

NOTICE OF REGULAR AND ANNUAL 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 and Annual Meeting at 6:00 p.m. on January 20, 2020 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 Regular Meeting held on December 16, 2019 .
4. Approval of Financial Report
5. Presentation by Historical Society related to future funding request
6. Update and discussion on contract status with Southern Rum Runners.
7. Consideration and possible action regarding downtown revitalization.
8. Consideration and possible action to sponsor Montgomery Mudbugs & Music Festival to be held on March 21, 2020
9. Economic Development Reports
 - a. City Administrator's Development Report
 - b. City Engineer's Report
10. Consideration and possible action on MEDC Annual Meeting Items:
 - a. Report of 2019 Activities and Goals
 - b. 2020 Planning Items and Goals
 - i. Christmas Items
 - ii. Historical Society
 - iii. Flag Festival
 - iv. Contracted/Sponsored Festival Events
 - v. Other Items
 - c. Annual Financial Report
 - d. Election of Officers

EXECUTIVE SESSION:

The MEDC Board of Directors reserves the right to discuss any of the items listed specifically under this heading or for any items listed above in executive closed session as permitted by law including if they meet the qualifications in Sections 551.071(consultation with attorney), 551.072 (deliberation regarding real property), 551.073 (deliberation regarding gifts), 551.074 (personnel matters), 551.076 (deliberation regarding security devices), and 551.087 (deliberation regarding economic development negotiations) of Chapter 551 of the Government Code of the State of Texas. (There are no items planned at this time.)

POSSIBLE ACTION FROM EXECUTIVE SESSION:

11. Consideration and possible action on items from Executive Session, if necessary.
12. Board Inquiry
13. Adjourn



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

I certify that the attached notice of meeting was posted on the bulletin board at the City of Montgomery City Hall, 101 Old Plantersville Road, Montgomery, Texas, on the 17th day of January, 2020 at 3:45 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

December 16, 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
 Julie Hutchinson - Treasurer
 Amy Brown – Secretary
 Tom Cronin – Board Member
 Cheryl Fox – Board Member
 Bob Kerr – Board Member

Absent: Bill Hanover – Vice-President

Also Present: Richard Tramm – City Administrator

OPEN PUBLIC COMMENT

No public comment.

APPROVAL OF MINUTES

Minutes of November 18, 2019 Regular Meeting –

President Huss asked for comments on the minutes as presented. Mr. Kerr made a motion to accept the minutes as presented, seconded by Mrs. Fox. All in favor. (6-0)

MONTHLY FINANCIAL REPORT

Report for November, 2019

Mrs. Hutchinson stated the EDC has a little over \$77,000 in the checking account and total investments at \$942,753.

Mrs. Hutchinson said there wasn't much cash flow during November, but noted the Eagle Scout project was paid but was booked in last fiscal year.

Mrs. Hutchinson questioned Mr. Tramm concerning the Kroger sales tax numbers. He stated he planned to address those during the City Administrator's Report, but was happy to briefly address the topic at this time.

Mr. Tramm said the city realized, before writing the check, there were issues with the calculations and the contact information with Kroger changed. The contact information has been updated along with the financial information. The payment will be made this week as the City is currently waiting for a reply from Kroger on the calculation updates that were sent to them recently.

Mrs. Fox asked for clarification on the issue with the calculations.

Mr. Tramm stated the formula used to calculate the sales tax reimbursement, which he received from his predecessor, was found to be mathematically incorrect. This formula resulted in an overpayment by the MEDC. The City explained the error to Kroger and is waiting for comments from them following their review of the calculations and the error.

Mrs. Hutchinson asked Mr. Tramm for the plan on paying Kroger with limited funds in the checking account. She asked if the City would be sending the EDC the sales tax funds for the last three months and then paying Kroger from those funds.

Mr. Tramm said he would be discussing the matter with the City Bookkeeper.

Motion by Mrs. Fox, seconded by Mr. Kerr to approve the November 2019 Financial Report as presented. All in favor. (6-0)

CONSIDERATION AND POSSIBLE ACTION

5. Consideration and possible action on request by Montgomery County United to use \$3,000 in blight removal funds to address clean-up activities to improve the visual look of several properties in the City.

Mr. Tramm informed the Board this matter was brought to him by Arnette Easley. Mr. Tramm said while this item falls within his discretion to pay from EDC Blight funds, he has more discretion to spend City funds than EDC funds. He stated he wished the EDC to vote on the matter and reimburse the City for the expense if it wishes.

Mrs. Fox asked what work was done in Memory Park, to which Mr. Tramm responded "flowerbed work." He stated new flowers were planted and flowerbeds were weeded.

Mrs. Brown asked about "painting and sorting in Conroe" which was on the list of work performed.

Mr. Tramm said the same group did that specific work, but the materials used from Montgomery funds were only used in the Montgomery area.

Mrs. Brown requested a better list of projects and breakdown of expenses in the future. She stated the current request only provides a picture of a flyer with organization projects and does not specify which projects the EDC is being asked to reimburse.

Mr. Tramm said in the future he would break the expenses into a more easily understood document.

Mrs. Huss said she appreciated the sweat equity being put into the community which saves a lot of money for the city.

Motion by Mr. Kerr, seconded by Mrs. Fox to approve the \$3,000 economic grant request from Montgomery County United. All in favor. (6-0)

6. Consideration and possible action on update regarding contract from Southern Rum Runners.

Mr. Tramm said he has had exchanges with Southern Rum Runners and is waiting on their confirmation on a contract.

Mr. Tramm reminded the Board it has authorized him and the Board President to go forward with a contract.

Mr. Cronin asked Mr. Tramm the amount of the budget for the contract. He additionally asked for the EDC's cost for the agreement.

Mr. Tramm said he believes the figures were around \$7,500, but he did not have the information in front of him. He also stated the goal of the event is to bring that money back to the city should the event be successful.

Mr. Cronin asked if SRR has given Mr. Tramm a proposal, and if it is customary to not have a proposal.

Mr. Tramm says he has exchanged terms via email with SRR, so he has seen some items in writing.

Mr. Cronin asked when the festival would be held.

Mrs. Hutchinson responded, according to her notes, it will be held on March 28, 2020.

Mrs. Huss asked Mr. Tramm if he was saying he has come to an agreement on a memorandum of understanding and is now asking SRR to put it into a full contract form.

Mr. Tramm replied that was correct.

Mrs. Hutchinson asked if it was correct the EDC would be fully reimbursed the upfront cost if the event was successful.

Mr. Tramm replied that was correct, but it is his recollection the date was March 7, 2020.

No action taken.

7. Consideration and possible action on setting a workshop to discuss the presentation made by the Texas A&M students on December 4, 2019 as part of the development project Texas A&M Sea Grant.

Mr. Tramm stated a workshop is being proposed to take the information from the Texas A&M presentation and discuss with Dave McCorquodale and Walter Peacock. Mr. Tramm said he is attempting to find a date in January that is agreeable to the Board.

Mr. Tramm said a publicly open workshop would allow the Board to discuss ideas and a plan to move forward. He said some of the ideas did not hit the mark, but "they hit an area" of something that could be discussed. He said the idea may not have been wrong, just the implementation of that idea may not have been right for Montgomery.

Mrs. Huss said this is a great opportunity to gather ideas before moving to the next step of engaging a design firm.

Mr. Tramm said he would look at the calendar and email the Board with options.

8. Consideration and possible action on setting the Annual Meeting of the Montgomery Economic Development Corporation.

Mr. Tramm said in January the Board has a number of items to address including the election of officers. He stated the annual meeting may be set to occur as part of the regular January meeting.

Mrs. Hutchinson said she was agreeable with combining the annual with the monthly meeting.

Mrs. Huss agreed.

