51580 · Accrued Interest Receivable							1,899.32
Total 51580 · Accrued Interest Receivable							1,899.32
52000 · Accounts Payable							-2,496.18
Bill Pmt -Ch...	10/11/2018	1922	Kenneth Arnsworth	Demolition and removal of debris from 915 Martin Luther King Blvd.	2,300.00		-196.18
Bill Pmt -Ch...	10/19/2018	1923	Waste Management of Texas, ...	CustomerID#20-86349-03007 Inv 1423711-1792-0 Blight removal 9...	196.18		0.00
Bill	10/31/2018	142427...	Waste Management of Texas, ...	Acct#20-90434-73000/INV 1424270-1792-6 Blight Removal@941 ...		98.09	-98.09
Bill	10/31/2018	142424...	Waste Management of Texas, ...	CustomerID#20-86349-03007 Inv 1424246-1792-6 Blight removal ...		1,144.35	-1,242.44
Bill	10/31/2018	Legal f...	Darden, Fowler and Creighton...	Legal fees for October 2018		120.00	-1,362.44
Bill	10/31/2018	17448	Solomon Electric Inc.	Inv 17448 Installed GFI recepticles on light poles.		2,388.56	-3,751.00
Bill	11/07/2018	254013	Dittert Rubber Stamp, Ltd.	2-2X8 Names Plates Inv. 254013		19.50	-3,770.50
Bill Pmt -Ch...	11/16/2018	1924	Waste Management of Texas, ...	Acct#20-90434-73000/INV 1424270-1792-6 Blight Removal@941 ...	98.09		-3,672.41
Bill Pmt -Ch...	11/16/2018	1925	Waste Management of Texas, ...	CustomerID#20-86349-03007 Inv 1424246-1792-6 Blight removal ...	1,144.35		-2,528.06
Bill	11/16/2018	981508...	Davis Investigation Services	Inv# 98150828		143.41	-2,671.47
Bill Pmt -Ch...	11/21/2018	1926	Darden, Fowler and Creighton...	Legal fees for October 2018	120.00		-2,551.47
Bill	11/29/2018	Christ...	Lisa Martin	Christmas 2018 Decorating Award		250.00	-2,801.47
Bill	11/29/2018	Christ...	Catherine Pringle	Christmas Decorating Award 2018		200.00	-3,001.47
Bill	11/29/2018	Christ...	Jennifer Brown	Christmas Decorating Award 2018		150.00	-3,151.47
Bill	11/29/2018	Christ...	Hodge Podge Lodge	Christmas Decorating Award 2018		500.00	-3,651.47
Bill	11/29/2018	Christ...	Garrett House	Christmas Decorating Award 2018		250.00	-3,901.47
Bill	11/29/2018	Christ...	Skinner Carpet	Christmas Decorating Award 2018		150.00	-4,051.47
Bill Pmt -Ch...	11/30/2018	1927	Davis Investigation Services	Inv# 98150828	143.41		-3,908.06
Bill Pmt -Ch...	11/30/2018	1928	Catherine Pringle	Christmas Decorating Award 2018	200.00		-3,708.06
Bill Pmt -Ch...	11/30/2018	1929	Garrett House	Christmas Decorating Award 2018	250.00		-3,458.06
Bill Pmt -Ch...	11/30/2018	1930	Hodge Podge Lodge	Christmas Decorating Award 2018	500.00		-2,958.06
Bill Pmt -Ch...	11/30/2018	1931	Jennifer Brown	Christmas Decorating Award 2018	150.00		-2,808.06
Bill Pmt -Ch...	11/30/2018	1932	Lisa Martin	Christmas Decorating Award 2018	250.00		-2,558.06
Bill Pmt -Ch...	11/30/2018	1933	Skinner Carpet	Christmas Decorating Award 2018	150.00		-2,408.06
Bill	11/30/2018	Blight ...	China Chapel	Blight Removal in the City		2,037.94	-4,446.00
Bill	11/30/2018	20-904...	Waste Management of Texas, ...	30 yard roll off @ 14855 Liberty- Acct#20-90434-73000 Inv1424840-...		381.45	-4,827.45
Bill Pmt -Ch...	12/07/2018	1934	China Chapel	Blight Removal in the City	2,037.94		-2,789.51
Bill Pmt -Ch...	12/07/2018	1935	Dittert Rubber Stamp, Ltd.	2-2X8 Names Plates Inv. 254013	19.50		-2,770.01
Bill	12/11/2018	7502	Arnette Marketing	Seasonal Decorations 2018 Inv 7502		5,007.57	-7,777.58
Bill Pmt -Ch...	12/13/2018	1936	Arnette Marketing	Seasonal Decorations 2018 Inv 7502	5,007.57		-2,770.01
Bill	12/13/2018	Christ...	Jim's Hardware	Christmas 2018		203.87	-2,973.88
Bill Pmt -Ch...	12/21/2018	1937	Jim's Hardware	Christmas 2018	203.87		-2,770.01
Bill Pmt -Ch...	12/21/2018	1938	Waste Management of Texas, ...	30 yard roll off @ 14855 Liberty- Acct#20-90434-73000 Inv1424840-...	381.45		-2,388.56
Bill	12/21/2018	Reimb...	Miles Marks	Reimbursement of Districts		60.00	-2,448.56
Bill Pmt -Ch...	12/21/2018	1939	Miles Marks	Reimbursement of Districts	60.00		-2,388.56
Bill	01/10/2019	Reimb...	Katrina Moore	Reimbursement		67.80	-2,456.36
Bill Pmt -Ch...	01/11/2019	1940	Katrina Moore	Reimbursement	67.80		-2,388.56
Bill	01/23/2019	1/2 Di...	Amy Brown	1/2 Rebate for first years Distrx subscription cost		60.00	-2,448.56
Bill	01/23/2019	1/2 Di...	Rendy Kerr	1/2 Rebate for first years Distrx subscription cost		60.00	-2,508.56
Bill	01/23/2019	1/2 Di...	Jennifer Skinner	1/2 Rebate for first years Distrx subscription cost		60.00	-2,568.56
Bill	01/23/2019	1/2 Di...	Larry Reiland	1/2 Rebate for first years Distrx subscription cost		60.00	-2,628.56
Bill	01/23/2019	1/2 Di...	Kristen Billingsley	1/2 Rebate for first years Distrx subscription cost		60.00	-2,688.56
Bill	01/23/2019	1/2 Di...	Tom Cronin	1/2 Rebate for first years Distrx subscription cost		60.00	-2,748.56
Bill	01/23/2019	1/2 Di...	Bob Kerr	1/2 Rebate for first years Distrx subscription cost		60.00	-2,808.56
Bill	01/23/2019	1/2 Di...	Robert Peel	1/2 Rebate for first years Distrx subscription cost		60.00	-2,868.56
Bill	01/23/2019	1/2 Di...	Claudina Cook	1/2 Rebate for first years Distrx subscription cost		60.00	-2,928.56
Bill Pmt -Ch...	01/25/2019	1941	Amy Brown	1/2 Rebate for first years Distrx subscription cost	60.00		-2,868.56
Bill Pmt -Ch...	01/25/2019	1942	Bob Kerr	1/2 Rebate for first years Distrx subscription cost	60.00		-2,808.56
Bill Pmt -Ch...	01/25/2019	1943	Claudina Cook	1/2 Rebate for first years Distrx subscription cost	60.00		-2,748.56
Bill Pmt -Ch...	01/25/2019	1944	Jennifer Skinner	1/2 Rebate for first years Distrx subscription cost	60.00		-2,688.56
Bill Pmt -Ch...	01/25/2019	1945	Kristen Billingsley	1/2 Rebate for first years Distrx subscription cost	60.00		-2,628.56
Bill Pmt -Ch...	01/25/2019	1946	Larry Reiland	1/2 Rebate for first years Distrx subscription cost	60.00		-2,568.56
Bill Pmt -Ch...	01/25/2019	1947	Rendy Kerr	1/2 Rebate for first years Distrx subscription cost	60.00		-2,508.56
Bill Pmt -Ch...	01/25/2019	1948	Robert Peel	1/2 Rebate for first years Distrx subscription cost	60.00		-2,448.56
Bill Pmt -Ch...	01/25/2019	1949	Tom Cronin	1/2 Rebate for first years Distrx subscription cost	60.00		-2,388.56
Bill	01/29/2019	56434	HMBA	Events - Per Julie's letter this is for Antique Fest		9,900.00	-12,288.56
Bill	01/31/2019	Legal f...	Darden, Fowler and Creighton...	Legal fees for Jan 2019		300.00	-12,588.56
Bill	01/31/2019	254885	Dittert Rubber Stamp, Ltd.	Name Plate Inv. 254885		39.00	-12,627.56
Bill	01/31/2019	601156...	Office Depot Business Credit	Part Jan 2019 Invoices 1/3-1/26/19		42.20	-12,669.76
Bill	02/15/2019	2017/2...	The Kroger Co.	2017/2018 MEDC Sales Tax Rebate		50,917.00	-63,586.76
Bill Pmt -Ch...	02/15/2019	1950	Darden, Fowler and Creighton...	Legal fees for Jan 2019	300.00		-63,286.76
Bill Pmt -Ch...	02/15/2019	1951	Dittert Rubber Stamp, Ltd.	Name Plate Inv. 254885	39.00		-63,247.76

