


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 Monday, August 19, 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 June 17, 2019.
4. Monthly Financial Report (Through July 2019)
5. Presentation by Larry Jacobs regarding a proposed project located at 1062 Clepper Street.
6. Consideration and possible action regarding bank resolutions to designate signatories for checks.
7. Consideration and possible action regarding authorizing transfer of \$10,000 out of the Events line item to a new line item, under Category 3, named Memory Park Improvements.
8. Consideration and possible action regarding budget planning for the 2019-2020 fiscal year.
9. Consideration and possible action regarding calling a Public Hearing regarding the 2019-2020 Budget.
10. Discussion regarding the Tourism and Marketing Coordinator position.
11. Consideration and possible action regarding approval of the Texas Target Communities Design Project.
12. Economic Development Report: City Administrator
13. Convene to 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. 551.074 (personnel matters) briefing regarding candidates for the position of Director of Marketing and Tourism.
14. Reconvene into the Open Session.
15. Consideration and possible action if necessary, on matters deliberated in Closed Executive Session.
16. Board Inquiry
17. Adjournment




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 City of Montgomery City Hall, 101 Old Plantersville Road, Montgomery, Texas, on the 16th day of August, 2019 at 3:30 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

June 17, 2019

MONTGOMERY ECONOMIC DEVELOPMENT CORPORATION

CALL TO ORDER

President Rebecca Huss called the meeting to order at 6:00 p.m.

Present: Rebecca Huss - President
 Bill Hanover – Vice-President
 Julie Hutchinson - Treasurer
 Tom Cronin – Board Member
 Cheryl Fox – Board Member

Absent: Amy Brown – Secretary
 Bob Kerr – Board Member

Also Present: Richard Tramm – City Administrator
 Jack Yates – Consulting City Administrator

OPEN PUBLIC COMMENT

No public comment.

APPROVAL OF MINUTES

Minutes of May 20, 2019 Regular Meeting –

Mr. Cronin asked for the minutes from May be corrected to show the correct spelling of Mr. Holbrook instead of O'Rourke.

President Huss asked for comments on the minutes as presented. Mr. Cronin made a motion to accept the minutes as presented with the noted correction, seconded by Mrs. Hutchinson. All in favor. (5-0)

MONTHLY FINANCIAL REPORT

Report for May, 2019

Mrs. Hutchinson said the EDC had a CD mature that was not discussed during the May meeting. She stated the funds were moved into TxPool.

Mrs. Hutchinson said there were just three cash transactions in May. These transactions were a payment to HMBA for the Antiques Festival and a couple of payments for the Home Grant for which the EDC should be reimbursed.

Mrs. Hutchinson further said the sales tax for May was more than was expected in the budget.

Motion by Mrs. Fox, seconded by Mr. Hanover to approve the May 2019 Financial Report as presented. All in favor. (5-0)

CONSIDERATION AND POSSIBLE ACTION

5. **Consideration and possible action regarding request from Lake Conroe Rotary Club regarding Memory Park Improvements – Gary Milleson**

Mr. Milleson, a member of the Rotary Club's Executive Committee that manages Memory Park, spoke on the erosion problem of the park's northeast corner. Mr. Milleson said because of the Rotary Club's limited budget, they are asking for consideration of a grant to install a concrete bulkhead to secure the area as a permanent solution to the erosion problem.

Ms. Harriet Kerr, a member of the audience, spoke on her concern for the erosion at Memory Park

Mrs. Huss asked Mr. Milleson to discuss the process the Rotary Club underwent in setting up the proposal with the city. Mrs. Huss said in the past the City worked with the City Engineer and Public Works department before hiring an outside company.

Mr. Milleson said there has been discussion with Public Works, but this project has not been a priority. The Rotary Club feels attention needs to be given to this project to avoid further damage.

Mike Muckelroy, head of Public Works for the City of Montgomery, said he was originally told \$5,000 was needed for the project. Mr. Muckelroy said a couple of weeks later, he spoke with City Administrator Richard Tramm and was shown numbers completely different. He said he is confused "as to what exactly is going on", because he is now being told there are two separate projects. Mr. Muckelroy explained he was told the \$5,000 was for bulkhead, but the proposed project is for the east side of the park.

Mr. Milleson explained Mr. Muckelroy was given erroneous information. Mr. Milleson said the Rotary Club has already received a donation for the first twenty feet of the bulkhead. He said because of this donation, the Rotary Club is asking for \$9,985 of the approximately \$12,000 cost of the project.

Mrs. Huss suggested, because of the size of the grant, further discussions between the Rotary Club and Public Works to see how much of the project Public Works could accomplish in order to decrease the cost. She explained grants are normally limited to \$5,000 and this request is in excess of that amount.

Mrs. Fox asked Mr. Milleson when they would expect to begin the project.

Mr. Milleson said the expectation would be within the next three weeks.

Mr. Hanover suggested moving the money from Infrastructure to fund this project.

Mrs. Huss said this project was not an Infrastructure project and it is more a Quality of Life project. She said if a budget amendment is requested, that can be discussed, but she feels it is "intellectually dishonest to take money out of one account if it is not what that account is to be used for."

Mrs. Fox expressed her concerns that Mr. Muckelroy did not seem comfortable with this project.

Mr. Tramm said he toured the park earlier in the day, and he is willing to work with Mr. Muckelroy and the Rotary Club to make sure this is the best path forward or look at other options.

Mr. Muckelroy said he did not know about the additional extension until this morning and is not against the project. He said his concern was the cost increase from what he had previously been told. He said he was curious if there was something the Public Works Department could offer to decrease the cost to the city.

Mrs. Huss asked if there was a way to not table this item until the next meeting, but still give the City time to make an assessment on whether Public Works could contribute in order to decrease the cost.

Mr. Tramm said the Board could approve the project with stipulations, and he would work with the Rotary Club and Public Works to attempt to minimize costs.

Motion by Mr. Hanover, seconded by Mr. Cronin to approve a grant of up to \$9,985.25, subject to review by the City Administrator and Director of Public Works, with the goal of achieving a lower cost of the Memory Park improvement. All in favor. (5-0)

Mrs. Huss asked Mr. Tramm to add an agenda item to the next meeting in order to move \$10,000 of funds in the budget from the Events category in a Memory Park line item under Quality of Life.

6. Report regarding financing alternatives for Downtown Streetscape Project

Mr. Yates said his estimate of the cost of the Streetscape Project will be around \$300,000. Mr. Yates said he sees three ways of accomplishing funding.

Mr. Yates said one way is to phase the project over a three-year period, and MEDC could allocate \$75,000 per year within the existing budget, and the City could allocate \$25,000 per year within the existing budget. The problem that Mr. Yates sees with this plan, is that this is conceivably a nine-month project, so spreading it out over three years would equate to doing one third of the project each year. Mr. Yates said this would leave the streets "torn up" for three years or improvements get delayed. He did not see this as a very popular option.

Mr. Yates said the second way would be to complete the project in nine-months. He said MEDC could allocate \$250,000 from the 2019-2020 budget or use part of it's fund balance. He said the City could easily allocate \$50,000 within the 2019-2020 budget. Mr. Yates said this way the project could be funded all at once and complete in nine months. He said the problem with this plan is "that the city has more needs than just this one project". Mr. Yates reminded the board the City has discussed additions to City Hall or the Police Department for several years, as well as park and street improvements.

Mr. Yates said the third alternative is to group together Downtown Streetscape, street improvements, a new police station, an outdoor entertainment park, and traffic improvements into one \$1.3 million project funded by a ten-year note. He said this would be affordable with the Debt Service Fund while still leaving options for additional water and sewer needs. Mr. Yates said he sent a copy of this proposal to the Planning and Zoning Commission, Mayor and City Council.

Mr. Yates so no action is required of the EDC and he will ask City Council if they would like to designate the Planning and Zoning Commission as the co-ordinating group to formulate a specific listing of projects and funding needs to be presented to the MEDC and City Council, and then to the voters.

Mr. Yates said this does not have to be General Obligation Bond, requiring a vote of the public, but could be a Certificate of Obligation, which does not require a vote of the public. He did suggest that if the Board or the City decide to do a Certificate of Obligation, they should hold public forums to get public input.

Mrs. Huss said her concern is that most of these items are unrelated to what the EDC is trying to do with the Streetscape and would cause delay before any improvements could begin. She said doing the Streetscape at one time, instead of spreading it out over years, has some attraction to her. She said if the EDC has to wait until the City is ready to do the Police Station and traffic improvements it could be a long wait, where the EDC has the funds to proceed on the Streetscape immediately, if Council allows it.

Mr. Yates said the timeline would probably be this fall or early next year.

Mrs. Huss said the EDC would need the general authorization from Council before engaging an architect or a planner, and proceeding further.

Mrs. Fox said combining it with other city improvements makes the Streetscape feel like an afterthought.

Mrs. Huss said doing everything together may solve everyone's goals at one time.

Mr. Hanover said he would rather not "worry about" the Police Station and all the other items, and instead focus on the Streetscape and "not drag it out."

Mr. Cronin said there needs to be good communication with downtown businesses and a good plan in place to take care of the businesses during construction.

Mrs. Huss asked Mr. Yates what the EDC should be doing to be ready to proceed with the Streetscape Plan. She asked if the EDC should start looking at RFQs from designers and architects.

Mr. Yates replied the EDC probably should start that process.

Mrs. Huss said there needs to be a determination of what skills gaps are needed and what professionals need to be hired.

Mrs. Huss said the EDC needs to potentially have a deficit budget next year if the EDC is going to spend down its savings in order to make this project happen in the nine-month timeframe.

Mrs. Hutchinson said the current budget has \$60,000 if the EDC would like to move forward with planning.

Mr. Yates said the \$60,000 was for specific improvements with an additional \$20,000 set aside for professional services.

Mrs. Huss asked Mr. Tramm to move forward with identifying which professional services are needed and begin the RFQ process.

7. Consideration and possible action regarding Southern Rum Runners and MEDC Agreement

Mr. Holbrook, from Southern Rum Runners said he spent the last month brainstorming possibilities to utilize the downtown area of Montgomery. He said between last month's meeting and this month's meeting, Governor Abbott signed into law what is called the "Beer to Go" Bill. Mr. Holbrook said, as a retailer, he is unsure how this new bill will affect Southern Rum Runners providing alcohol at festivals.

Mr. Holbrook explained currently SRR's festivals are based around craft beers. He said with this new bill, the distributors are being cut out of the process, so now craft beer establishments may now sell to the general public. This means the distributors are cut out from a retail standpoint but not from a wholesale standpoint. He will be going to Austin to meet with his attorneys to better understand the ramifications for SRR.

Mr. Holbrook said SRR is proposing two family-friendly festival options and will bring financial proposals for each. He said SRR would like to utilize the entire downtown area for events; possible parking off-site, even on some private land on the loop and using shuttles; and not

requiring MEDC to have financial input, because it will be a privately held festival. Mr. Holbrook said a discussion could be held in the future concerning a profit share between SRR and MEDC, and splitting up the undefined costs such as fencing and security. He said the majority of costs will be provided by sponsorships. Mr. Holbrook said SRR expects approximately 2,500 to 3,000 people and is looking at March 7, 2020 as a possible date.

Mr. Holbrook said the two ideas were derived from the desire to create unique events. The first event is Whiskey, Wine and Walkers. Mr. Holbrook explained this would be a more "high-end dining experience" with dog training services, a dog show and focused on a family environment. The second event would be a "First Annual City of Montgomery Crawfish and Cocktail" event. Mr. Holbrook said there would be kids and youth activities: carnival for the kids and a petting zoo.

Mrs. Huss asked about the cleanup after eating crawfish.

Mr. Holbrook said SRR brings in wash stations, partners with waste companies to provide waste receptacles, and provides employee pick-up crews.

Mr. Holbrook said SRR will present the proposals at the August meeting.

Mrs. Hutchinson reminded the Board it had been looking at the first weekend of March 2020 for the proposed Lone Star Flag Festival.

Mr. Holbrook said the dates of the proposed SRR events are flexible.

Mr. Tramm asked if the Board would like him to contact the attorney and start the process of writing a contract to expedite the process.

The Board agreed.

Motion by Mrs. Fox, seconded by Mrs. Hutchinson to authorize Mr. Tramm to work with Southern Rum Runners to create a contract for the Board to review it at the next meeting. All in favor. (5-0)

8. Consideration and possible action regarding McCown Street Drainage Improvement project.

Mr. Muckelroy brought this action item back to the Board for a vote because the Board was unable to vote on the item during the last meeting.

Mr. Muckelroy said this project is a safety issue as well as improve the appearance and use of the area. He said this portion of the project is having the contractor bring in two saddle boxes as well as two custom boxes on each end. After the contractor has completed this portion of the project, Mr. Muckelroy said Public Works will fill and cover the area as well as plant grass.

Motion by Mrs. Huss, seconded by Mr. Hanover to approve the McCown Street Drainage Improvement project with the funds coming from the EDC's Utility Extension budget line item. All in favor. (5-0)

9. Report regarding investments of the MEDC Treasurer and City Administrator

Mrs. Hutchinson said the CD that expired on June 6, 2019 was moved to TXPool because the money will be more accessible and the rate will increase from 2% to 2.43%. She said she pulled CD rates for other banks and the highest 6 month CD rate is 2.5%, with 12 month CD rates at 2.6%, so the difference in interest rates is small compared to TXPool and CDs do not offer the accessibility that TXPool offers.

Mrs. Hutchinson said in the future, funds could be put back into CDs if the Board chooses, but with the Streetscape project on the horizon, having access to the funds would be beneficial.

No action was taken on this item.

10. Discussion regarding Tourism and Marketing Director position.

Mr. Yates said he added this item to the agenda in case the Board wished to discuss this item in generalities, but this will be covered in Executive Session.

Mr. Yates mentioned four applications have been received for this position.

No action was taken on this item.

11. Economic Development Reports

Engineer Report –

Mr. Yates provided the Engineer's Report for the Board.

Development Status Report –

Mr. Yates provided the Development Status Report for the Board.

Tourism and Marketing Report –

No report was provided.

12. Adjourn into Closed Executive Session at 7:24 p.m. 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) relating to Marketing and Tourism position.

13. Reconvene into Open Session at 7:51 p.m.

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

No action was taken.

BOARD INQUIRY

No Board inquiry

ACTION ITEMS FROM JULY MEETING

<i>ACTION ITEM</i>	<i>ASSIGNEE</i>	<i>RESULT</i>

ACTION ITEMS FOR FUTURE MEETINGS

<i>ACTION ITEM</i>	<i>ASSIGNEE</i>	<i>DUE DATE</i>
Transfer of budget funds from Events line item to new Memory Park line item.	Tramm	
Prepare proposed contract with SRR	Tramm	

ADJOURNMENT

Motion by Mr. Cronin, seconded by Mrs. Fox to adjourn the meeting at 7:52 p.m. All in favor. (5-0)

Submitted by: _____ Date Approved: _____

Amy Brown, MEDC Secretary

Rebecca Huss, MEDC President

Montgomery EDC
AGENDA REPORT

Meeting Date:	Budgeted Amount: N/A
Department:	
Prepared By:	Exhibits: MEDC Financial Reports
Date Prepared:	Antiques Festival Financial Report

Subject

Approval of MEDC Financial Report through July 2019

Recommendation

Please review and consider for approval.

Discussion

The MEDC Financial Reports are enclosed with this item for your review and consideration. There is also an updated copy of financial numbers for the Antiques Festival.

Approved By

City Secretary		Date:
City Administrator	Richard Tramm <i>RT</i>	Date: August 15, 2019

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

	<u>MONEY MARKET ACCOUNTS</u>	<u>INVESTMENTS</u>	<u>TOTALS</u>
<u>MEDC</u>			
CHECKING ACCOUNT #1017938	\$ 26,749.12		\$ 26,749.12
TOTAL INVESTMENTS	\$ -	\$ 937,523.91	\$ 937,523.91
TOTAL MIDC	<u>\$ 26,749.12</u>	<u>\$ 937,523.91</u>	<u>\$ 964,273.03</u>

INVESTMENTS

	Issue Date	Maturity Date	Interest Rate	Balance
Texpool #00006			2.38%	\$ 787,523.91
Certificates				
Bancorp South CD #4045	1/27/2019	1/28/2020	2.75%	\$ 150,000.00
Total Investment Balance				<u>\$ 937,523.91</u>

** Note:

City of Montgomery - MEDC

Cash Flow Report

As of July 31, 2019

Date	Num	Name	Memo	Amount	Balance
51100 · MEDC Checking					141,937.89
/04/2019	Transfer		Admin Tsf thru 3/31/19 and Reimbursement of exp	-27,163.50	114,774.39
/21/2019	1968	Amy Brown	1/2 Rebate for first years Distrx subscription cost	-60.00	114,714.39
/21/2019	1969	Fun Jumps Event Rentals	Inv 6323 Water Party	-575.00	114,139.39
/21/2019	1970	Darden, Fowler and Creighton, LLP	Legal fees 5/19	-320.00	113,819.39
/21/2019	1971	Houston Chronicle	Inv# 222716123 Tourism & Marketing Coordinator	-79.20	113,740.19
/28/2019	1972	Spirit Hand Line, LLC	Water Party	-37.50	113,702.69
/10/2019			Sales Tax Revenue thru 6/30/19	118,577.41	232,280.10
/10/2019	Transfer	City of Montgomery - General Fund	Admin Tsf thru 6/30/19-less 5,000 - & Reimb of Exp for ...	-21,930.98	210,349.12
/10/2019	Transfer	City of Montgomery Debt Srv Fund	Admin Transfer Thru 6/30/19	-80,000.00	130,349.12
/19/2019	Transfer	City of Montgomery - General Fund	Transfer to General to cover part of Crane Cabin repair	-3,600.00	126,749.12
/25/2019	Transfer	City of Montgomery	Transfer excess funds to investments	-100,000.00	26,749.12
Total 51100 · MEDC Checking				-115,188.77	26,749.12
OTAL				-115,188.77	26,749.12

City of Montgomery - MEDC
Actual to Budget Performance
July 2019

	Jul 19	Budget	\$ Over B...	Oct '18 - ...	YTD Bu...	\$ Over Bu...	Annual ...
Income							
55000 · Taxes & Franchise Fees							
55400 · Sales Tax	47,435.44	47,916.67	(481.23)	512,614.52	479,166.66	33,447.86	575,000.00
Total 55000 · Taxes & Franchise Fees	47,435.44	47,916.67	(481.23)	512,614.52	479,166.66	33,447.86	575,000.00
55300 · Other Revenues							
55391 · Interest Income	1,243.20	266.67	976.53	10,211.54	2,666.66	7,544.88	3,200.00
Total 55300 · Other Revenues	1,243.20	266.67	976.53	10,211.54	2,666.66	7,544.88	3,200.00
Total Income	48,678.64	48,183.34	495.30	522,826.06	481,833.32	40,992.74	578,200.00
Expense							
56000 · Pub Infrastructure - Category I							
56000.6 · Downtown Dev Improvments	0.00	5,000.00	(5,000.00)	0.00	50,000.00	(50,000.00)	60,000.00
56000.8 · Utility Extensions	0.00	3,266.67	(3,266.67)	0.00	32,666.66	(32,666.66)	39,200.00
56430 · Tsf to Debt Service	0.00	0.00	0.00	120,000.00	120,000.00	0.00	160,000.00
Total 56000 · Pub Infrastructure - Category I	0.00	8,266.67	(8,266.67)	120,000.00	202,666.66	(82,666.66)	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	12,500.00	(8,300.00)	15,000.00
Total 56001 · Business Dev & Ret -Category II	0.00	1,250.00	(1,250.00)	55,117.00	89,400.00	(34,283.00)	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	3,600.00	0.00	3,600.00	3,600.00	6,300.00	(2,700.00)	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	3,661.83	8,700.00	(5,038.17)	8,700.00
56434 · Events							
55602 · Neighborhood Water Party	0.00	0.00	0.00	770.12	700.00	70.12	700.00
55603 · Texas Flag Celebration	0.00	0.00	0.00	631.66	4,000.00	(3,368.34)	4,000.00
55604 · Fly the Texas Flag	0.00	0.00	0.00	208.50	300.00	(91.50)	300.00
55605 · Antiques Show & Fest	0.00	0.00	0.00	9,900.00	9,900.00	0.00	9,900.00
56434A · Lone Star Flag Fest							
56434.1 · Marketing/signage/logo	0.00			49.00			
56434A · Lone Star Flag Fest - Other	0.00	0.00	0.00	0.00	1,000.00	(1,000.00)	1,000.00
Total 56434A · Lone Star Flag Fest	0.00	0.00	0.00	49.00	1,000.00	(951.00)	1,000.00
56434 · Events - Other	0.00	2,000.00	(2,000.00)	49.00	15,100.00	(15,051.00)	19,100.00
Total 56434 · Events	0.00	2,000.00	(2,000.00)	11,608.28	31,000.00	(19,391.72)	35,000.00
56439 · Downtown Enhancement Projects	0.00	1,666.67	(1,666.67)	0.00	16,666.66	(16,666.66)	20,000.00
Total 56002 · Quality of Life - Category III	3,600.00	3,666.67	(66.67)	28,741.70	76,266.66	(47,524.96)	83,600.00
56003 · Marketing & Tourism-Category IV							
56413 · Brochures/Printed Literature	0.00	833.33	(833.33)	19.50	8,333.34	(8,313.84)	10,000.00
56419 · Website	750.00	250.00	500.00	750.00	2,500.00	(1,750.00)	3,000.00
Total 56003 · Marketing & Tourism-Category IV	750.00	1,083.33	(333.33)	769.50	10,833.34	(10,063.84)	13,000.00
56004 · Administration - Category V							
56004.1 · Admin Transfers to Gen Fund	0.00	0.00	0.00	75,625.00	80,625.00	(5,000.00)	107,500.00
56004.3 · Miscellaneous Expenses	0.00	83.33	(83.33)	444.65	833.34	(388.69)	1,000.00
56004.5 · Internship Program	0.00	833.33	(833.33)	0.00	8,333.34	(8,333.34)	10,000.00
56327 · Consulting (Professional servi)	0.00	833.33	(833.33)	1,130.00	8,333.34	(7,203.34)	10,000.00
56354 · Travel & Training Expenses	0.00	166.67	(166.67)	247.80	1,666.66	(1,418.86)	2,000.00

	<u>Jul 19</u>	<u>Budget</u>	<u>\$ Over B...</u>	<u>Oct '18 - ...</u>	<u>YTD Bu...</u>	<u>\$ Over Bu...</u>	<u>Annual ...</u>
Total 56004 · Administration - Category V	0.00	1,916.66	(1,916.66)	77,447.45	99,791.68	(22,344.23)	130,500.00
Total Expense	4,350.00	16,183.33	(11,833.33)	282,075.65	478,958.34	(196,882.69)	578,200.00
Net Income	<u>44,328.64</u>	<u>32,000.01</u>	<u>12,328.63</u>	<u>240,750.41</u>	<u>2,874.98</u>	<u>237,875.43</u>	<u>0.00</u>

City of Montgomery - MEDC
Balance Sheet

	<u>Jul 31, 19</u>
ASSETS	
Current Assets	
Checking/Savings	
51100 · MEDC Checking	26,749.12
51300 · Time Deposits-MEDC	937,523.91
	<hr/>
Total Checking/Savings	964,273.03
Other Current Assets	
51150 · Accounts Receivable Audit	111,217.74
51171 · Due From Gen Fund	47,435.44
51174 · Due from Home Grant Funds	1,400.00
51580 · Accrued Interest Receivable	1,899.32
	<hr/>
Total Other Current Assets	161,952.50
Total Current Assets	1,126,225.53
	<hr/>
TOTAL ASSETS	<u>1,126,225.53</u>
LIABILITIES & EQUITY	
Liabilities	
Current Liabilities	
Other Current Liabilities	
52712 · Due to Gen Fund	1,513.30
	<hr/>
Total Other Current Liabilities	1,513.30
	<hr/>
Total Current Liabilities	1,513.30
	<hr/>
Total Liabilities	1,513.30
Equity	
53900 · Unrestricted Net Assets	883,961.82
Net Income	240,750.41
	<hr/>
Total Equity	1,124,712.23
	<hr/>
TOTAL LIABILITIES & EQUITY	<u>1,126,225.53</u>

Montgomery Antiques Festival

Hosted by HMBA

May 3-5, 2019

20th Annual Financial Report

Income

Booth Rental Fees: \$25,290.00

Donations: \$500.00

MEDC Sponsorship: \$9,900.00

Total Income: \$35,690.00

The difference in the initial report of \$500.00 due to late arrival of donations because of post office issues.

Expenses

Tents rental: \$11,582.15

Golf cart Rental: \$2185.00

Portable Toilet Rental: \$748.21

24 Hour Security: \$4375.00

Printing: \$250.00 flyers & posters

Advertising: \$415.00 print & radio

Festival Insurance: \$914.81

Expenses: \$20,470.17

The difference in the initial report of \$1579.81 due to late invoicing.

Total Profit: \$15,219.83

Montgomery Economic Development Corporation
AGENDA REPORT

Meeting Date: August 19, 2019	Budgeted Amount: N/A
Department: Administrative	
Prepared By: Dave McCorquodale	Exhibits: Mr. Jacobs will have visual aids at the meeting.
Date Prepared: August 16, 2019	

Subject

Presentation by Larry Jacobs regarding a proposed project located at 1062 Clepper Street.

Description

Mr. Jacobs would like to present a proposed project at 1062 Clepper Street (directly behind Jim's Hardware). He is not requesting any approval or recommendation, but would like to hear feedback on the idea.

Recommendation

Listen to the presentation and provide feedback as you see fit.

Approved By

Asst. to City Admin.	Dave McCorquodale <i>DM</i>	Date: 8/16/19
City Administrator	Richard Tramm <i>RT</i>	Date: 8/16/19

Montgomery EDC
AGENDA REPORT

Meeting Date: August 19, 2019	Budgeted Amount: N/A
Department:	
Prepared By: Richard Tramm	Exhibits: N/A
Date Prepared: August 16, 2019	

Subject
Bank Resolutions to Designate Signatories for MEDC Banking Accounts

Recommendation
Please review.

Discussion
The signers to the banking accounts need to be updated to reflect the change of City Administrator. The banking resolution paperwork will be presented at the meeting due to their including confidential information on the paperwork.

Approved By		
City Administrator	Richard Tramm <i>RT</i>	Date: August 16, 2019

Montgomery EDC
AGENDA REPORT

Meeting Date: August 19, 2019	Budgeted Amount: N/A
Department: Administration	
Prepared By: Richard Tramm	Exhibits: N/A
Date Prepared: August 16, 2019	

Subject
Authorize Transfer of \$10,000 out of Events budget category to a new line item under Category 3 to be named Memory Park Improvements.

Recommendation
Please discuss and consider for approval.

Discussion
This was discussed at the June meeting to be considered for future action.

Approved By		
City Secretary		Date:
City Administrator	Richard Tramm <i>RT</i>	Date: August 16, 2019

Montgomery EDC
AGENDA REPORT

Meeting Date: August 19, 2019	Budgeted Amount: N/A
Department:	
Prepared By: Richard Tramm	Exhibits: N/A
Date Prepared: August 16, 2019	

Subject

Consideration and Possible Action Regarding Budget Planning for the 2019-2020 Fiscal Year.
Consideration and Possible Action Regarding a Budget Hearing for 2019-2020 Budget

Recommendation

Discuss and consider as necessary.

Discussion

We will need at least 14 days from the date of this meeting before a public hearing can be scheduled due to legal posting requirements. A supermajority of the Board (at least 5 of 7 members) must attend the Public Hearing.

Approved By

City Administrator	Richard Tramm <i>RT</i>	Date: August 16, 2019


Montgomery EDC
AGENDA REPORT

Meeting Date: August 19, 2019	Budgeted Amount: N/A
Department:	
Prepared By: Richard Tramm	Exhibits: N/A
Date Prepared: August 16, 2019	

Subject
Discussion and Possible Action Regarding Tourism and Marketing Coordinator Position

Recommendation
Discuss item as necessary.

Discussion
We have received additional applications for this position. They will be available for review in executive session, if so desired by the Board.

Approved By		
City Administrator	Richard Tramm 	Date: August 16, 2019

Montgomery Economic Development Corporation
AGENDA REPORT

Meeting Date: August 19, 2019	Budgeted Amount: N/A
Department: Administrative	
Prepared By: Dave McCorquodale	Exhibits: Staff memo, sample TXTC project
Date Prepared: August 8, 2019	

Subject

Consideration and possible action regarding approval of Texas Target Communities design project.

Description

See the attached memo for and project sample for a description of the proposed project. The benefits of using the TXTC's landscape architecture studios for this phase of the project are:

- Multiple designs for a variety of projects—able to select specific concepts
- Ideas from an entity focused on learning and exploring current design trends
- Cost effective relative to professional design studios



The final product of this process will be drawings, written narratives, and design element examples that take the project through concept development (i.e. doesn't include final design docs or construction drawings ready to bid & build). The next step would be to contract with a design firm to refine the design and produce construction drawings. Subsequent steps would include bidding and project construction.

The goal of this phase of the project is to have a collection of ideas and be able to refine the City's vision for these project areas.

Recommendation

Consider whether to approve the expenditure of \$15,393 for the Texas Target Communities design project.

Approved By

Asst. to City Admin.	Dave McCorquodale 	Date: 8/8/19
City Administrator	Richard Tramm 	Date: 8/8/19



July 29, 2019

RE: Memo for participation in Texas Target Communities

In late April, the City submitted a Letter of Interest in response to TAMU's Texas Target Communities 2019 Call for Community Planning Projects. This program partners with small communities around the state to provide community planning support utilizing design studios in TAMU's Landscape Architecture and Planning programs.