Motion by Mrs. Hutchinson, seconded by Mr. Kerr to set the annual meeting to occur on Monday, January 20, 2020 at 6:00 p.m. at City Hall, 101 Old Plantersville Road in Montgomery, Texas. All in favor. (6-0)

Discussion

Mr. Tramm informed the Board the Board members whose terms will be expiring include Cheryl Fox, Bill Hanover and Tom Cronin. He noted he could forward the application paperwork to any who request it.

9. Economic Development Report – Richard Tramm

Engineer Report – Written report provided

Development Status Report –

Mr. Tramm said he is continuing to clean up the Development Status Report and remove items which have been completed in a timely manner.

Mr. Tramm said he is also starting to provide drawings in the report in an attempt to provide a better concept of the placement of the projects as they relate to the city.

Mr. Tramm said he is also providing a list of businesses which have opened in the area during the year. He stated a list helps convey how much activity is occurring each year.

Mr. Tramm said since the EDC's last meeting, there have been interviews for the Marketing and Tourism position. Of those interviewed, three have been selected for a second interview. He stated he is hopeful to have someone on staff in January or February, but that is dependent on how soon that person could leave a current job.

Tourism and Marketing Report – No report

BOARD INQUIRY

Mrs. Brown stated in October, there was an action item for Mr. Tramm to speak with the city bookkeeper concerning the checking account balance.

Mr. Tramm said his understanding is there was a higher than desired balance in the checking account and he discussed the matter with Ms. Bronco. He said once the city completes the annual audit, at the end of each month he and Ms. Bronco would be reviewing the account balances together.

ACTION ITEMS FROM NOVEMBER 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>

ADJOURNMENT

Motion by Mrs. Brown, seconded by Mrs. Fox to adjourn the meeting at 6:31 p.m. All in favor. (6-0)

Submitted by: _____ Date Approved: _____

Amy Brown, MEDC Secretary

Rebecca Huss, MEDC President

CITY OF MONTGOMERY - MEDC
ACCOUNT BALANCES REPORT
Through December 31, 2019 - For January 2020 Meeting

	<u>MONEY MARKET ACCOUNTS</u>	<u>INVESTMENTS</u>	<u>TOTALS</u>
<u>MEDC</u>			
CHECKING ACCOUNT #1017938	\$ 101,885.78		\$ 101,885.78
TOTAL INVESTMENTS	<u>\$ -</u>	<u>\$ 1,086,786.76</u>	<u>\$ 1,086,786.76</u>
TOTAL MIDC	<u>\$ 101,885.78</u>	<u>\$ 1,086,786.76</u>	<u>\$ 1,188,672.54</u>

INVESTMENTS

	Issue Date	Maturity Date	Interest Rate	Balance
Texpool #00006			1.68%	\$ 936,786.76
Certificates				
Bancorp South CD #4045	1/27/2019	1/28/2020	2.75%	\$ 150,000.00
Total Investment Balance				<u><u>\$ 1,086,786.76</u></u>

** Note:

City of Montgomery - MEDC
Actual to Budget Performance

December 2019

	Dec 19	Budget	\$ Over Bu...	Oct - Dec 19	YTD Budget	\$ Over Bu...	Annual Bu...
Income							
55000 · Taxes & Franchise Fees							
55400 · Sales Tax	53,601.69	48,500.00	5,101.69	192,235.05	159,500.00	32,735.05	654,000.00
Total 55000 · Taxes & Franchise Fees	53,601.69	48,500.00	5,101.69	192,235.05	159,500.00	32,735.05	654,000.00
55300 · Other Revenues							
55391 · Interest Income	1,174.44	840.00	334.44	3,549.07	2,480.00	1,069.07	10,000.00
Total 55300 · Other Revenues	1,174.44	840.00	334.44	3,549.07	2,480.00	1,069.07	10,000.00
Total Income	54,776.13	49,340.00	5,436.13	195,784.12	161,980.00	33,804.12	664,000.00
Expense							
56000 · Pub Infrastructure - Category I							
56000.6 · Downtown Dev Improvements	0.00	0.00	0.00	0.00	0.00	0.00	60,000.00
56000.7 · Streets & Sidewalks	0.00	19,000.00	(19,000.00)	0.00	19,000.00	(19,000.00)	76,000.00
56000.8 · Utility Extensions	0.00	0.00	0.00	0.00	0.00	0.00	50,000.00
56430 · Traf to Debt Service	0.00	40,000.00	(40,000.00)	0.00	40,000.00	(40,000.00)	160,000.00
Total 56000 · Pub Infrastructure - Category I	0.00	59,000.00	(59,000.00)	0.00	59,000.00	(59,000.00)	346,000.00
56001 · Business Dev & Ret -Category II							
56001.8 · Sales Tax Reimbursement	77,405.00	19,875.00	57,530.00	77,405.00	19,875.00	57,530.00	79,500.00
56423 · Economic Development Grant Prog	0.00	0.00	0.00	0.00	0.00	0.00	20,000.00
Total 56001 · Business Dev & Ret -Category II	77,405.00	19,875.00	57,530.00	77,405.00	19,875.00	57,530.00	99,500.00
56002 · Quality of Life - Category III							
56423.1 · Walking Tours	0.00	100.00	(100.00)	0.00	100.00	(100.00)	1,000.00
56429 · Removal of Blight	0.00	0.00	0.00	0.00	15,000.00	(15,000.00)	15,000.00
56434 · Events							
55606 · Light up Montgomery	600.97	1,500.00	(899.03)	600.97	1,500.00	(899.03)	1,500.00
56434 · Events - Other	0.00	0.00	0.00	0.00	0.00	0.00	35,000.00
Total 56434 · Events	600.97	1,500.00	(899.03)	600.97	1,500.00	(899.03)	36,500.00
56439 · Downtown Enhancement Projects	0.00	2,500.00	(2,500.00)	0.00	7,500.00	(7,500.00)	30,000.00
Total 56002 · Quality of Life - Category III	600.97	4,100.00	(3,499.03)	600.97	24,100.00	(23,499.03)	82,500.00
56003 · Marketing & Tourism-Category IV							
56413 · Brochures/Printed Literature	0.00	833.33	(833.33)	50.00	2,500.03	(2,450.03)	10,000.00
56419 · Website	115.00	250.00	(135.00)	165.00	750.00	(585.00)	3,000.00
Total 56003 · Marketing & Tourism-Category IV	115.00	1,083.33	(968.33)	215.00	3,250.03	(3,035.03)	13,000.00
56004 · Administration - Category V							
56004.1 · Admin Transfers to Gen Fund	0.00	26,875.00	(26,875.00)	0.00	26,875.00	(26,875.00)	107,500.00
56004.3 · Miscellaneous Expenses	0.00	41.66	(41.66)	0.00	125.06	(125.06)	500.00
56327 · Consulting (Professional serv)	0.00	2,500.00	(2,500.00)	0.00	2,500.00	(2,500.00)	10,000.00
56354 · Travel & Training Expenses	0.00	2,500.00	(2,500.00)	0.00	2,500.00	(2,500.00)	5,000.00
Total 56004 · Administration - Category V	0.00	31,916.66	(31,916.66)	0.00	32,000.06	(32,000.06)	123,000.00
Total Expense	78,120.97	115,974.99	(37,854.02)	78,220.97	138,225.09	(60,004.12)	664,000.00
Net Income	(23,344.84)	(66,634.99)	43,290.15	117,563.15	23,754.91	93,808.24	0.00