City of Montgomery - MEDC

General Ledger

As of May 31, 2019

Type	Date	Num	Name	Memo	Debit	Credit	Balance
Bill Pmt -Ch...	02/15/2019	1952	Office Depot Business Credit	Part Jan 2019 Invoices 1/3-1/26/19	42.20		-63,205.56
Bill Pmt -Ch...	02/15/2019	1953	The Kroger Co.	2017/2018 MEDC Sales Tax Rebate	50,917.00		-12,288.56
Bill Pmt -Ch...	02/22/2019	1954	Texas Downtown Association	Oct 2018- Oct 2019 - Membership	180.00		-12,108.56
Bill	02/28/2019	2018-1...	Texas Downtown Association	Oct 2018- Oct 2019 - Membership		180.00	-12,288.56
Bill	02/28/2019	Reimb ...	Rebecca Huss	Reimbursement of Expense - Logo from Etsy for Flag & Food Festival		49.00	-12,337.56
Bill	02/28/2019	Reimb ...	Rebecca Huss	Reimbursement of Expense - Sign for Walking Tours		171.59	-12,509.15
Bill	02/28/2019	Legal f...	Darden, Fowler and Creighton...	Legal fees Feb 2019		200.00	-12,709.15
Bill Pmt -Ch...	03/01/2019	1955	Rebecca Huss	Reimbursement of Expense - Logo from Etsy for Flag & Food Festival	49.00		-12,660.15
Bill Pmt -Ch...	03/01/2019	1956	Solomon Electric Inc.	Inv 17448 Installed GFI recepticles on light poles.	2,388.56		-10,271.59
Bill Pmt -Ch...	03/01/2019	1957	Rebecca Huss	Reimbursement of Expense -Sign for Walking Tours	171.59		-10,100.00
Bill Pmt -Ch...	03/15/2019	1958	Darden, Fowler and Creighton...	Legal fees Feb 2019	200.00		-9,900.00
Bill	03/21/2019	Reimb ...	Rebecca Huss	Reimbursement of Expense - Logo from Etsy for Design for Octobe...		49.00	-9,949.00
Bill Pmt -Ch...	03/22/2019	1959	Card Service Center	xxxx 0869 part of bill thru 3/8/19	21.34		-9,927.66
Bill Pmt -Ch...	03/22/2019	1960	Thomas Printing & Publishing	Inv# 9915 Business Cards for Katrina Moore	119.50		-9,808.16
Bill Pmt -Ch...	03/29/2019	1961	Historic Montgomery Business...	Inv# 201 HMBA - Billboard for 10/15/18-10/15/19	4,200.00		-5,608.16
Bill	03/31/2019	9915	Thomas Printing & Publishing	Inv# 9915 Business Cards for Katrina Moore		119.50	-5,727.66
Bill	03/31/2019	Thru 3...	Card Service Center	xxxx 0869 part of bill thru 3/8/19		21.34	-5,749.00
Bill	03/31/2019	201	Historic Montgomery Business...	Inv# 201 HMBA - Billboard for 10/15/18-10/15/19		4,200.00	-9,949.00
Bill	03/31/2019	19R02...	Alliance Realty Advisors	Regarding address: 605 Martin Luther King Drive-Linda Sneed		450.00	-10,399.00
Bill	03/31/2019	Legal f...	Darden, Fowler and Creighton...	Legal fees 3/19		80.00	-10,479.00
Bill Pmt -Ch...	04/05/2019	1962	Alliance Realty Advisors	Regarding address: 605 Martin Luther King Drive-Linda Sneed	450.00		-10,029.00
Bill Pmt -Ch...	04/12/2019	1963	Darden, Fowler and Creighton...	Legal fees 3/19	80.00		-9,949.00
Bill Pmt -Ch...	04/18/2019	1964	Rebecca Huss	Reimbursement of Expense - Logo from Etsy for Design for Octobe...	49.00		-9,900.00
Bill	04/23/2019	19R04...	Alliance Realty Advisors	Regarding address: 905 Martin Luther King Drive		450.00	-10,350.00
Bill	04/23/2019	190401...	Overland Surveyors Consortiu...	Survey- 905 Martin Luther King Dr - Leslie Holts		500.00	-10,850.00
Bill Pmt -Ch...	05/01/2019	1965	HMBA	Events	9,900.00		-950.00
Bill Pmt -Ch...	05/10/2019	1966	Alliance Realty Advisors	Regarding address: 905 Martin Luther King Drive	450.00		-500.00
Bill Pmt -Ch...	05/10/2019	1967	Overland Surveyors Consortiu...	Survey- 905 Martin Luther King Dr - Leslie Holts	500.00		0.00
Total 52000 · Accounts Payable					83,877.35	81,381.17	0.00
52712 · Due to Gen Fund							0.00
General Jour...	12/31/2018	cb		To accrue Admin transfer - 1st Qtr FYE 2019		26,875.00	-26,875.00
Check	01/23/2019	Transfer	City of Montgomery - General...	1st Qtr Admin Transfer	26,875.00		0.00
General Jour...	02/28/2019	cb		To accrue Admin transfer - 2nd Qtr FYE 2019		26,875.00	-26,875.00
General Jour...	04/30/2019	cb		Darden Fowler - Legal Fees 4/19		80.00	-26,955.00
General Jour...	04/30/2019	cb		Flags Purchase		208.50	-27,163.50
General Jour...	05/31/2019	cb		Reimbursement of expense to Sara Countryman - Water Party		55.98	-27,219.48
Total 52712 · Due to Gen Fund					26,875.00	54,094.48	-27,219.48
52714 · Due to Debt Service Fund							0.00
General Jour...	12/31/2018	cb		To accrue Admin transfer thru 12/31/18		40,000.00	-40,000.00
Check	01/23/2019	Transfer	City of Montgomery Debt Srv ...	Admin Transfer to Debt Service thru 9/30/17	40,000.00		0.00
General Jour...	02/28/2019	cb		To accrue Admin transfer thru 3/31/19 (2019 YE)		40,000.00	-40,000.00
Total 52714 · Due to Debt Service Fund					40,000.00	80,000.00	-40,000.00
53900 · Unrestricted Net Assets							-883,961.82
Total 53900 · Unrestricted Net Assets							-883,961.82
55000 · Taxes & Franchise Fees							0.00
55400 · Sales Tax							0.00
General Jour...	10/10/2018	CB		To accrue sales tax revenue rec'd 10/18		35,290.65	-35,290.65
General Jour...	11/09/2018	CB		To accrue sales tax revenue rec'd 11/18		75,927.10	-111,217.75
General Jour...	12/31/2018	CB		To accrue sales tax revenue rec'd		48,239.36	-159,457.11
General Jour...	01/17/2019	CB		To accrue sales tax revenue rec'd		35,309.50	-194,766.61
General Jour...	02/20/2019	CB		To accrue sales tax revenue rec'd		72,303.87	-267,070.48
General Jour...	03/05/2019	CB		To accrue sales tax revenue rec'd		38,151.99	-305,222.47
General Jour...	04/18/2019	CB		To accrue sales tax revenue rec'd		41,379.20	-346,601.67
General Jour...	05/31/2019	CB		To accrue sales tax revenue rec'd 5/19		70,762.38	-417,364.05
Total 55400 · Sales Tax					0.00	417,364.05	-417,364.05
Total 55000 · Taxes & Franchise Fees					0.00	417,364.05	-417,364.05
55300 · Other Revenues							0.00
55391 · Interest Income							0.00
Deposit	10/31/2018			Texpool		435.11	-435.11
Deposit	11/30/2018			Texpool		433.49	-868.60
Deposit	12/31/2018			Interest		465.93	-1,334.53
Deposit	01/31/2019			Interest		487.65	-1,822.18
Deposit	02/28/2019			Interest		693.65	-2,515.83
Deposit	03/31/2019	Int		Texpool		1,105.05	-3,620.88
General Jour...	04/30/2019	CB		Interest		1,079.58	-4,700.46
Deposit	05/31/2019			Texpool		1,102.19	-5,802.65
Total 55391 · Interest Income					0.00	5,802.65	-5,802.65
Total 55300 · Other Revenues					0.00	5,802.65	-5,802.65
56000 · Pub Infrastructure - Category I							0.00
56430 · Tsf to Debt Service							0.00
General Jour...	12/31/2018	cb		To accrue Admin transfer thru 12/31/18 (2019 YE)	40,000.00		40,000.00

City of Montgomery - MEDC

General Ledger

As of May 31, 2019

/11/19

Type	Date	Num	Name	Memo	Debit	Credit	Balance
General Jour...	02/28/2019	cb		To accrue Admin transfer thru 3/31/19 (2019 YE)	40,000.00		80,000.00
Total 56430 · Tsf to Debt Service					80,000.00	0.00	80,000.00
Total 56000 · Pub Infrastructure - Category I					80,000.00	0.00	80,000.00
56001 · Business Dev & Ret -Category II							0.00
56001.8 · Sales Tax Reimbursement							0.00
Bill	02/15/2019	2017/2...	The Kroger Co.	2017/2018 MEDC Sales Tax Rebate	50,917.00		50,917.00
Total 56001.8 · Sales Tax Reimbursement					50,917.00	0.00	50,917.00
56423 · Economic Development Grant Prog							0.00
Bill	03/31/2019	201	Historic Montgomery Business...	HMBA - Billboard for 10/15/18-10/15/19	4,200.00		4,200.00
Total 56423 · Economic Development Grant Prog					4,200.00	0.00	4,200.00
Total 56001 · Business Dev & Ret -Category II					55,117.00	0.00	55,117.00
56002 · Quality of Life - Category III							0.00
56404 · Seasonal Decorations							0.00
Bill	10/31/2018	17448	Solomon Electric Inc.	Installed GFI recepticles on light poles.	2,388.56		2,388.56
Bill	12/11/2018	7502	Arnette Marketing	Seasonal Decorations 2018 Inv 7502	5,007.57		7,396.13
Bill	12/13/2018	Christ...	Jim's Hardware	Christmas 2018 Inv#079373	127.04		7,523.17
Bill	12/13/2018	Christ...	Jim's Hardware	Christmas 2018 Inv# 079311	56.85		7,580.02
Bill	12/13/2018	Christ...	Jim's Hardware	Christmas 2018 Inv# 79314	19.98		7,600.00
Total 56404 · Seasonal Decorations					7,600.00	0.00	7,600.00
56420.2 · Christmas Lighting(Civic Assn)							0.00
Bill	11/29/2018	Christ...	Lisa Martin	Christmas 2018 Decorating Award	250.00		250.00
Bill	11/29/2018	Christ...	Catherine Pringle	Christmas Decorating Award 2018	200.00		450.00
Bill	11/29/2018	Christ...	Jennifer Brown	Christmas Decorating Award 2018	150.00		600.00
Bill	11/29/2018	Christ...	Hodge Podge Lodge	Christmas Decorating Award 2018	500.00		1,100.00
Bill	11/29/2018	Christ...	Garrett House	Christmas Decorating Award 2018	250.00		1,350.00
Bill	11/29/2018	Christ...	Skinner Carpet	Christmas Decorating Award 2018	150.00		1,500.00
Total 56420.2 · Christmas Lighting(Civic Assn)					1,500.00	0.00	1,500.00
56423.1 · Walking Tours							0.00
Bill	12/21/2018	Reimb...	Miles Marks	Reimbursement of Districts	60.00		60.00
Bill	01/23/2019	1/2 Di...	Amy Brown	1/2 Rebate for first years Distrx subscription cost	60.00		120.00
Bill	01/23/2019	1/2 Di...	Rendy Kerr	1/2 Rebate for first years Distrx subscription cost	60.00		180.00
Bill	01/23/2019	1/2 Di...	Jennifer Skinner	1/2 Rebate for first years Distrx subscription cost	60.00		240.00
Bill	01/23/2019	1/2 Di...	Larry Reiland	1/2 Rebate for first years Distrx subscription cost	60.00		300.00
Bill	01/23/2019	1/2 Di...	Kristen Billingsley	1/2 Rebate for first years Distrx subscription cost	60.00		360.00
Bill	01/23/2019	1/2 Di...	Tom Cronin	1/2 Rebate for first years Distrx subscription cost	60.00		420.00
Bill	01/23/2019	1/2 Di...	Bob Kerr	1/2 Rebate for first years Distrx subscription cost	60.00		480.00
Bill	01/23/2019	1/2 Di...	Robert Peel	1/2 Rebate for first years Distrx subscription cost	60.00		540.00
Bill	01/23/2019	1/2 Di...	Claudina Cook	1/2 Rebate for first years Distrx subscription cost	60.00		600.00
Bill	02/28/2019	Reimb ...	Rebecca Huss	Reimbursement of Expense -Sign for Walking Tours	171.59		771.59
Total 56423.1 · Walking Tours					771.59	0.00	771.59
56429 · Removal of Blight							0.00
Bill	10/31/2018	142427...	Waste Management of Texas, ...	Acct#20-90434-73000/INV 1424270-1792-6 Blight Removal@941 ...	98.09		98.09
Bill	10/31/2018	142424...	Waste Management of Texas, ...	CustomerID#20-86349-03007 Inv 1424246-1792-6 Blight removal ...	1,144.35		1,242.44
Bill	11/30/2018	Blight ...	China Chapel	Blight Removal in the City	2,037.94		3,280.38
Bill	11/30/2018	20-904...	Waste Management of Texas, ...	30 yard roll off @ 14855 Liberty- Acct#20-90434-73000 Inv1424840...	381.45		3,661.83
Bill	04/23/2019	19R04...	Alliance Realty Advisors	Regarding address: 605 Martin Luther King Drive-Linda Sneed	450.00		4,111.83
Bill	04/23/2019	190401...	Overland Surveyors Consortiu...	Survey- 905 Martin Luther King Dr - Leslie Holts	500.00		4,611.83
Total 56429 · Removal of Blight					4,611.83	0.00	4,611.83
56434 · Events							0.00
55602 · Neighborhood Water Party							0.00
General Jour...	05/31/2019	cb		Reimbursement of expense to Sara Countryman - Water Party	55.98		55.98
Total 55602 · Neighborhood Water Party					55.98	0.00	55.98
55604 · Fly the Texas Flag							0.00
General Jour...	04/30/2019	cb		Flags Purchase	208.50		208.50
Total 55604 · Fly the Texas Flag					208.50	0.00	208.50
56434A · Lone Star Flag Fest							0.00
56434.1 · Marketing/signage/logo							0.00
Bill	02/28/2019	Reimb ...	Rebecca Huss	Reimbursement of Expense - Logo from Ftsy for Flag & Food Festival	49.00		49.00
Total 56434.1 · Marketing/signage/logo					49.00	0.00	49.00
Total 56434A · Lone Star Flag Fest					49.00	0.00	49.00
56434 · Events - Other							0.00
Bill	03/21/2019	Reimb ...	Rebecca Huss	Reimbursement of Expense - Logo from Etsy for Design for Octobe...	49.00		49.00