- Projects are senior-level design projects
- Proposal is for 2 studios of approximately 20 students each + 2 professors
- Areas of focus
 1. Downtown Revitalization
 2. Historic Preservation and Tourism
 3. Ecological Connectivity
 4. Walkability and Active Living
 5. New Residential Typologies
- Proposal for participation cost of \$15,393 + help of Dave McCorquodale as a liaison
- Proposed meeting the morning of August 27th with the City & professors (2 hours)
- Final project completion/presentation mid-December

Place in Budget Narrative and MOA

Institution Name Texas A&M University
Program Texas Target Communities
Partner City of Montgomery
Item

	Total
Personnel (<i>Student Worker- Hourly</i>)	\$7,500.00
Courses	\$4,500.00
SUB-TOTAL PERSONNEL & BENEFITS	\$12,000.00
Travel	\$393.00
Supplies	\$2,000.00
Final production	\$1,000.00
TOTAL DIRECT COSTS	\$15,393.00
TOTAL DIRECT & INDIRECT COSTS (Project Total Costs)	\$15,393.00

See memo for project description

Montgomery Economic Development Corporation
Statement of Income, Expenditures, and Changes in Net Assets

	2016-17	2017-18	2017-18	2018-19
	Actual	Budget	Estimated	Adopted Budget
Beginning net assets (fund balance)	\$ 834,815	\$ 648,220	\$ 786,030	\$ 748,230
Income				
Sales tax (one-half of one percent)	500,557	530,000	575,000	575,000
Interest income	2,979	950	3,000	3,200
Miscellaneous	-	-	-	-
Total Income	<u>503,536</u>	<u>530,950</u>	<u>578,000</u>	<u>578,200</u>
Total Appropriable Funds	<u>1,338,351</u>	<u>1,179,170</u>	<u>1,364,030</u>	<u>1,326,430</u>
Expenditures				
Public Infrastructure (Category 1)				
Downtown development improvements	83,295	55,000	66,000	60,000
Utility extensions	159,987	180,000	150,000	39,200
Flagship development improvements	9,800	8,000	4,500	-
Transfer to debt service	130,500	160,000	160,000	160,000
Total Infrastructure	<u>383,582</u>	<u>403,000</u>	<u>380,500</u>	<u>259,200</u>
Business development and retention (Category 2)				
Sales tax reimbursement	-	35,000	47,500	76,900
Economic development grant program	-	20,000	20,000	15,000
Total business development	<u>-</u>	<u>55,000</u>	<u>67,500</u>	<u>91,900</u>
Quality of life (Category 3)				
Seasonal decorations	9,940	6,000	1,300	7,600
Christmas lighting, civic association	2,543	1,600	2,500	-
Walking tour	500	4,000	6,000	6,000
Downtown enhancement projects	-	20,000	10,000	20,000
Removal of blight	10,791	15,000	12,000	15,000
Downtown signs	-	1,000	-	-
Fernland improvements	-	4,000	-	-
Heritage village detention pond improvements	10,450	-	-	-
Events	-	-	-	35,000
Total quality of life	<u>34,224</u>	<u>51,600</u>	<u>31,800</u>	<u>83,600</u>
Marketing and tourism (Category 4)				
Promotional video	1,900	1,500	3,000	-
Website	7,976	2,000	3,000	3,000
Brochures / printed literature	5,626	5,000	7,500	10,000
Events	-	-	-	-
Christmas in Montgomery	5,000	5,000	5,000	-
Wine and music festival	9,500	10,000	10,000	-
Antique show and festival	10,000	10,000	10,000	-
Texlan heritage festival	16,000	8,000	-	-
Total marketing and tourism	<u>56,002</u>	<u>41,500</u>	<u>38,500</u>	<u>13,000</u>
Administration (Category 5)				
Reimbursement of General fund expenses	37,500	37,500	37,500	107,500
Montgomery area chamber of commerce office	30,800	32,000	32,000	-
Internship program	-	10,000	2,500	10,000
Miscellaneous expense	4,372	6,000	9,000	1,000
Consulting (professional services)	2,667	10,000	15,000	10,000
Travel and training	3,174	2,800	1,500	2,000
Total administration	<u>78,513</u>	<u>98,300</u>	<u>97,500</u>	<u>130,500</u>
Total expenditures	<u>552,321</u>	<u>649,400</u>	<u>615,800</u>	<u>578,200</u>
Net income (loss)	<u>(48,785)</u>	<u>(118,450)</u>	<u>(37,800)</u>	<u>-</u>
Ending net assets (fund balance)	<u>\$ 786,030</u>	<u>\$ 529,770</u>	<u>\$ 748,230</u>	<u>\$ 748,230</u>

2019 Call for Community Planning Projects

Texas Target Communities - Texas Planning Initiative



TEXAS A&M
UNIVERSITY

Texas A&M University's Texas Target Communities Program (TXTC) is seeking small towns/cities with populations less than 15,000 and rural counties interested in technical assistance on strategic planning, development projects, or long-term recovery planning to increase resiliency in your communities.

PURPOSE & BACKGROUND

TXTC is an award winning service learning program and university-wide community engagement initiative, where faculty, professional staff, and students from the Department of Landscape Architecture and Urban Planning and the Public Partnership & Outreach efforts of Texas A&M University join with your citizens to provide technical assistance in developing locally tailored planning, design, and development strategies. This annual *Call for Community Planning Projects* allows Texas A&M an opportunity to identify uniquely positioned and timed needs of Texas communities.

MISSION

TXTC is committed to shaping the future of Texas' underserved communities by providing process facilitation and access to information from the array of discipline expertise at Texas A&M University. TXTC seeks to help citizens become more informed, engaged and effective decision makers in the face of complex choices, which influence their collective community resiliency.

BENEFIT TO COMMUNITIES & TEXAS A&M UNIVERSITY

TXTC utilizes a community-focused process to identify and leverage local assets to pursue promising strategies. A local *community taskforce* commits to participate in regularly scheduled meetings where they learn from past, create a vision for the future, prioritize strategies and identify needed steps for implementation. The *community task force* will have access to subject matter experts from the academic fields and affiliated state agencies at Texas A&M University; while our faculty, staff and students receive real world experience and information on effects of effective planning.

TXTC provides each *community task force* with a point of contact for facilitation, data to inform strategy selection, designs for alternative scenarios, consultation on implementation and a written planning document, which includes full documentation of the process and planning that can be used by community leadership to advance direction setting and apply for appropriate implementation funding.

PAST PLANNING PROJECT SUCCESS

Since 1980, TXTC has assisted over 60 communities across Texas and has been recognized by the national American Planning Association for exemplary efforts and quality of work. See examples of past work at <http://ttc.arch.tamu.edu> or:

Liberty County Strategic Plan <http://oaktrust.library.tamu.edu/handle/1969.1/158267>

Nolanville Comprehensive Plan <http://oaktrust.library.tamu.edu/handle/1969.1/155934>

HOW TO PARTNER WITH TEXAS A&M UNIVERSITY

The lead administrator for your city or county should submit a letter of interest (LOI) describing your community's planning project need, community history, current conditions, and ability to recruit a diverse community task force of stakeholders willing to work collaboratively on the community planning project. The LOI should be no longer than two (2) pages. **DEADLINE is April 29, 2019.** Selected projects will be notified by May 15th and planning work will be coordinated with each selected community between June 2019 and September 2020.

FORWARD ANY QUESTIONS, COMMENTS AND LOI SUBMISSIONS:

Texas Target Community

slharms@tamu.edu

MS 1245 TAMU

979-845-7673

401 Joe Routt Blvd #800

College Station TX 77843-1245

**PUBLIC PARTNERSHIP &
OUTREACH**

**INSTITUTE FOR SUSTAINABLE
COMMUNITIES**

**LANDSCAPE ARCHITECTURE &
URBAN PLANNING**

VISION THEMES

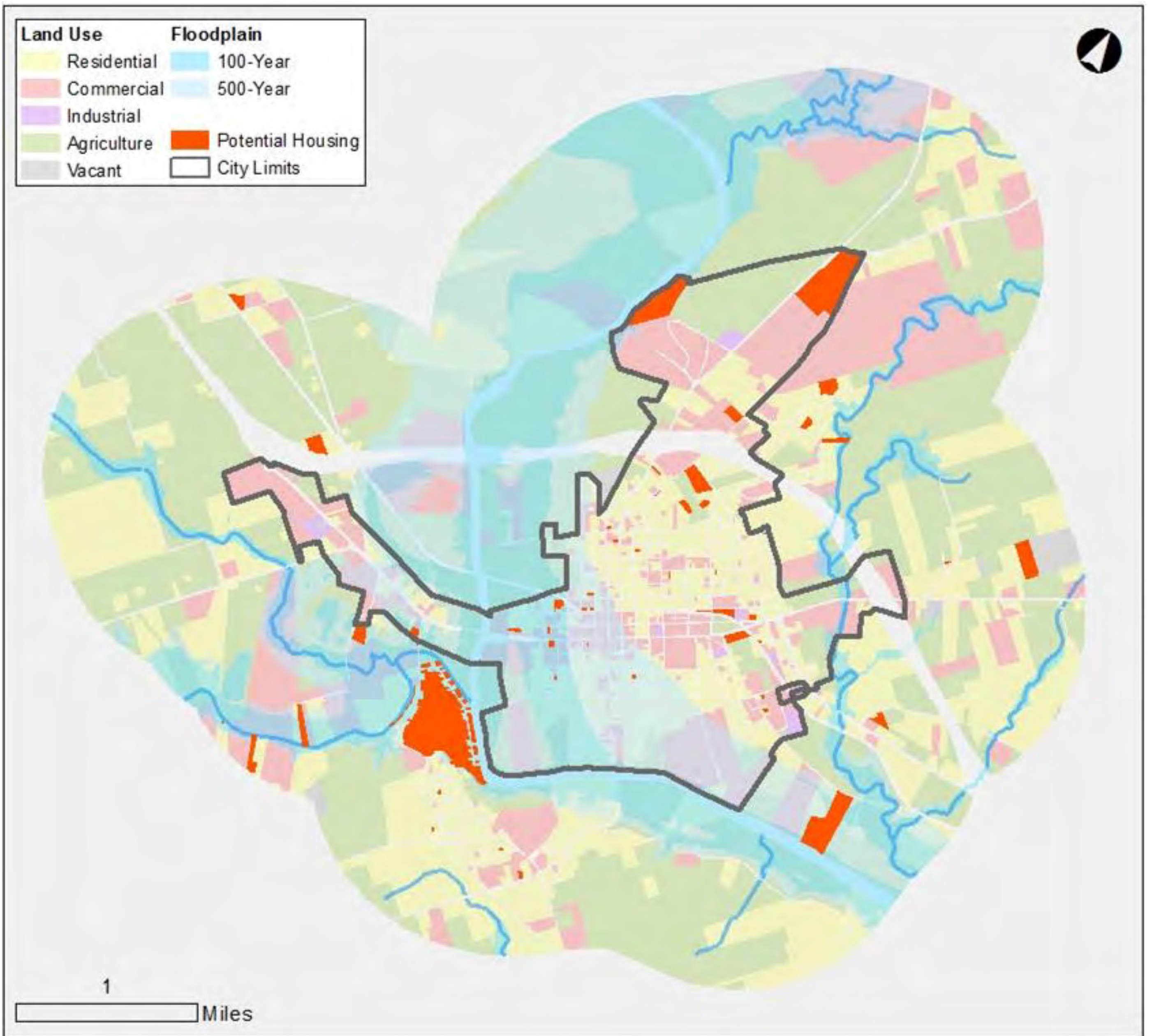
-  **Preserved Social and Historic Fabric**
-  **Hometown Atmosphere**
-  **Quality Development**

KEY MOTIVATION

- **Limited parcel vacancies within City Limits**
 - 3% vacancy rate
- **Housing need for middle income levels**
 - 30% of homeowners & 47% of renters are cost-burdened
- **Hurricane Harvey recovery**
- **Mitigate flood hazards**
 - 29% of residential homes are located within the 100 or 500 year floodplain



RECOMMENDATIONS



1) SPACE FOR HOUSING

Parcels highlighted in orange are vacant and owned by Fayetteville County, the City of La Grange, or by private landowners. These parcels are recommended for potential land acquisition for the location of the Community Land Trust or for the City's Land Acquisition Fund.

2) ACCESSORY DWELLING UNITS (ADUs)

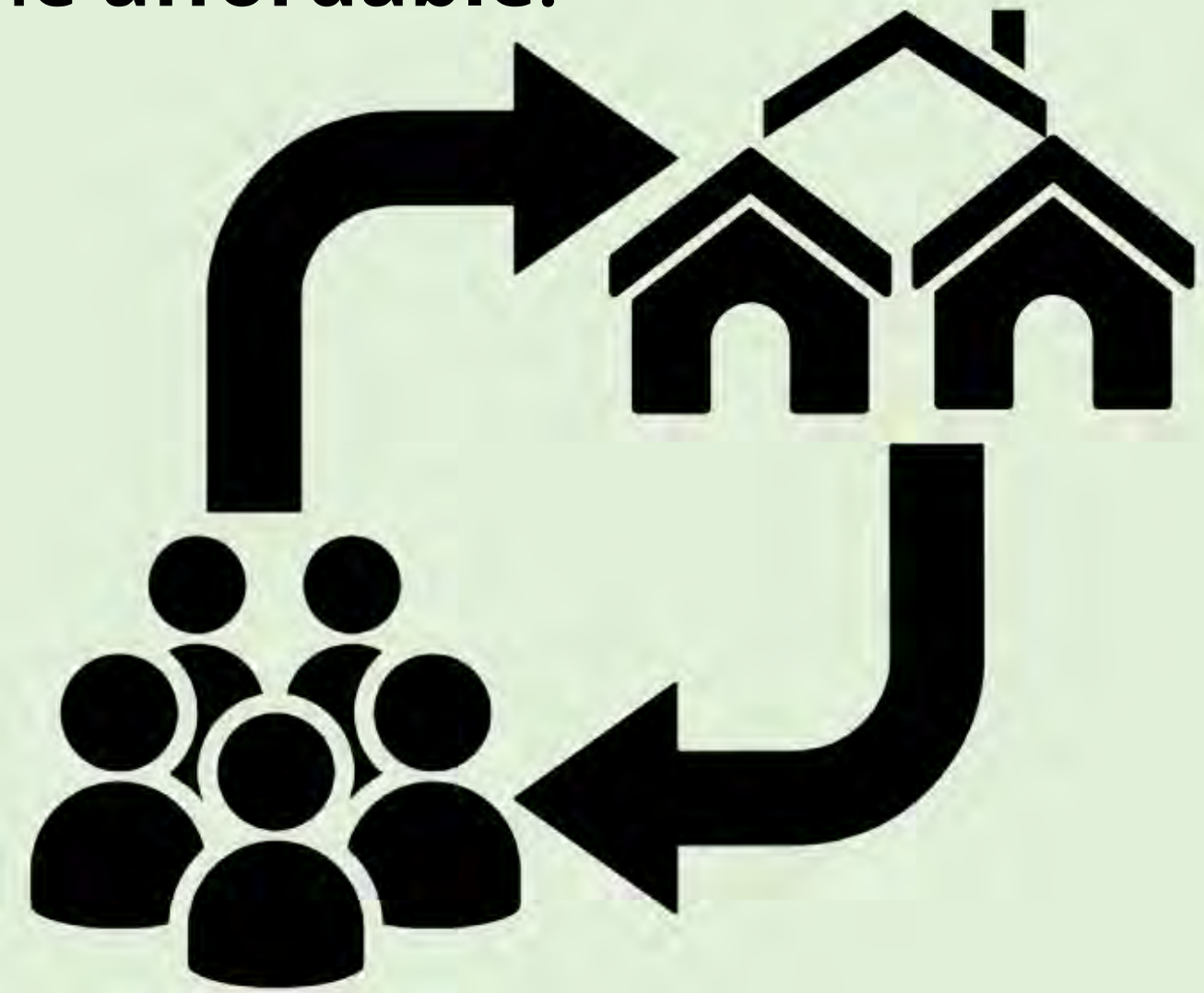
ADUs - often referred to as accessory apartments, second units, or granny flats - are additional living quarters on single-family lots that are independent of the primary dwelling unit. ADUs provide affordable housing, reduce sprawling development through urban infill, and allow seniors to age in place. Additionally, ADUs increase the supply of affordable housing and can supplement homeowners' mortgage payments.

NEXT STEPS

- Utilize existing ordinance that allows Accessory Dwelling Units (ADUs)
- Adopt recent International Building Code regulations
- Identify vacant parcels available for land acquisition
- Create a Land Acquisition Fund through the City
- Coordinate with local nonprofit groups to create a Community Land Trust
- Update floodplain regulations

COMMUNITY LAND TRUST

A Community Land Trust is a **non-profit, democratically governed** local organization which acquires and governs land **on behalf of the community**. The Trust owns the land and the residents buy or rent the home, making the home affordable.

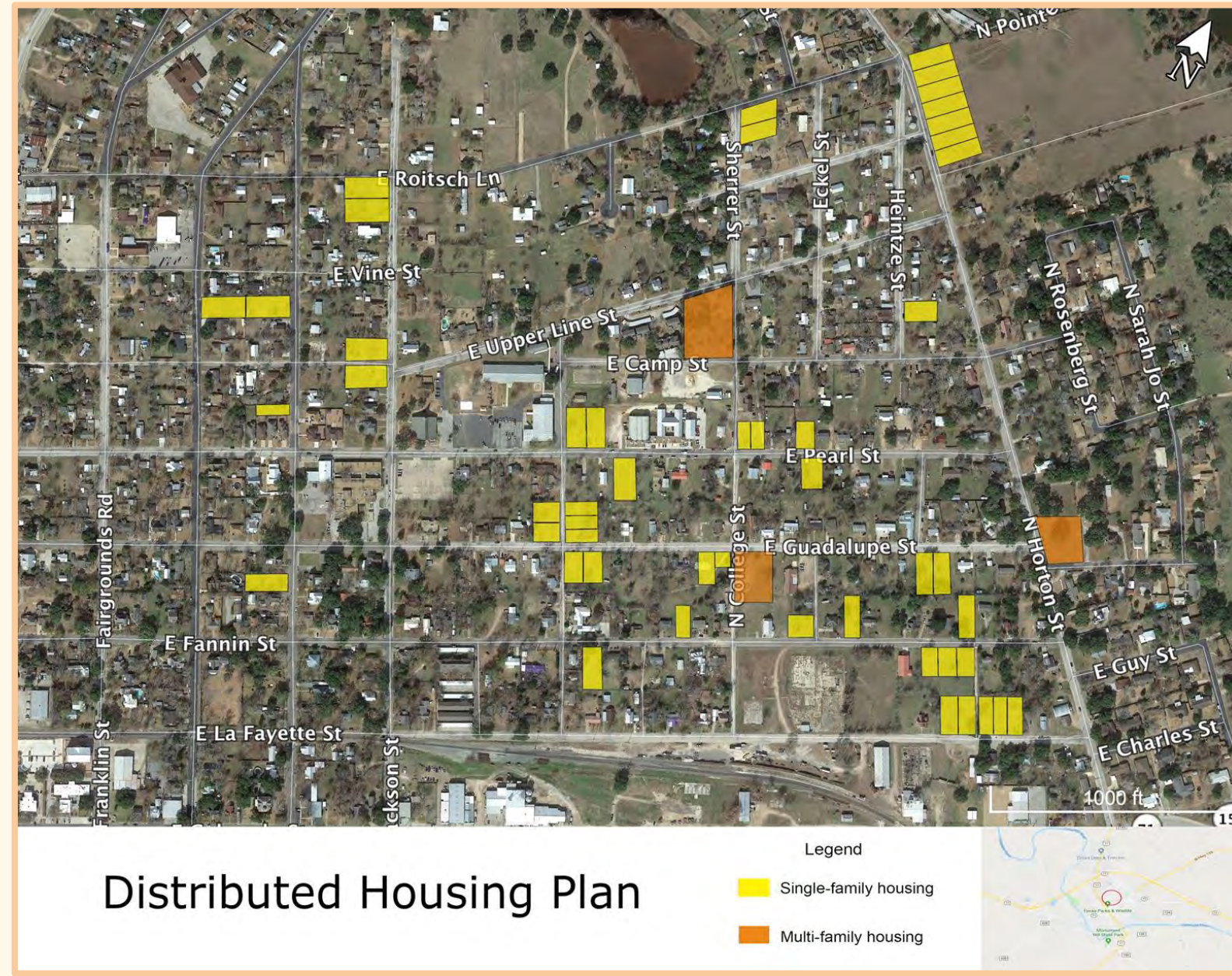


FUNDING

- **Nonprofit Organizations**
- **City Fund**
- **Grants**
 - Federal Emergency Management Agency (FEMA)
 - Texas General Land Office
 - U.S. Department of Housing and Urban Development

A Infill Housing Trust

A housing trust facilitates the development of affordable housing and sale of homes while leasing out the land they stand on. Centralized housing trusts develop a large parcel into a subdivision, while distributed housing trusts choose a distributed set of vacant parcels on which to construct new homes. Residents agree to limit the amount that they resell their homes for, making housing trusts a long-term solution to an affordable housing shortage.



B Housing Trust Scenario

PURPOSE

- ❖ Provide housing for low to moderate income families
- ❖ Help families build equity
- ❖ Increase city's overall housing stock
- ❖ Assist in recovery for Hurricane Harvey survivors

Existing Conditions

- ❖ Shortage of affordable housing in La Grange
- ❖ Over 300 homes destroyed by Hurricane Harvey
- ❖ Need of 518 additional homes by 2040

NEXT STEPS

- ❖ Create nonprofit to be Housing Trust
- ❖ Apply for grants
- ❖ Set Board of Directors
- ❖ Acquire land

RECOMMENDATIONS

- ❖ Implement a distributed housing trust model in La Grange
- ❖ Initial pricing and lease payments should be affordable
- ❖ Build homes on vacant parcels
- ❖ Locate new homes throughout already populated areas
- ❖ Consider current demand for affordable housing
- ❖ Acquire funding from outside sources
- ❖ Provide multi-family housing options

Proposed Single-Family Design



Proposed Multi-Family Design



Demand

Currently:

- ❖ Affordable housing for an average household in La Grange costs \$882/month including utilities, property tax, maintenance, and furnishings
- ❖ Every household that makes less than \$35k is housing cost burdened
- ❖ Demand for affordable housing is very high, but supply is low
- ❖ About 2,500 people commute into La Grange

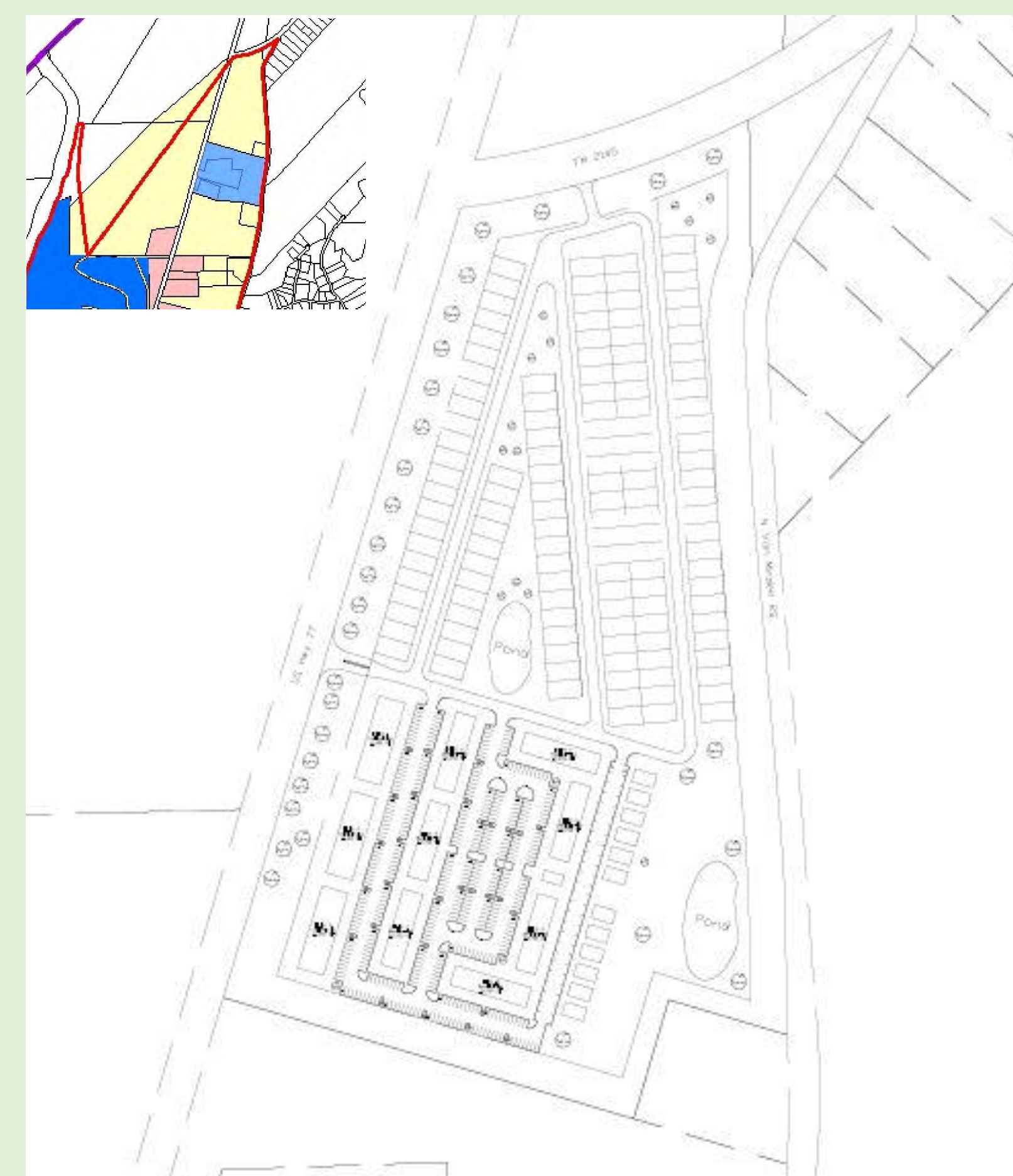
By 2030:

- ❖ The population is expected to grow by 1,480 people
- ❖ 640 additional housing units will be needed to accommodate for the growth

RECOMMENDATIONS

- ❖ Housing Trust requires a large, flat parcel of land located outside of the floodplain
- ❖ Land immediately north of St. Mark's Medical Center meets all 3 criteria
- ❖ Utilize volunteer organizations for construction
- ❖ Build in phases to reduce upfront cost
- ❖ Apply for grants through Rebuild Texas and the Department for Housing and Urban Development

Housing Trust Site Plan



Cost Analysis

Average Cost	\$75,000.00
Homes Built	146
Cost of Homes	\$10,950,000.00
Cost of apartments	\$125/ft ²
Number of apartment per building	12
Ft ² per apartment	1000
Total ft ² per building	12000
Cost per building	\$1,500,000.00
Number of apartment buildings	7
Total cost of apartments	\$10,500,000.00
Cost of Land	\$1,600,000
Total cost of Development	\$23,050,000.00

Townhome Example



Single Family Housing Example



HUD's Fayette County NSP Income Limits 2018

Occupants	50% AMI*	Monthly cost	120% AMI	Monthly cost
1	22850	\$ 571.25	54750	\$ 1,368.75
2	26100	\$ 652.50	62600	\$ 1,565.00
3	29350	\$ 733.75	70400	\$ 1,760.00
4	32600	\$ 815.00	78250	\$ 1,956.25
5	35250	\$ 881.25	84500	\$ 2,112.50
6	37850	\$ 946.25	90750	\$ 2,268.75

*HUD requires that a minimum of 25% of households in the trust are below 50% Fayette County's median income of \$51,290 to receive funding.