**City of Montgomery - MEDC
General Ledger
As of December 31, 2019**

Type	Date	Num	Name	Memo	Debit	Credit	Balance
51100 · MEDC Checking							109,247.14
Bill Pmt -Ch...	10/11/2019	1976	Houston Chronicle	Inv# 222716136 MEDC Budget P Hening		72.00	109,175.14
Bill Pmt -Ch...	10/11/2019	1977	Laurel Paving	Inv 1298 - Drainage McCown St.		8,850.00	100,325.14
Bill Pmt -Ch...	10/25/2019	1978	Garrett Jones	VOID: Garrett Jones, Eagle Scout Candidate - Grmnt Dev. Program	0.00		100,325.14
Bill Pmt -Ch...	10/25/2019	1979	Living Savior Lutheran Church	Application for Economic Development Grant Program		5,000.00	95,325.14
Bill Pmt -Ch...	10/25/2019	1980	Texas A&M University	Inv M412411 - Texas Target Communities		15,393.00	79,932.14
Bill Pmt -Ch...	11/08/2019	1981	Rebecca Huss	Reimbursement of Expense - Facebook ad - Haved you been to Mon...		50.00	79,882.14
Bill Pmt -Ch...	11/23/2019	1982	Kevin Brennan	Use of Photo for Brochures and Literature		50.00	79,832.14
Bill Pmt -Ch...	11/23/2019	1983	Montgomery County United	VOID: Removal of Blight - Several Properties & Public Areas in City	0.00		79,832.14
Bill Pmt -Ch...	11/23/2019	1984	Kirk Jones	Eagle Project Expense - Grmnt Dev Project		2,052.08	77,780.06
Bill Pmt -Ch...	12/13/2019	1985	Bride & Bloom Floristry & Fa...	Wreaths -Civic Club 12/7/19 (Light up Montgomery) Inv 0000001		194.97	77,585.09
Bill Pmt -Ch...	12/13/2019	1986	Gary Szafanski	Santa for Civic Club 12/7/19 (Light up Montgomery) Inv 2019-14		300.00	77,285.09
Bill Pmt -Ch...	12/13/2019	1987	Montgomery Original Snoballs	Seasonal Refreshments-Civic Club 12/7/19 (Light up Montgomery) ...		106.00	77,179.09
Bill Pmt -Ch...	12/20/2019	1988	Rebecca Huss	Reimbursement of Expense - Website Marketing		90.00	77,089.09
Bill Pmt -Ch...	12/20/2019	1989	The Kroger Co.	2018 Tax Year- MEDC Sales Tax Rebate		77,405.00	-315.91
Transfer	12/20/2019			Sales Tax Transfer for 12/19	52,201.69		51,885.78
Transfer	12/23/2019	Transfer		Transfer to Checking	50,000.00		101,885.78
Total 51100 · MEDC Checking					102,201.69	109,563.05	101,885.78
51300 · Time Deposits-MEDC							940,379.34
Deposits	10/31/2019			Interest	1,283.17		941,662.51
Deposits	11/30/2019			Interest	1,091.46		942,753.97
Transfer	12/20/2019			Sales Tax Transfer thru 11/19	192,858.35		1,135,612.32
Transfer	12/23/2019	Transfer		Transfer to Checking		50,000.00	1,085,612.32
Deposits	12/31/2019			Interest	1,174.44		1,086,786.76
Total 51300 · Time Deposits-MEDC					196,407.42	50,000.00	1,086,786.76
51150 · Accounts Receivable Audit							138,633.36
Total 51150 · Accounts Receivable Audit							138,633.36
51171 · Due From Gen Fund							52,824.99
General Jour...	10/31/2019	CB		To accrue sales tax revenue rec'd 10/19	62,148.45		114,973.44
General Jour...	11/30/2019	CB		To accrue sales tax revenue rec'd 11/19	76,484.91		191,458.35
Transfer	12/20/2019			Sales Tax Transfer thru 11/19		52,201.69	139,256.66
General Jour...	12/20/2019	CB		To accrue sales tax revenue rec'd 12/19	52,201.69		191,458.35
Transfer	12/20/2019			Sales Tax Transfer thru 11/19		192,858.35	-1,400.00
General Jour...	12/31/2019	CB2		To record overtransfer of sales tax due from General in December 2...	1,400.00		0.00
Total 51171 · Due From Gen Fund					192,235.05	245,060.04	0.00
51174 · Due from Home Grant Funds							1,400.00
Total 51174 · Due from Home Grant Funds							1,400.00
51580 · Accrued Interest Receivable							2,780.13
Total 51580 · Accrued Interest Receivable							2,780.13
52000 · Accounts Payable							-31,367.08
Bill Pmt -Ch...	10/11/2019	1976	Houston Chronicle	Inv# 222716136 MEDC Budget P Hening	72.00		-31,295.08
Bill Pmt -Ch...	10/11/2019	1977	Laurel Paving	Inv 1298 - Drainage McCown St.	8,850.00		-22,445.08
Bill Pmt -Ch...	10/25/2019	1978	Garrett Jones	VOID: Garrett Jones, Eagle Scout Candidate - Grmnt Dev. Program	0.00		-22,445.08
Bill Pmt -Ch...	10/25/2019	1979	Living Savior Lutheran Church	Application for Economic Development Grant Program	5,000.00		-17,445.08
Bill Pmt -Ch...	10/25/2019	1980	Texas A&M University	Inv M412411 - Texas Target Communities	15,393.00		-2,052.08
Bill	11/07/2019	Reimb ...	Rebecca Huss	Reimbursement of Expense - Facebook ad - Haved you been to Mon...		50.00	-2,102.08
Bill Pmt -Ch...	11/08/2019	1981	Rebecca Huss	Reimbursement of Expense - Facebook ad - Haved you been to Mon...	50.00		-2,052.08
Bill	11/20/2019	Blight ...	Montgomery County United	VOID: Removal of Blight - Several Properties & Public Areas in City	0.00		-2,052.08
Bill	11/20/2019	Broch...	Kevin Brennan	Use of Photo for Brochures and Literature		50.00	-2,102.08
Bill Pmt -Ch...	11/22/2019	1982	Kevin Brennan	Use of Photo for Brochures and Literature	50.00		-2,052.08
Bill Pmt -Ch...	11/22/2019	1983	Montgomery County United	VOID: Removal of Blight - Several Properties & Public Areas in City	0.00		-2,052.08
Bill Pmt -Ch...	11/22/2019	1984	Kirk Jones	Eagle Project Expense - Grmnt Dev Project	2,052.08		0.00
Bill	12/07/2019	Santa ...	Gary Szafanski	Santa for Civic Club 12/7/19 (Light up Montgomery) Inv 2019-14		300.00	-300.00
Bill	12/07/2019	#19	Montgomery Original Snoballs	Seasonal Refreshments-Civic Club 12/7/19 (Light up Montgomery) ...		106.00	-406.00
Bill	12/07/2019	Inv 00...	Bride & Bloom Floristry & Fa...	Wreaths -Civic Club 12/7/19 (Light up Mntgomery) Inv 0000001		194.97	-600.97
Bill Pmt -Ch...	12/13/2019	1985	Bride & Bloom Floristry & Fa...	Wreaths -Civic Club 12/7/19 (Light up Montgomery) Inv 0000001		194.97	-406.00
Bill Pmt -Ch...	12/13/2019	1986	Gary Szafanski	Santa for Civic Club 12/7/19 (Light up Montgomery) Inv 2019-14		300.00	-106.00
Bill Pmt -Ch...	12/13/2019	1987	Montgomery Original Snoballs	Seasonal Refreshments-Civic Club 12/7/19 (Light up Montgomery) ...		106.00	0.00
Bill	12/16/2019	Reimb ...	Rebecca Huss	Reimbursement of Expense - Website Marketing		90.00	-90.00
Bill	12/19/2019	2018 R...	The Kroger Co.	2018 Tax Year- MEDC Sales Tax Rebate		77,405.00	-77,495.00
Bill Pmt -Ch...	12/20/2019	1988	Rebecca Huss	Reimbursement of Expense - Website Marketing		90.00	-77,405.00
Bill Pmt -Ch...	12/20/2019	1989	The Kroger Co.	2018 Tax Year- MEDC Sales Tax Rebate	77,405.00		0.00
Bill	12/23/2019	Reimb ...	Rebecca Huss	Reimbursement of Expense - Website Marketing		25.00	-25.00
Total 52000 · Accounts Payable					109,563.05	78,220.97	-25.00
52001 · Accounts Payable Audit							-76,900.00
Total 52001 · Accounts Payable Audit							-76,900.00
53900 · Unrestricted Net Assets							-1,136,997.88
Total 53900 · Unrestricted Net Assets							-1,136,997.88
55000 · Taxes & Franchise Fees							0.00
55400 · Sales Tax							0.00
General Jour...	10/31/2019	CB		To accrue sales tax revenue rec'd 10/19	62,148.45		-62,148.45
General Jour...	11/30/2019	CB		To accrue sales tax revenue rec'd 11/19	76,484.91		-138,633.36
General Jour...	12/20/2019	CB		To accrue sales tax revenue rec'd 12/19	52,201.69		-190,835.05