City of Montgomery - MEDC

General Ledger

As of May 31, 2019

./11/19

Type	Date	Num	Name	Memo	Debit	Credit	Balance
Total 56434 · Events - Other					49.00	0.00	49.00
Total 56434 · Events					362.48	0.00	362.48
Total 56002 · Quality of Life - Category III					14,845.90	0.00	14,845.90
56003 · Marketing & Tourism-Category IV							0.00
56409 · Antique Show & Fest							0.00
Bill	01/29/2019	56434	HMBA	Events - Per Julie's letter this is for Antique Fest	9,900.00		9,900.00
Total 56409 · Antique Show & Fest					9,900.00	0.00	9,900.00
56413 · Brochures/Printed Literature							0.00
Bill	11/07/2018	254013	Dittert Rubber Stamp, Ltd.	2-2X8 Names Plates Inv. 254013	19.50		19.50
Total 56413 · Brochures/Printed Literature					19.50	0.00	19.50
Total 56003 · Marketing & Tourism-Category IV					9,919.50	0.00	9,919.50
56004 · Administration - Category V							0.00
56004.1 · Admin Transfers to Gen Fund							0.00
General Jour...	12/31/2018	cb		To accrue Admin transfer - 1st Qtr FYE 2019	26,875.00		26,875.00
General Jour...	02/28/2019	cb		To accrue Admin transfer - 2nd Qtr FYE 2019	26,875.00		53,750.00
Total 56004.1 · Admin Transfers to Gen Fund					53,750.00	0.00	53,750.00
56004.3 · Miscellaneous Expenses							0.00
Bill	11/16/2018	981508...	Davis Investigation Services	Background check and drug testing for Katrina Moore- Marketing & ...	143.41		143.41
Bill	01/31/2019	254885	Dittert Rubber Stamp, Ltd.	Name Plate Inv. 254885 (4)	39.00		182.41
Bill	01/31/2019	601156...	Office Depot Business Credit	Part Jan 2019 Invoices 1/3-1/26/19	42.20		224.61
Bill	03/31/2019	9915	Thomas Printing & Publishing	Inv# 9915 Business Cards for Katrina Moore	119.50		344.11
Bill	03/31/2019	Thru 3...	Card Service Center	xxxx 0869 part of bill thru 3/8/19	21.34		365.45
Total 56004.3 · Miscellaneous Expenses					365.45	0.00	365.45
56327 · Consulting (Professional servi)							0.00
Bill	10/31/2018	Legal f...	Darden, Fowler and Creighton...	Re: MEDC quorum and approval of motions for Council of 4	120.00		120.00
Bill	01/31/2019	Legal f...	Darden, Fowler and Creighton...	Legal fees for Jan 2019	300.00		420.00
Bill	02/28/2019	Legal f...	Darden, Fowler and Creighton...	Legal fees Feb 2019	200.00		620.00
Bill	03/31/2019	Legal f...	Darden, Fowler and Creighton...	Legal fees 3/19	80.00		700.00
General Jour...	04/30/2019	cb		Darden Fowler - Legal Fees 4/19	80.00		780.00
Total 56327 · Consulting (Professional servi)					780.00	0.00	780.00
56354 · Travel & Training Expenses							0.00
Bill	01/10/2019	Reimb...	Katrina Moore	Shipley's \$14.00, Brookshires \$38.95, Walmart \$ 14.85	67.80		67.80
Bill	02/28/2019	2018-1...	Texas Downtown Association	Oct 2018- Oct 2019 - Membership	180.00		247.80
Total 56354 · Travel & Training Expenses					247.80	0.00	247.80
Total 56004 · Administration - Category V					55,143.25	0.00	55,143.25
OTAL					1,393,031.73	1,393,031.73	0.00

City of Montgomery - MEDC
Balance Sheet

	<u>May 31, 19</u>
ASSETS	
Current Assets	
Checking/Savings	
51100 · MEDC Checking	141,877.89
51300 · Time Deposits-MEDC	791,735.82
	<hr/>
Total Checking/Savings	933,613.71
Other Current Assets	
51150 · Accounts Receivable Audit	111,217.74
51171 · Due From Gen Fund	112,141.58
51174 · Due from Home Grant Funds	450.00
51580 · Accrued Interest Receivable	1,899.32
	<hr/>
Total Other Current Assets	225,708.64
	<hr/>
Total Current Assets	1,159,322.35
	<hr/>
TOTAL ASSETS	<u>1,159,322.35</u>
	<hr/>
LIABILITIES & EQUITY	
Liabilities	
Current Liabilities	
Other Current Liabilities	
52712 · Due to Gen Fund	27,219.48
52714 · Due to Debt Service Fund	40,000.00
	<hr/>
Total Other Current Liabilities	67,219.48
	<hr/>
Total Current Liabilities	67,219.48
	<hr/>
Total Liabilities	67,219.48
Equity	
53900 · Unrestricted Net Assets	883,961.82
Net Income	208,141.05
	<hr/>
Total Equity	1,092,102.87
	<hr/>
TOTAL LIABILITIES & EQUITY	<u>1,159,322.35</u>

Montgomery EDC
AGENDA REPORT

Meeting Date: June 17, 2019	Budgeted Amount:
Department: Economic Development	
Prepared By: Jack Yates	Exhibits: MEDC grant application form, Explanatory letter, project budget, pictures
Date Prepared: June 13, 2019	

Subject

The Rotary Club of Lake Conroe is requesting \$9,985.25 to construct a 65' long concrete bag bulkhead retaining wall extension to the current wooden bulkhead that was installed in 2008.

Discussion

The Rotary Club of Lake Conroe is the originator of Memory Park and the principal maintainer of the Park. They have literally spent several hundred thousand dollars on the Park.

After consulting with engineers, it has been determined that is not feasible to extend the current bulkhead due to a lack of access to this area with heavy equipment. After consulting with a landscape architect a concrete bag bulkhead is the best possible solution. 5 to 6 foot of erosion has occurred in the recent past, causing the need for the project. This bulkhead project will extend the bulkhead 65 linear feet.

\$2,400 of this project is being privately funded.

Recommendation

Motion to approve the funding, with the funds to come from the Infrastructure line item.

Approved By

City Administrator- Outgoing		Date: June 13, 2019
---------------------------------	--	---------------------

**City of Montgomery, TX
Economic Development Corporation
Grant Application**



Company Name: Rotary Club of Lake Conroe Foundation	
Company Contact: Gary Milleson	Title: Memory Park Executive Committee Member
Best Phone: 936-443-5542	Alt. Phone: 936-443-4084
Email Address: gpmilleson@gmail.com	
Physical Address: P.O. Box 1252	City, State, Zip: Montgomery, TX 77356-1252
Mailing Address (if different):	City, State, Zip:
Applicant's years of experience in this business:	How long has his business been located in Montgomery? 11 Years

Do you own or lease this facility?	If leased, please provide owner information and a copy of lease agreement.	
<input type="checkbox"/> OWN <input type="checkbox"/> LEASE	Owner Name: N/A	Owner Phone: N/A

Provide a detailed description of the proposed project as "Exhibit A" attached	
What is the estimated total cost of the project? (Include supporting information, ie estimates/quotes as "Exhibit B" attached)	\$12,385.25
How much funding are you requesting from the MEDC for this project? (Typical grants are awarded at 1/3 the total project cost or up to \$5,000)	\$ 9,985.25
Are you requesting an exception for additional funding on this project? (Please provide additional supporting evidence for this request as "Exhibit C")	\$
When will this project begin? 1 Week After Funding	What is the estimated completion date? 2 Weeks After Start Date
Attach all drawings of planned improvements as " Exhibit D"	
Include a description of expected commercial revitalization impact & sales tax revenue impact as " Exhibit E"	
If this project will employ Montgomery vendors, please supply details as "Exhibit F"	

Applicant's Signature: *Gary P. Milleson*
 Title: *Exec Committee Member*
 Date: *6-11-19*

Date Application Received:	Date Presented to Board:	<input type="checkbox"/> APPROVED	<input type="checkbox"/> DECLINED
Performance Agreement Received:	Project Completion Date:	Funding Date:	Check Number:

**Montgomery Economic Development Corporation Grant
PERFORMANCE AGREEMENT**

THIS PERFORMANCE AGREEMENT is made and entered into as of _____, (date) by and between THE MONTGOMERY ECONOMIC DEVELOPMENT CORPORATION (MEDC) and _____ (Grant Awardee), whose business address is _____.