VISION THEMES



KEY MOTIVATION

- Quality parks are beneficial to communities physically, mentally, and economically
- Green space benefits include reducing stress, blood pressure, improving mood, and increasing physical activity
- Parks can bring economic benefits such as higher property values and tourism
- Parks can be used by people of all ages and economic status
- Many community members involved in the planning process expressed an interest in:
- Connecting multiple parks will allow citizens and visitors to access the natural resources of the city
- Utilizing the river as a recreational asset will help increase economic growth
- Continual maintenance and amenities at specific parks can help increase their usage
- Determining areas that are prone to flooding and designating them as greenspace areas with limited future development will decrease flood damage in the future

COMMUNITY FEEDBACK

- During previous meetings, many community members involved in the planning process expressed an interest in:

-A river trail connecting multiple parks to each other and areas throughout the city

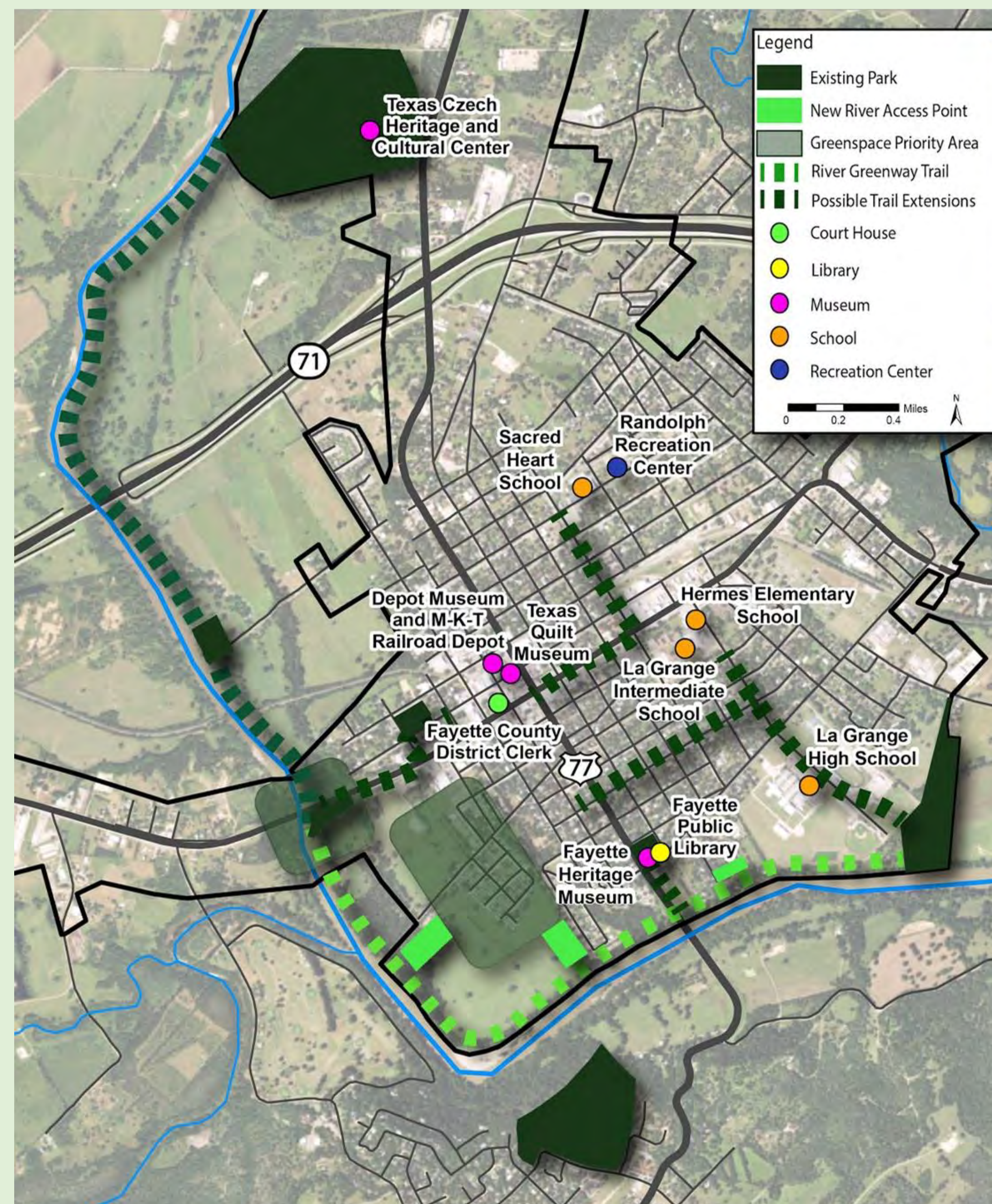
-Utilizing the river as a recreational asset

-Upgrading maintenance and amenities at specific parks

CURRENT AMENITIES

Parks	Amenities																
	Restrooms	Picnic Tables	Handicap Accessible	Playground	Baseball Fields	Softball Fields	Basketball Court	Volleyball Court	Soccer Fields	Disc Golf Course	Walking Trails	Boat Ramp	Swimming Pool	Gazebo	Canoe Launch	Fishing Pier	Group Tent
Buffalo Trail Park (Boat Ramp Park)		●	●					●				●					●
Fayette County Fairgrounds	●		●		●	●				●							
Heritage Park		●	●	●										●			
Kruschel Park		●	●	●	●		●	●			●	●					
Northside Park	●	●	●					●									
White Rock Park	●	●	●	●	●			●	●		●				●	●	
Monument Hill & Kreische Brewery State Historical Parks	●	●	●	●													●

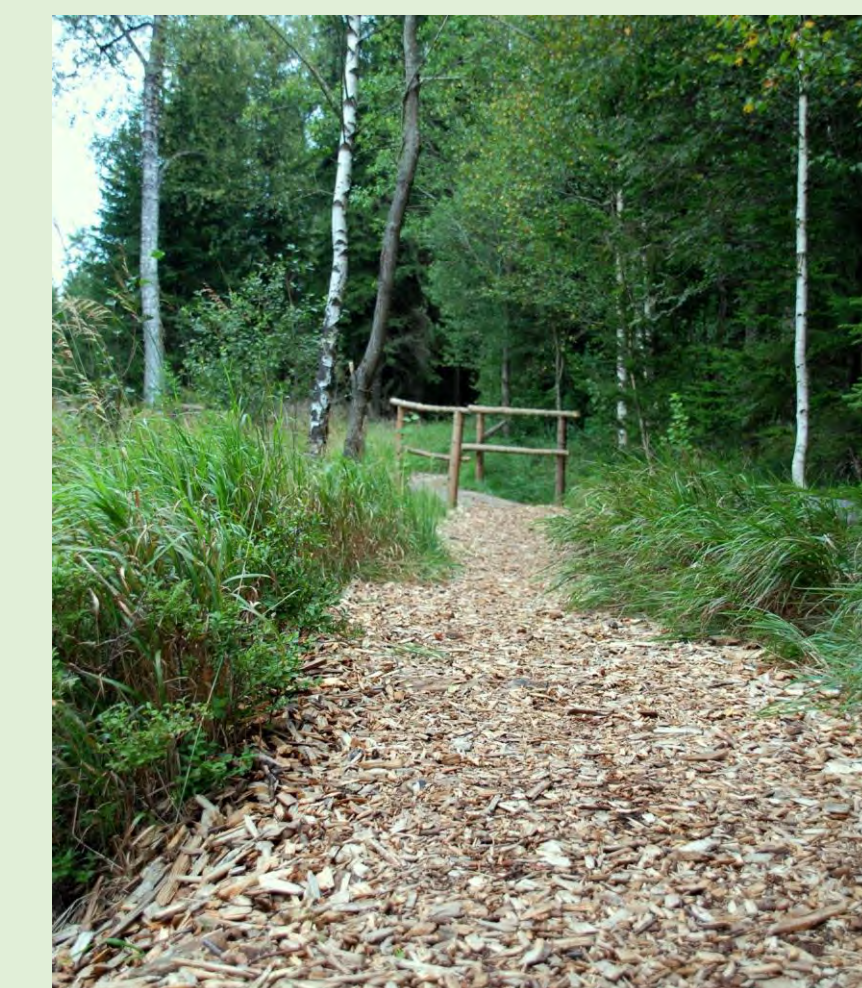
RECOMMENDATIONS



Proposed River Trail and Access Map

NEXT STEPS

- Increase monitoring of parks for maintenance needs
- Create an ordinance to institute park signage that alerts citizens to park operating hours and amenities
- Increase connectivity between parks by establishing a trail connecting the Fayette County Fairgrounds, Northside Park, Buffalo Trail Park, and White Rock Park
- Inventory all parks for amenity availability
- Inventory the river for most suitable areas for access points
- Institute weekly public activities at lesser used parks



Example of Trail



Example of River Recreation



Example of Park Signage



Example of Skate Park

FUNDING

- TPDW Local Park Grant Program
- TDPW Recreational Trails Grant
- Impact fees
- Land Dedication

A Colorado River Conservation Trails

Phase 1 This initial phase will include the addition of several miles of trails, as well as new access points to the river.

Phase 2 will focus on the northern part of the river by the fairgrounds. Extending the first phase and adding several stormwater management elements.

Phase 3 will be the connection phase, allowing pedestrian flow between the first two phases.

Each phase will specialize in recreation and conservation.

NEXT STEPS

- Propose plans for River Greenway Trail
- Solidify details with stakeholders
- Secure Funding for Phase One
- Start acquisition process
- Consult with developers, landscape architects, etc
- Begin Phase One, Repeat for Other Phases

B Recreation, Conservation, and Education: A River Trail

A proposed river trail would be designed to incorporate green elements, educational and recreational opportunities, as well as efforts towards conservation and restoration. The purpose of the trail is to encourage healthy lifestyles, environmental and natural habitat conservation, and to provide engaging activities for all age groups. The need for such a trail in La Grange is great, as there is no other development like it.

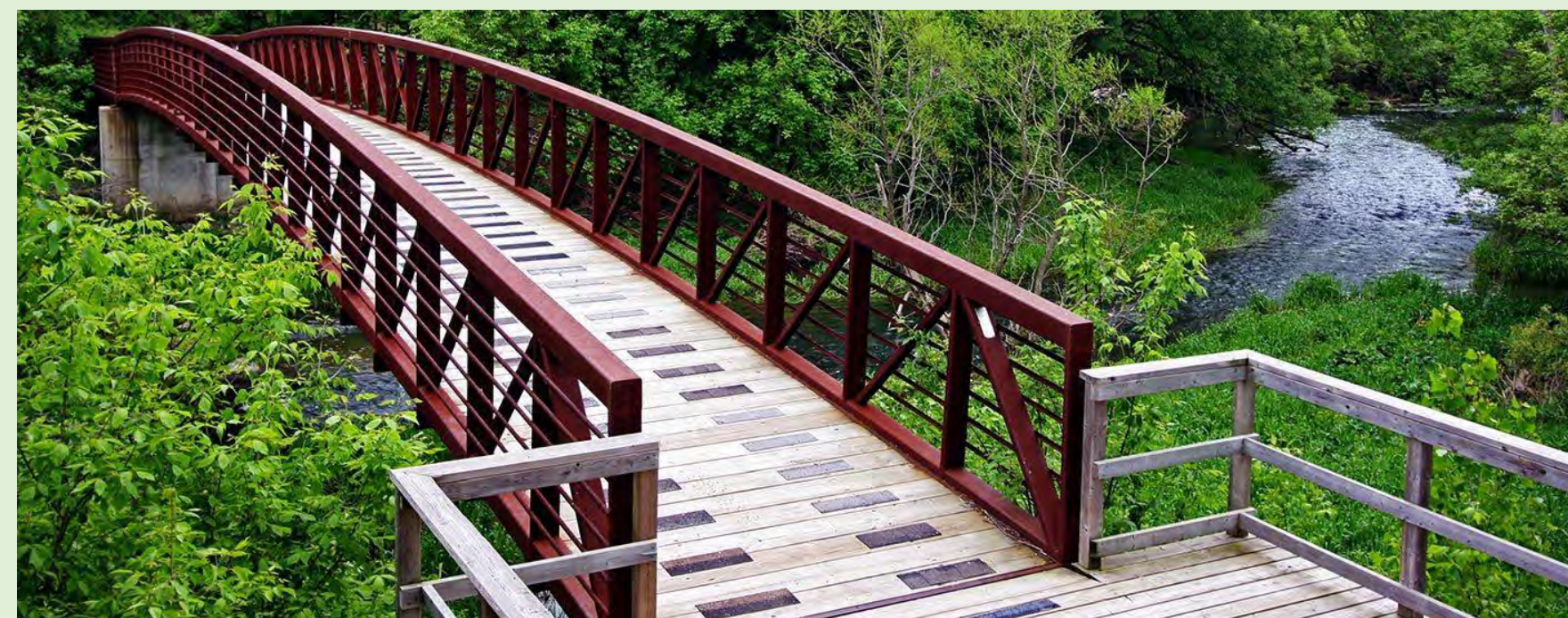
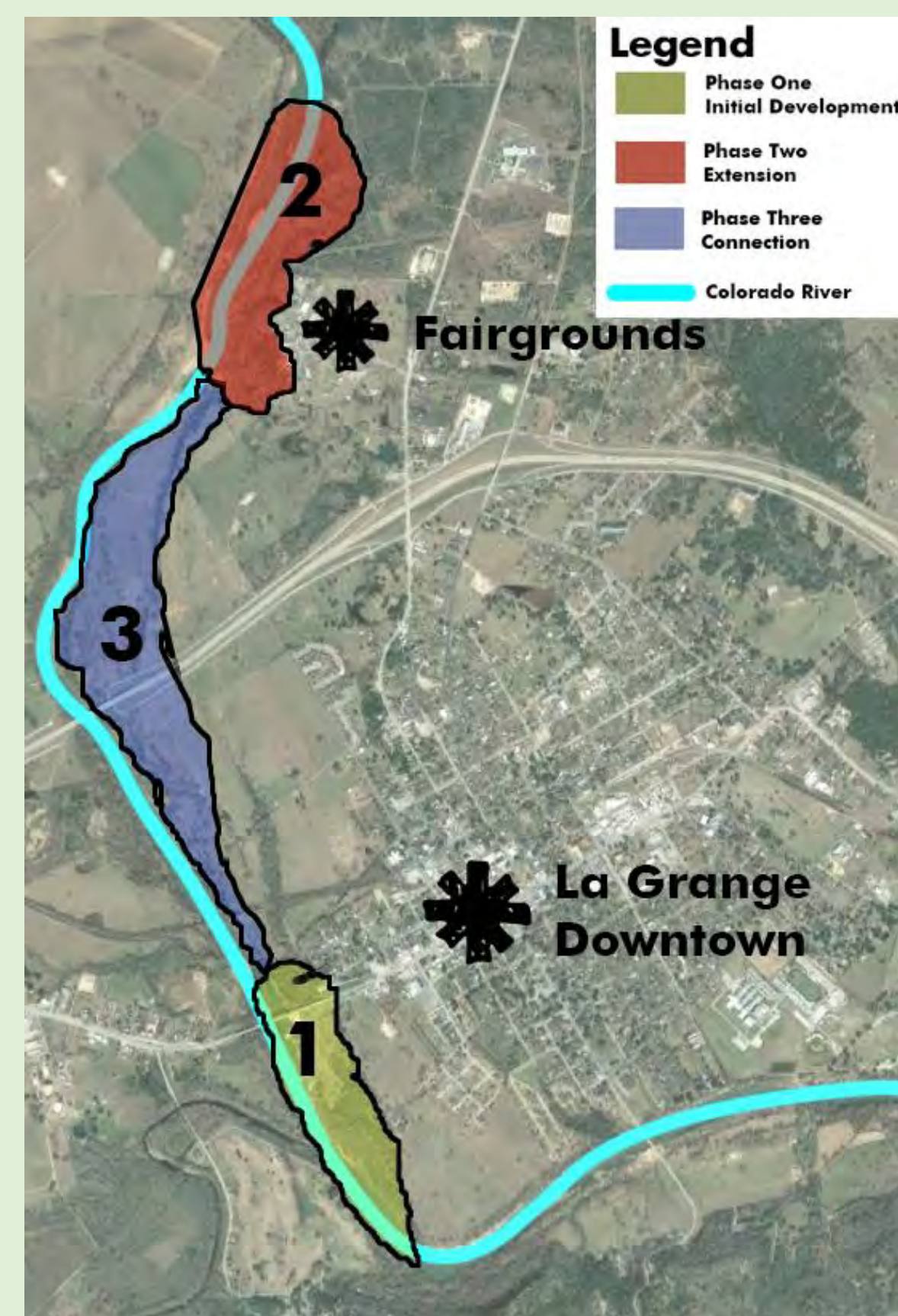
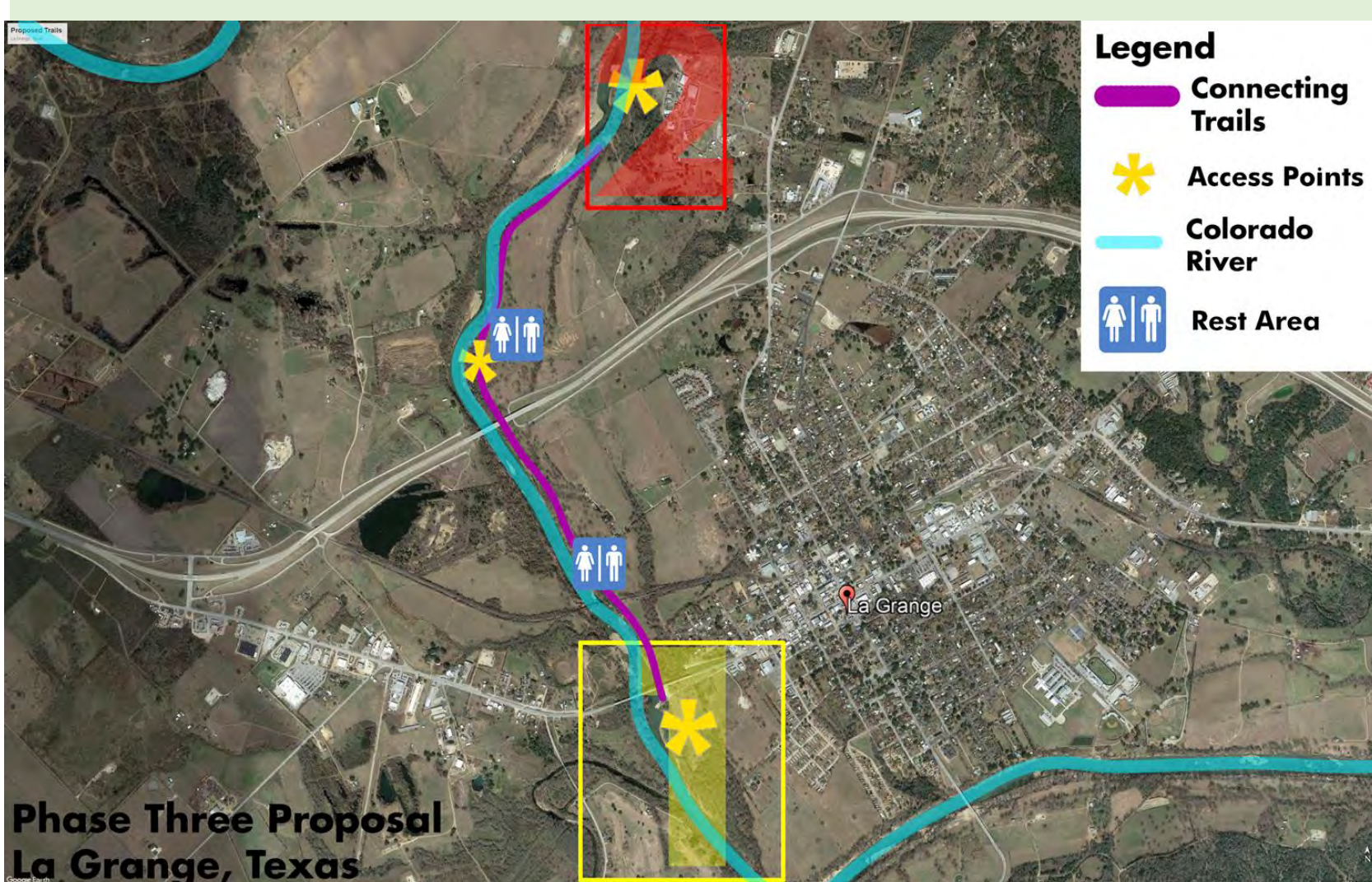
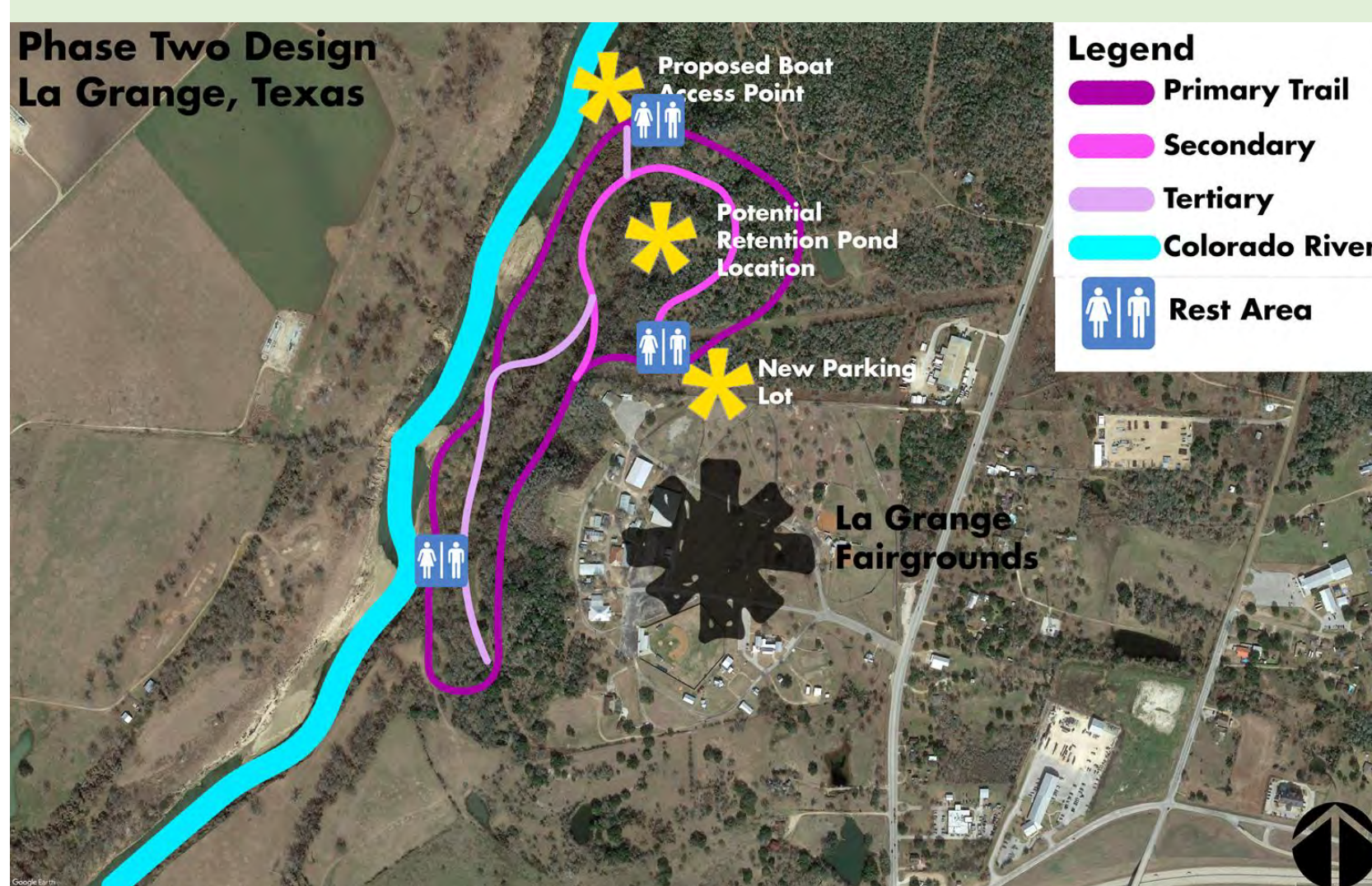
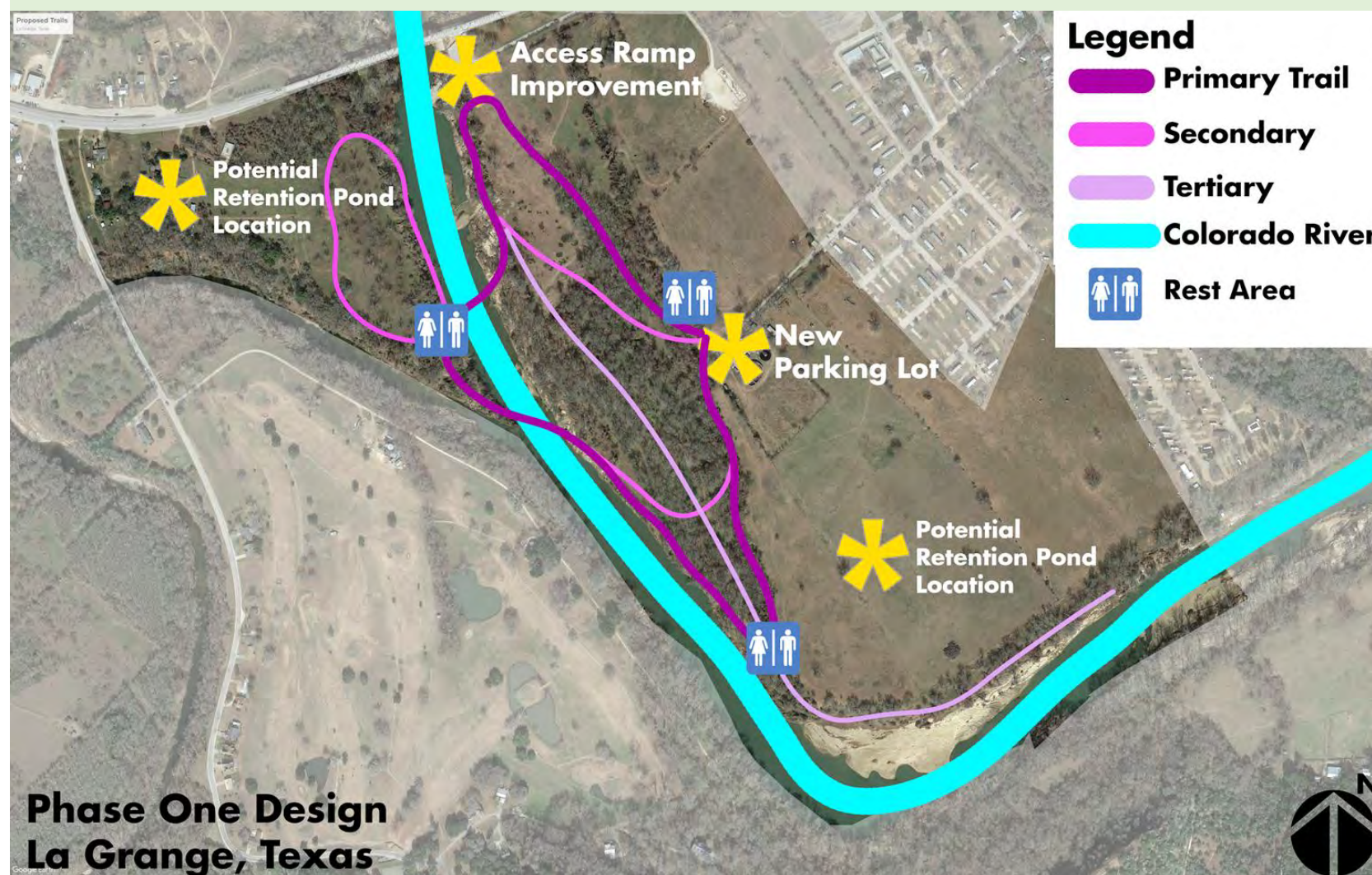
Potential Funding Opportunities

- ❖ Grants for Wildlife Habitat Conservation through Texas Parks and Wildlife
- ❖ Tourism Grant Program
- ❖ River, Trails, and Conservation Assistance Program through the National Park Service
- ❖ Grants through KaBoom

KEY FEATURES

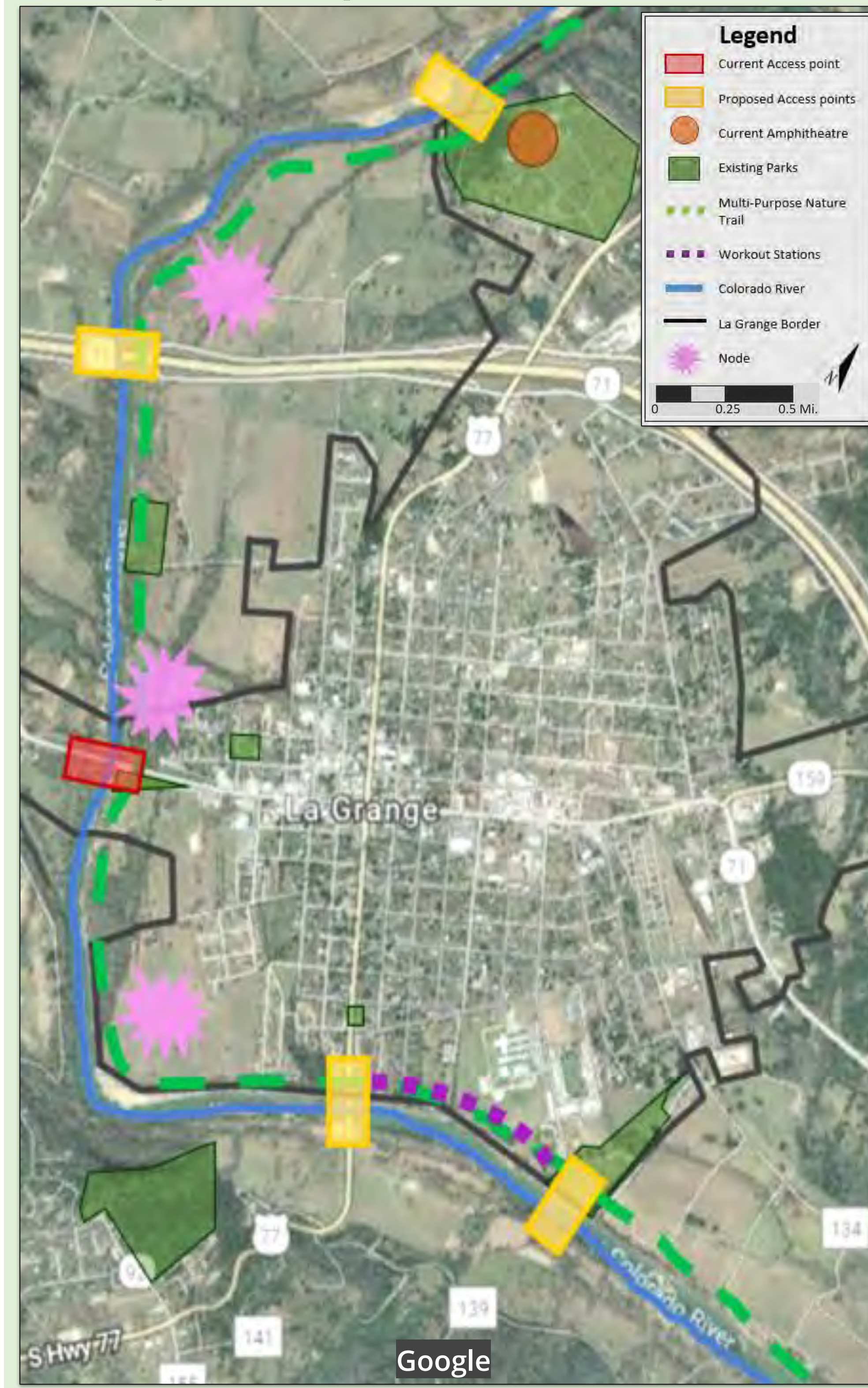
- ❖ A 4.77 mile trail connecting the Fayette County Fairgrounds to White Rock Park (P1 - P4)
- ❖ Additional access points along river trail (P2)
- ❖ An outdoor classroom for school field trips, outdoor concerts, festivals, etc. (P2)
- ❖ A recreational equipment renting facility, providing items relating to kayaking, fishing, tubing, rollerblading, skating, etc. (P2)
- ❖ A boat launch station (P2)
- ❖ A monarch butterfly conservation habitat and sanctuary (P3)
- ❖ A wheeled-sports element for rollerblading and skateboarding (P3)
- ❖ Geocaching opportunities (P3)
- ❖ Workout and memory stations for use of people of all age groups (P3)
- ❖ Pedestrian bridges to easily cross river (P4)