City of Montgomery - MEDC
General Ledger
As of December 31, 2019

Type	Date	Num	Name	Memo	Debit	Credit	Balance
General Jour...	12/31/2019	CB2		To record overtransfer of sales tax due from General in December 2...		1,400.00	-192,235.05
Total 55400 - Sales Tax					0.00	192,235.05	-192,235.05
Total 55000 - Taxes & Franchise Fees					0.00	192,235.05	-192,235.05
55300 - Other Revenues							0.00
55391 - Interest Income							0.00
Deposit	10/31/2019			Interest		1,283.17	-1,283.17
Deposit	11/30/2019			Interest		1,091.46	-2,374.63
Deposit	12/31/2019			Interest		1,174.44	-3,549.07
Total 55391 - Interest Income					0.00	3,549.07	-3,549.07
Total 55300 - Other Revenues					0.00	3,549.07	-3,549.07
56001 - Business Dev & Ret -Category II							0.00
56001.8 - Sales Tax Reimbursement							0.00
Bill	12/19/2019	2018 R...	The Kroger Co.	2018 Tax Year- MEDC Sales Tax Rebate	77,405.00		77,405.00
Total 56001.8 - Sales Tax Reimbursement					77,405.00	0.00	77,405.00
Total 56001 - Business Dev & Ret -Category II					77,405.00	0.00	77,405.00
56002 - Quality of Life - Category III							0.00
56429 - Removal of Blight							0.00
Bill	11/20/2019	Blight ...	Montgomery County United	Removal of Blight - Several Properties & Public Areas in City	0.00		0.00
Total 56429 - Removal of Blight					0.00	0.00	0.00
56434 - Events							0.00
55606 - Light up Montgomery							0.00
Bill	12/07/2019	Santa ...	Gary Szafranski	Santa for Civic Club 12/7/19 (Light up Montgomery) Inv 2019-14	300.00		300.00
Bill	12/07/2019	#19	Montgomery Original Snoballs	Seasonal Refreshments-Civic Club 12/7/19 (Light up Montgomery) ...	106.00		406.00
Bill	12/07/2019	Inv 00...	Bride & Bloom Floristry & Fa...	Wreaths -Civic Club 12/7/19 (Light up Montgomery) Inv 0000001	194.97		600.97
Total 55606 - Light up Montgomery					600.97	0.00	600.97
Total 56434 - Events					600.97	0.00	600.97
Total 56002 - Quality of Life - Category III					600.97	0.00	600.97
56003 - Marketing & Tourism-Category IV							0.00
56413 - Brochures/Printed Literature							0.00
Bill	11/20/2019	Broch...	Kevin Brennan	Use of Photo for Brochures and Literature	50.00		50.00
Total 56413 - Brochures/Printed Literature					50.00	0.00	50.00
56419 - Website							0.00
Bill	11/07/2019	Reimb ...	Rebecca Huss	Reimbursement of Expense - Facebook ad - Haved you been to Mon...	50.00		50.00
Bill	12/16/2019	Reimb ...	Rebecca Huss	Reimbursement of Expense - Website Marketing	90.00		140.00
Bill	12/23/2019	Reimb ...	Rebecca Huss	Reimbursement of Expense - Website Marketing	25.00		165.00
Total 56419 - Website					165.00	0.00	165.00
Total 56003 - Marketing & Tourism-Category IV					215.00	0.00	215.00
TOTAL					678,628.18	678,628.18	0.00

City of Montgomery - MEDC
Balance Sheet
As of December 31, 2019

	<u>Dec 31, 19</u>
ASSETS	
Current Assets	
Checking/Savings	
51100 · MEDC Checking	101,885.78
51300 · Time Deposits-MEDC	<u>1,086,786.76</u>
Total Checking/Savings	1,188,672.54
Other Current Assets	
51150 · Accounts Receivable Audit	138,633.36
51174 · Due from Home Grant Funds	1,400.00
51580 · Accrued Interest Receivable	<u>2,780.13</u>
Total Other Current Assets	<u>142,813.49</u>
Total Current Assets	<u>1,331,486.03</u>
TOTAL ASSETS	<u><u>1,331,486.03</u></u>
LIABILITIES & EQUITY	
Liabilities	
Current Liabilities	
Accounts Payable	
52000 · Accounts Payable	25.00
52001 · Accounts Payable Audit	<u>76,900.00</u>
Total Accounts Payable	<u>76,925.00</u>
Total Current Liabilities	<u>76,925.00</u>
Total Liabilities	76,925.00
Equity	
53900 · Unrestricted Net Assets	1,136,997.88
Net Income	<u>117,563.15</u>
Total Equity	<u>1,254,561.03</u>
TOTAL LIABILITIES & EQUITY	<u><u>1,331,486.03</u></u>


Montgomery EDC
AGENDA REPORT

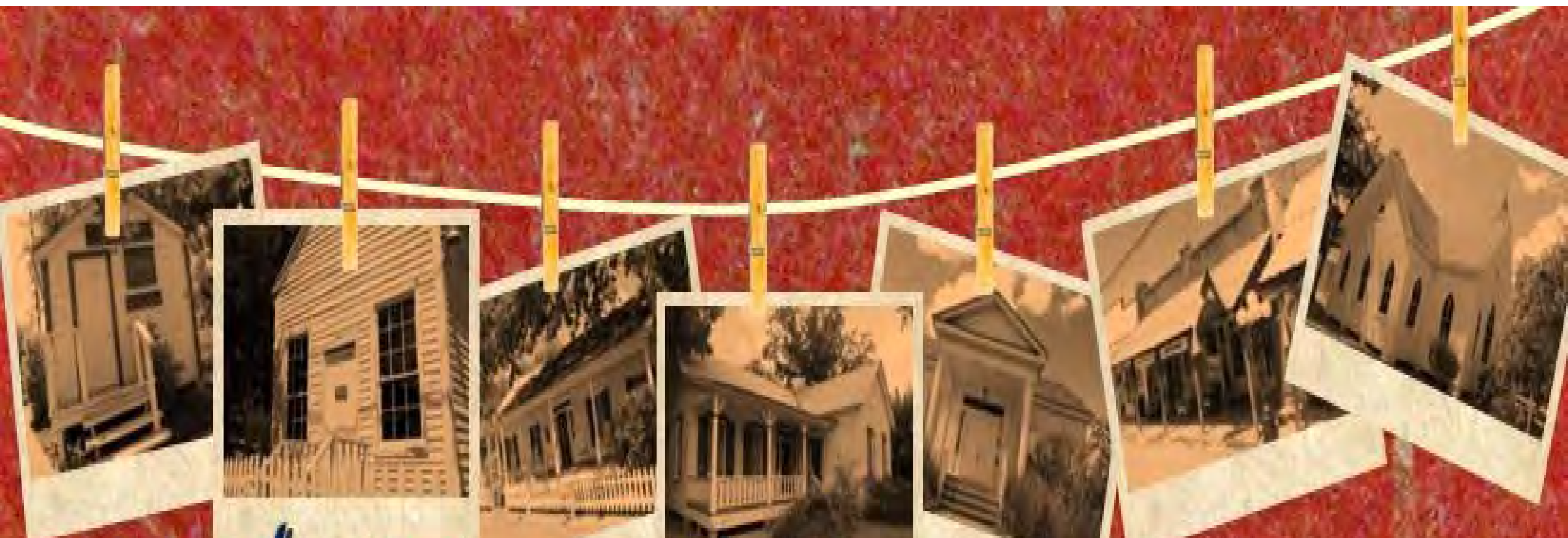
Meeting Date: January 20, 2020	Budgeted Amount: NA
Department:	
Prepared By: Richard Tramm	Exhibits: Historical Society Presentation
Date Prepared: January 16, 2020	