In consideration of the mutual covenants herein contained and, intending to be legally bound hereby, the MEDC and Grant Awardee agree as follows:

1. Grant Awardee will complete the grant application.
2. MEDC will notify Grant Awardee by U.S. Mail.
3. In the event that the property covered by the grant is leased, the Grant Awardee must provide the city with a letter of approval from the property owner for said improvements to commence.
4. Grant Awardee must submit plans to city for proper approvals and proper city permits.
5. A proposed project must start after grant approval and be completed within six (6) months of the date of this agreement or according to the terms of this agreement.
6. When the project is complete, the Grant Awardee must request the MEDC to verify completion and costs.
7. Grant Awardee must agree to maintain said enhancements/improvements for a period of time not less than twelve (12) months.
8. Upon notification by staff that the project has been completed and a satisfactory Performance Agreement has been executed by both parties, the MEDC will transfer awarded funds to the Grant Awardee for reimbursement of costs up to the awarded amount at the specified matching ratio.
9. Only costs from a vendor for purchased labor or materials will be recognized for matching funds. Costs for the applicant's employee labor or in-stock materials are not eligible for reimbursement.
10. MEDC may, at its sole discretion, extend the period of performance.
11. The MEDC Representative will verify start of work and completion of work.
12. No grant reimbursement funds will be paid until the project is complete. Cost incurred prior to the date of the grant approval may not be recognized for matching funds.

Date of Completion. The date of completion of the project is established as _____.

Payment. At completion of project MEDC agrees to make the following payment in U.S. funds to Grant Awardee, provided Grant Awardee complies with all of the covenants and stipulations contained in this Agreement.

A set fee of up to _____.

Grant Awardee

MEDC President

EXHIBIT A



Memory Park

A Project of
The Rotary Club of Lake Conroe Foundation
"Growing A Memory"
P O Box 1252, Montgomery, TX 77356

June 10, 2019

MEDC President Rebecca Huss and MEDC Board Members
P.O. Box 708,
Montgomery, Texas 77356

The Rotary Club of Lake Conroe is part of a worldwide network of 34,400 clubs encompassing some 1.2 million members who are governed by 4 basic principles which state that the Object of Rotary is to encourage and foster the ideal of service above self as a basis of worthy enterprise and, in particular, to encourage and foster: 1) The development of acquaintance as an opportunity for service; 2) High ethical standards in business and professions; 3) The application of the ideal of service in each Rotarian's personal, business, and community life; 4) The advancement of international understanding, goodwill, and peace through a world fellowship of business and professional persons united in the ideal of service.

Rotary Clubs undertake domestic and international humanitarian projects, the largest at present, in conjunction with the Bill & Melinda Gates Foundation, is eradicating Polio from the face of the earth; success is soon to be a reality.

In 2008, the Rotary Club of Lake Conroe, (RCLC) dedicated a portion of its local efforts to the design and construction of Memory Park, on donated land adjacent to Fernland Historical Park and the Charles B. Stewart Library in Montgomery. The Park was conceived as a tranquil haven for the memory of loved ones, in perpetuity, and the quiet appreciation of nature; not to mention it being an education tool covering wildlife and native Texas foliage, that attracts hundreds of visitors to it, and Montgomery, every month.

Memory Park's overall control was officially handed to the City of Montgomery in 2015. However, the RCLC continues to develop the Park with regards to new park gardens through private and community donations.

Description of Grant Request:

The Memory Park Executive Committee of the Rotary Club of Lake Conroe is requesting this grant to construct a concrete bag bulkhead retaining wall extension to the current wooden bulkhead that was installed in 2008, during the initial phase of the Park construction. The current bulkhead ends in the Northeast corner of the Pond. After consulting with engineers, it has been determined that it is not feasible to extend the current bulkhead due to a lack of access to this area with heavy equipment. After further consultation with a Montgomery Landscape Architect and Company, Paradise Gardens, it has been determined that a concrete bag bulkhead extension is the best possible solution. The attached proposal details the construction materials necessary to complete the project.

It is the firm belief of the Park Committee that this project must be undertaken now to control and further excessive erosion in this area of the pond. In the past two years the heavy runoff from the new housing development adjacent to The Park combined with high storm winds, has resulted in a five to six-foot erosion area of the pond bank. We believe this project will be a permanent solution to this erosion problem and extends the bulkhead approximately 65 linear feet. Twenty foot of this project is being funded by a donor, in connection with the construction of a bump-out adjacent to the current bulkhead.

The Bulkhead will be constructed of Sacrete concrete bags submerged, which will be secured with rebar driven through the bags and into the pond bottom. Also included will be the necessary backfill soil, sandy loam, and topsoil. The new retaining wall bulkhead will have a large moss rock cap and finished with new sod. In addition, the large moss rock cap will also allow us to install approximately 20 additional flags that we display five times each year.

It is our sincere hope that the Montgomery Economic Development Corporation, (MEDC) will approve this Grant Request to solve this serious erosion problem.

Thank you for your prompt consideration and presentation of this Grant request.

Sincerely,



Gary P. Milleson

Rotary Club of Lake Conroe – Memory Park Executive Committee

Enclosures

GPM/JEM/RCLCMPC

EXHIBIT B

MIKE PAYNE

20821 D. Eva Street, Suite 120
Montgomery, TX 77356

936.443.9153 Cell



A TROPICAL ATTITUDES COMPANY

MEMORY PARK
C/O JANET MILLISON
MONTGOMERY, TX 77356

REVISED PROPOSAL - CONCRETE BAG BULKHEAD EXTENSION

JUNE 6 2019

ITEM / SERVICE	UNIT / SIZE	QUANTITY	PRICE
SACRETE BAG SUBMERGED RETAINING WALL WITH LARGE MOSS ROCK CAP	~65 LF		\$ 6,596.25
SACRETE	80#BAG	375	
REBAR DRIVEN THROUGH BAGS AND INTO POND BOTTOM	20' STICK 5/8"	12	
LARGE MOSS ROCK CAP BOULDERS	LBS	17000	
DELIVERY	EACH	2	
BACK-FILLING RETAINING WALL AND RE-SODDING			\$ 1,109.00
RALEIGH ST. AUGUSTINE SOD - ~6" FROM NEW BULKHEAD	PALLETS	2	
SANDY LOAM TOPSOIL FILL SOIL TO BACKFILL RETAINING WALL	CUBIC YARDS	10	
HAND GRADING	EACH	1	
EXTEND MOSS ROCK ALONG CREEKSIDE AT INLET NEAR IRIS TO EXISTING ROCK			\$ 2,280.00
CLEAN CREEKBED TO FACILITE PROPER DRAINAGE	CM-H4	2	
LARGE FLAT STACKABLE MOSS ROCK	LBS	3400	
MOSS ROCK BOULDERS	LBS	6800	
TOTAL			\$ 9,985.25

PAYMENTS: 50% IN ADVANCE, BALANCE DUE UPON COMPLETION

PLEASE MAKE CHECKS PAYABLE TO: PARADISE GARDENS

EXHIBIT D



EXHIBIT D – CONT.

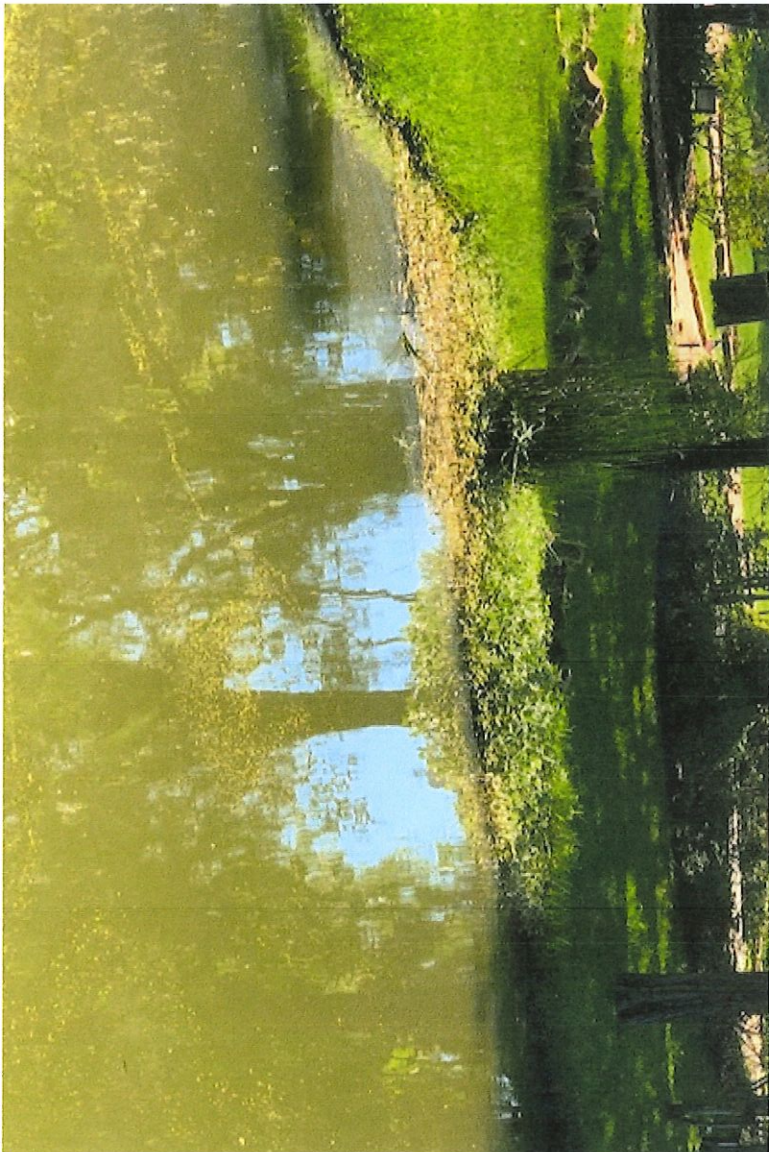


EXHIBIT F

Construction will be completed by Landscape Architect Mike Payne whose business is Paradise Gardens, located at 20821 D. Eva Street, Suite 120, Montgomery, Texas, 77356

Phone: 936-443-9153

Meeting Date: June 17, 2019	Budgeted Amount:
Department: Economic Development	
Prepared By: Jack Yates	Exhibit: Memo to Council, MEDC, Planning Commission
Date Prepared: June 13, 2019	

Subject

This is an information item to you regarding financing of future MEDC/Community needs

Discussion

Attached is a memo that was also sent to the Mayor and City Council, Planning Commission regarding this financing issue that is larger than just the MEDC's consideration of how to finance the Streetscape Plan.