RECOMMENDATIONS

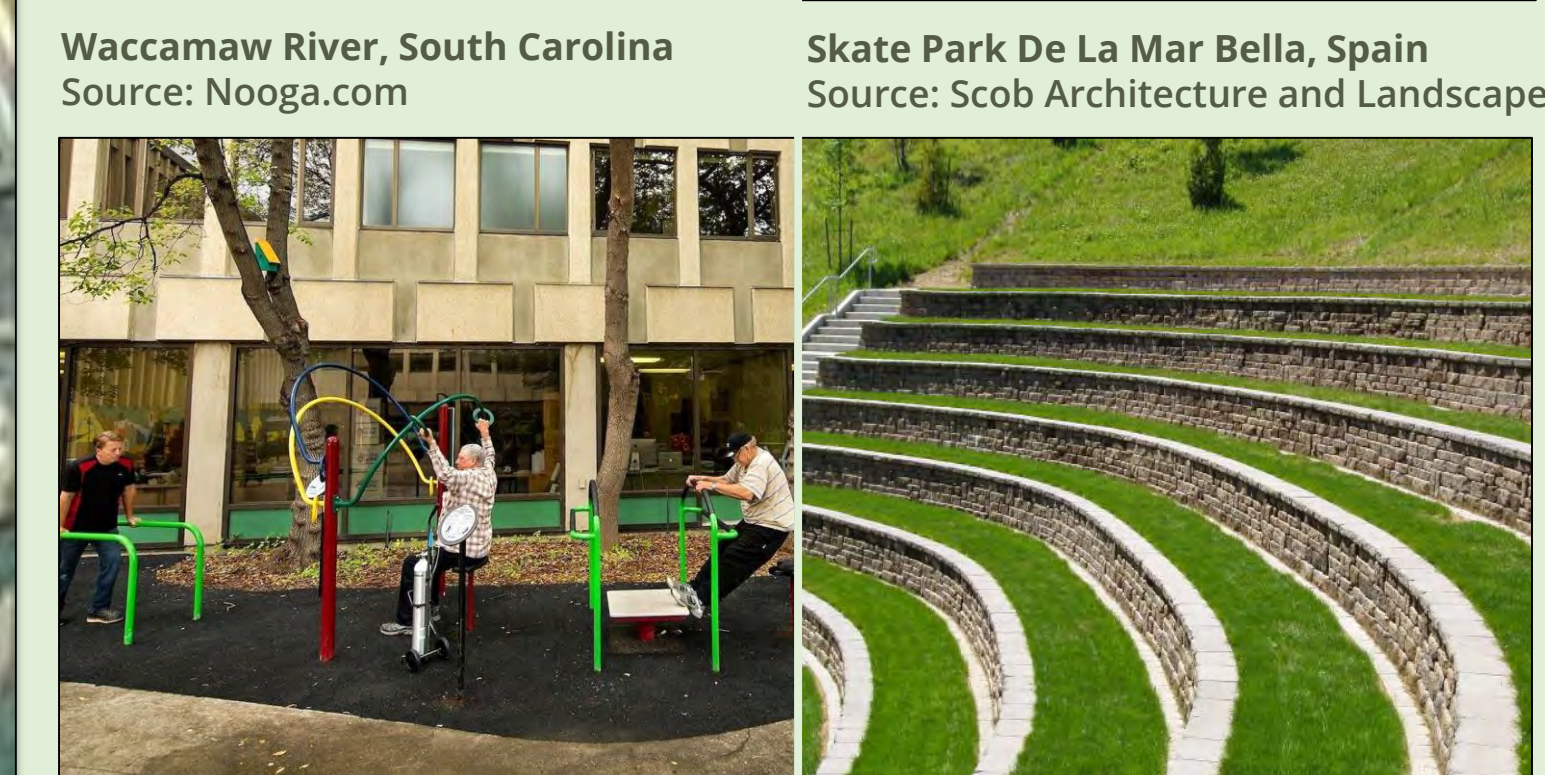
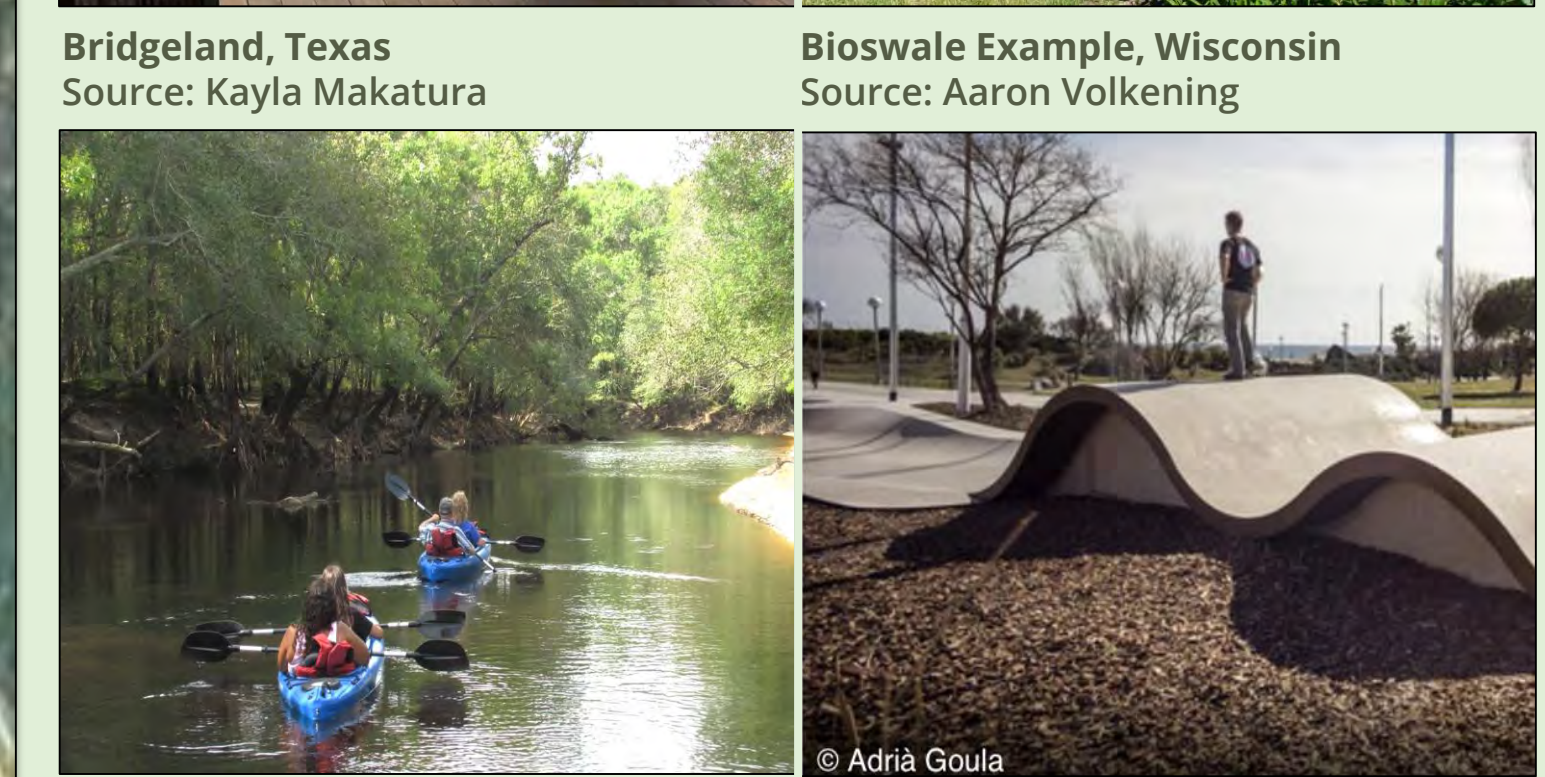


RECOMMENDATIONS

Conceptual Map



Proposed Design Elements



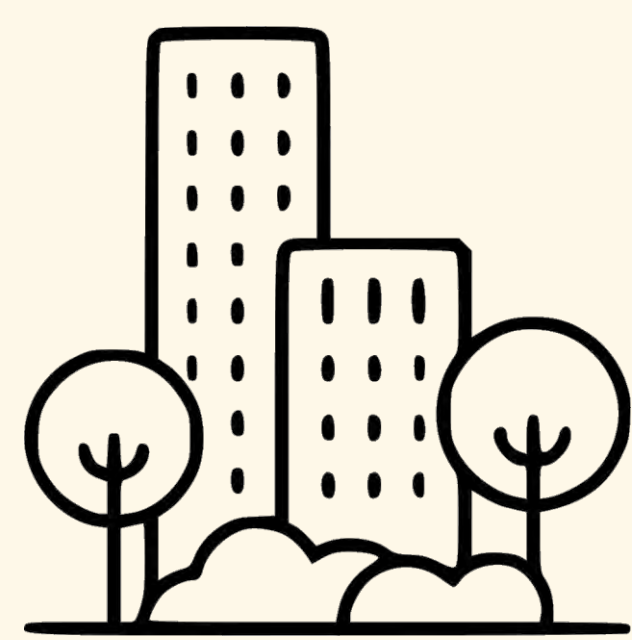


COMMUNITY FACILITIES & INFRASTRUCTURE

VISION THEMES



1. Desirable living environment



2. Residential character



3. Economic strength



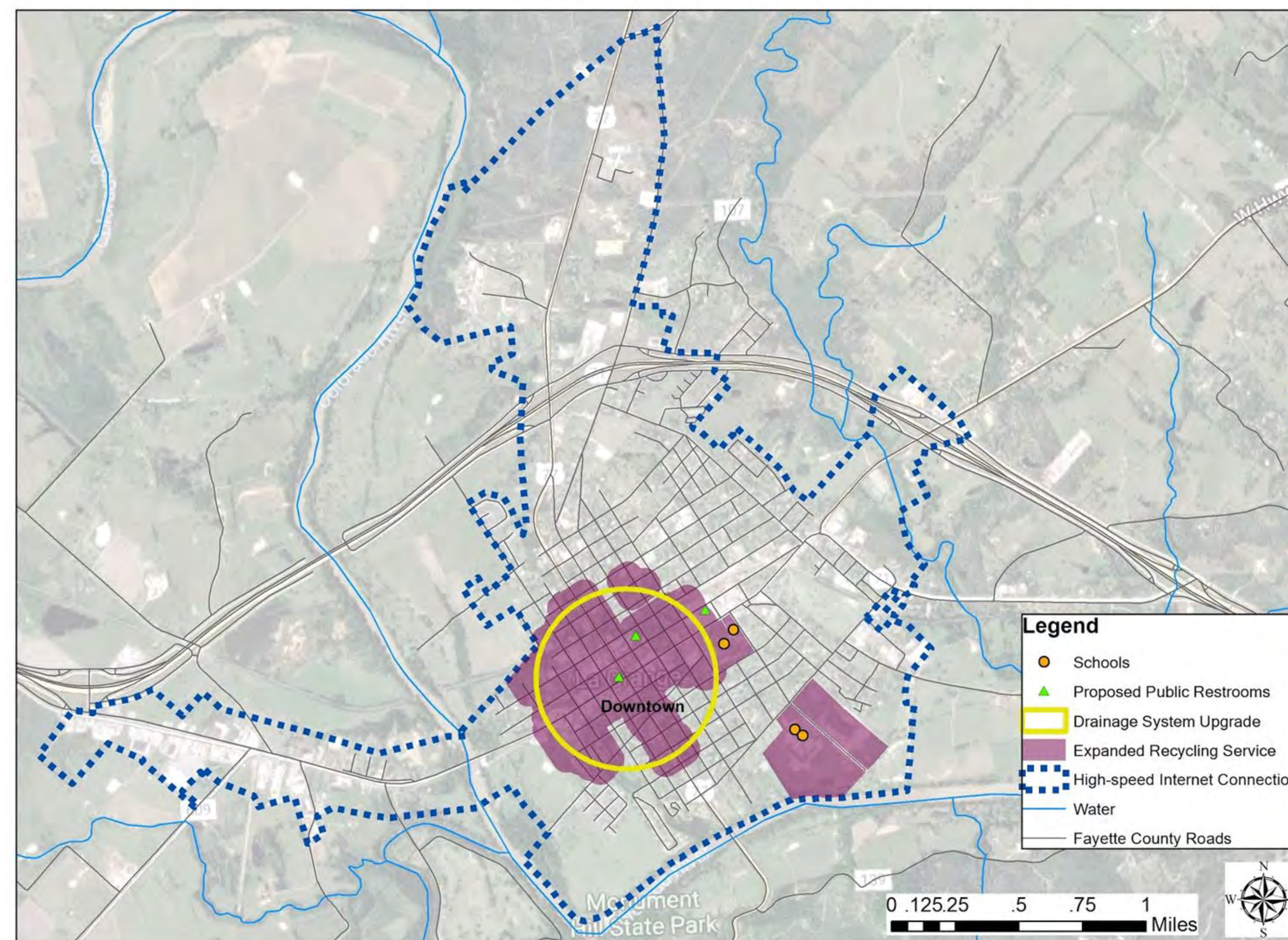
4. Quality of life

KEY MOTIVATION

- Reduce response time by EMS, fire and police - additional services and resources.
- Enact measures for citizen welfare from natural and manmade disasters through development outside the floodplain.
- Promote historic and cultural aspects to attract tourists through increased signage.
- Improve accessibility of high-speed internet to benefit businesses and educational services.
- Promote recycling programs in residential, business, and educational facilities.

RECOMMENDATIONS

Infrastructure Services Area



NEXT STEPS

- Build additional EMS facilities to address standard response time, specifically areas to the north where the most growth is occurring.
- Identify funding opportunities to hire additional police officers at competitive pay compared to surrounding areas.
- Develop and plan community facilities outside the floodplain.
- Enhance visibility of historic facilities through signage, online promotions, and maps.
- Develop a cooperation with reliable commercial recycling organization to implement and promote programs in the community.
- Establish and promote infrastructure improvement and new housing development timelines.
- Plan high-speed internet services throughout the community as identified within the infrastructure plan.

Goal 1: Providing adequate safety facilities.

Goal 2: Engaging facilities for the welfare of residents of all ages.

Goal 3: Maintain and protect historic facilities to enhance the sense of community and attract visitors to La Grange.

Goal 4: Reliable water, sewer, and drainage systems that serve the community equitably.

Goal 5: Well-connected and sustainable utility services throughout the community

FUNDING

- Assistance to Firefighters Grants (AFG)
- Certified Local Government Grants (CLG)
- Community Facilities Grants
- Local Historic Property Tax Incentives
- Rural Community Development Initiative
- Smart Growth Implementation Assistance (SGIA) program
- Clean Water State Revolving Fund (CWSRF)
- Community Development Block Grant (CDBG)
- Community Development Fund (Rural)
- Electric and Telecommunications Program
- Planning Capacity Building Fund (Rural)
- Rural Broadband Program
- Regional Solid Waste Grants Program
- Rural Water and Wastewater Disposal Loan and Grant Program
- Regional Water Supply and Wastewater Facilities Planning Program
- Small Towns Environmental Programs Fund (Rural)
- Water and Environmental Programs





COMMUNITY FACILITIES

A WATER CONSERVATION

Goals:

- Lower water consumption, especially in summer months
- Save money on capital projects
- Increase groundwater sustainability for future generations
- Improve drought management

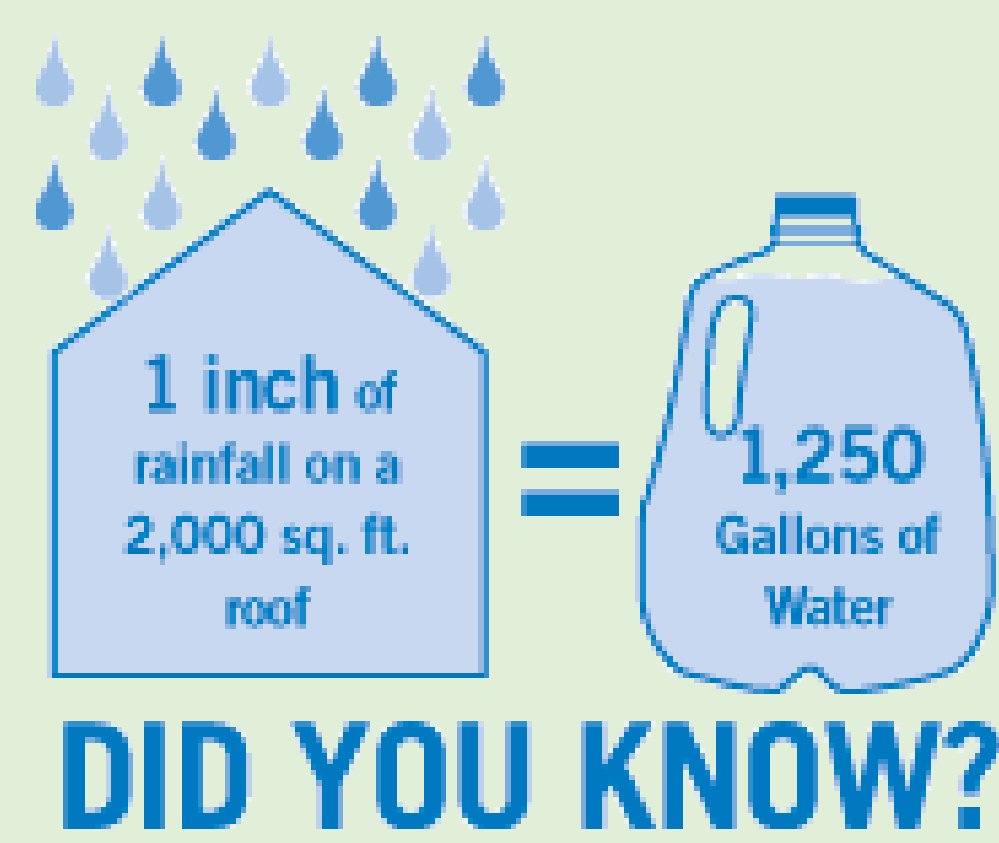
NEXT STEPS

- Survey resident interest
- Reach out to the La Grange Garden Club
- Implement policies
- Research Funding Opportunities:
 - U.S. Bureau of Reclamation Small Scale Water Efficiency Grants
 - Texas Water Development Board

RECOMMENDATIONS

Low-Flow Toilet Replacement Program

- Average home water use
 - 69.3 gpd
 - 26.7% used for toilets
- Average low-flow toilet saving
 - Between 30-42 gpd per toilet savings
- Eligibility
 - Home built before 1994
 - Reside in La Grange
- Benefits to City
 - Lower capital costs
 - Less stress on municipal and wastewater systems
 - Less aquifer demand



Rainwater Harvesting

- Low cost; high savings
 - 1 inch of rainfall can yield about 600 gallons of water per 1,000 ft² of roof
- Benefits to using rainwater for gardening
 - Rainwater is free
 - Better for plants
- Community education
 - School programs
 - Workshops
 - Make your own rain barrel



Dry Landscape Rebate Program

- Eligibility
 - Reside in La Grange Water District
 - Must convert at least 500 ft² total
 - Plants must be from pre-approved list
- Benefits
 - Average savings of 96,000 gallons annually, 30% in total annual consumption
 - \$206 per annum in direct maintenance costs
 - 2.2 hrs-per-month reduction in landscape maintenance
 - 55.8 gallons/ft² savings yielded annually (SNWA, 2004)



B COMMUNITY ENGAGEMENT IN SUSTAINABLE SOLUTIONS

Build on successful sustainability practices and apply additional opportunities to leverage taxpayer dollars in:

- Consumption Reduction
- Community Green Space
- Water
- Education

NEXT STEPS



RECOMMENDATIONS

Sustainable Theme	School System (Ages 5-12)	School System (Ages 13-18)	Adult Volunteers (Ages 19+)	City Support
Consumption Reduction	<p><u>Existing</u></p> <ul style="list-style-type: none"> • LGISD Recycling Program <p><u>Opportunities</u></p> <ul style="list-style-type: none"> • Water bottle refill stations 	<p><u>Existing</u></p> <ul style="list-style-type: none"> • LGISD Recycling Program <p><u>Opportunities</u></p> <ul style="list-style-type: none"> • Water bottle refill stations • Bike racks 	<p><u>Existing</u></p> <ul style="list-style-type: none"> • Lion's Club • Rotary Int. <p><u>Opportunities</u></p> <ul style="list-style-type: none"> • Expand clean up efforts • City clean up days 	<p><u>Existing</u></p> <ul style="list-style-type: none"> • LED lights • Recycling program <p><u>Opportunities</u></p> <ul style="list-style-type: none"> • Recycle/trash bins • Plastic bottle collection • No plastic bags
Community Green Space	<p><u>Opportunities</u></p> <ul style="list-style-type: none"> • School gardens • Picnic area 	<p><u>Opportunities</u></p> <ul style="list-style-type: none"> • School gardens • Outdoor classes 	<p><u>Existing</u></p> <ul style="list-style-type: none"> • Bluebonnet Master Gardener Association <p><u>Opportunities</u></p> <ul style="list-style-type: none"> • Senior facility 	<p><u>Opportunities</u></p> <ul style="list-style-type: none"> • Recreation Center • Nature Trails
Water	<p><u>Opportunities</u></p> <ul style="list-style-type: none"> • Low-flow toilet replacement • Rainwater harvesting 	<p><u>Opportunities</u></p> <ul style="list-style-type: none"> • Low-flow toilet replacement • Rainwater harvesting 	<p><u>Existing</u></p> <ul style="list-style-type: none"> • Texas Water Savers Co. <p><u>Opportunities</u></p> <ul style="list-style-type: none"> • Low-flow toilet replacement • Rainwater harvesting 	<p><u>Opportunities</u></p> <ul style="list-style-type: none"> • Low-flow toilet replacement • Rainwater harvesting
Education	<p><u>Existing</u></p> <ul style="list-style-type: none"> • Recycling education <p><u>Opportunities</u></p> <ul style="list-style-type: none"> • Enhance recycling education 	<p><u>Existing</u></p> <ul style="list-style-type: none"> • Recycling education <p><u>Opportunities</u></p> <ul style="list-style-type: none"> • Enhance recycling education 	<p><u>Opportunities</u></p> <ul style="list-style-type: none"> • Recycling education • Conservation 	<p><u>Opportunities</u></p> <ul style="list-style-type: none"> • Earth Day • Social Media • Business participation • Keep America Beautiful



Rotary Club Highway Clean-Up. Source: <https://portal.clubrunner.ca/7094>

Funding Opportunities

- Keep America Beautiful
- Building Blocks for Sustainable Communities
- Rural Business Opportunity Grants (RBOG)
- Rotary International





COMMUNITY FACILITIES

A Teens and Tweens

Tween: Ages 9-12
Teen: 13- 19

Why?

- Vulnerable age where change and growth occurs
- Unoccupied youth have a higher risk of drinking
- Socializing young people in a positive environment contributes to healthy lifestyles

NEXT STEPS

Short Term Goals:

- Create a Youth Planning Committee

Intermediate Goal:

- Create low cost, weekly after school programs

Long Term Goal:

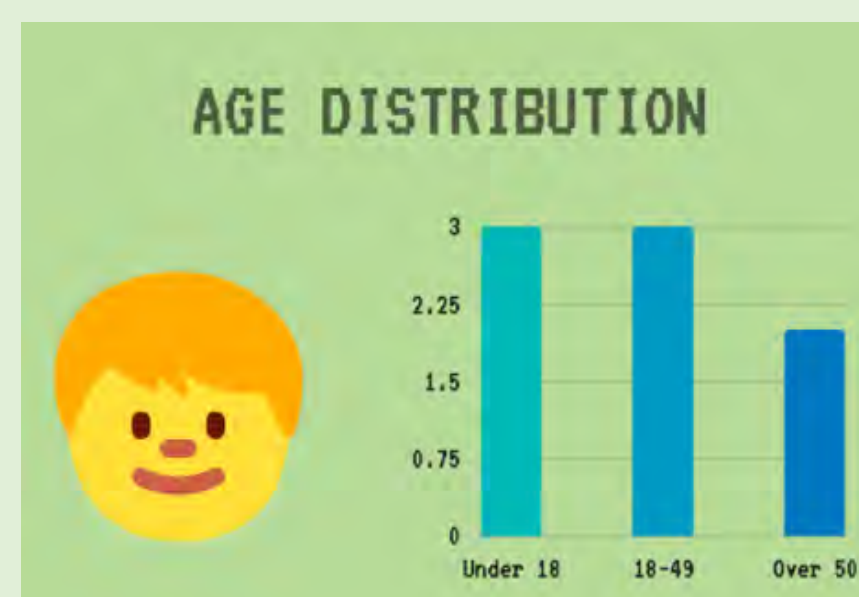
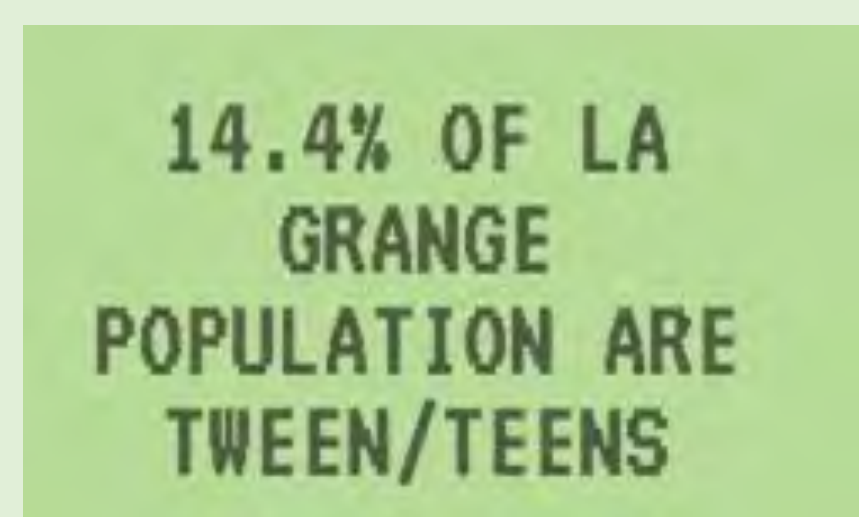
- Construct a movie theater

Funding Opportunities:

- Community Outdoor Outreach Program grant
- Local Parks grant

RECOMMENDATIONS

Survey Results:



Existing Facilities:

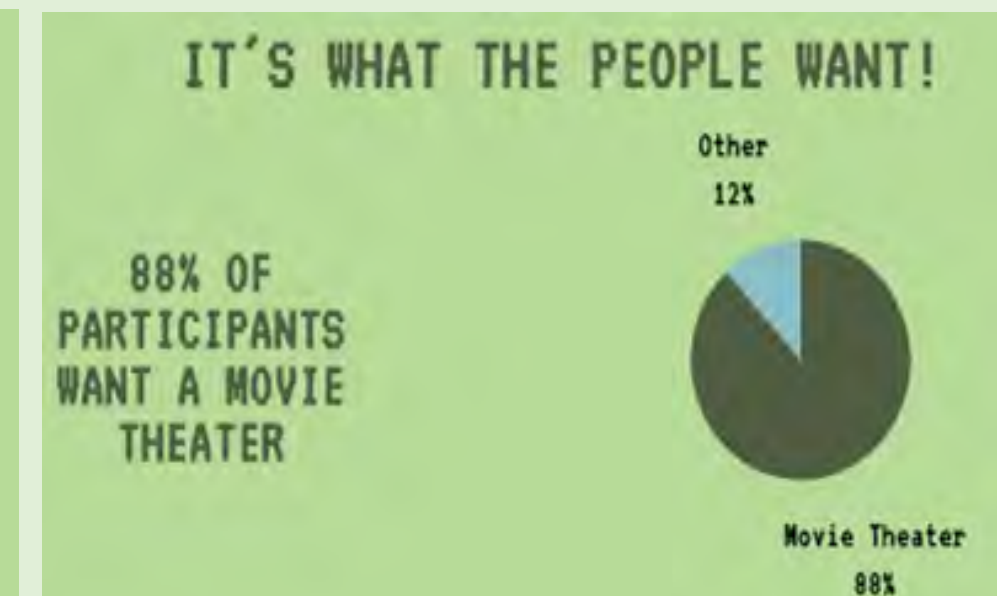
- Randolph Recreation center
- Camp Lone Star
- 4H program
- Community pool
- Library
- Parks
- Amphitheater

Example Youth Center:



Fusion- Ingersoll, Ontario-

- Mission is to provide a safe, fun, and inclusive environment where youth become empowered
- \$5 membership gives access to all programs such as:
 - graphic design, cooking, and entrepreneurship training



Proposed Programming:



Nature and outdoor activities



After school cooking program



Photography or videography class



Activity and organized fitness classes

B Seniors

Senior Citizen: Age 65+

Why?