Subject
Presentation by Historical Society related to future funding request.

Recommendation
View the presentation and ask questions, as necessary and consider that future funding requests are likely for these or similar activities.

Discussion
This Historical Society has asked to make a presentation on the work they do throughout the Montgomery Community for possible future consideration of grant funds on preservation activities. Brenda Beaven is expected to be presenting on behalf of the Historical Society.

Approved By		
City Administrator	Richard Tramm 	Date: January 16 2020



Montgomery Historical Society

THE MONTGOMERY HISTORICAL SOCIETY IS THE CURATOR TO THESE PROPERTIES

- **Nathaniel Hart Davis Cottage and Museum**
- **Davis Law Office**
- **McCall Law Office**
- **Old Post Office**
- **Addison Gandy House**
- **Old Baptist Church**
- **Old Cemetery**
- **Arnold Simonton House (currently under the care of Fernland Park and the city of Montgomery)**





NATHANIEL HART DAVIS HOME

- Nathaniel Hart Davis built the original section in 1851 of logs cut in 1831 and received in payment of a legal fee. The south wing was added in 1895 and contains wood-graining done by an itinerant painter known as “Mr. Patch”. Given to the Montgomery Historical Society in 1984 by Davis heirs.





DAVIS LAW OFFICE


- Many young attorneys read **law** here under Judge **Davis'** supervision. From 1848 to 1854 the structure was the meeting place for the mayor and **Montgomery City Council**, and later was used as a school. It served as a U. S. Post **Office** from 1923 to 1936 and now is a reminder of **Montgomery's** early days.





*Mc Call Law Office
1880*

MCCALL LAW OFFICE

Judge McCall served as the District Attorney for the 9th Judicial District of Texas from 1899 to 1906 and then served as the County Judge of Montgomery County, Texas from 1906 until 1912. The McCall Law Office (**14272 Liberty St.**) still resides in the historic district of Montgomery and was donated to the Montgomery Historical Society by his grandson, Hobby McCall, in 1990. 



OLD POST OFFICE

- The building is located in the middle of the second block on Highway 149. In 1910 Morgan Price and Willie Gary had a grocery store in the building. Joe Jones had a meat market there at one time. The drug store was run later by L. E. Jones and Ernest Wise in the 1920's. The fire across Liberty Street that consumed the block from the corner of College Street south to the First State Bank also badly damaged the drugstore. In 1926 W. J. Smith bought the building from L. E. Jones. In 1936 the Post Office was moved from the Davis Law office to this building. W. J. Smith served not only as the pharmacist, but also as the Postmaster. The original Post Office wall still remains in the building along with some of the original combination boxes. Building was donated to the Montgomery Historical Society by the Smith Family.



Old Post Office





ADDISON GANDY HOUSE

- The Addison-Gandy house is located at 104 Prairie St . in the town of Montgomery and was built in 1892. It is a cottage type house that was built for Martha Gandy's grandparents J.B. and Martha Davis Addison. The most interesting features of this house are the unique wood graining on the door and mantles . This work was done by an old German painter only known by the name of Mr. Patch who always left a portrait of himself as a signature. There is a portrait of Mr. Patch in the wood graining on one door. The house was given to the Montgomery Historical Society in 1997.





OLD BAPTIST CHURCH

- "Baptists in Montgomery organized a fellowship in 1850 and purchased land at this site the same year. In 1853, the Rev. Thomas Chilton became the church's first full-time pastor. This vernacular Gothic revival sanctuary was constructed in 1902, during the pastorate of O. P. Stark, who is said to have designed the building himself. A 1918 storm destroyed the upper part of the steeple, and an education wing was added in the 1940s. The congregation met here for worship until 1979. Recorded Texas Historic Landmark - 1985"





ARNOLD SIMONTON HOUSE

• The **Arnold-Simonton House** was built in 1845 by Dr. E.J. **Arnold**. It was a typical cottage with dentil trim, wide hall, and **wainscoting**. The home gifted to the Montgomery Historical Society from the **Simonton** family and now sits within the Fernland Historical Park.

This is the only home on the National Registry in Montgomery County.

This home is maintained by the Fernland Board and the city of Montgomery.





OLD MONTGOMERY CEMETERY

In **Montgomery, Montgomery County, Texas** : The **Old Methodist Church Cemetery** is located in **Montgomery, Texas** on 105 West & Pond. Methodist Churchyard Historical Marker. In Jan. 1839, the Rev. Isaac Strickland organized a Methodist Church whose members soon built a log meetinghouse on this site donated by founders of the town of



WHAT WE DO TO PRESERVE NOT ONLY THESE PROPERTIES BUT THE HISTORY OF MONTGOMERY

Maintenance of Properties and Other Expenses

Christmas Home Tours, Cookie Walk, Parade

Scavenger Hunt



MAINTENANCE OF PROPERTIES



MAINTENANCE OF PROPERTIES AND OTHER EXPENSES

Nathaniel Hart Davis Complex February 2016

\$12,000 Complete paint and repairs on Complex

Davis Home, Office, and McCall Law Office

Nathaniel Hart Davis Law Office May 2018

\$5,300 for new Cedar Roof

\$2,950 Attic cleanup and general repairs

Davis Cottage – Cistern

\$6,500 to rebuild the cistern



MAINTENANCE CONTINUED

Addison Gandy House March 2017

\$4,945 Paint and repair

\$7,240 Install frames, windows, doors to back wing

The Old Baptist Church January 2019

\$19,500 Replace all of the ceiling tiles inside the church.

These tiles were falling out onto the floor. The tiles were replaced with 95 sheets of plywood and painted. Outside work included.

The Old Post Office

\$13,500 New roof 2011

\$10,000 Furnished supplies for the complete remodeling 2015



ADDITIONAL MAINTENANCE AND COSTS

Monk Map 1854

\$6,000 Complete restoration (In Addition, the City and Chris Cheatham paid \$3,000 for the frame). The map hangs in City Hall. Estimated by the Antiquarium to be worth \$20,000.



LAWN CARE AND CLEANING

The Old Cemetery

\$1,800 Lawn Care and Upkeep

Addison Gandy House, Museum, Stewart Property, Old Baptist Church

\$4,855 Lawn Work

Addison Gandy House and Museum Complex

\$4,200 Cleaning



CHRISTMAS TOUR

Income

2015	2016	2017	2018
\$10,394	\$14,594	\$14,5974	\$13,406

Expenses

\$5,710	\$7,828	\$6,513	\$6,745
---------	---------	---------	---------

Net

\$4,684	\$6,264	\$8,081	\$6,661
\$5,000	\$5,000	\$5,000	No MEDC
\$9,684	\$11,264	\$13,081	\$6,661

Parade

No Income to the Historical Society, but it brings in thousands of people.