Additionally, in your direction to me last month was to discuss the additional assistance that the city staff will need for completion of the Streetscape Plan. As to the conceptual design, I feel like the combination of Dave McCorquodale, Lonnie Clover, slight help from the City Engineer, the downtown property owners, Richard Tramm and myself can complete. The precise drawings as to grades, surveying of property lines and detailed specifications on drainage and street improvements will have to be handled by an engineer. I estimate that those costs will be in the \$50-\$75,000 range--- but part of the \$300,000 investment for the total project.

This is an item that needs your discussion, but no decision as of now, partially because the City Council and Planning Commission and the general public will be discussing the subject also.

Recommendation

No action requested, this is an informational report.

Montgomery EDC
AGENDA REPORT

Approved By		
City Administrator- Outgoing		Date: June 13, 2019

To: Mayor and City Council, Planning and Zoning Commission, MEDC Board of Directors
From: Jack Yates
Subject: Thoughts on funding of Downtown Streetscape Project
General Obligation Bond process
Date: June 11, 2019

During the May 20th MEDC meeting the subject of how to finance the Downtown Streetscape Project was requested of me. Because of one item being financed raised the question of how other much needed improvements can be financed, comes this report.

Considering what I understand to be the planned improvements including a downtown Plaza area, street improvements on McCown Street, sidewalks, drainage work and sitting areas (not including a splashpad – that has its own funding possibility) an estimate of the total cost could be \$300,000. The \$300,000 would probably be needed over a nine-month period if built as a non-phased project.

Phased Project – 3 years - MEDC could easily allocate \$75,000 per year within existing budget
City could easily allocate \$25,000 per year within existing budget

The problem with the 3-year phased project is the extended disruption of the downtown, which would hurt existing businesses, delays the improvements in the eye of the public, inflation increases cost, and is not the most efficient method of placement of the improvements.

Non-Phased Project – 9 months – Paid through budget -- MEDC could easily allocate \$250,00 within 2019-2020 budget or use part of the fund balance.

The City could easily allocate \$50,000 within the 2019-2020 budget or use part of the fund balance

The problem with funding all the improvements with this amount of funding is that there are other needs competing for the relatively small amount of funds available in each year's budget. Growth in income has provided the growth in City services demanded by the growth. For instance, the General Fund has, over the past several years had approximately equal revenues versus expenses – with little for General Purpose Capital Improvements. For instance, over the past several years the General Fund Cash Reserves are:

\$ 972,620 in 2013

\$1,202,861 in 2014

\$1,170,839 in 2015

\$1,182,911 in 2016

\$1,236,011 in 2017

\$1,265,976 in 2018

Non-Phased Project - 9 months--General Obligation Bond -- The Downtown Streetscape project could be combined with a group of general Improvements needed that can be combined based on the City Comprehensive Plan now being undertaken and other public input. Part of the result of the Plan will be a list of desired public improvements. The list could result in a General Obligation (GO) Bond, approved by the voters (either this November or May 2020). Perhaps, the list could include:

- \$150,000 for Downtown Streetscape costs w/a \$150,000 contribution from MEDC and \$50,000 from downtown property owners to create a \$350,000 total project,
- \$200,000 for street and drainage improvements (using \$200,000 City funds and \$200,000 of County participation with their placement of the streets) (Should satisfy 10 years of street needs for existing streets)
- \$500,000 for a new Police Station built next to the present City Hall, (built in such a manner as to allow for future possible sale as an office complex should growth/another opportunity present itself)
- \$200,000 to create a \$430,000 valued outdoor entertainment park (Using \$100,000 of MEDC funds, \$130,000 of contributed private funds and \$200,000 of G.O. Bond monies (especially if part of the arrangement is an assurance of a hotel locating in the City, which can create \$60-80,000 of Hotel Occupancy Taxes each year and increased sales tax collections),
- \$300,000 for specific traffic improvements, such as improvements to SH 105 and FM 149 intersection, Lone Star Parkway (to get TxDOT to speed up their \$15 million-dollar improvements to make Lone Star Parkway a State Highway By-Pass), and SH 105 and FM 2854 turn lanes.

So, for \$1,350,000 of debt that can be paid for with no increase of taxes and still leave enough capacity for needed water/sewer possible future debt with no increase in tax rate--- the resulting matching money would be:

Project	GO Funds	Match Amount
Downtown Streetscape	\$ 150,000	\$ 200,000
Street Improvements	200,000	200,000
New Police Station	500,000	
Outdoor Entertainment Park	200,000	230,000
Traffic Improvements	300,000	_____?_
TOTAL	\$ 1,350,000	\$ 630,000

The City Council could designate the Planning Commission as the coordinating group to formulate a specific listing of projects and funding needs to be presented to MEDC and the City Council and then to the voters.

Loan Amortization Schedule

10 year pay off \$ 116,753 per year payment

Enter values		Loan summary	
Loan amount	\$1,350,000.00	Scheduled payment	\$ 78,631.74
Annual interest rate	3.00 %	Scheduled number of payments	20
Loan period in years	10	Actual number of payments	20
Number of payments per year	2	Total early payments	\$ -
Start date of loan	5/1/2020	Total interest	\$ 222,634.87
Optional extra payments	\$ -		

Lender name:

Pmt No.	Payment Date	Beginning Balance	Scheduled Payment	Total Payment	Principal	Interest	Ending Balance	Cumulative Interest
1	11/1/2020	\$ 1,350,000.00	\$ 78,631.74	\$ 78,631.74	\$ 58,381.74	\$ 20,250.00	\$1,291,618.26	\$ 20,250.00
2	5/1/2021	1,291,618.26	78,631.74	78,631.74	59,257.47	19,374.27	1,232,360.79	39,624.27
3	11/1/2021	1,232,360.79	78,631.74	78,631.74	60,146.33	18,485.41	1,172,214.46	58,109.69
4	5/1/2022	1,172,214.46	78,631.74	78,631.74	61,048.53	17,583.22	1,111,165.93	75,692.90
5	11/1/2022	1,111,165.93	78,631.74	78,631.74	61,964.25	16,667.49	1,049,201.67	92,360.39
6	5/1/2023	1,049,201.67	78,631.74	78,631.74	62,893.72	15,738.03	986,307.96	108,098.42
7	11/1/2023	986,307.96	78,631.74	78,631.74	63,837.12	14,794.62	922,470.83	122,893.04
8	5/1/2024	922,470.83	78,631.74	78,631.74	64,794.68	13,837.06	857,676.15	136,730.10
9	11/1/2024	857,676.15	78,631.74	78,631.74	65,766.60	12,865.14	791,909.55	149,595.24
10	5/1/2025	791,909.55	78,631.74	78,631.74	66,753.10	11,878.64	725,156.45	161,473.88
11	11/1/2025	725,156.45	78,631.74	78,631.74	67,754.40	10,877.35	657,402.05	172,351.23
12	5/1/2026	657,402.05	78,631.74	78,631.74	68,770.71	9,861.03	588,631.34	182,212.26
13	11/1/2026	588,631.34	78,631.74	78,631.74	69,802.27	8,829.47	518,829.07	191,041.73
14	5/1/2027	518,829.07	78,631.74	78,631.74	70,849.31	7,782.44	447,979.76	198,824.17
15	11/1/2027	447,979.76	78,631.74	78,631.74	71,912.05	6,719.70	376,067.71	205,543.86
16	5/1/2028	376,067.71	78,631.74	78,631.74	72,990.73	5,641.02	303,076.98	211,184.88
17	11/1/2028	303,076.98	78,631.74	78,631.74	74,085.59	4,546.15	228,991.40	215,731.03
18	5/1/2029	228,991.40	78,631.74	78,631.74	75,196.87	3,434.87	153,794.52	219,165.91
19	11/1/2029	153,794.52	78,631.74	78,631.74	76,324.83	2,306.92	77,469.70	221,472.82
20	5/1/2030	77,469.70	78,631.74	77,469.70	76,307.65	1,162.05	0.00	222,634.87

Loan Amortization Schedule

15-year pay off \$112,424 annual payment

Enter values		Loan summary	
Loan amount	\$1,350,000.00	Scheduled payment	\$ 56,212.90
Annual interest rate	3.00 %	Scheduled number of payments	30
Loan period in years	15	Actual number of payments	30
Number of payments per year	2	Total early payments	\$ -
Start date of loan	5/1/2020	Total interest	\$ 336,387.12
Optional extra payments	\$ -		

Lender name:

Pmt No.	Payment Date	Beginning Balance	Scheduled Payment	Total Payment	Principal	Interest	Ending Balance	Cumulative Interest
1	11/1/2020	\$ 1,350,000.00	\$ 56,212.90	\$ 56,212.90	\$ 35,962.90	\$ 20,250.00	\$1,314,037.10	\$ 20,250.00
2	5/1/2021	1,314,037.10	56,212.90	56,212.90	36,502.35	19,710.56	1,277,534.75	39,960.56
3	11/1/2021	1,277,534.75	56,212.90	56,212.90	37,049.88	19,163.02	1,240,484.87	59,123.58
4	5/1/2022	1,240,484.87	56,212.90	56,212.90	37,605.63	18,607.27	1,202,879.23	77,730.85
5	11/1/2022	1,202,879.23	56,212.90	56,212.90	38,169.72	18,043.19	1,164,709.52	95,774.04
6	5/1/2023	1,164,709.52	56,212.90	56,212.90	38,742.26	17,470.64	1,125,967.26	113,244.68
7	11/1/2023	1,125,967.26	56,212.90	56,212.90	39,323.40	16,889.51	1,086,643.86	130,134.19
8	5/1/2024	1,086,643.86	56,212.90	56,212.90	39,913.25	16,299.66	1,046,730.62	146,433.85
9	11/1/2024	1,046,730.62	56,212.90	56,212.90	40,511.94	15,700.96	1,006,218.67	162,134.81
10	5/1/2025	1,006,218.67	56,212.90	56,212.90	41,119.62	15,093.28	965,099.05	177,228.09
11	11/1/2025	965,099.05	56,212.90	56,212.90	41,736.42	14,476.49	923,362.63	191,704.57
12	5/1/2026	923,362.63	56,212.90	56,212.90	42,362.46	13,850.44	881,000.16	205,555.01
13	11/1/2026	881,000.16	56,212.90	56,212.90	42,997.90	13,215.00	838,002.26	218,770.02
14	5/1/2027	838,002.26	56,212.90	56,212.90	43,642.87	12,570.03	794,359.39	231,340.05
15	11/1/2027	794,359.39	56,212.90	56,212.90	44,297.51	11,915.39	750,061.88	243,255.44
16	5/1/2028	750,061.88	56,212.90	56,212.90	44,961.98	11,250.93	705,099.90	254,506.37
17	11/1/2028	705,099.90	56,212.90	56,212.90	45,636.41	10,576.50	659,463.50	265,082.87
18	5/1/2029	659,463.50	56,212.90	56,212.90	46,320.95	9,891.95	613,142.54	274,974.82
19	11/1/2029	613,142.54	56,212.90	56,212.90	47,015.77	9,197.14	566,126.78	284,171.96
20	5/1/2030	566,126.78	56,212.90	56,212.90	47,721.00	8,491.90	518,405.78	292,663.86
21	11/1/2030	518,405.78	56,212.90	56,212.90	48,436.82	7,776.09	469,968.96	300,439.95
22	5/1/2031	469,968.96	56,212.90	56,212.90	49,163.37	7,049.53	420,805.59	307,489.48
23	11/1/2031	420,805.59	56,212.90	56,212.90	49,900.82	6,312.08	370,904.77	313,801.56

Montgomery City Council
AGENDA REPORT

Meeting Date: June 17, 2019	Budgeted Amount:
Prepared By: Richard Tramm City Administrator	Exhibits: To be provided at meeting by Southern Rum Runners
Date Prepared: June 13, 2019	

Subject

Proposal from Southern Rum Runners

Description

As a reminder, the Board has wished to add several festivals to the schedule of events in Montgomery in order to increase the amount of tourism and economic activity for the historic downtown. There have been several large areas of concern that have made it difficult for the MEDC employee to conduct any new large-scale festival entirely on her own and the vacancy in that position has put an additional strain on achieving the MEDC's stated goal of adding a major festival by the end of the fiscal year.