- Population aged 65 and over:

La Grange (18.7%) Fayette Co. (23.6%) Texas (11.5%)

- High risk for depression, obesity, lack of purpose and other negative effects on physical and mental health
- Cities need to be conscious of the often neglected age bracket
- There is a lack of accessibility to information by the community members

NEXT STEPS

Short Term Goals:

- Create an online platform to consolidate access to information

Intermediate Goal:

- Add staff to the city to run senior health and social programming

Long Term Goal:

- Implement an unassisted senior living community

Funding Opportunities:

- Older Americans Act (OAA)
- Texas Health and Human Services Grant

Senior Living

Living independently



Senior Living - unassisted



(Needed)

Senior Living - assisted



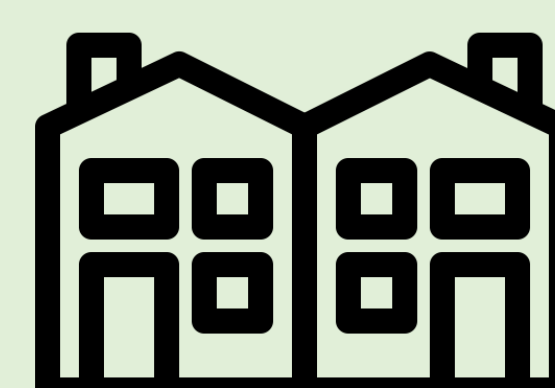
(Jefferson Place)
Type B assisted living facility

Nursing home



(Monument Hill)

Case Studies



The Villas

Schulenberg, Texas

- Independent living for elderly citizens
- Community environment with central activities such as game nights, library & dinners
- Amenities specific to senior citizens
- Typical size of these facilities is around 4 acres
- Onsite physical therapy/rehabilitation facilities

Forever in Motion

Saskatchewan, Canada

- A physical fitness program for adults 50+ years old
- For smaller communities like in the province of Saskatchewan, Canada
- Done at existing sites within the community
- Volunteers run program 1-2 times a week for 30-60 minutes
- Training for volunteers is \$40 and includes training, manual, shirt, DVD, and handouts

Recommendations:



Stronger presence of existing programs and additional staffing



Programs to encourage intergenerational interaction



Fitness Program for Senior community members

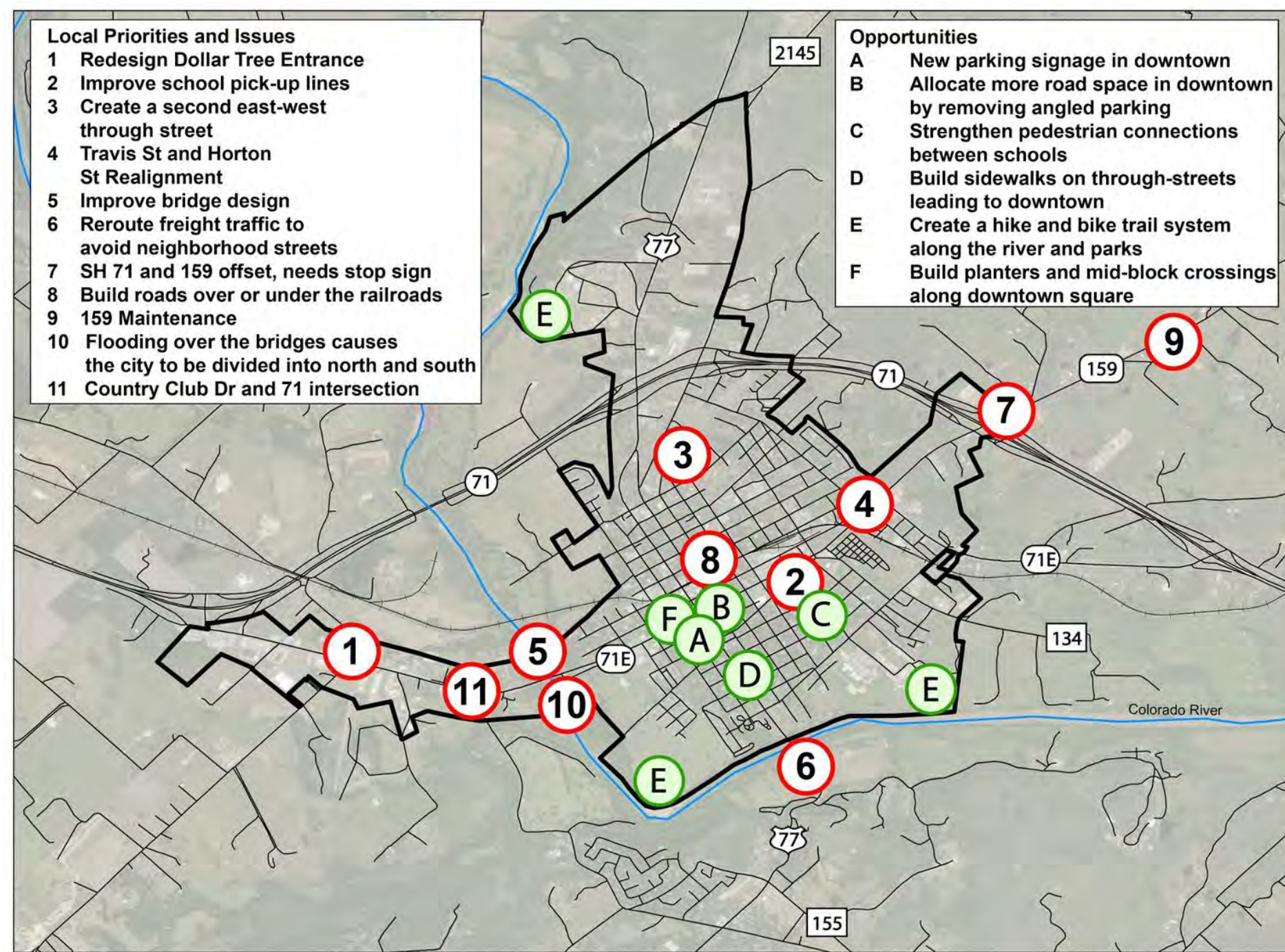


Independent Living Community for Seniors



TRANSPORTATION

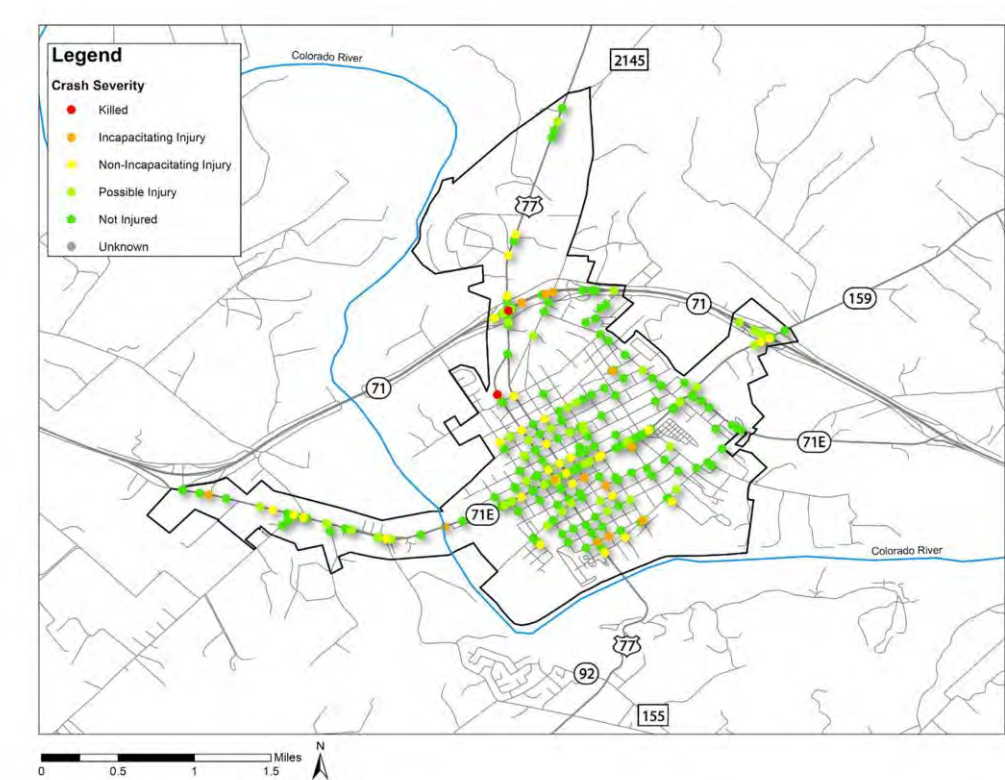
VISION THEMES



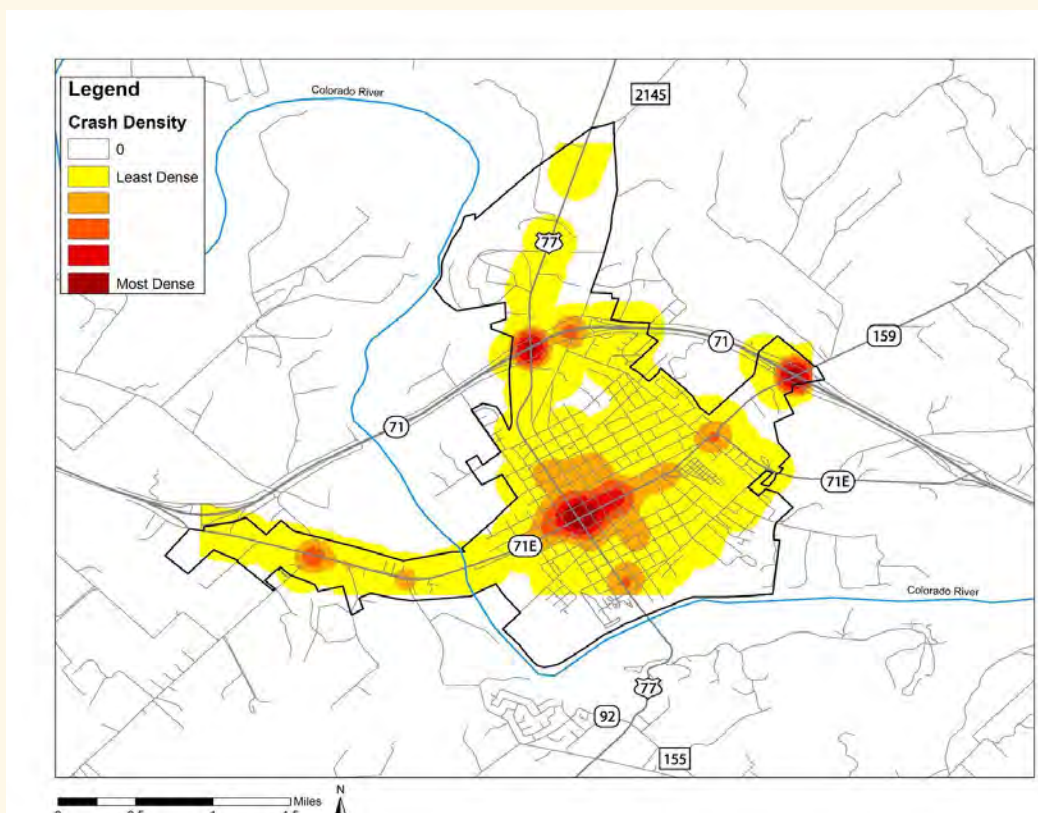
LOCAL PRIORITIES AND OPPORTUNITIES

KEY MOTIVATION

- Decrease accidents, particularly along SH 77
- Provide increased access to downtown for visitors
- Create safe facilities for bicycles and pedestrians, especially along school routes
- Maintain road network
- Establish new road designations in areas with expected traffic volume increases

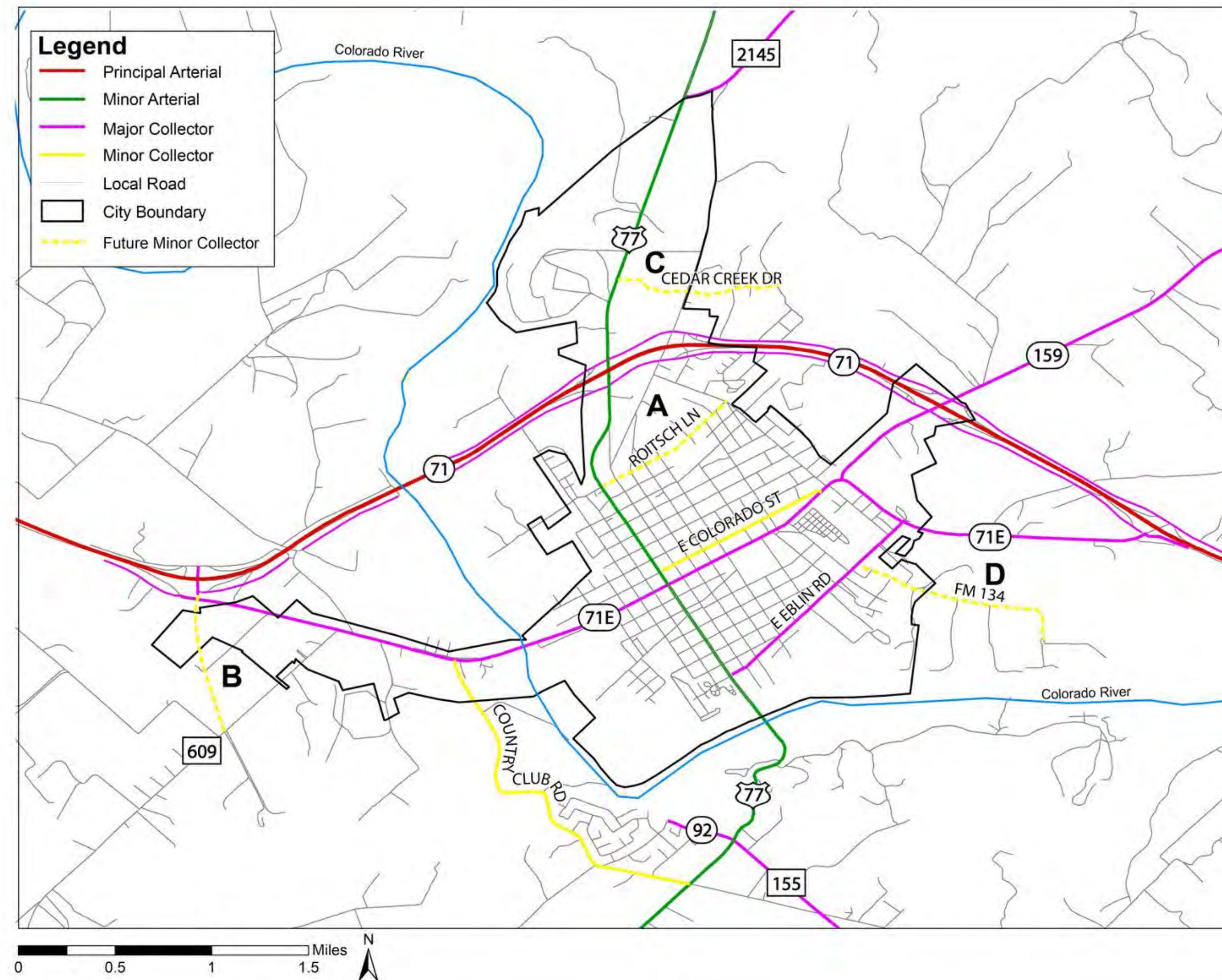


CRASH SEVERITY



CRASH DENSITY

RECOMMENDATIONS



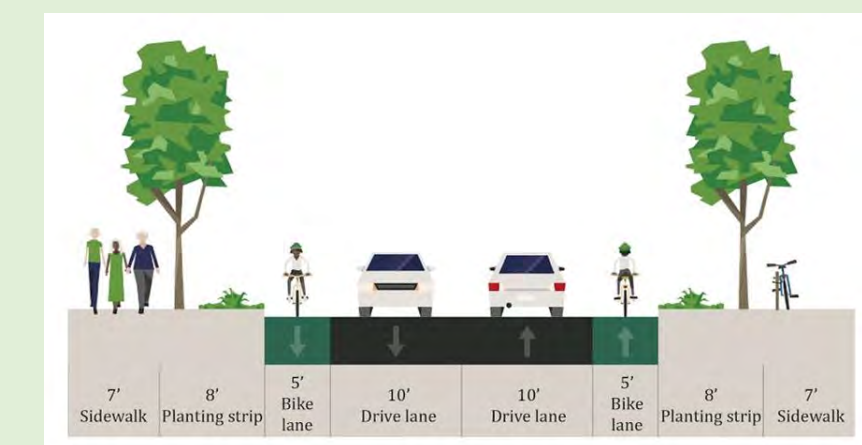
RECOMMENDED THOROUGHFARE PLAN

RECOMMENDED THOROUGHFARE PLAN

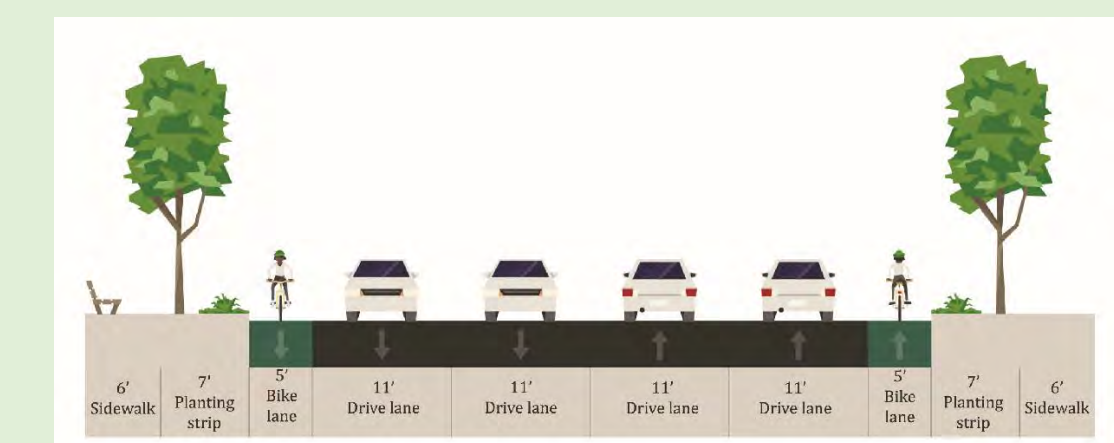
- A. The city will experience improved mobility with the addition of an east-west minor collector south of SH 71
- A. A connection from FM 609 to SH 71 could benefit the city and bypass traffic around the west of town. This connection would help ease the flow of traffic through town and provide an additional freight route around the city. This could also help reduce the number of crashes seen at US 71E and FM 609.
- A. Extending Cedar Creek Drive to US 77 will provide additional capacity and connection for future housing developments in the area
- A. Updating FM 134 to a minor collector would help ease traffic movement as new developments are constructed

NEXT STEPS

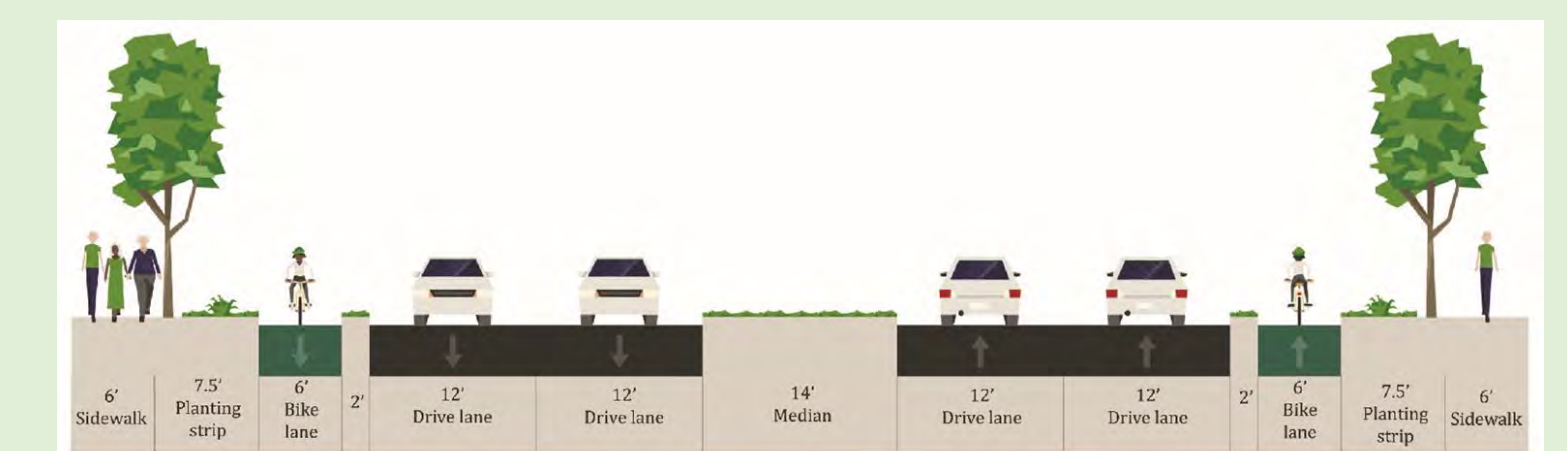
- Upgrade E. Roitsch Ln. on the thoroughfare plan to become a minor collector
- Redesign the central angled parking segment along Colorado St. between N Main St. and N Washington St
- Design final routes of the trail system between the parks
- Prioritize routes to schools that have the highest number of these students
- Create signage and advertisements to showcase new routes, in addition to holding bicycle safety classes for students
- Conduct an inventory assessment to gather and categorize all transportation infrastructure facilities



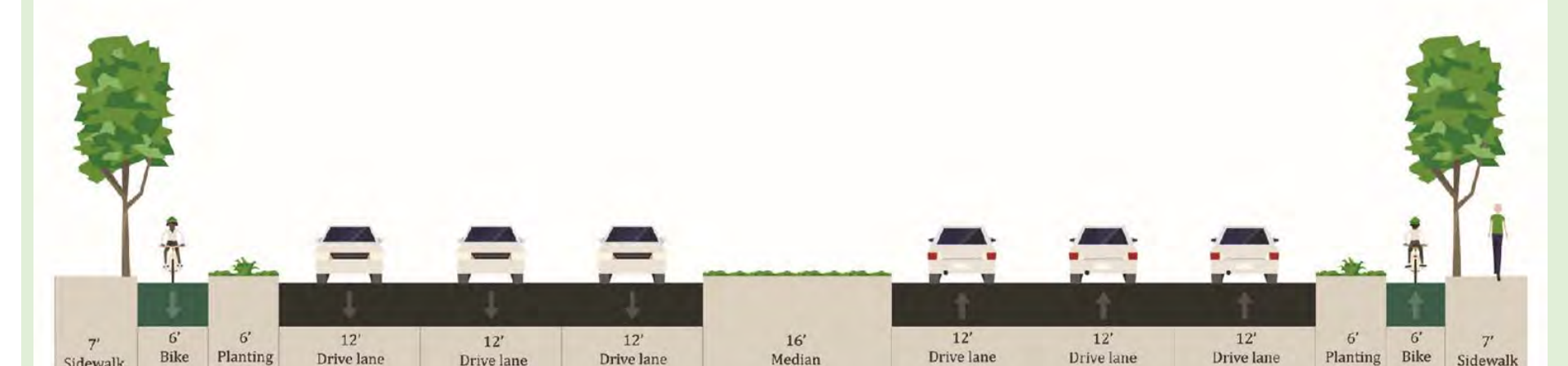
MINOR COLLECTOR CROSS SECTION



MAJOR COLLECTOR CROSS SECTION



MINOR ARTERIAL CROSS SECTION



PRINCIPAL ARTERIAL CROSS SECTION

FUNDING

- State Grant Programs
- Federal Grant Programs
- Capital Investment Fund
- General Bond Elections
- Tax Increment Financing



ECONOMIC DEVELOPMENT

VISION THEMES



1. Small-town feel, big city amenities



3. Resilient and diverse economy



2. Events and activities for all age groups



4. Attracting new residents and businesses



Small-business loan pool

Downtown Development



Market-style events for all age groups



More downtown entertainment

KEY MOTIVATION

Data Source:

- As of 2014, La Grange had 3,087 total jobs. The median household income for La Grange is \$41,757.
- The unemployment rate of La Grange should be around 3.4%
- The economic growth rate is 12.58%.
- The poverty rate of La Grange is 24.5%.

Resident's Feedback:

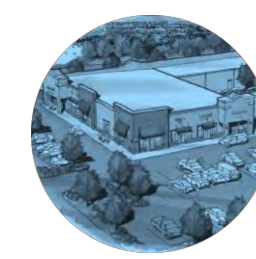
- Expand upon the strengths of La Grange's downtown district
- Diversify the local economy by expanding small-scale industrial development
- Encourage more activity with local businesses through market-style events
- Create more opportunities for new businesses to develop out of La Grange

RECOMMENDATIONS

La Grange Land-Use Map and Economic Priority Zones



1. A revitalized downtown with a small-town atmosphere.



2. Controlled commercial development along Highway 71.



3. Prosperous industrial development on the city's periphery.

NEXT STEPS

- Coordinate with schools and the library to plan downtown events for various age groups
- Create a small-town loan pool for new entrepreneurs to get their business started
- Encourage small-scale manufacturing by planning a site for an industrial park
- Continuously work with local real estate and developers to coordinate large scale commercial development along SH71

IMPLEMENTATION

- Compose a site plan to provide walkability improvements
- Create and adopt a marketing or branding campaign that reflects the city's character
- Organize a Downtown Business-owners' Advisory Council to provide a place for owners to exchange ideas and incubate new business ideas in downtown
- Form a loan pool for aspiring business owners to be able to access more capital for upfront costs
- Partner with local schools or library to create a teen/tween friendly evening event
- Draft a small-area plan for a light industrial park to encourage new manufacturing development
- Zone large-scale commercial development to be along IH 71 and 77

Future Development: Industrial & Commercial



Example manufacturing



Retail and restaurants

Small-scale industrial development - Industrial Park concept

FUNDING

- Our Town Grant, National Endowment of the Arts
- Community Development Block Grant (CDBG), Texas Dept of Agriculture
- Small and Microenterprise Revolving Loan Fund, Texas Dept of Agriculture
- Texas Downtown Association Grant Awards



A Innovative Industries

La Grange can benefit from sustainable, high wage jobs for its residents.



NEXT STEPS

- find local artisans
- find abandoned building to house artisan market
- acquire government funding
- grow local small businesses
- advertise artisan market
- establish a business park for tech companies
- recruit higher wage tech companies to La Grange

B Innovative Industries

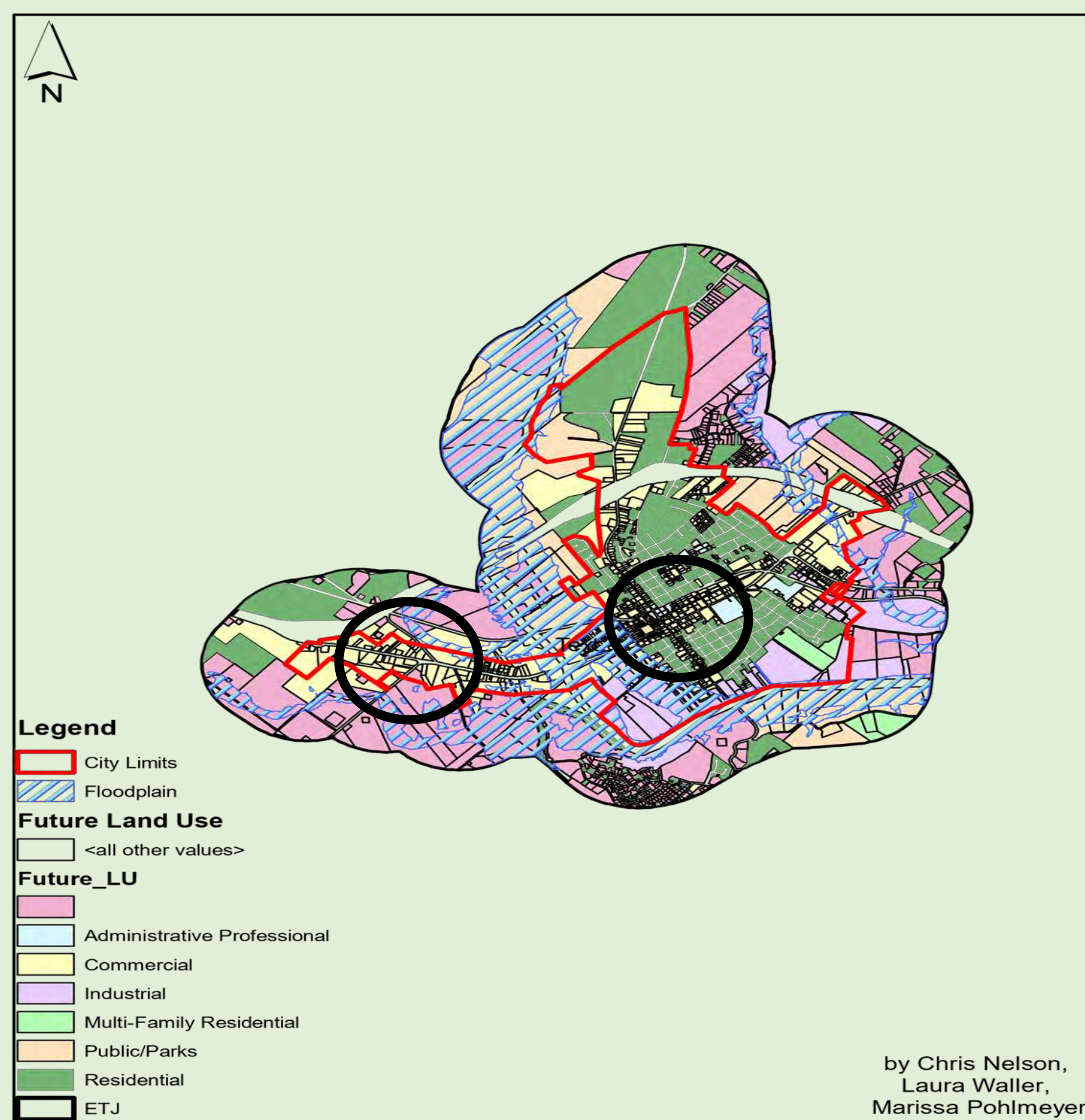
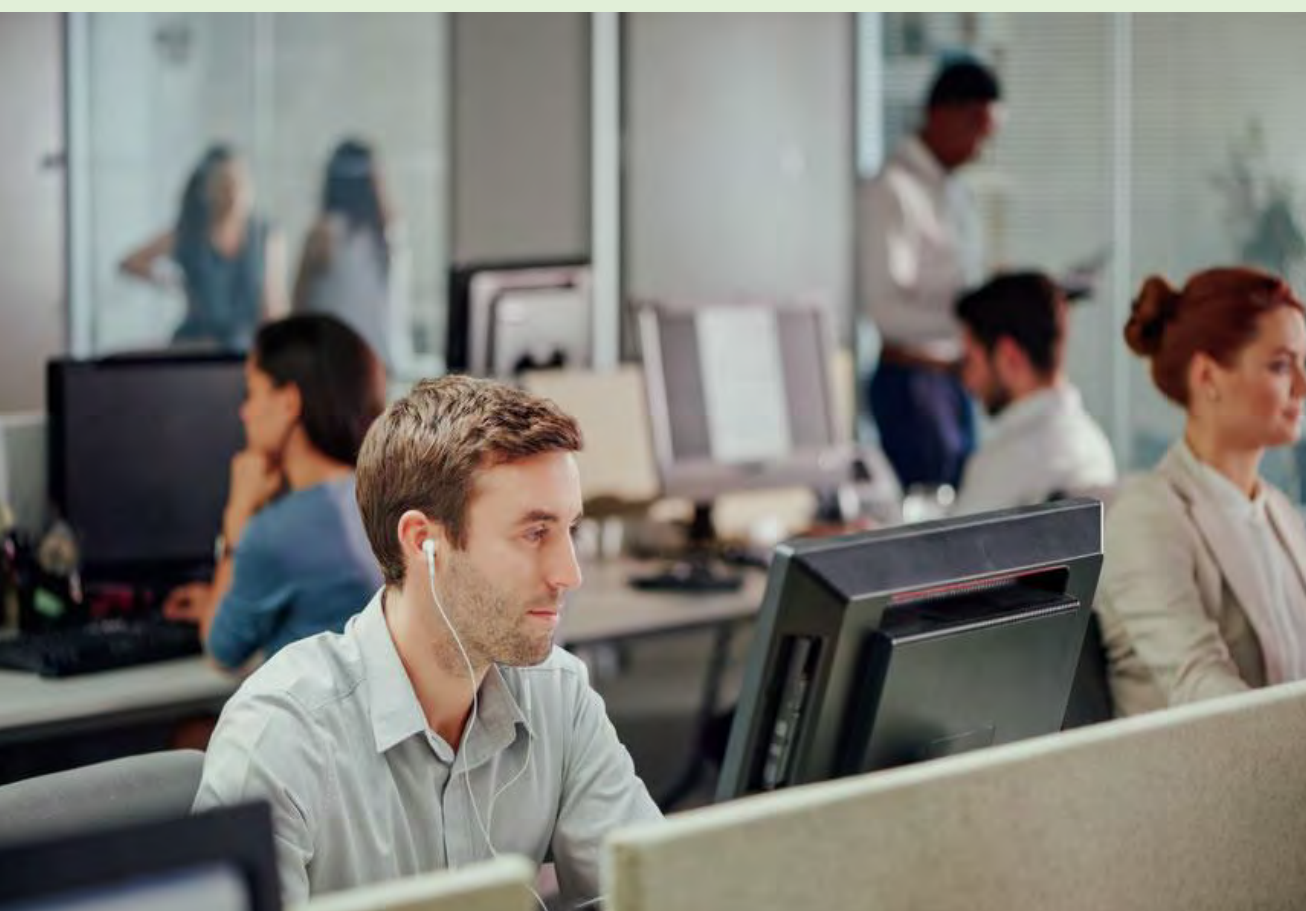
Innovative Industries that utilize the benefits of the river and floodplain while providing business growth to La Grange.