CHRISTMAS

Parade

The parade gets people to town. Please allow them to stay following the parade, we need to keep them here to help our businesses. Please help encourage them to stay, rather than try and send them away.

Literally hundreds, maybe even thousands, come to the parade every year.

The people who stay will shop, eat lunch, go to the Cookie Walk, visit the craft show, and go on the Home Tour.

Vendors

Cookie Walk - Cookies supplied by students

Home Tour – We split the ticket price fifty/fifty.



BROCHURES???



SCAVENGER HUNT

Over 700 students with their parents, siblings, and grandparents come into Montgomery between December and April. This year, the dates will be October to February.

- It is safe to assume they are spending money in town while completing the Scavenger Hunt.

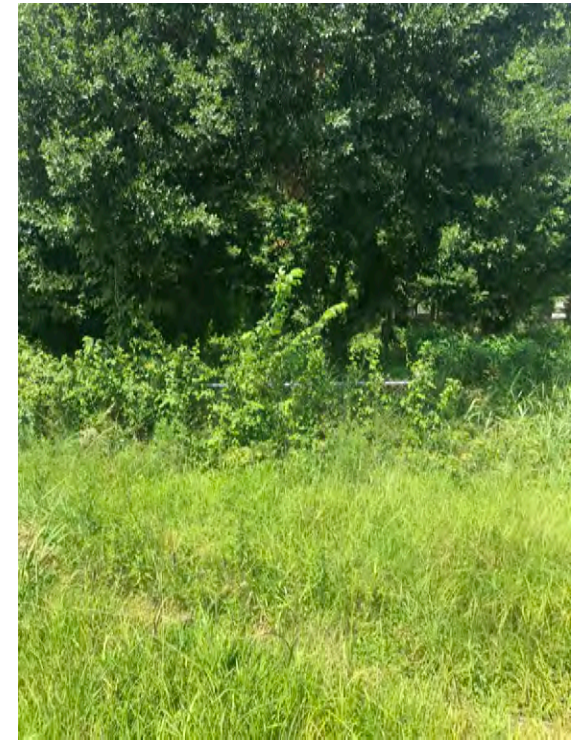
In addition, many new residents might never even come to Montgomery if not for the Scavenger Hunt.

We have three major goals of the Scavenger Hunt:

- Learn to appreciate the local history
- Families spend time together
- Help the business community



MONTGOMERY WITHOUT MONTGOMERY HISTORICAL SOCIETY



Montgomery EDC
AGENDA REPORT

Meeting Date: January 20, 2020	Budgeted Amount: NA
Department:	
Prepared By: Richard Tramm	Exhibits: None
Date Prepared: January 15, 2020	

Subject
Update and discussion on contract status with Southern Rum Runners.

Recommendation
No action recommended at this time.

Discussion
Communication has continued with Southern Rum Runners since December and we are awaiting an updated draft contract for review shortly. We provided comments back earlier this month on the draft that came from the previous discussion items with Southern Rum Runners. As this is an ongoing item, I will provide an update at the meeting with the most current available information.

Approved By		
City Administrator	Richard Tramm <i>RT</i>	Date: January 17, 2020

Montgomery EDC
AGENDA REPORT

Meeting Date: January 20, 2020	Budgeted Amount: NA
Department:	
Prepared By: Richard Tramm	Exhibits: Draft Map of Areas Discussed
Date Prepared: January 15, 2020	

Subject

Consideration and possible action regarding downtown revitalization.


Recommendation

There is no specific recommendation related to this item although the Board may choose to provide direction to staff related to the continuing discussion under this agenda item.

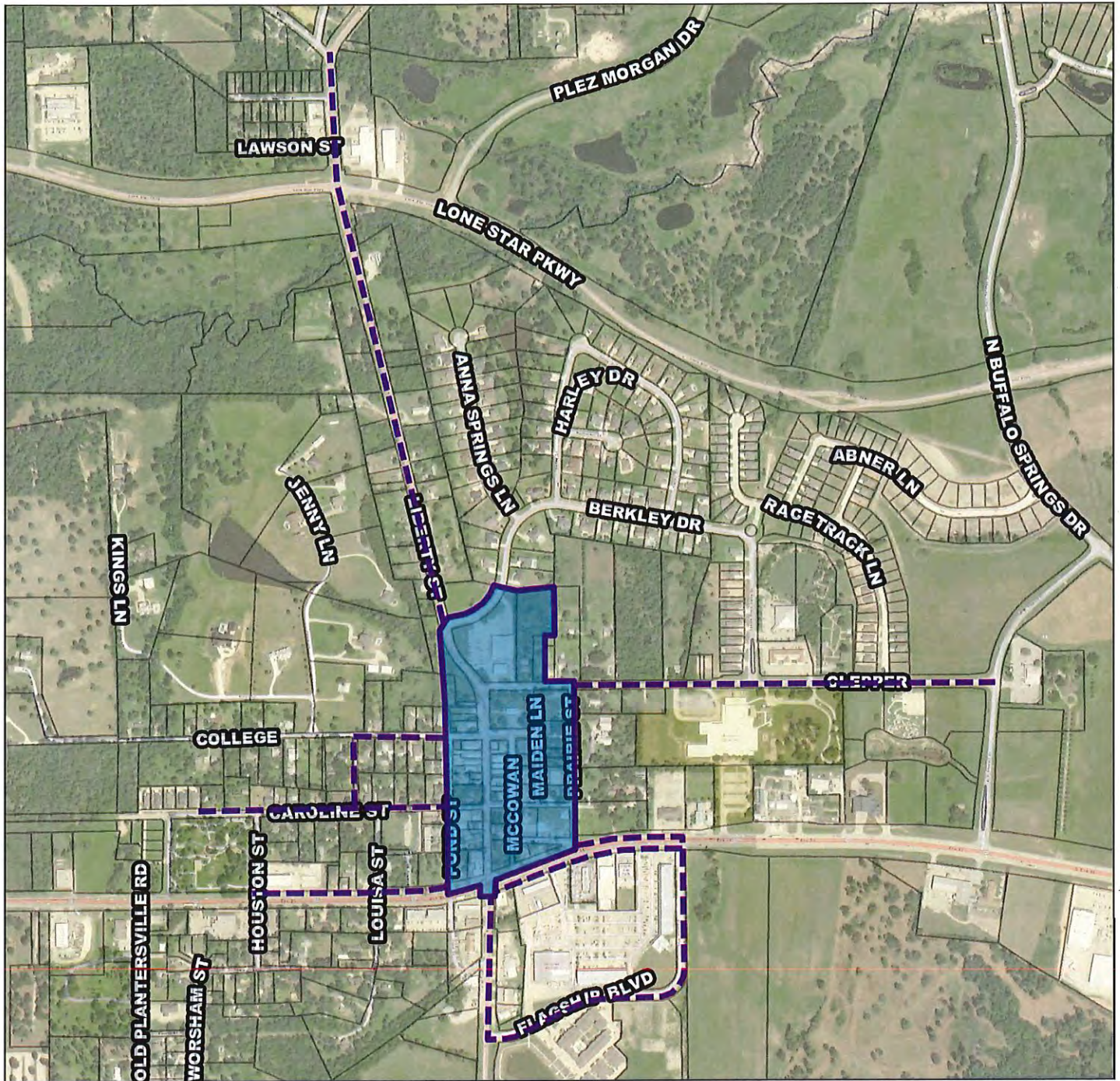
Discussion

This item is for continued discussion related to the MEDC Workshop that was held on January 13, 2020. This is the opportunity to have some brief continued discussion on the items discussed at the workshop and provide direction to staff, if necessary. The draft map produced by staff to show the areas to be included in the revitalization plans is attached for review and comment.