At the May Board meeting, Rob Holbrook, the President of Southern Rum Runners, a local alcohol catering business provided information about his business and the possibilities of working together with MEDC.

The general consensus seemed to be that the Board wished to hear a concrete plan so Rob will be presenting an idea for a turn-key festival.

Recommendation

Comment as appropriate and possibly approve the MEDC to enter into an agreement with Southern Rum Runners to produce a festival.

Approved By

City Administrator	Richard Tramm	Date: June 13, 2019
--------------------	---------------	---------------------

Montgomery EDC
AGENDA REPORT

Meeting Date: June 17, 2019	Budgeted Amount: \$8,350
Department: Economic Development	
Prepared By: Jack Yates	Exhibit: Contractor Proposal, pictures
Date Prepared: June 13, 2019	

Subject

This is a request from the City to make an improvement to the drainage on the east side of McCown Street between Carolina and John A. Butler that would install in the boxes and concrete pipe to create a underground drainage system were now is a deep open ditch.

Discussion

The \$8,350 price for this work is a reasonable price. The work has been contemplated by Mike Muckleroy and I for two years. The project will remedy a poor drainage and vehicle/pedestrian safety issue in the downtown area. This work will fit in with any of the Streetscape work that will be done in the downtown area.

Recommendation

Motion to approve the funding, with the funds to come from the Downtown Improvements line item in the budget.

Approved By

City Administrator- Outgoing		Date: June 13, 2019

PROPOSAL
LAUREL PAVING
12876 Shadowbrook Dr. Willis, Texas 77378
PH. (936) 672 3297 Fax 936 890 1271

PROPOSAL SUBMITTED TO	E-MAIL	cell	PHONE	DATE
Mike Muckleroy	936-521-5294	936-597-6434	04/13/19	
STREET			JOB NAME	
mmuckleroy@ci.montgomery.tx.us				
CITY, STATE AND ZIP CODE			JOB LOCATION	
Montgomery, Texas 77356			Caroline St & Mc Cown St	
ARCHITECT		DATE OF PLANS	JOB PHONE	
We Propose: hereby to furnish materials and labor complete in accordance with specifications below, for the sum of:				
Eight Thousand three Hundred and fifty 00/100			\$8,350.00 DLLS	

Payment to be made as followed

On completion, Please furnish tax exempt certificate

All materials is guaranteed to be as specified. All work to be completed in a workmanlike manner according to standard practices. Any alteration or deviation from specifications below involving extra costs will be executed only upon written orders, and will become an extra charge over and above the estimate. All agreements contingent upon strikes, accidents or

Authorized By _____ This proposal may be withdraw by us if not accepted with 30 day*

- Inlet box at Caroline Street and McCown St,**
- 1. Remove Grate and brake existing concrete box.**
 - 2. Compact sub-grade and install 30"x30' x36" inlet box**
 - 3. Connect 18" drain pipe coming from north side of street in to new box.**
 - 4. Saw cut on three different areas of existing 24" pipe and install 3 saddle inlet boxes**
 - 5. On John Butler and Mc Cown, Install 60"x60" inlet box to connect pipe coming from east side and two pipes going south, under John Butler St.**
 - 6. Furnish and install 2% stabilized sand around boxes 12"thick.
(City of Montgomery will do back fill and install sod.)**

Acceptance of Proposal – The above prices, specifications and conditions are satisfactory and accepted. You are authorized to do the work as specified. Payment will be made as outlined above.

Date of acceptance _____

Signature _____ Signature _____



Texas

Aug 2013

Pioneer
Museum

Hodge P

Google

View - Aug 2013





Montgomery EDC
AGENDA REPORT

Meeting Date: June 17, 2019	Budgeted Amount:
Department: Economic Development	
Prepared By: Jack Yates	Exhibit:
Date Prepared: June 13, 2019	

Subject

This is an information item to you regarding cash investment for the MEDC.

Discussion

The TexPool is an investment pool allowed by state law for municipalities to invest in. The basic premise is by pooling individual accounts into a larger pool of money that more investment income can be returned. Governmental entities have been doing this for about 30 years. The city of Montgomery and the MEDC are participants in the TexPool and is for investment pool.

The information that Treasurer Julie Hutchinson and I wanted to report is that TexPool is now paying more of an interest rate than certificates of deposit. Therefore the \$100,000 CD shown on your investments page of this month's financial report will be invested in TexPool that is paying approximately 2.4%, and not renewed in the CD which is paying 2.0%.

Recommendation

No action requested, this is an informational report.

Approved By

City Administrator- Outgoing		Date: June 13, 2019



CITY OF MONTGOMERY

Development Status Report

By: Jack Yates, Outgoing City Administrator

June 15, 2019

 = New Information since 5-15- 2019 edition

KENROCK Property – This is the approximately 13-acre piece of property that lies immediately west of Pizza Shack and east of the property being developed on the northeast corner of Highway 105 and Lone Star Pkwy.

The Plat for this project has three pad sites on the Highway 105 frontage and one 16,000 sq. ft. building in one 24,000 sq. ft. building on the north side of this property.

They have started the erection of the interior part of construction in the middle part of this tract on what will be a stand-alone retail strip center. On the extreme west side of this development will be a Wendy's Restaurant- in very early stages of planning now.

Two accesses to the entirety of the property will be off Highway 105 and they will also share a driveway with the developer of the northeast corner of 105 and Lone Star Parkway for their Lone Star Parkway access.

Christian Brothers Automotive Repair is planning on building immediately west of Bubble King car Wash. They have submitted site plans that the City Engineer and Christian Brothers almost have worked out. The expectation is that they should be in construction by August/September period. This will be their 14th location in the Houston area. They have an excellent appearance building and will help fill a need for automotive repair for the community.

Montgomery First Shopping Area- Northeast Corner of SH105 and Lone Star Parkway - This is a strip center of approximately 20,000 sq. ft. One third of the building is an emergency medical clinic and another one third a dentist office. The pet supply store between the dentist office in the clinic is in place and a Mammography testing clinic has finished this sites development.

Bubble King Car Wash – This is nearing an opening date. One interesting aspect of this will be an 80' high flag pole that was approved by the City Board of Adjustment after a public hearing was held. The approval was necessary because a flag pole is considered a structure and, in the B-Commercial zone 45' high is the maximum height. Welcome to Montgomery, Bubble King!

Southeast Corner of Highway 105 and FM 2854 – This is the HEB corner.

HEB representatives met with the city engineers and myself about twenty months ago and said at that time that they were probably two years away from getting serious about building, so no speculation at all about when they may build.

Peter Hill Annexation – This is a 3.22-acre tract that is immediately south of SH 105 across from Pizza Shack. The total property is approximately 5 acres but 1.8 acres of the property is in the Conroe ETJ, and Conroe would not give up their right to annex.

That left the 3.22 to be annexed into the City of Montgomery. The plan is for businesses to be located on the total 5 acres. In the 3.22 portion located in the City, what is planned is an exercise gym and a tire repair/replacement shop. The owner, as of this date, has not obtained a building permit. The zoning on this property was approved for “B” Commercial by the Council

Kroger Site - They have approximately six pad sites on their property near Highway 105 and Lone Star Parkway. A Burger King restaurant is in the Kroger Center. The other businesses that is in the retail center next to Kroger is Great Clips, Halo and Coiffure, Malibu Nails and Spa, Massage Envy, Everbright Dental, Taste of China restaurant, and a Stoney’s Liquor. There are two empty spaces remaining.

West of Kroger/East of Buffalo Springs Road - The developers have placed their interior water and sewer and other interior property utilities now. Blu-Wave Car Wash has started turning dirt at the southeast corner of the tract. Otherwise the site plan shows a strip center similar to the Kroger strip center and three pad sites up closer to SH 105.

Southwest corner of FM 2854 and State Highway 105- This 26-acre property Developer is being developed in part due to a development agreement with the City Council. A CVS drugstore is getting built on the far east pad site. Construction work began in July and is open now..

The City’s 380 Agreement includes relocation of the Lift Station #1 and getting about ¾ of an acre of land for an addition to the Sewer Treatment Plant. This is part of a 380 Agreement between the Developer and the city with their utility feasibility study amount of approx. \$430,000 with the Developer paying \$200,00 toward the relocation of L. S. #1 to open up more developable property since the LS is roughly in the middle of their property now. All totaled, the city is rebating one-half of one cent of the two cents sales tax generated by the entire development to total 1.1 million

dollars, or ten years whichever comes first, while the city is receiving approximately \$850,000 of payments from the Developer.

The announcement that was withheld in this space (faithful readers will realize) is that Chick-Fil-A is being planned for immediately west of the CVS store. They have not turned in building plans but received approval on two minor development issues with the City Council in April. Other than “by the end of the year”, I do not know when they plan on building.

South Loop around State Highway 105 – As the city continues to grow, traffic on Highway 105 and FM 149 will continue to get more congested. The City and Montgomery County Commissioners agreed late summer of 2017 to pay for a Mobility Study for the City and the immediate area. The Mobility Study was accepted by the City Council in late-January, 2018. One of the items in the Study is the need for a south loop extending from 2854 to Highway 105 west of the city. The loop would probably be outside the city south of the present city limits but could be annexed into the city as time/circumstances allow. The reason to do the planning for the loop now is as development occurs in area of the loop land can be set aside for the right-of-way for the ultimate paving of the road.