NEXT STEPS

- Annex properties west of La Grange on 71
- Reach out to businesses like the recommendations below
- Offer tax rebates to new businesses who meet certain performance goals

RECOMMENDATIONS

- Business Park Development in West La Grange
 - industrial/commercial
 - located near railroad and local airport along HW 71
 - attract sustainable tech companies
 - provide tax breaks
- Revitalized downtown district
 - administrative professional/commercial
 - add public transportation routes
 - tax incentives for small and local businesses
 - permanent marketplace for local vendors
 - ensure artisan market meets ADA requirements



Case Study: Oracle, Bozeman, MT

- small town removed from large cities
- business park built on existing dirt road
- tech jobs with high wages and low ecological footprint
- 500 jobs created

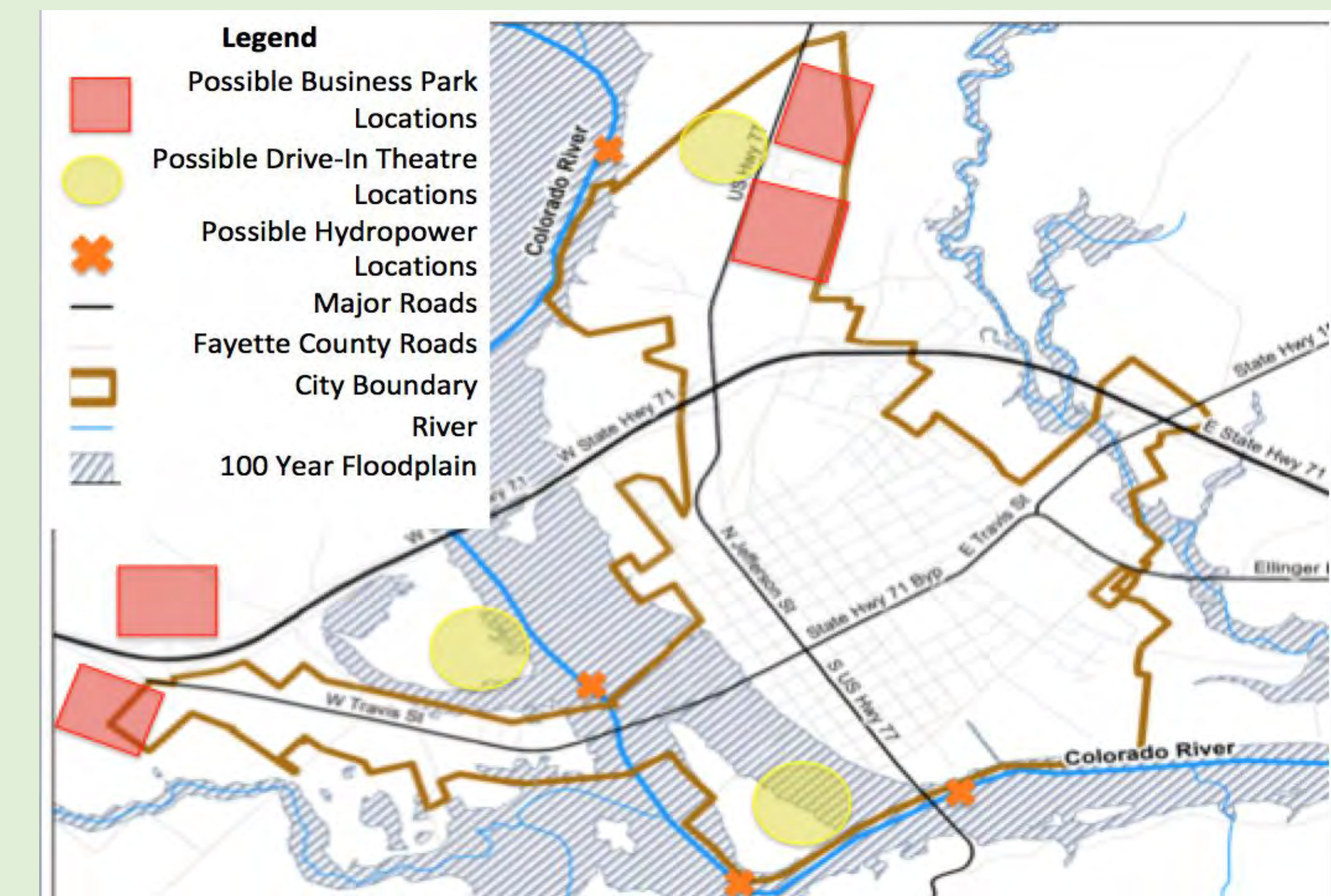
Case Study: Union Market, Washington, D.C

- highlights diverse culture and commerce
- mixed use hotel, residential, and permanent/seasonal commercial vendors
- features over 40 local artisans
- upstairs event warehouse space
- 20,000 jobs created
- Federal Tax Credit Program

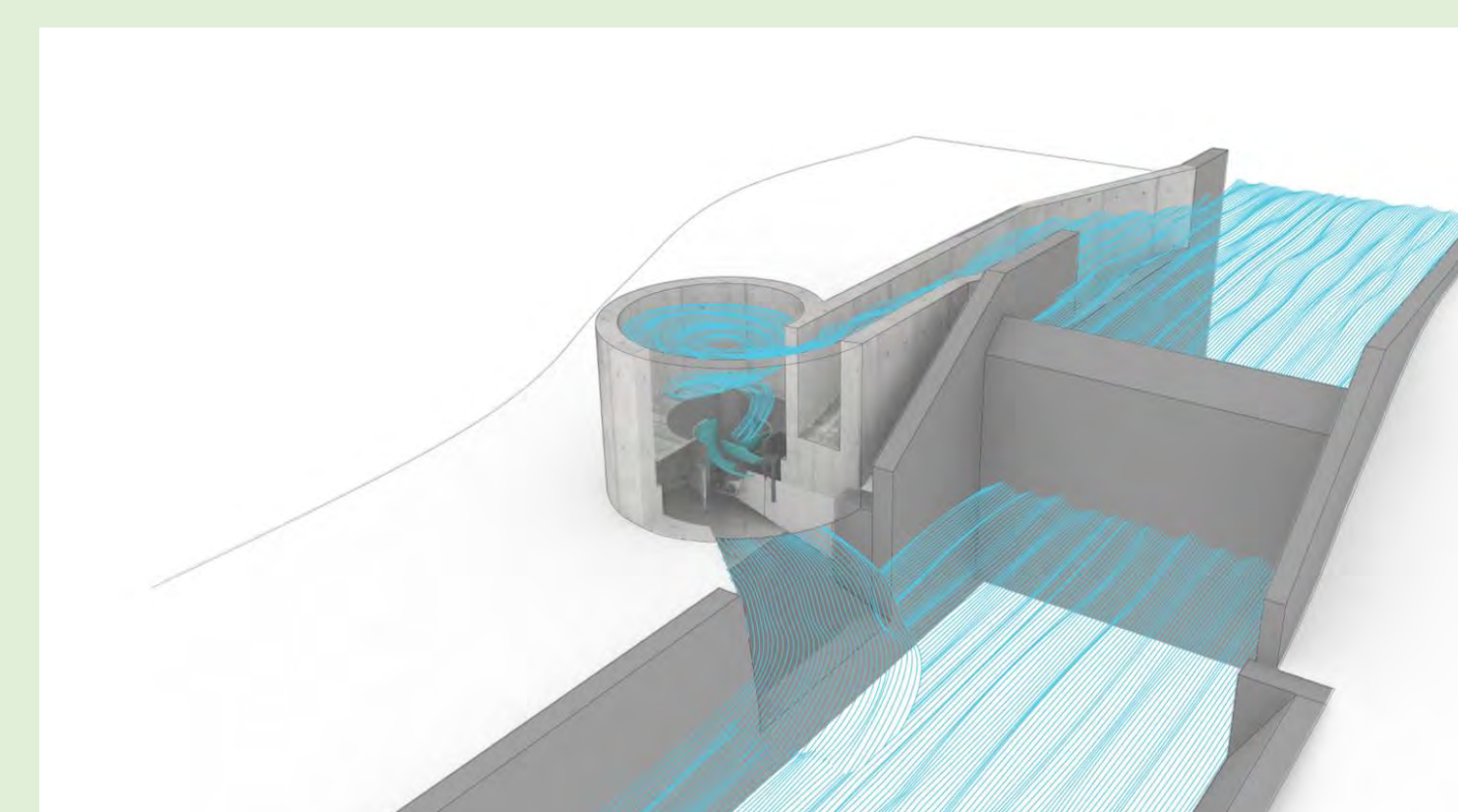
RECOMMENDATIONS

POTENTIAL BUSINESSES

- Business Park
- Bike Shop
- Additional Hotels and Motels
- Complimentary Parts Manufacturer



POTENTIAL BUSINESSES IN THE FLOODPLAIN



1) HYDROPOWER

- Hydropower plant company originated in Belgium
- 3-5 year return on investment
- Can power up to 60 homes per each unit

2) DRIVE-IN MOVIE THEATER

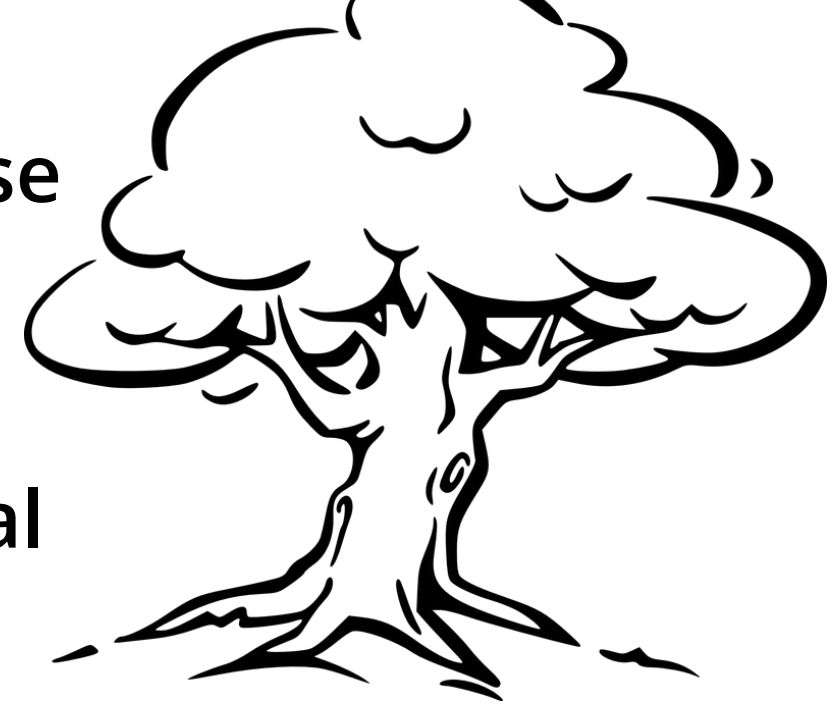
- A fun and new activity for the community
- There currently isn't a movie theater in the city
- This could be built at a relatively low cost
- Be developed on a tract of land that is located within the floodplain



C SUSTAINABLE SOLUTIONS

Researching the sustainable dividends of investing in green infrastructure.

Propose Leafy And Natural Trees To Realize Entire Environmental Sustainability



NEXT STEPS

- 1 Establish a Tree Advisory Board
- 2 Secure Necessary Grant Funding
- 3 Hold a Community Activation Event

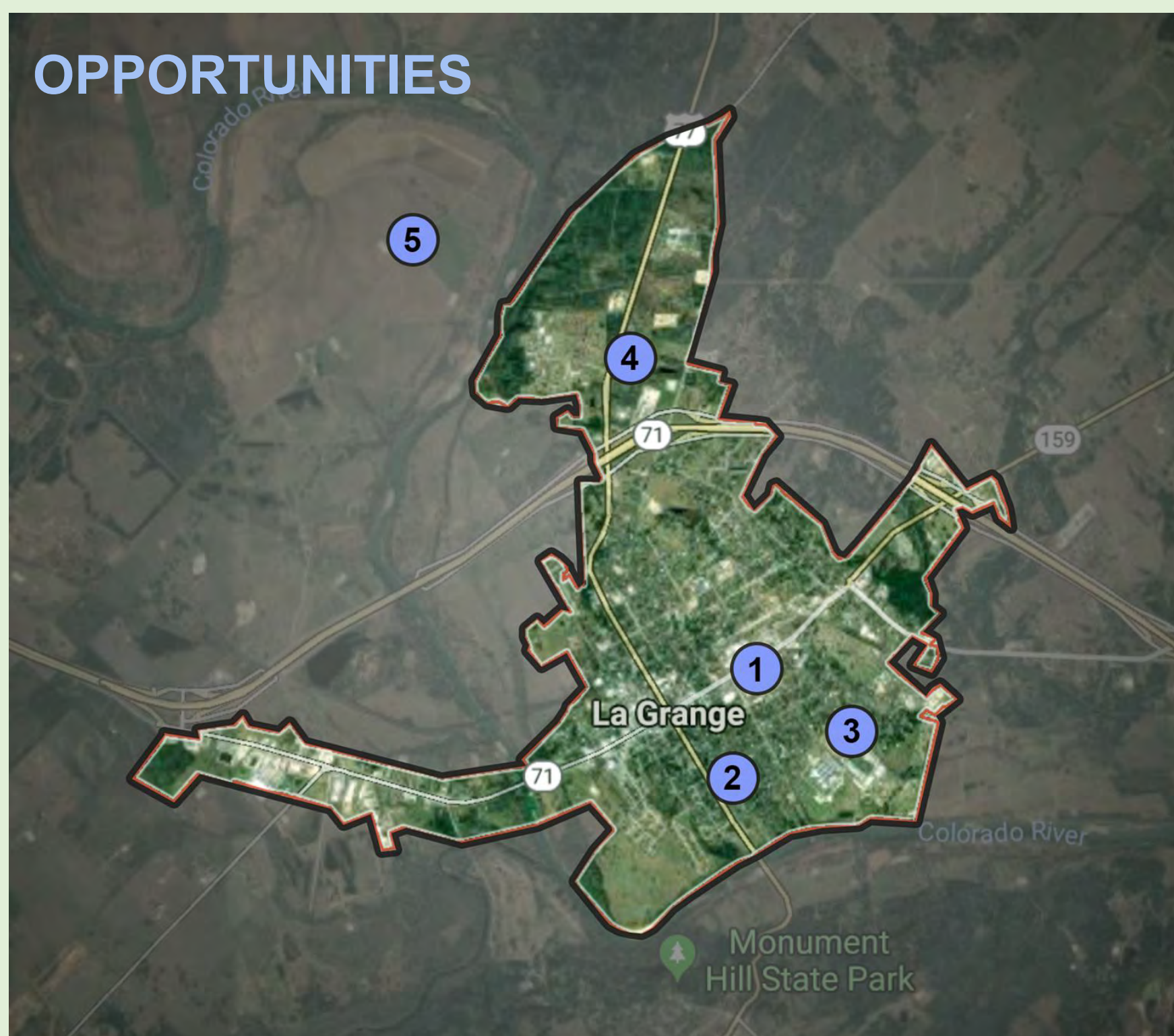
D

NEXT STEPS

DESCRIPTION
PURPOSE
NEED

RECOMMENDATIONS

OPPORTUNITIES



Opportunity 1: High density and low population make the sustainable solution efforts easier to expand

Opportunity 2: Encourages walkability in general public domain

Opportunity 3: Opportunity for smart growth and city codes to optimize the grid system

Opportunity 4: Large residential corridor, strong connections to downtown

Opportunity 5: Large surrounding natural habitat

RECOMMENDATIONS

RENDERING



Total benefits for Single Family Home	Single Post Oak Tree (AVG)
Overall Benefit	\$146
Water Interception	4,292 Gallons
Home Value Increase	\$80
Energy Saved	123 kWh

Dividends: from flood resistance to energy savings, trees can provide many benefits.

Cost before volunteer	8-10 Foot Tree
Per 5 Tree Cost	\$969
Labor (Hour)	\$38
Time	8
Total	\$1,273

Costs: The break-even benefits become apparent just before 5 years



DOWNTOWN LA GRANGE URBAN REVITALIZATION

MISSION STATEMENT

TO ENHANCE THE DOWNTOWN AREA BY CREATING A SAFE, INVITING, AND WALKABLE STREETScape DESIGN THAT PROUDLY REPRESENTS THE CITY OF LA GRANGE AND ITS HISTORIC BACKGROUND. THE DESIGN OF THIS SPACE SHOULD PROMOTE A BUSINESS-FRIENDLY DESTINATION WHERE PEOPLE OF ALL AGES CAN COME TOGETHER TO ENJOY FAMILY ACTIVITIES, CULTURAL EVENTS, AND SHOPPING WHILE POSITIVELY IMPACTING THE COMMUNITY.

PROPOSED DOWNTOWN ACTIVITIES



LEGEND

- PARKING
- INFORMATION
- GREEN SPACE
- FARMERS MARKET
- RAILROAD
- MONUMENT
- HISTORIC BLDG.
- MURAL ATTRACTION
- FOOD TRUCKS
- FOOD TRUCKS

BUBBLE DIAGRAM & DESIGN ASPECTS



SECTION ELEVATIONS



SITEPLAN



PERSPECTIVE: N. MAIN STREET



BIRD'S EYE VIEW



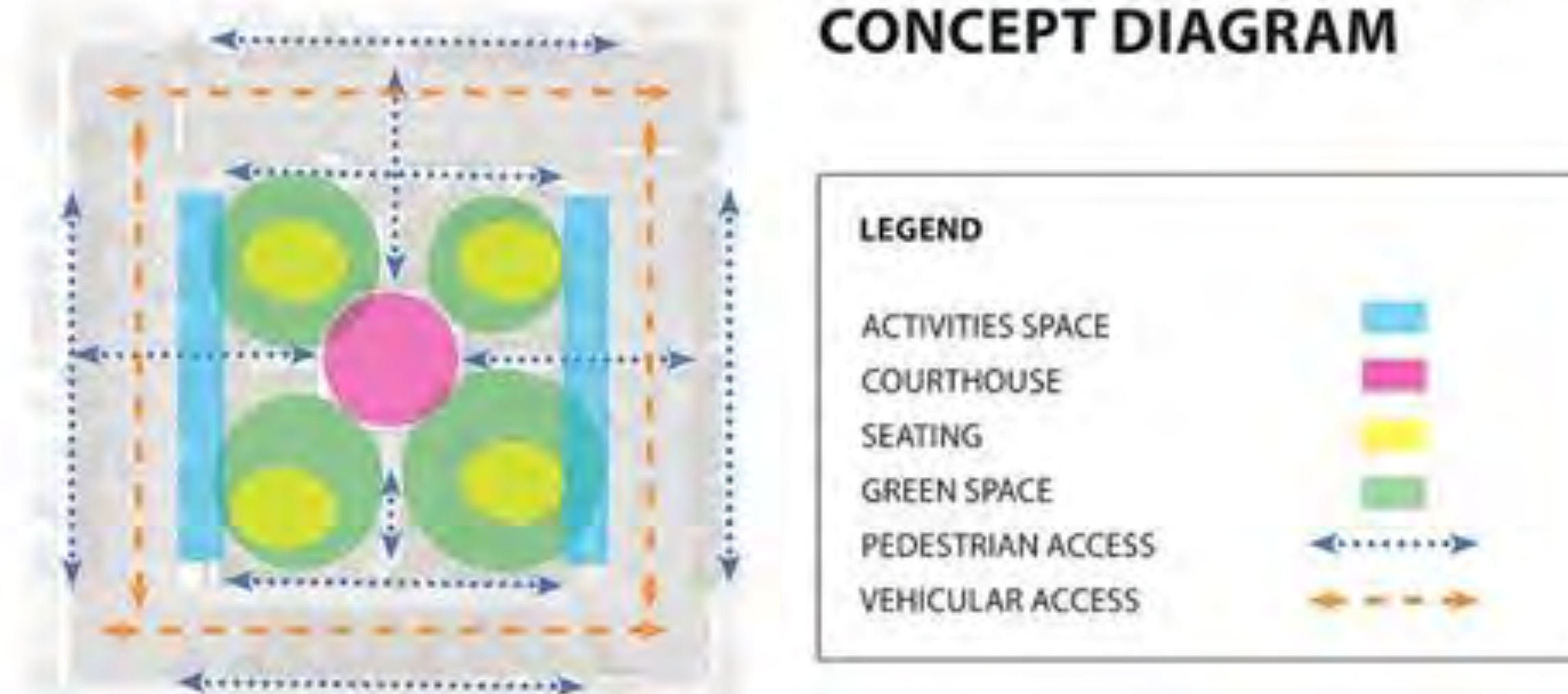
PERSPECTIVE: ACTIVITIES SPACE



PERSPECTIVE: MURAL ATTRACTION



CONCEPT DIAGRAM



INSPIRATIONAL PHOTOS





DOWNTOWN

CURRENT CONDITIONS



DESIGN PRINCIPLE:
STRONG CENTERS

GOALS:
1. UNIFICATION
2. BEAUTIFICATION
3. CONNECTION

DOWNTOWN PROPOSAL



DESIGN GOAL

THROUGH THE INTEGRATION OF OPEN GREEN SPACES WITH TEXAS NATIVE PLANTS, PEDESTRIAN-FRIENDLY STREETS, A WALKABLE DOWNTOWN PLAZA, ALTERNATIVE TRAFFIC FLOWS, FOCAL FEATURES, AND VISUAL INTERESTS, OPPORTUNITIES FOR COLLABORATION WITHIN THE COMMUNITY OF LA GRANGE WILL BE HIGHLIGHTED AND INCENTIVISED.

BROCHURE DESIGN



Brewski Path Perspective (3)

STREET SECTION PROPOSALS

ONE-WAY STREET



TWO-WAY STREET



SITE PLAN



- SIDEWALK EXTENSION
- DOG PARK
- SEATING/PICNIC AREA
- FLOWER BEDS
- FAYETTE COUNTY DISTRICT CLERK
- ADA ACCESSIBLE RAMPS
- BREWSKI LOOP BEER TOUR
- FARMERS MARKET MULTIPURPOSE EVENT AREA
- SPEED TABLE CROSSWALKS
- MEDIAN
- BIOSWALES



Farmers Market Look In (4)



Birds Eye View (1)

INSPIRATIONAL PHOTOS



Two-Way Street Section Elevation



5FT Perspective (5)



Farmers Market View (2)

Sources:
<https://www.timeout.com/newyork/shopping/the-best-farmers-markets-in-new-york-city>
<http://traveltothewest.com/travelnew/where-is-arcata-california/>
<https://www.uwishunu.com/2012/09/woodland-avenue-pedestrian-plaza-transformed-into-a-green-oasis-in-university-city-unveiling-to-take-place-wednesday-september-19/>



DOWNTOWN

ANGELICA CHAPPARO
NATHAN DEDEAR
BLAIR FERRELL
MICHAEL FINLEY

13



SITE ANALYSIS

MISSION

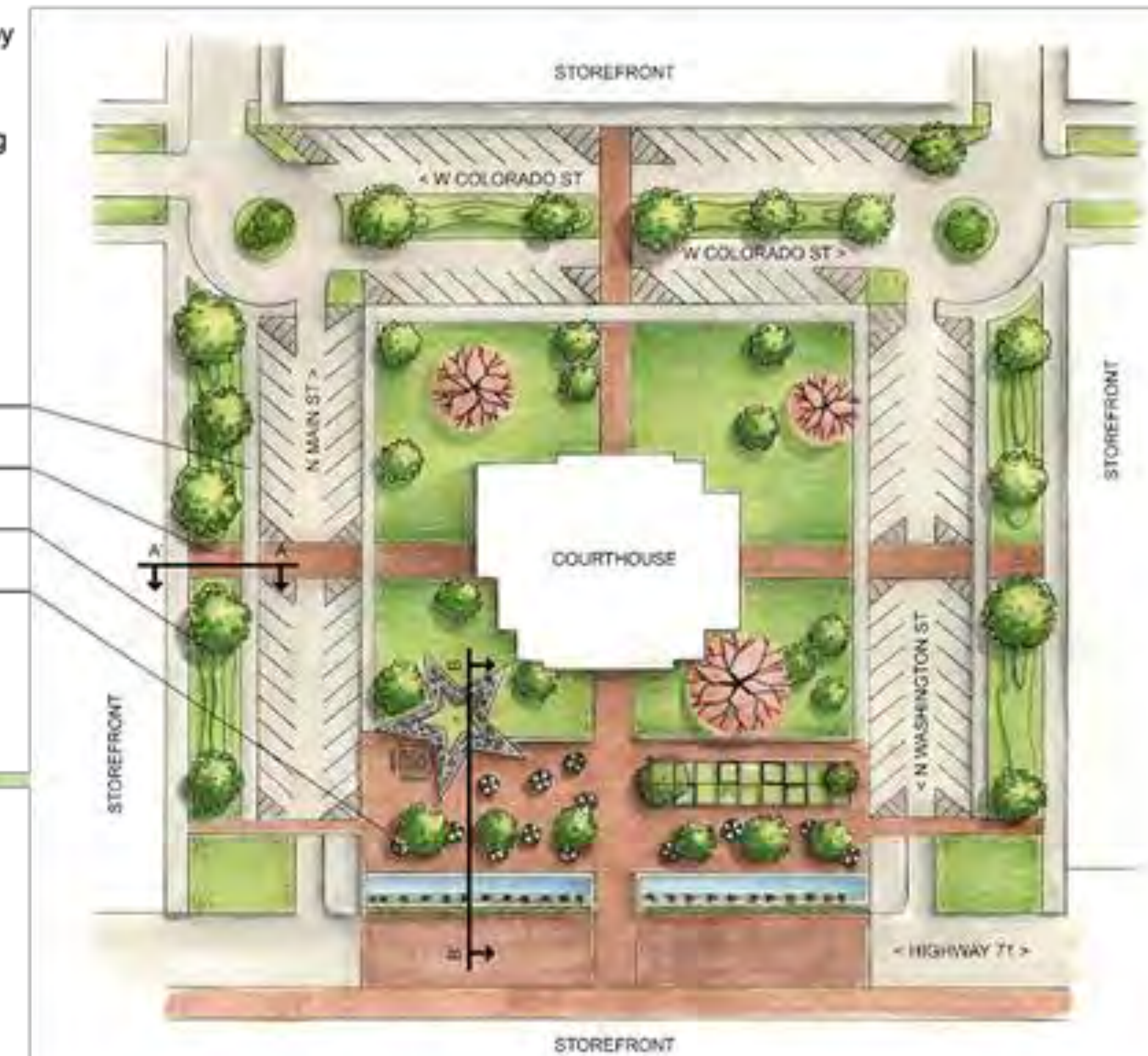
Our goal is to revitalize the downtown city square by increasing green space and improving pedestrian safety through modified traffic flow, while enhancing LaGrange's tourist appeal.