Approved By

City Administrator	Richard Tramm 	Date: January 17, 2020

Downtown Revitalization Map



LEGEND

-  Downtown Planning Area
-  Pedestrian Connections



1 inch equals 100 Feet

Montgomery EDC
AGENDA REPORT


Meeting Date: January 20, 2020	Budgeted Amount: NA
Department:	
Prepared By: Richard Tramm	Exhibits: Information on Anderson Holiday Fest
Date Prepared: January 15, 2020	

Subject
 Consideration and possible action to sponsor Montgomery Mudbugs & Music festival
 March 21, 2020

Recommendation
 Consider approving an event sponsorship in an amount to not exceed \$8,000.00 with the condition the money be used only towards event expenses that would utilize City personnel or effort, such as Public Works, Police Department and City social media advertising.

Discussion
 Charlie Diggs Entertainment and Productions has started planning to put on the Montgomery Mudbugs & Music Festival on March 21, 2020. The proposed event would run from approximately noon through 10:00 pm and be a stage music event on or near the Ransom's Steakhouse property with a cordoned off area provided for the attendees of the festival. Charlie Diggs Entertainment and Productions will be coordinating with Ransom's Steakhouse and nearby property owner for permissions related to the land use. They will also be coordinating the onsite food, drinks and portable toilets for the site. Some of you may be familiar with the Anderson Holiday Fest, which they put on in Anderson, Texas and sold 2,200 tickets. (See the attached information on the Anderson event by Charlie Diggs Entertainment.)

I think an event provider using an area away from downtown is a good way to promote other areas of the City and test the effectiveness of other potential event sites while the risks of the cost of the event are borne by the event production company.

Approved By		
City Administrator	Richard Tramm 	Date: January 17, 2020



TEXAS STAR
PROPANE
presents...

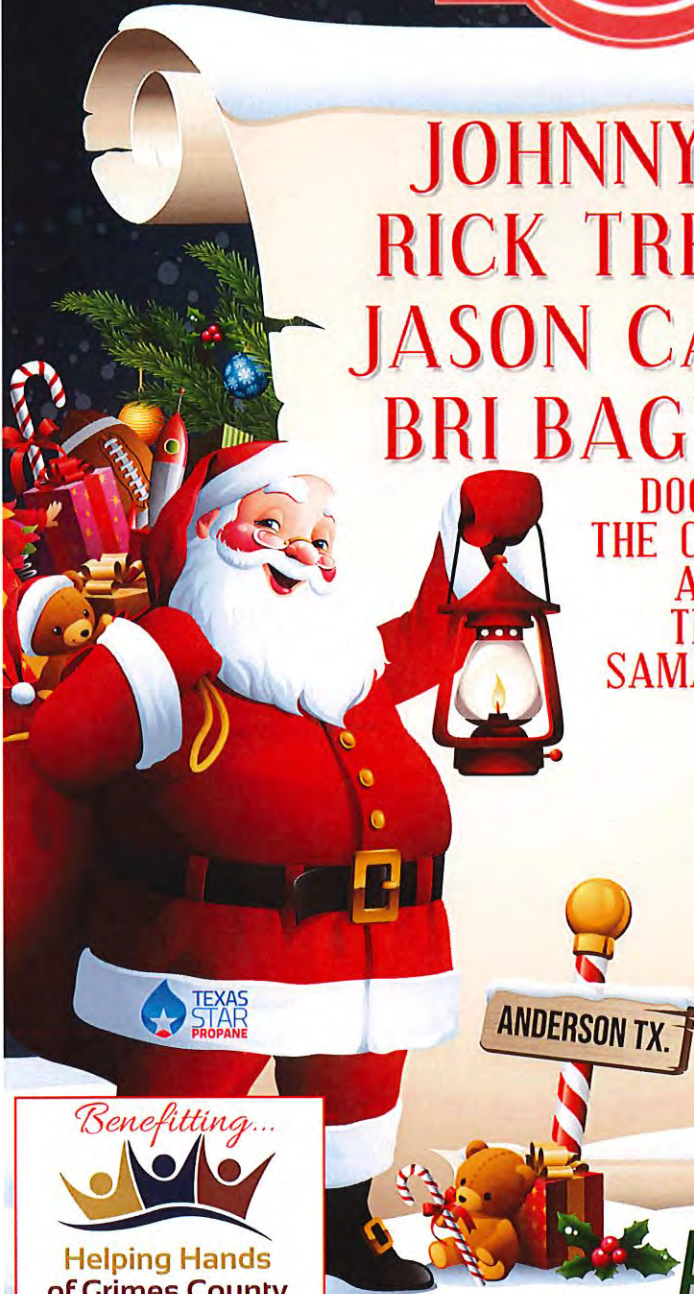
ANDERSON HOLIDAY FEST

12/14/19
2P-10P

JOHNNY LEE
RICK TREVINO
JASON CASSIDY
BRI BAGWELL

DOC WEST BAND
THE COMMON GROUND
AUBRIE LYNN
TREY BRANDT
SAMANTHA BOWERS

LIVE MUSIC
FOOD TRUCKS
KIDS CORRAL
STREET DANCE
VENDORS
SANTA CLAUS
HOT DOG EATING
CONTEST



Benefitting...

Helping Hands
of Grimes County

Tickets Avail. @
ANDERSONFEST.COM



100 S. Main St, Anderson, TX 77830





HOME ([HTTP://ANDERSONFEST.COM/](http://andersonfest.com/)) SPONSOR INFO ([HTTP://ANDERSONFEST.COM/SPONSOR-INFO/](http://andersonfest.com/sponsor-info/))

VENDOR OPPORTUNITIES ([HTTP://ANDERSONFEST.COM/VENDORS/](http://andersonfest.com/vendors/)) GET TICKETS ([HTTP://ANDERSONFEST.COM/GET-TICKETS/](http://andersonfest.com/get-tickets/))



(<http://andersonfest.com/>)

Anderson Holiday Fest 2019 (<http://andersonfest.com/>)

Presented By Charlie Diggs Entertainment & Promotions and Texas Star Propane

HOME (HTTP://ANDERSONFEST.COM/) SPONSOR INFO (HTTP://ANDERSONFEST.COM/SPONSOR-INFO/)

VENDOR OPPORTUNITIES (HTTP://ANDERSONFEST.COM/VENDORS/) GET TICKETS (HTTP://ANDERSONFEST.COM/GET-TICKETS/)

TEXAS STAR PROANE presents...

ANDERSON HOLIDAY FEST

12/14/19
2P-10P

JOHNNY LEE
RICK TREVINO
JASON CASSIDY
BRI BAGWELL

DOC WEST BAND
THE COMMON GROUND
AUBRIE LYNN
TREY BRANDT
SAMANTHA BOWERS

LIVE MUSIC
FOOD TRUCKS
KIDS CORRAL
STREET DANCE
VENDORS
SANTA CLAUS
HOT DOG EATING CONTEST

Anderson TX.