North Loop around SH 105 -- The City Council at its December, 2017 meeting directed the City Administrator and Jones/Carter Engineering to start coordination work with the Houston Galveston Area Council to get either the northern loop and/or the southern loop on the Transportation Improvement Program (TIP) that will provide either 80% funding or 90% funding for these projects. Getting on the TIP involves probably several years of planning to get into the multiyear planning program. The TIP program is how major funding happens for major roads in the region. The first of this this coordination work will began in late-February this week with a meeting at the Houston regional office with TxDOT, HGAC, Montgomery County and City representatives at the first planning meeting. The first meeting went well with very broad discussions toward what will probably be a four-year program of planning and funding arrangements

Expansion of Sewer Plant Area – The City has received State Department of Environmental Quality approval of a discharge permit for the sewage treatment plant located at the end of Buffalo Springs Road south of Highway 105. At the same time a discharge permit was approved for what is called the Stewart Creek Treatment Plant, the former treatment plant site that has been taken out of operation for about 10 years.

The Sewer Master Plan completed in March 2016 - presented a scenario to where the Stewart Creek Plant was put back in operation. By obtaining will owe me know will both discharge permits that leaves that option open.

The need for additional treatment capacity, we think, is 3 to 5 years away -- allowing time to make a decision about whether or not to expand the Buffalo Springs site or to put the Stewart Creek Plant back into operation.

Part of the Texas Water Development Board borrowing that happened summer, 2017, is to improve lift station number one that now feeds all the city sewage into the Buffalo Springs site. The decision regarding the sewer plant expansion/Stewart Creek operating will probably be in the next 2 to 3 years.

Right now, the sewer plant has a permitted capacity of 400,000 gallons per day with a current usage of approximately 135,000 gallons per day. However, state regulations say that you need to be in the planning/designing stage at 60% of capacity (240,000 gallons per day) and in construction at 80% of capacity (320,000 gallons per day). With the addition of approximately 75 houses per year plus all the commercial development is not hard to imagine us doubling our flow in the next 3-4 years. How that will be paid for is another entirely different subject.

Spirit of Texas Bank -- Construction at the northeast intersection of 105 and Lone Star Pkwy. is moving along rapidly. They are supposedly shooting for a July opening.

Blue-Wave Car Wash – The Blue-wave Car Wash building that is fully erected was not held to the Corridor Enhancement District ordinance requirement of no Concrete Masonry Units (CMU) (the construction description of cement block materials) construction to be within the Corridor Enhancement District. Ordinance 2017 – 03 (attached) specifically prohibits CMU construction of any kind.

The Board met on June 12th and voted, unanimously, to allow the variance with an increase in the landscaping on the property as proposed by the Blue Wave Car Wash property owner.

McCoy's Lumber Development – McCoy's has developed into the #2 sales tax payer in the City. No movement on their other three pad lots around them.

Ransom's Area Development- Phillip LeFevre has developed an area for soccer fields immediately north of the Ransom's Restaurant. The Montgomery Soccer Club is having tournaments and league play there.

Ferland Historic Park - The Park continues to be popular. The individual visits are increasing as are tours.

Memory Park – The Lake Conroe Rotary Club continues to do an excellent job with making improvements, maintaining and essentially managing the Park. They continue to put tens of thousands of dollars into the park every year with the City funding the park maintenance/overall expenses of approximately \$20,000 per year.

Downtown Walk Ability/Improvement Plan – This will be an effort to plan for sidewalks, drainage, parking, landscaping with the ornamental lights and overall making it easier to park and get around downtown. Downtown is thought to be the heart and soul of the city and what will keep the Montgomery atmosphere after all of the new development happens. The plan is under way now, funded by the Montgomery Economic Development Corporation. Upon receipt of a plan the intention is to meet with the downtown property owners, the general public and others to decide on a street by street detailed plan of action.

The first of these projects is the downtown parking area South of the Cozy Grape Restaurant. The city leased the area all the way from Cozy Grape Restaurant South to Caroline Street with the MEDC paying for the parking paving and landscaping around the area. The second project is the Jacobs/Rose parking area on the north end of that same block.

Hodge Podge Lodge – The owner, Jeff Angelo, has improved and enlarged his kitchen area for what is becoming an event center.. He is now serving breakfast, lunch, and dinner, I believe, Tuesday through Saturday of every week.

Montgomery Trace Shopping Center –Brookshire Brothers has renewed its lease and also has completed several instore upgrades. I think we are all glad that they are able to carve out a market for themselves with Kroger so they can continue their excellent business that they have supported Montgomery with for all these years.

Heritage Senior Apartments – The next phase of the apartments, for seniors only is now under construction. There will be approximately 80 apartments and 6 to 8 “cottages” which are four-plex units at ground level.

Baja Street Project - A Community Development Block Grant has been awarded from the state for repaving of Baja Street, replacing a water line and improving the ditches along Baja - and replacing some water line on Martin Luther King Blvd. \$26,000 cash match is required for the \$350,000 our grant. The bid for this work was approved in October with work now stopped due to the inadequate progress on the project by the Contractor. The City is now in discussions with the Bonding company to determine how to complete the project. The Bonding company has selected a contractor and it is estimated that work will begin again in July.

Blight Removal in the Northwest Area – Over the past three years nine structures have been torn down and removed. All of these were with the permission of the owner and demolition costs were paid for by the Montgomery Economic Development Corporation, to the furthering of removal of blight for the overall economic improvement to the city.

HOME Grant --The City Council, at its May 9, 2018 meeting approved an application to be made for the state of Texas HOME project. This will fund up to eleven new replacement houses or major renovation) for those who qualify. The qualifications are: have income below the 80% of the average income for the area, be the owner of the house where the person now lives, have a clear title to the property where the new house would go. Preliminary review of the applications has three persons that have qualified for the new houses.

The grant has no local match, but MEDC has said that they will front any incidental costs and any cost required by the grant.

The timing of the project is (approximately - remember this is the government and there is lots of coordination that needs to happen): verify qualified awardees in December, 2018, coordinate house design in January, 2019, take bids for house builders in March, award building in May, move-in of residents in October/November, paperwork compilation/project in December, 2019.

Each house involves approximately \$100,000 in funding, administration, and cost of legal work, site preparation and construction of the house.

At this point it appears as though 3 to 4 people have qualified for the continuation of the process of getting approved for the new homes.

FM 149 Road Improvement –.

The Council passed a Resolution on July 10th asking TxDOT to proceed as quickly as possible in the SH 1052 Caroline St. section that includes the addition of right-hand and left-hand turn Lane zone FM 149 as it approaches 105, and to start on the FM 149 project from Clepper Street north to the FM 1097/FM 149 intersection. For the Caroline Street to Clepper section of the project the Council is requesting TxDOT to wait on this portion of the project until the downtown development streetscape plan is approved by the Council. The Council has directed the City Planning Commission to work with the community to develop streetscape plan within the next 6 months.

Buffalo Springs Bridge – The status of the bridge repair is that the bridge is now open and work is complete, with their entering their one-year warranty period starting in late October, 2018.

The project is funded by FEMA based on FEMA share of 75% of the actual contract price of the project.

A Disaster Relief Community Development Block Grant application for \$300,000 has been awarded and used that goes towards the city's 25% share of the bridge repair.

Land-Use Plan - A land-use plan is an overall broad – based view of how the land use in and around the city in the ETJ area is to be planned. It is not a zoning map although it is often used as a basis for zoning. The City Council approved the Plan.

Another reason to do this process is to plan for where low density versus high density residential properties may be developed in the city. The Planning Commission and Council have discussed a pre-planned determination of where in the city they would be with agreeable to low density development. By doing this pre-planning the Council and the developer has an idea about how the area should be developed rather than on a one by one application/determination basis.

Comprehensive Plan –

The City of Montgomery held a Comprehensive Plan meeting on Tuesday, June 4 at 6:00 PM at Montgomery City Hall. The City, in partnership with Texas A&M's Texas Target Communities program, is preparing a Comprehensive Plan. Walter Peacock, a community planning specialist with TAMU's Texas Target Communities program, facilitated the session. **The next public meeting will be in early July.**

Town Creek Addition Section Three - This is the new 48 lot addition immediately west of Town Creek Apartments off Emma's Way. Style Craft builders are also building in Section Three.

Terra Vista Addition - This is the new 36 lot addition immediately south of Summit Business Park on FM 1097. There are now 20 housing starts in the subdivision.

Rezoning of Property inside the City - This is an action of the Planning and Zoning Commission to rezone nine properties inside the city, primarily on the S H105, where the current zoning does not fit the current need for the development of the property. **The City Council at its meeting on June 11 approved the rezoning of eight of the nine properties, tabling one property that is on Community Center Drive that was proposed for commercial zoning but there is a discussion regarding that piece of property in the Council wanted to table that item for another two weeks.**

Emma's Way –Extension to Lone Star Pkwy. -- The thought here is for Emma's Way some point the city and the MISD pay for the balance of the extension all the way up to Lone Star Pkwy. The cost of the city/school extension is estimated at \$600,000.

The discussion up to now has been that the school and the city would roughly split that \$600,000. With the basis for that being that Emma's Way will serve the football stadium facility running alongside their Western boundary. The City's desire is simply to get a through street direct from the high school to encourage traffic to Lone Star Pkwy. to relieve some traffic on State Highway 105. The discussions for this project will come back up now that extension of Emma's Way, has completed in January, 2019, for the purpose of serving Town Creek Subdivision Section III.

Texas Water Development Board – Funding -- The TWDB has provided funding of 2.8 million for water and sewer work. The projects are-- for water; connection of the 12-inch line north of Clepper to the 12-inch line immediately west of Cedar Brake

Park (which should help the water pressure on the western side of the city and eliminates the six-inch bottleneck in the system), improvements at Well #3 the Catahoula well (that we think will increase production about 25%). For sewer: Lift Station #1 upgrades (all the sewage in the city goes through this station which is already operating beyond design capacity), Lift Station #3 Force Main Reroute will serve to eliminate the need for another lift station and secures capacity in the system). All of the projects are in engineering design now, with a start date for completion of the design and construction to be begin mid-April.

General Land Office possible grant – In late May, 2017 we found out about a 22 million dollar grant that had been offered to Montgomery County from the Texas General Land Office (GLO) for flood related damages. Montgomery was one of six Counties in the state that the GLO had selected because of having the worse flood damages in the past two years. The County organized the GLO offer within the county for how the funds should be allocated. The County, after discussing with the cities in the County and two or three housing groups in the County, decided that the funds should be distributed based on the amount of FEMA damages and the amount of low income in the area involved. The City of Montgomery had the most damage of any city in the County.

As such Montgomery was “allocated” \$2.2 million dollars of GLO dollars. This “allocation” is not a grant, the actual application is made by the City to the GLO, but the money set aside for the City so long as we apply for “correct” type of projects. The GLO grant funds can be used for drainage, water and sewer, generators, and the 25% City match monies spent already on FEMA projects.

The GLO application is prepared and was filed at the end of March, 2018. I was notified this week that the City should receive a contract in mid-July. GrantWorks will be the grant writer and administrator of the grant and Jones/Carter is the engineer on the project.