SITE PLAN

Scale: 1" = 50'-0"

CONCRETE SIDEWALK
BRICK SIDEWALK
GREEN SPACE
PEDESTRIAN PLAZA



PEDESTRIAN PLAZA

SECTION PERSPECTIVES



- Square / Casino Hall**
- Existing Public Parking**
 - 1) N Washington St (North/South)
 - 2) S Jefferson St
 - 3) Casino Hall Parking Lot
- Proposed Public Parking**
 - 4) N Washington St (#1S Expanded)
 - 5) S Jefferson St & Highway 71
- Existing Pocket Parks**
 - 6) W Colorado St
 - 7) W Colorado St (Quilt Museum)
- Proposed Pocket Parks**
 - 8) S Main St & Highway 71
 - 9) S Washington St & W Crockett St
 - 10) S Washington St & Highway 71



POCKET PARKS



- "Pocket Parks" promote outdoor green spaces that complement the built environment
- Perfect place for special events and festivals in downtown
- Dense vegetation provides shade in warm months



Large Chess Pieces



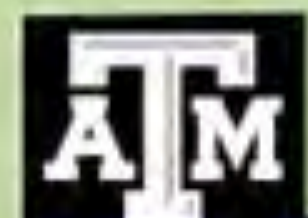
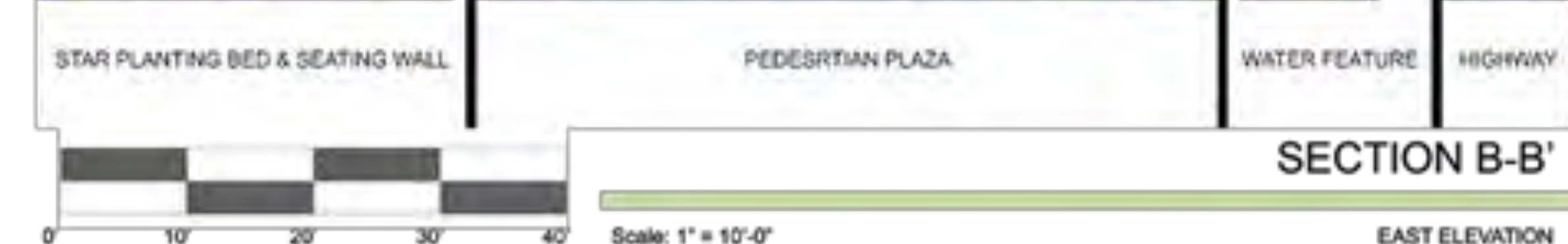
Bio-Nova Water Feature



Separation Wall w/ Planting Bed



- Located at the corner of S Main St & Highway 71 (#8)
- Public gathering/dining space for surrounding stores and restaurants
- Wall design/mural mimics a quilt and creates a place for photo and social media opportunities





DOWNTOWN

Alberto Arenas
Alex Juarez
Allison Parks
Rachel Wooten

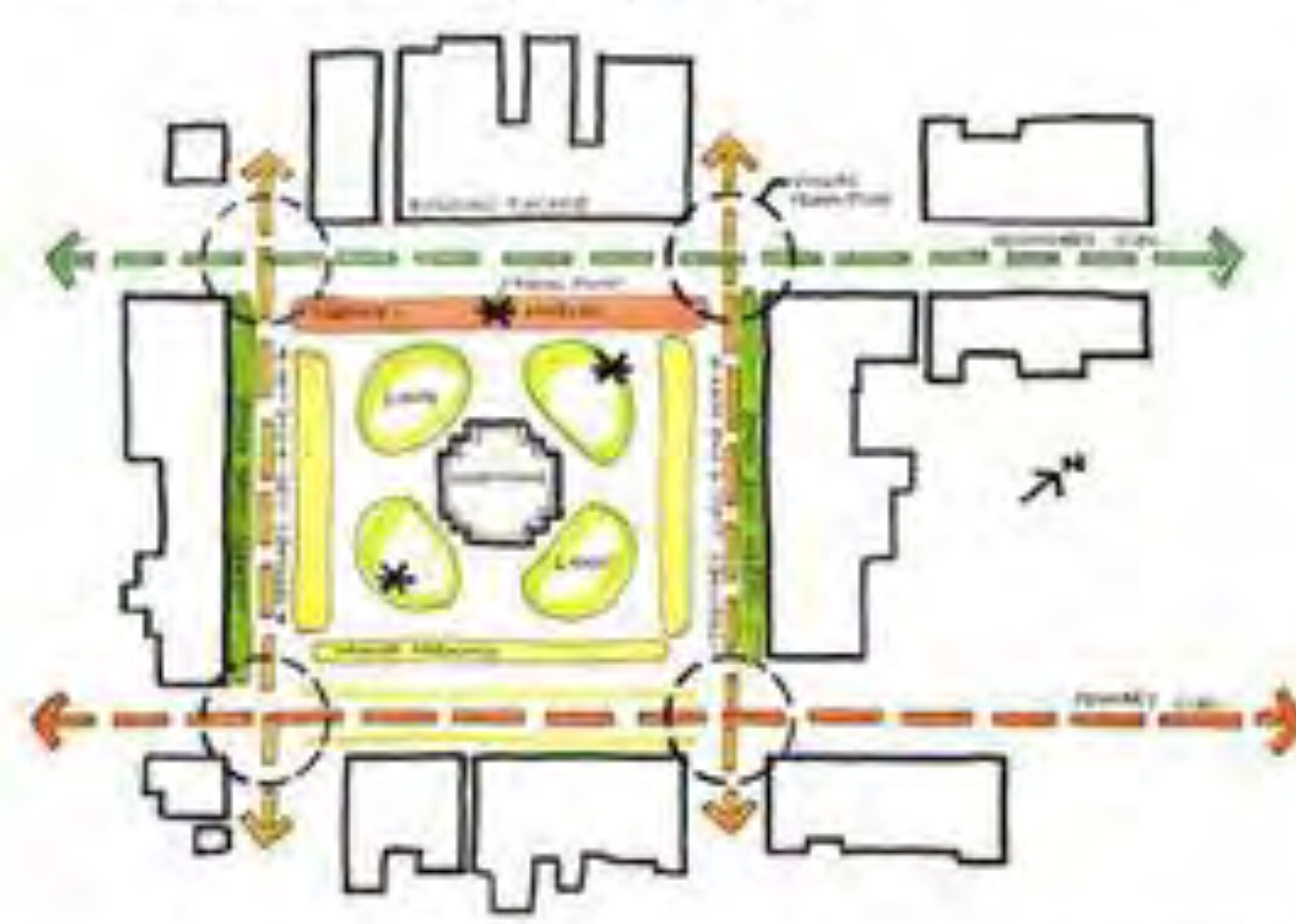
DESIGN GOALS

- » IMPROVE PEDESTRIAN SAFETY
- » INCREASE DAY AND NIGHT ACTIVITY
- » MAINTAIN & IMPROVE HISTORIC CHARACTER
- » IMPROVE PARKING OPPORTUNITIES
- » CREATE THE "DOWNTOWN DISTRICT"
- » ENHANCE GREEN

BUBBLE DIAGRAM



CONCEPT DIAGRAM



INSPIRATION PHOTOS

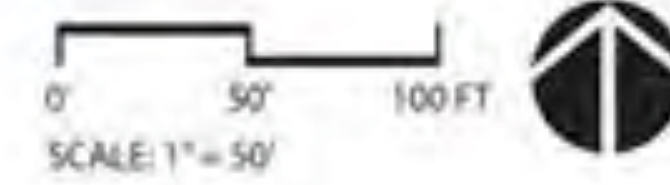


SITE PLAN



LEGEND:

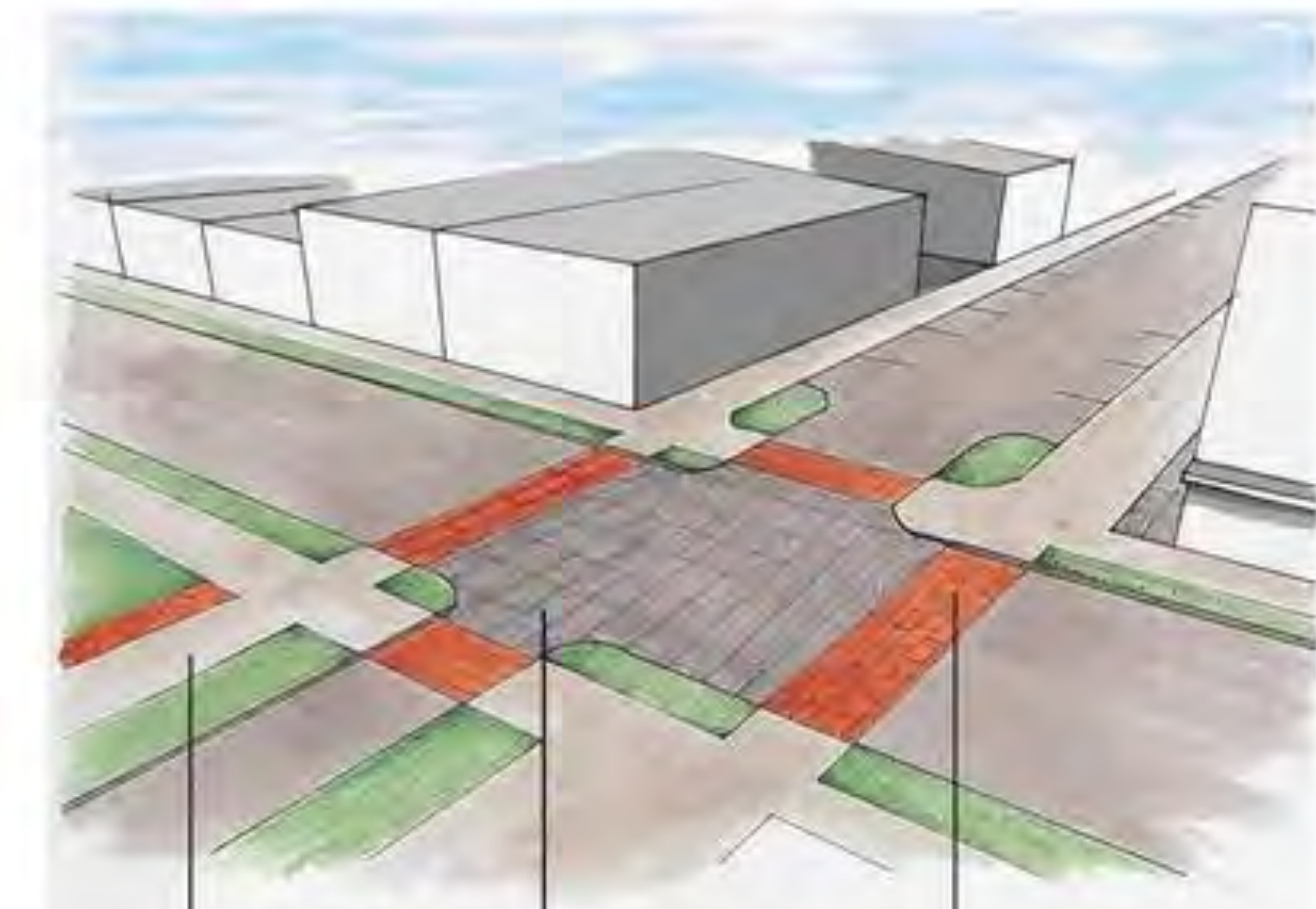
- (1) CROSS WALK PAVERS
- (2) SPEED TABLE
- (3) EVENT LAWN
- (4) BIOSWALE
- (5) EVERGREEN SAHDE TREE
- (6) PROPOSED FARMER'S MARKET
- ☕ CAFE SPACE
- 🏛️ COURTHOUSE
- ♿ ADA ACCESSIBLE



PATIO STREETScape PERSPECTIVE



CROSSWALK PERSPECTIVE



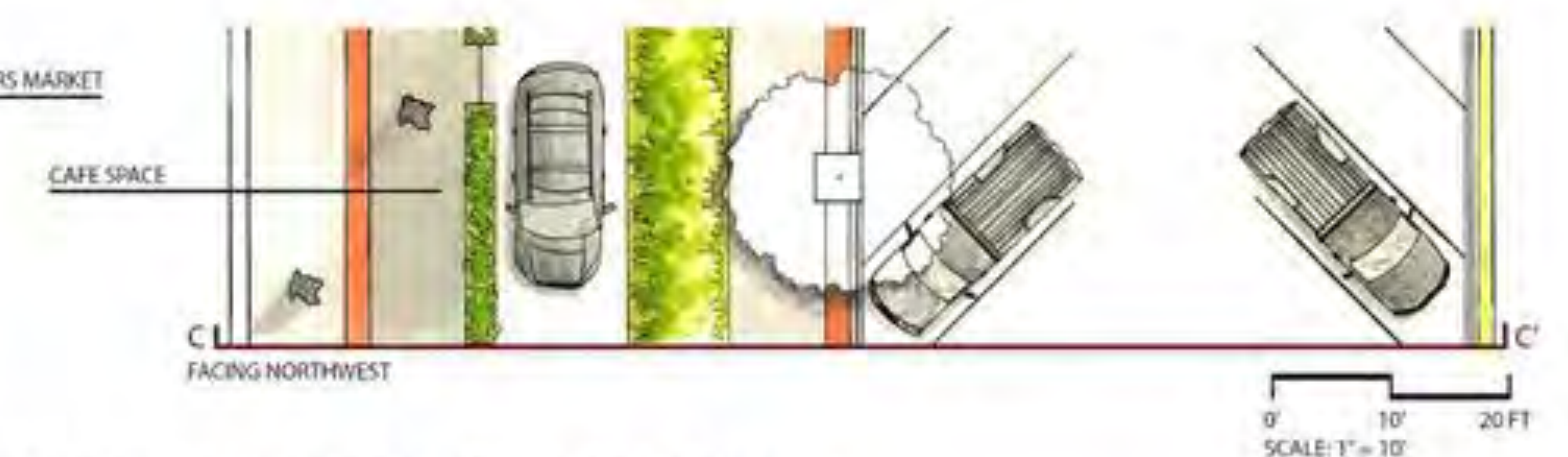
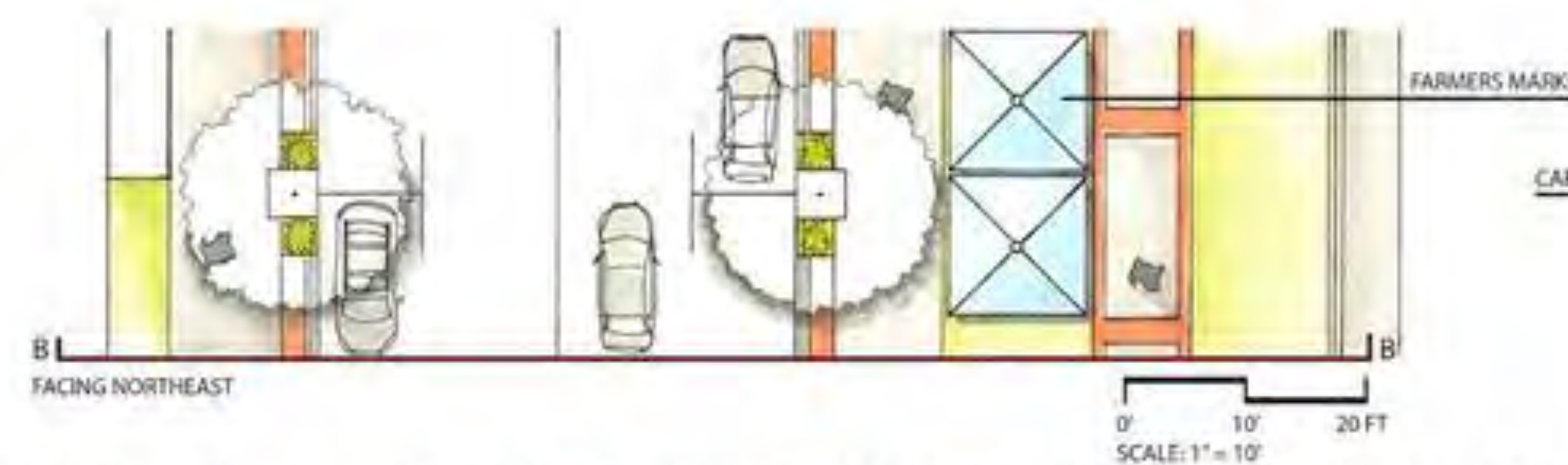
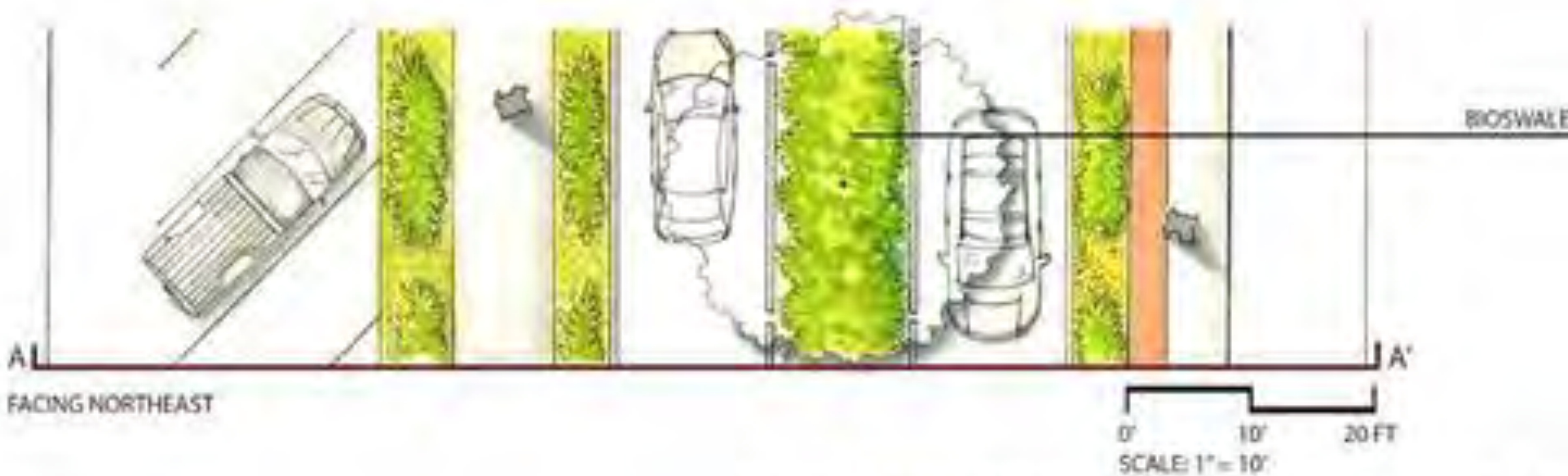
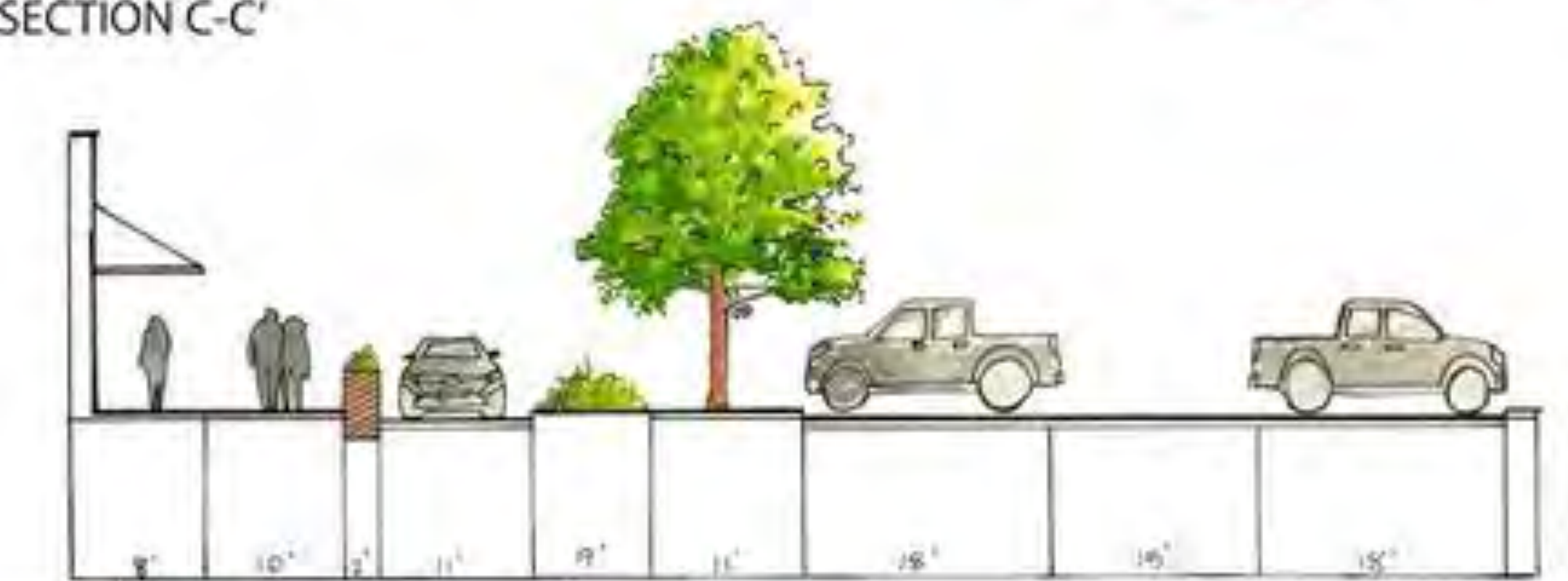
STREETSCAPES SECTION A-A'



SECTION B-B'



SECTION C-C'





DOWNTOWN

lauren schulze
clint mcclellen
leo lopez

mission:

to revitalize the downtown area of La Grange by celebrating its rich history, encouraging walkability, and attracting visitors. Our project aims to preserve the historical character of downtown while enhancing it as a social community-based attraction for both residents and visitors

goals:

- walkability
- pedestrian safety and accessibility
- provide functional event space for all ages
- provide a comfortable environment for users
- preserve the strong historical foundation of the city

objectives:

- implement landscaping into the street fronts
- add speed control tactics
- efficiently use lawn space for events
- make use of surrounding public parking lots
- make attractive and enjoyable spaces

site plan:



walkable street and expanded lawn:



inspiration:



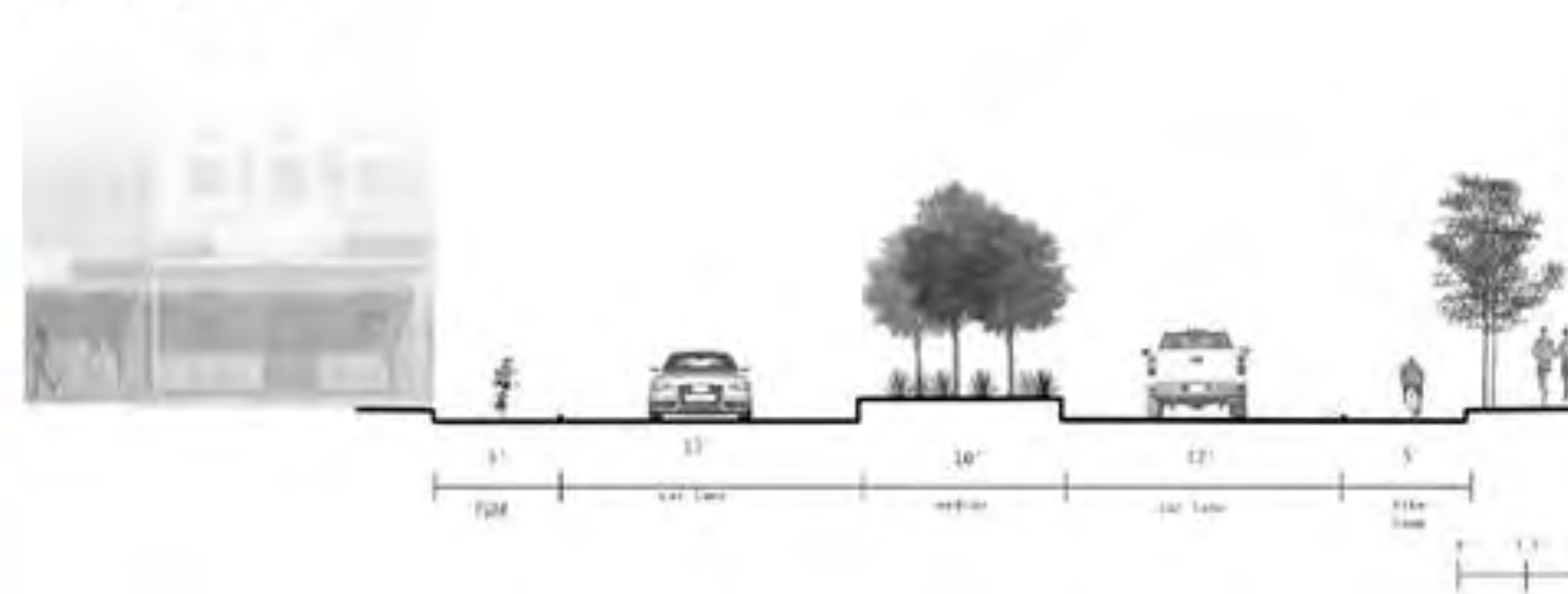
west colorado street:



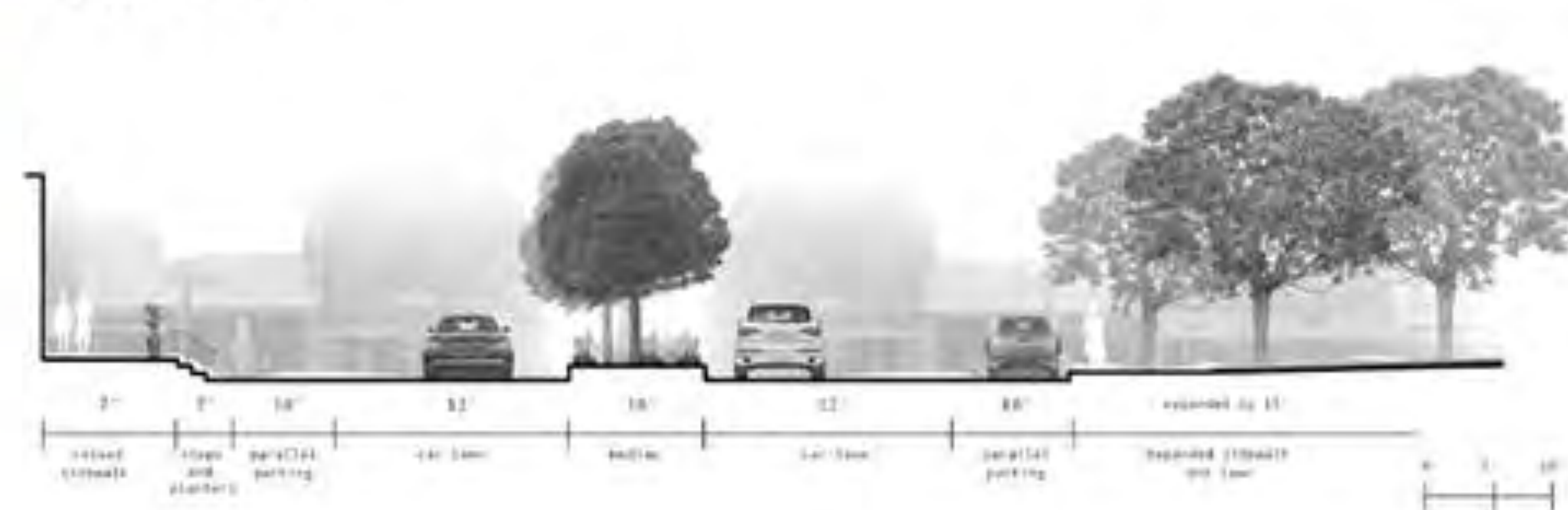
land use map:



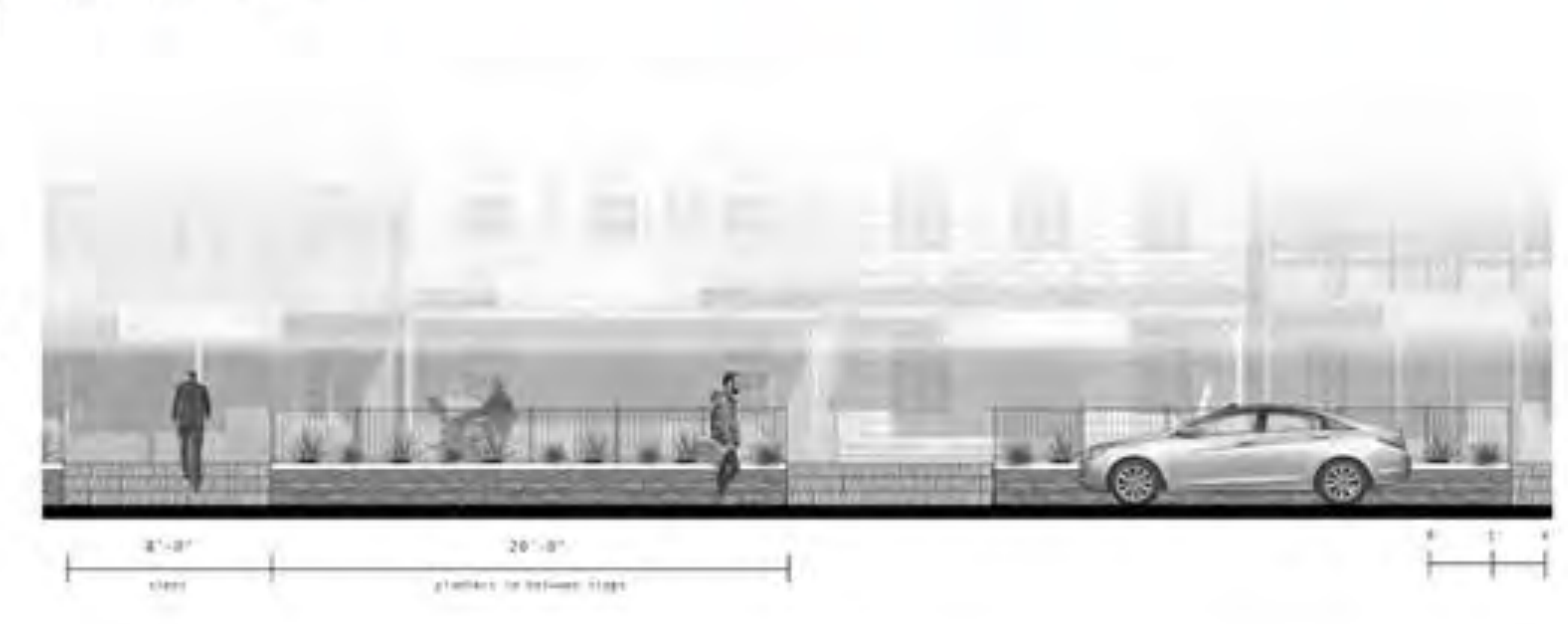
section a-a':

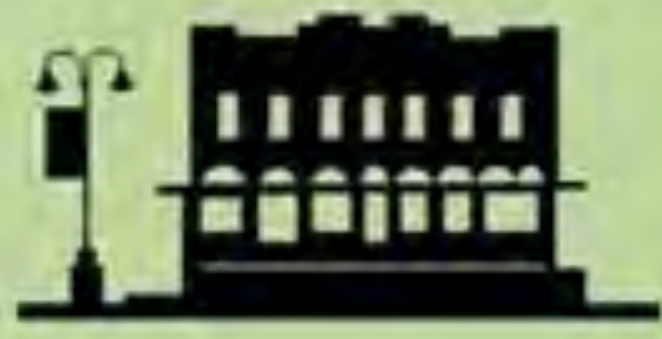


section b-b':



section c-c':





DOWNTOWN

Team Members: Daniel Douglas, Megan Fletcher, Andrew Sikes, Madison Wavra

OVERALL MISSION: Our mission is to help downtown La Grange become a more pedestrian-friendly, walkable, and admirable area with more green space, planting schemes, and inviting features.

- GOALS:**
- To improve pedestrian safety
 - Streetscaping enhancements
 - Create park spaces for visitors and locals
 - Preserve as much parking as possible

INSPIRATION PICTURES

POCKET PARK



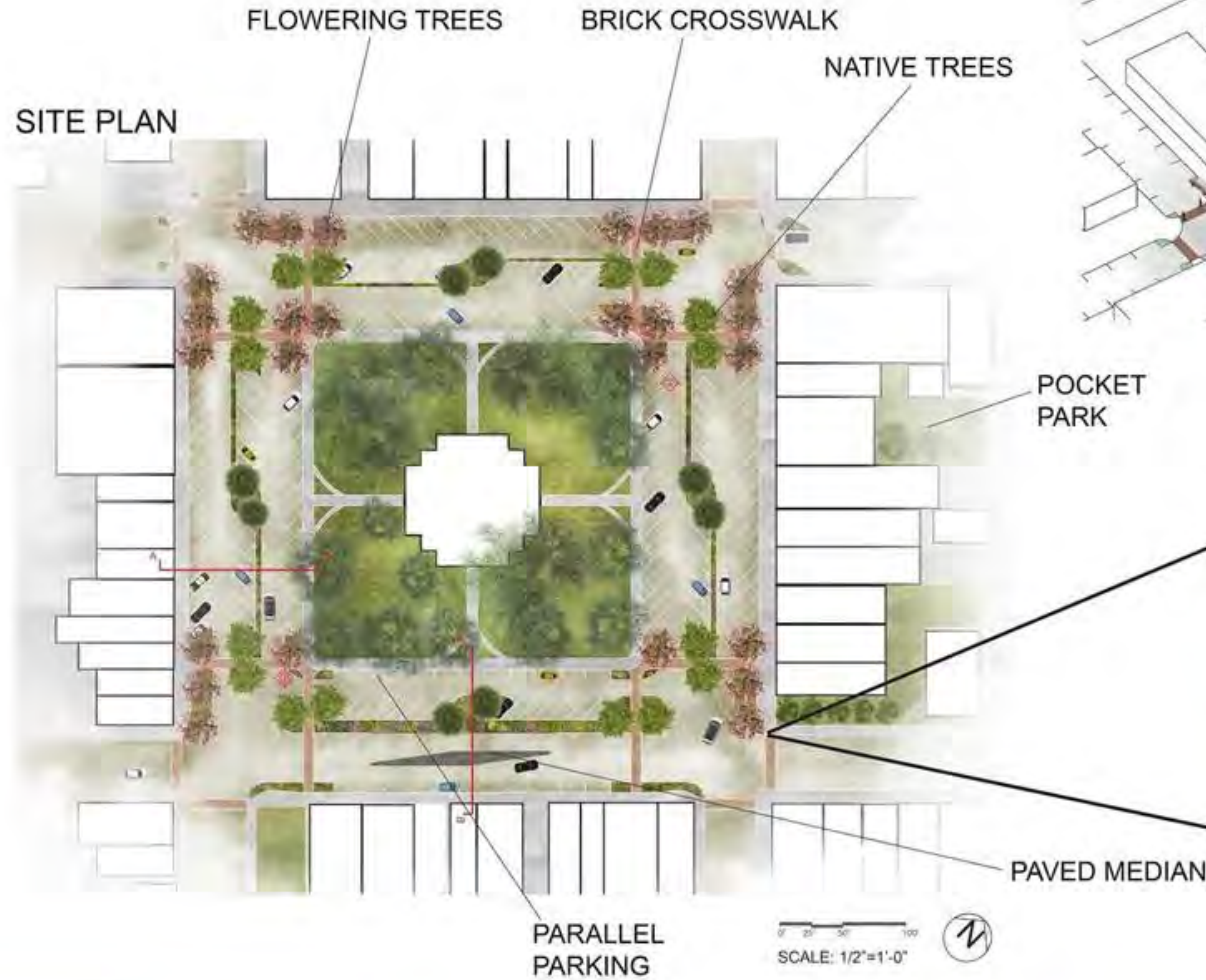
WAYFINDING



BRICK CROSSWALK



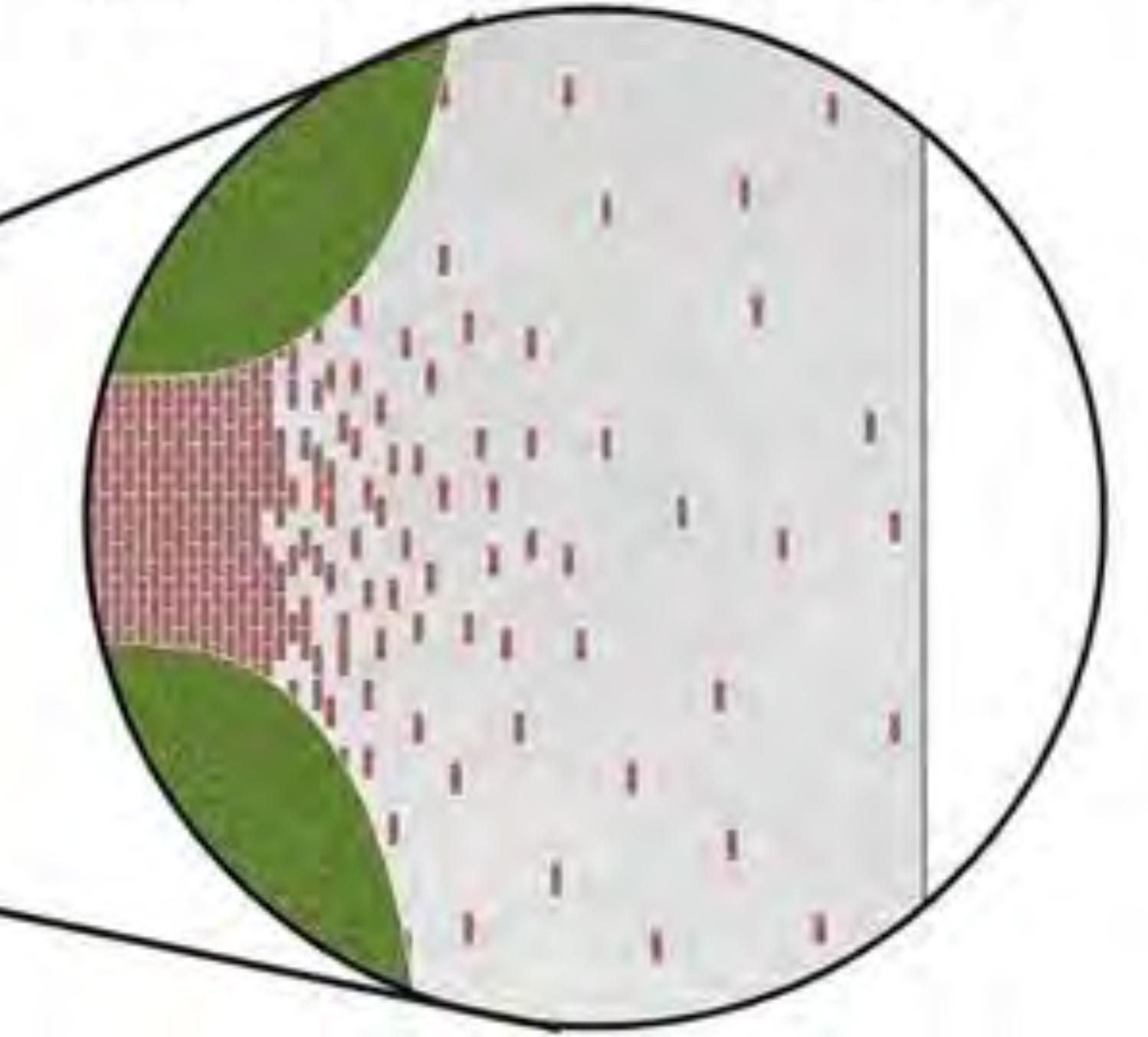
WALL MURAL



ISOMETRIC DRAWING



DRIFTING BRICK PATTERN



SECTION A



SECTION B



PERSPECTIVE A



PERSPECTIVE B



REFERENCES

- http://www.oregonlive.com/hg/index.ssf/2012/06/outdoor_murais_dress_up_sheds.html
- <https://www.pinterest.com/pin/347903139942926317/?lp=true>
- <http://www.yazimiam.com/kissimmee.html>
- <http://www.archexpo.com/prod/belden-brick/product-59298-1564832.html>



Mission, Goals, and Objectives

The concept behind our design focuses on honoring the past while encouraging progression in downtown La Grange.

Our goals and objectives include:

- Highlight the history, celebrate the current culture, and work towards future development
- Create a successful sense of place with the community
- Construct a safe and friendly environment
- Stimulate the economy through investment returns



SCALE 1" = 10'-0"
Section B-B'

Traffic Relationships Section Elevation



SCALE 1" = 10'-0"
Section A-A'

Reimagined Street Perspective



Reclaimed Street Corner

Linkage, Wayfinding, and Connectivity

NEW SIGNAGE



HIDDEN GARDEN TRAIL

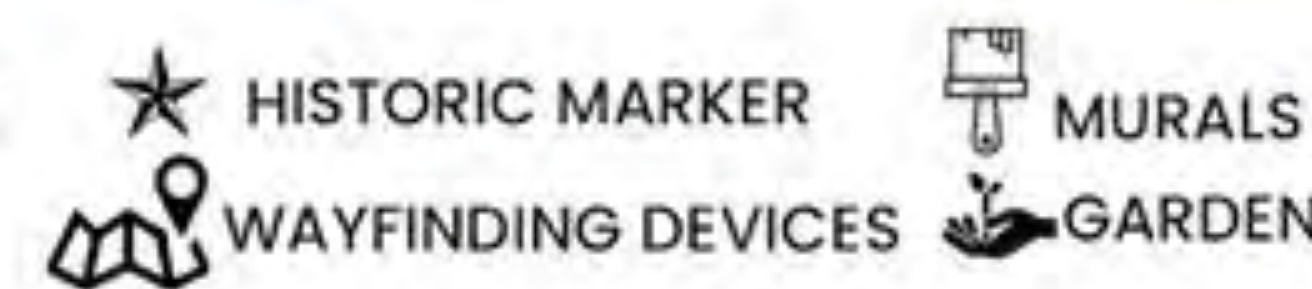
Scattered throughout the site, a series of 'hidden' gardens guide visitors and residents through downtown La Grange. The interactive environment of the gardens invites exploration and discovery of several sites.

Parking Lot
Bike Lane
Business Interaction
Bioswale

Existing Tree
Median
Town Hall
Proposed Tree
Pedestrian Walkway



Site Plan



SCALE 1" = 100'-0"

FOUNDERS PARK



SPACE BETWEEN RESTAURANTS



CASINO HALL



OUTDOOR LOUNGE



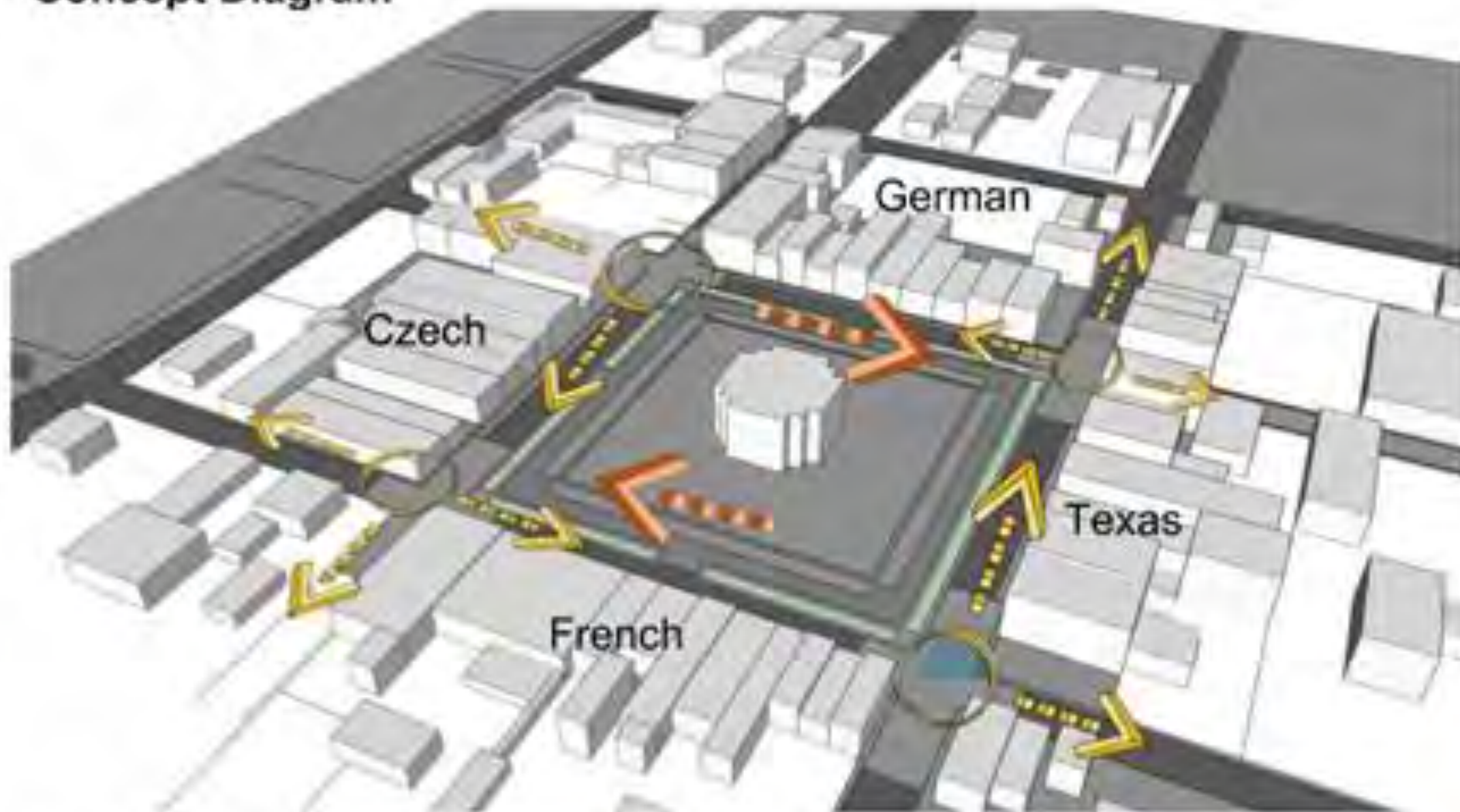


DOWNTOWN

Goals

- Honor the multicultural heritage of historic La Grange
- Address recent flooding issues by modeling infrastructure that prevents street flooding
- Redesign traffic flow from Highway 71 without deterring tourism
- Create a green boundary to better define the space
- Design additional parking to cater to both tourists and residents alike
- Build a downtown that can attract, adapt and sustain large crowds for long periods of time

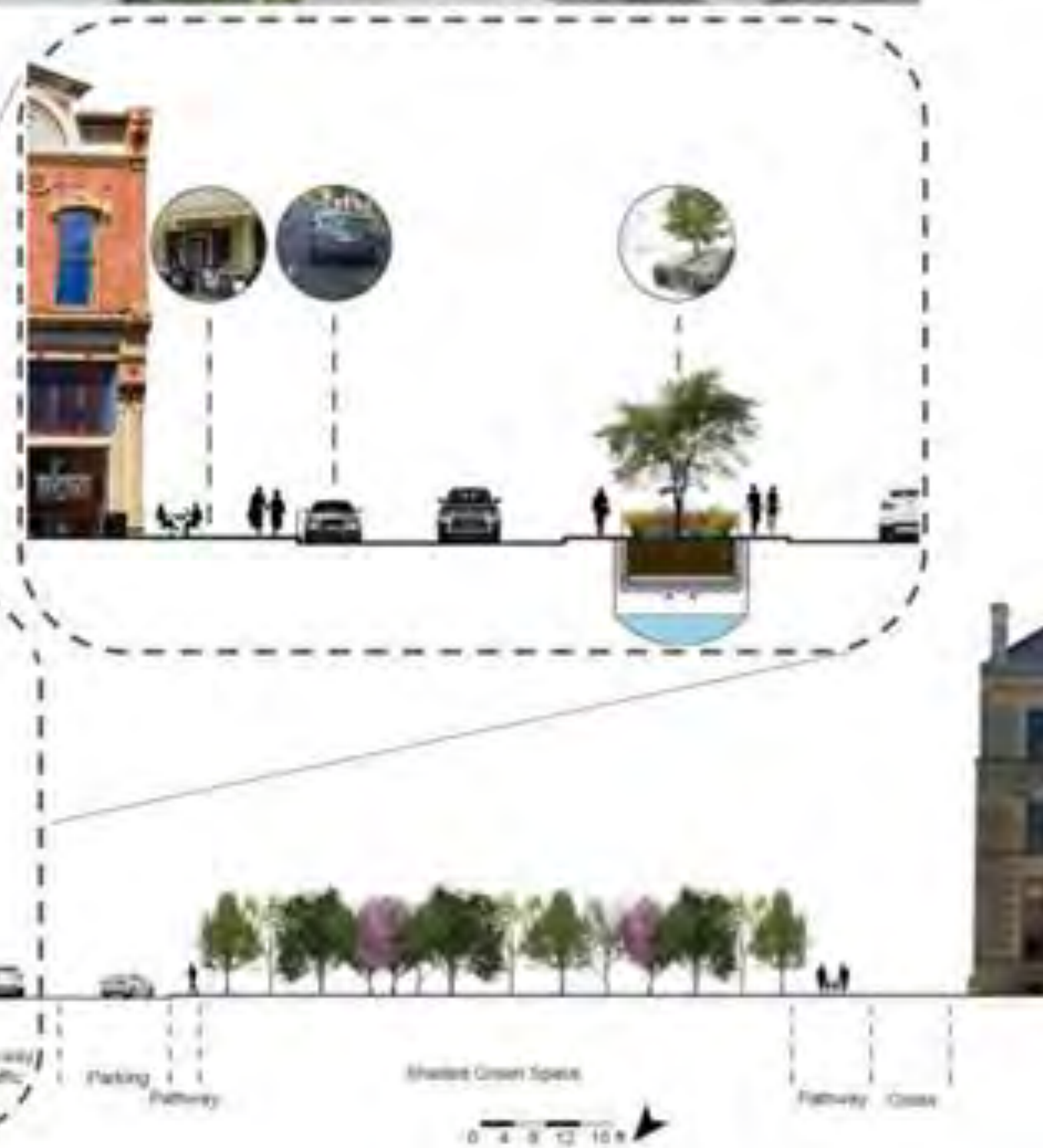
Concept Diagram



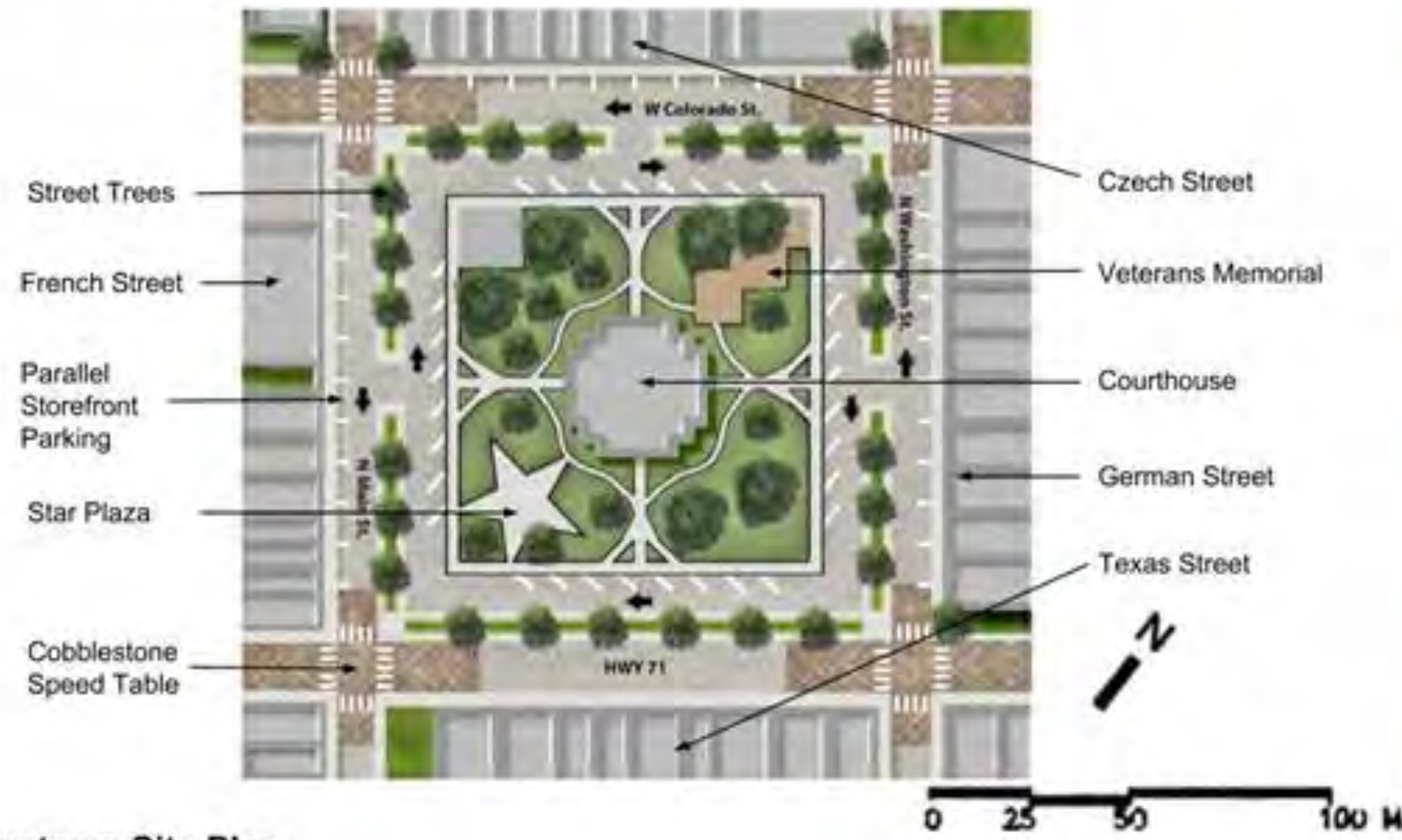
Bird's Eye View



Section A-A'











Historic Square Site Plan



Downtown Site Plan



Plant List

	Barrier	Sidewalk	Barrier	Sidewalk
Texas				
German				

References

- [https://www.1000plants.com/century-plant/](#)
- [https://www.1000plants.com/cloud-sage/](#)
- [https://www.1000plants.com/rose/](#)
- [https://www.1000plants.com/african-lily/](#)
- [https://www.1000plants.com/catclaw-mimosa/](#)
- [https://www.1000plants.com/cornflower/](#)
- [https://www.1000plants.com/chinese-holly/](#)
- [https://www.1000plants.com/dutch-iris/](#)

P1: French and Texas Street Perspective



P2: Hotel on French Street Perspective



P3: German Street Perspective





CITY OF MONTGOMERY

Development Status Report

By: Richard Tramm, City Administrator

June 15, 2019 - August 15, 2019

[REDACTED] New Information since 6/15/2019

KENROCK Property – Approximately 13-acres of property immediately west of Pizza Shack and east of the property currently being developed on the northeast corner of Highway 105 and Lone Star Parkway.

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

The erection of the interior part of construction in the middle part of this tract will be a stand-alone retail strip center. **Construction on the AT&T store located in the**

strip center has started. On the extreme west side of this development will be a Wendy's Restaurant- in the 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- Plans are approved and have been issued for construction immediately west of Bubble King car wash. Construction is expected to begin by September/October. This will be their 14th location in the Houston area.

Bubble King Car Wash – This business is now open.

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

HEB representatives met with the city engineers and myself about twenty-two 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 – A 3.22-acre tract 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. This property is under new ownership.

The zoning of this property was approved for “B” Commercial by the Council.

Kroger Site - Burger King restaurant is in front of the Kroger Center. The other businesses in the retail center next to Kroger are Great Clips, Halo Coiffure, Malibu Nails and Spa, Massage Envy, Everbright Dental, Taste of China restaurant, Stoney's Liquor, and Chronic Taco is under construction- anticipated to open the beginning of September 2019.

West of Kroger/East of Buffalo Springs Road - The developers have placed their interior water and sewer and other interior property utilities. BlueWave Car Wash is expected to open at the end of August. Otherwise the site plan shows a strip center similar to the Kroger strip center and three pad sites closer to SH 105.

Southwest corner of FM 2854 and State Highway 105- A 26-acre property being developed in part due to a development agreement with the City Council. The CVS drugstore is now open.

The City's 380 Agreement includes relocation of the Lift Station #1 and getting about ¾ of an acre of land for an addition onto the Sewer Treatment Plant. This is part of a 380 Agreement between the Developer and the city with their utility feasibility study amount of approximately \$430,000 with the Developer paying \$200,000 toward the relocation of L.S. #1 to open up more developable property since the L.S. 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 of 1.1 million dollars, or ten years whichever comes first, while the city is receiving approximately \$850,000 of payments from the Developer.

Chick-Fil-A is planned for immediately west of CVS. **Construction plans have been submitted and are under review.** Start date is unknown at this time.

South Loop around State Highway 105 – As the City continues to grow, traffic on Highway 105 and FM 149 will continue to become 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 was 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 the area of the loop, land can be set aside for the right-of-way for the 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% or 90% funding for these projects. Getting on the TIP involves 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 coordination work was held in late-February 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 Stewart Creek Waste Water 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 Town Creek Treatment Plant, the former treatment plant site was taken out of operation roughly 10 years ago.

The Sewer Master Plan that was completed in March 2016 presented a scenario where the Town Creek Plant could be put back into operation. The City plans to keep that option open until the decision needs to be made in the future.

The need for additional treatment capacity, is projected to be 3 to 5 years away, allowing time to make a decision about whether or not to expand the Stewart Creek Plant or bring the Town Creek Plant back into operation. A decision will probably be made in the next 2 to 3 years

Part of the Texas Water Development Board borrowing what happened summer, 2017, is to improve lift station number one that now feeds all the city's sewage into the Stewart Creek Plant.

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 dictate that we need to be in the planning/designing stage at 75% of capacity and in construction at 90% of capacity.

With the addition of approximately 75 houses per year and all the current commercial development, it is not hard to imagine us doubling our flow in the next 3-4 years.

Spirit of Texas Bank -- Construction at the northeast intersection of 105 and Lone Star Parkway is complete and open for business. A 130' Flag Pole has been approved and permitted. Construction has begun and erection of the pole will take place the week of August 19th.

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

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 of the park maintenance/overall expenses of approximately \$10,000 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.

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 drainage along Baja and Martin Luther King Jr. Drive. A \$26,000 cash match is required for the \$350,000 grant. The bid for this work was approved in October 2018 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 the next couple of months.

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.

HOME Grant --The City Council, at its May 9th 2018 meeting approved for 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 80% of the average income for the area, be the owner of the house and have a clear title to the property where the new house would go. Preliminary review of the applications has determined that three persons have qualified for new houses so far.

The grant has no local match, but MEDC has agreed to front any incidental costs required by the grant.

Actual starting of the building has been delayed upon the completion of possibly two more homes so that the Contractor can build four houses in one period- thus saving costs.

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

Buffalo Springs Bridge – The one-year warranty period started in late October, 2018.

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

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

Land-Use Plan - A land-use plan is a broad view of how the land usage within the city and 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 agree to a low-density development. By doing this pre-planning, the Council and the developer have an idea about how the area should be developed rather than on a one by one application/determination basis.

Comprehensive Plan –

The City, in partnership with Texas A&M's Community Resilience Collaborative, is developing a Comprehensive Plan that will guide the City's decision-making process by identifying a long-term vision for how the City will grow. The Comprehensive Plan articulates goals and objectives to achieve that vision, and is based on the values and expectations of the community and guides public policy in areas such as transportation, utilities, land use, recreation and housing. The City held a community meeting on August 15th that focused on economic development and the downtown revitalization project. The next meeting will be in September at a date to be determined and announced on the calendar inserted into your water bill, along with the City's website, social media, and the electronic board.

Hills of Town Creek Section Three - A 48 lot addition immediately west of Town Creek Apartments off Emma's Way.

Terra Vista Subdivision – A new 36 lot development immediately north east of Summit Business Park on FM 1097. There are now 15 completed and 9 under construction.

Rezoning of Property inside the City - This is an action of the Planning and Zoning Commission to rezone nine properties inside the city, primarily State Highway 105, where the current zoning does not fit the current need for the development of the property.

City Council approved the rezoning of all nine properties at its meetings on June 11 and June 25, 2019.

Emma's Way –Extension to Lone Star Pkwy. –Emma's Way at some point the City and the MISD will pay 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 MISD 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 to get a through street direct from the high school to encourage traffic to Lone Star Parkway relieving traffic from State Highway 105. Discussions will continue at some point now that the extension of Emma's Way is complete through Hills of Town Creek Section III.

Texas Water Development Board – Funding - The TWDB has provided funding in the amount of 2.8 million dollars for water and sewer work. The projects being funded are for water connection of a 12-inch line north of Clepper Street 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). The improvements at water plant #3 will increase production. Lift Station #1 relocation project that was mentioned in the (Southwest corner of FM 2854 and Hwy 105) section is underway. Lift Station #3 force main reroute will eliminate additional pumping by routing the flow directly to Lift Station #1.

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 due to having the worse flood damage 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 areas 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.

The City received the commitment contract in July, 2019. GrantWorks will be the grant writer and administrator of the grant and Jones/Carter is the engineer on the project. The kickoff meeting was held in early August, 2019.