Sales Tax – Montgomery is very much a “receiver” city for sales tax--- by that I mean that the sales tax collected in the city is very much provided by those who live outside the City. To show you in figures how that is: take the \$2,298,289 collected for the 2017-2018 Fiscal Year. That amount of collections equals \$114,914,450 in sales inside our four-square miles with our 1,200 population and our approximate 88 physical businesses in the City. But, of course, what is the case is that the City’s conservative figure of a 60,000 population trade area for the City, plus the approximate 1,500 out of city taxpayers through internet purchases that pay small to

large amounts based on sales delivered/accepted inside the City greatly increase the gross sales amount produced by the 1200 City residents.

This increase in sales tax amount helps to pay for the growth in the city required by increased activity. Namely, the city has added one police officer for each of the last three years, and one public works person for each of the last three years and two administrative persons also during the last three years.

Sales Tax Rebate – The City Council agreed to a 380 Agreement for the Kroger area which calls for a rebate of the entirety of the one half of one cent MEDC sales tax, and .55% of the sales tax collected in the Kroger shopping center area. The Kroger shopping center area includes the Kroger store, the businesses to the west of the Kroger store, and the pad sites east of Gardner Drive (the street west of the Kroger center), but does not include the fuel center. All the property taxes collected from the same area is also rebated. For the 2017 – 2018 fiscal year the sales tax rebate of MEDC was \$52,833, and for the City was \$64,600 with the property taxes being rebated of \$43,118.

CITY OF MONTGOMERY SALES TAX

Fiscal Year	October	November	December	January	February	March	April	May	June	July	August	September	Total
2019	141,162.59	303,708.43	192,957.46	141,238.00	289,215.00	152,608.00	166,517.00	283,050.00	151,071.81	0.00	0.00	0.00	1,669,456.48
2018	125,961.52	253,111.48	179,308.88	174,487.10	288,656.98	149,964.30	144,205.61	267,397.74	153,336.53	153,156.83	304,422.57	127,165.52	2,298,289.34
2017	94,652.13	207,611.58	134,305.68	146,488.55	204,006.24	139,225.65	123,234.01	182,757.15	132,394.32	132,394.32	190,648.43	181,625.33	1,899,295.60
2016	118,139.09	187,778.09	52,683.59	236,764.92	200,985.71	125,057.26	130,098.69	184,955.47	149,145.60	134,137.44	202,390.82	144,903.50	1,867,030.18
2015	132,291.80	168,880.00	128,470.88	107,238.81	184,183.00	108,979.46	140,275.54	166,012.24	145,485.26	118,871.30	164,234.26	135,004.07	1,699,926.42
2014	117,219.70	129,854.70	132,548.20	129,248.00	259,993.95	64,083.86	104,356.47	159,966.95	133,026.37	110,188.27	187,363.72	160,524.07	1,688,374.26
2013	94,999.86	152,797.88	125,252.31	114,935.59	182,489.74	110,162.80	116,374.93	174,982.13	135,704.57	140,092.14	188,704.14	189,403.11	1,725,309.20
2012	66,191.21	119,206.99	86,548.10	104,267.33	143,666.75	78,348.96	96,743.30	146,588.47	130,712.15	117,230.68	140,536.67	89,077.76	1,320,088.37
2011	97,092.27	122,908.84	81,851.80	82,197.80	144,122.77	85,543.72	79,390.20	140,236.41	101,274.92	96,574.66	116,445.82	76,525.47	1,224,164.68
2010	71,323.52	123,165.52	191,886.13	86,077.15	176,540.27	72,946.97	61,136.76	151,577.70	102,272.56	81,412.16	129,815.04	86,170.48	1,334,324.28
2009	61,921.86	134,439.91	115,692.52	117,103.70	173,515.17	79,619.28	84,594.36	123,138.23	99,458.28	107,616.96	115,866.14	76,674.07	1,289,840.48
2008	89,277.50	139,100.34	109,487.59	86,253.85	145,150.38	96,992.30	88,797.53	111,954.37	102,027.97	93,109.22	135,755.33	117,575.45	1,315,421.83

SALES TAX SPLIT

Fiscal Year	MEDC	CITY	TOTAL
2019	417,364	1,252,092	1,669,456
2018	574,572	1,723,717	2,298,289
2017	472,321	1,416,964	1,889,286
2016	466,758	1,400,273	1,867,030
2015	424,982	1,274,945	1,699,926
2014	422,094	1,266,281	1,688,374
2013	431,327	1,293,982	1,725,309
2012	330,022	990,066	1,320,088
2011	306,041	918,124	1,224,165
2010	333,581	1,000,743	1,334,324
2009	322,460	967,380	1,289,840
2008	328,855	986,566	1,315,422

Sales Tax Split – The City gets a total of .02 cents on each dollar spent.

The MEDC is allocated 1/4th of the total collected. The City receives the remaining 3/4 of the total collected

So: One cent to City General Fund
 one-half cent to City General Fund as Property Tax Reduction
 one-half cent to Montgomery Economic Development Corp.
 two cents total

SALES TAX IN LIEU OF PROPERTY TAX

Fiscal Year	1/2 Cent Sales Tax	Tax Rate Reduction *
2019	Sure	
2018	574,572	23.55
2017	472,321	19.36
2016	466,758	19.13
2015	424,982	17.42
2014	422,094	17.30
2013	461,327	18.91
2012	330,022	13.53
2011	306,041	12.55
2010	333,581	13.67
2009	322,460	13.22
2008	328,855	13.35

* using .0041 tax rate x2019 tax rate is .0040

Sales Tax in lieu of Property Tax - City voters in approx. 2005 voted to increase the sales tax one-half cent and to include that amount in the property tax calculation. The Tax Rate Reduction amount shown above is how many cents/\$100 value is saved by the one-half cent collected through sales tax. For instance, in 2018 the tax rate would have been .0041, plus .002355 cents for a total of .006455. This reduction will increase as sales tax increases. The .002355 is worth \$471. a year in property tax on a \$200,000 house.

May 23, 2019

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

Re: Engineering Report
Council Meeting: May 28, 2019
City of Montgomery

Dear Mayor and Council:

The following information summarizes our activities on your behalf since the April 23, 2019 Council Meeting:

Status of Previously Authorized Projects:

All projects discussed below are shown on the enclosed maps of active developments and capital projects.

a) Baja Road Water and Drainage Improvements (CDBG)

It is our understanding the bonding company received a revised quote from a contractor to complete the work. We plan to attend a call with the bonding company, the City, the City's Attorney, and the TDA next week to discuss paperwork and other requirements for the new contractor to assume the contract.

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

We are finalizing the construction plans to submit for TWDB review this month.

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

We met with the Technical Operations Review Committee ("TORC") on April 24th to discuss the design and project details. Following our meeting, we are beginning design and expect to be complete this fall.

d) Water Distribution System Analysis and Master Plan-CP No. 1, Water Plant No. 2 GST Backfill

As a reminder, this project will be rebid with the Water Plant No. 3 Improvements project.

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

The categorical exclusion was approved, and the Engineering Feasibility Report was approved by the TWDB on May 7th. As a reminder, at your May 14th Council meeting the City selected Veritas Management Company, LLC DBA Black Castle General Contractor as the contractor for this project in the amount of \$1,094,300.00 and a contract time period of 180 calendar days. We are working with the contractor to prepare all contracts and necessary TWDB documentation before issuing a Notice to Proceed.

Status of Previously Authorized Projects (cont.):

- 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 under final internal review before undergoing TWDB review.
- g) **18" Gravity Sanitary Sewer Extension, Phase 2**
As a reminder, at your May 14th Council meeting the City selected DL Glover, Inc as the contractor for this project in the amount of \$135,984.00. We are working with the contractor to prepare all contracts before issuing a Notice to Proceed.
- h) **Baja Road Rehabilitation (FEMA)**
The project is temporarily on hold while alternative funding sources are evaluated to potentially contribute to the construction cost of the project.
- i) **Atkins Creek Water, Sanitary, and Storm Sewer Repairs (FEMA)**
The project is currently advertising for re-bid. We held a pre-bid meeting on May 21st in our office and will receive bids at City Hall on June 4th. We plan to present bids at your June 11th Council meeting.
- j) **GLO Projects**
It is our understanding the General Land Office is prepared to send contracts to the City for execution this month. We will work with the City to prepare and submit all contracts upon receipt.

Existing and Upcoming Developments:

- a) **Feasibility Studies** – There are no active feasibility studies at this time.
- b) **Plan Reviews**
 - i. **Exxon Eva Street** – We did not receive revised plans this month.
 - ii. **Wendy's (Haza Foods)** – We did not receive revised plans this month.
 - iii. **Best Donuts (Samdana Investments)** – We did not receive revised plans this month.
 - iv. **Heritage Plaza Phase III** – We received revised plans on April 26th and issued plan approval on April 29th.
 - v. **Shoppes at Montgomery Retail Plaza** – We received plans for the development on April 24th and returned comments to the plans on May 7th.
- c) **Plat Reviews** – There are no active plat reviews at this time.
- d) **Ongoing Construction** – There are no ongoing construction projects for public infrastructure at this time.

Existing and Upcoming Developments (cont.):**e) One-Year Warranty Inspections**

- i. **Lift Station No. 14** – We are working with Public Works and Gulf Utilities to bring the lift station to the proper specifications with the funds deposited by the developer for the replacement pumps.
- ii. **Lake Creek Village, Section 3** – We conducted one-year warranty inspection for the public infrastructure on October 19, 2018. It is our understanding the Developer is working to address all punch list items. According to the Developer, the remaining punch list items will be addressed pending favorable weather.

Meetings and Ongoing Activities:

- a) **Lone Star Parkway Transportation Improvement Plan (TIP)** – We are working to schedule a meeting with the H-GAC to discuss the next steps to include the project on the TIP.
- b) **Weekly Operations Conference Call** – We continue hosting a biweekly conference call with representatives from Gulf Utility Service, Inc. and City Staff. Items of note discussed during the previous month included receiving estimates for repairs to Lift Station No. 14, updates on various warranty inspections, general updates on all active design and construction projects, and general operations of the City's water and sanitary sewer facilities.
- c) **Dobbin-Plantersville Water Supply Corporation** – We are continuing to coordinate with the Dobbin-Plantersville Water Supply Corporation ("DP") engineers to prepare a scope and cost estimate for the proposed emergency waterline interconnect.

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

Sincerely,



Chris Roznovsky, PE
Engineer for the City

CVR/kmv

K:\W5841\W5841-0900-00 General Consultation\Meeting Files\Status Reports\2019\Engineer's Report 5-22-19.docx

Enclosures:

Cc (via email):

The Planning and Zoning Commission – City of Montgomery
Mr. Jack Yates – City of Montgomery, City Administrator
Ms. Susan Hensley – City of Montgomery, City Secretary
Mr. Larry Foerster – Darden, Fowler & Creighton, LLP, City Attorney