Benefitting...
Helping Hands of Grimes County

Tickets Avail. @
ANDERSONFEST.COM

EKG CONSTRUCTION MANAGEMENT
CHARLIE DIGGS Entertainment & Promotions
C-FORCE
TEXAS STAR PROANE
PRO STAR

100 S. Main St, Anderson, TX 77830

Anderson Holiday Fest

Texas Star Propane presents the 2019 Anderson Holiday Fest with

- Johnny Lee,**
- Rick Trevino,**
- Jason Cassidy,**
- Bri Bagwell,**
- The Common Ground Band,**
- Aubrie Lynn,**
- Doc West,**
- and Trey Brandt**

HOME ([HTTP://ANDERSONFEST.COM/](http://andersonfest.com/)) SPONSOR INFO ([HTTP://ANDERSONFEST.COM/SPONSOR-INFO/](http://andersonfest.com/sponsor-info/))

VENDOR OPPORTUNITIES ([HTTP://ANDERSONFEST.COM/VENDORS/](http://andersonfest.com/vendors/)) GET TICKETS ([HTTP://ANDERSONFEST.COM/GET-TICKETS/](http://andersonfest.com/get-tickets/))

- Food Trucks

- Kids Corral

- Street Dance

- Vendors

- Santa Claus

- Hot Dog Eating Contest

- \$55 - VIP All Access - Includes a meet-n-greet with the artists, Free Food, and a Private Bar
- \$17 - Advance General Admission (**\$20 at the Gate**)
- \$5 - 18 and under
- Ages 3 and under are Free

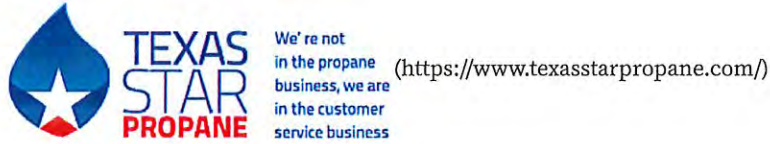
Brought to you by Charlie Diggs Entertainment & Promotions, Texas Star Propane, EKG Construction Management and Bull Printing

[Click Here For Tickets](#)

[\(https://www.outhousetickets.com/Event/Anderson_Holiday_Fest/\)](https://www.outhousetickets.com/Event/Anderson_Holiday_Fest/)

HOME ([HTTP://ANDERSONFEST.COM/](http://ANDERSONFEST.COM/)) SPONSOR INFO ([HTTP://ANDERSONFEST.COM/SPONSOR-INFO/](http://ANDERSONFEST.COM/SPONSOR-INFO/))

VENDOR OPPORTUNITIES ([HTTP://ANDERSONFEST.COM/VENDORS/](http://ANDERSONFEST.COM/VENDORS/)) GET TICKETS ([HTTP://ANDERSONFEST.COM/GET-TICKETS/](http://ANDERSONFEST.COM/GET-TICKETS/))



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CITY OF MONTGOMERY

Development Report

December 2019

By: Richard Tramm, City Administrator

Maps showing locations of many of the items in the report are included following the written report descriptions.

Commercial Development

KENROC Property – This is an approximately 13-acre development that is immediately west of Pizza Shack and east of the property currently being developed on the northeast corner of Highway 105 and Lone Star Parkway. This property will have two accesses off Highway 105 and they will also share access to Lone Star Parkway.

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

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 appears mostly completed, however we have no projected opening date at this time. On the west side of this development will be a Wendy's Restaurant, for which plans have been submitted and are under review.

Christian Brothers Automotive Repair is under construction. It will be west of Bubble King car wash. This will be their 14th location in the Houston area.

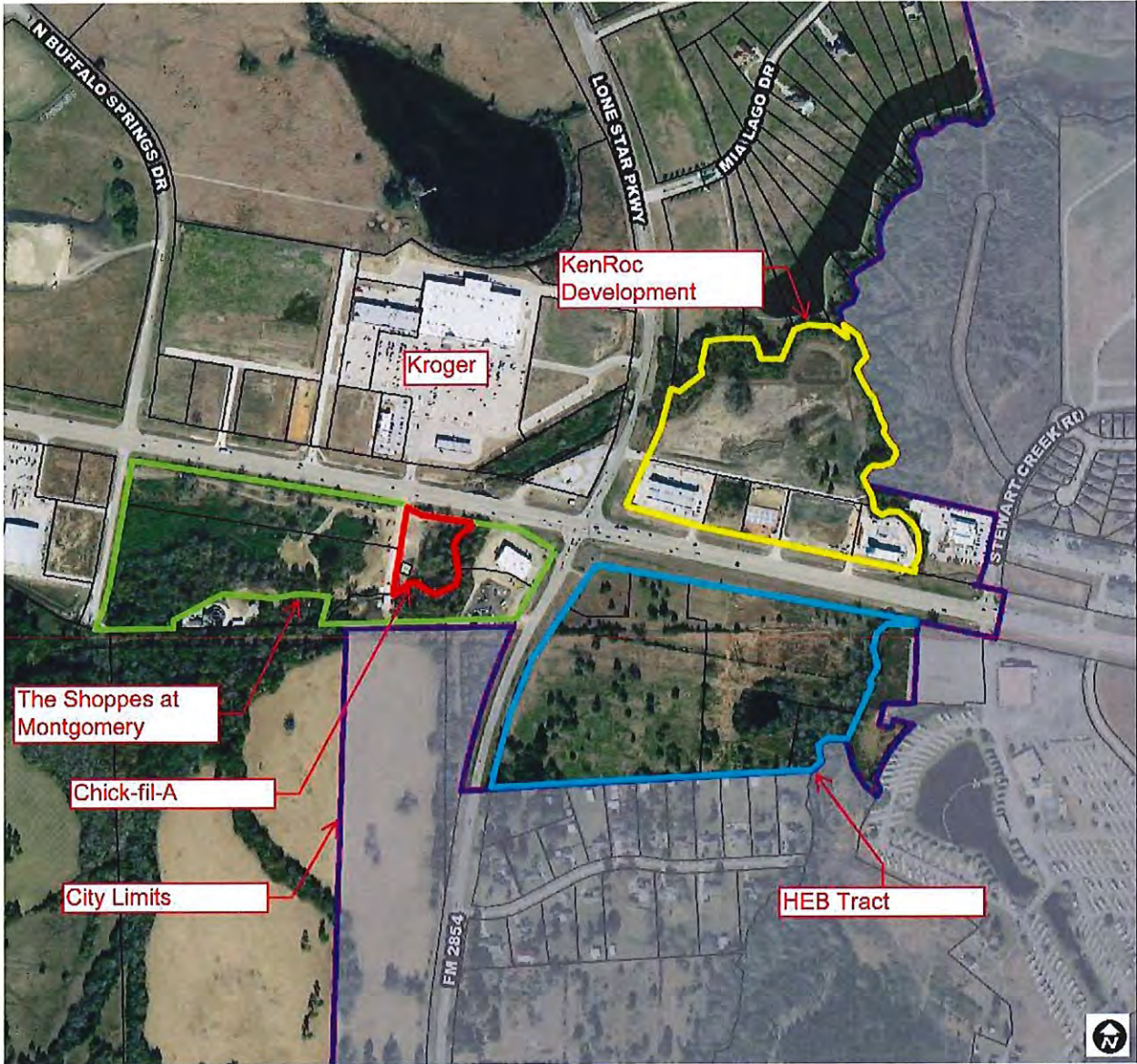
Southeast Corner of Highway 105 and FM 2854 – HEB representatives met with the city engineers and the previous City Administrator around two and a half years ago and told moving forward towards construction was likely a couple of years away. I have no additional information at this time.

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

Corner of Hwy 105 and FM 149 – Best Donuts located at 20998 Eva is under construction.

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

Southwest Corner of FM 2854 and State Highway 105- This is a 26-acre property being developed in part due to a development agreement with the City Council. The CVS drugstore is now open. Chick-Fil-A is planned for immediately west of CVS and their construction plans have been approved by the City and a building permit has been issued. The planned opening is for May 2020.



Residential Development

Heritage Senior Apartments – The next phase of the apartments is now under construction. These include approximately 80 apartments and 6 to 8 “cottages” which are four-plex units at ground level.

Hills of Town Creek Section Three – This is a 48-lot addition immediately west of Town Creek Apartments off Emma’s Way. This development is currently under construction.

Terra Vista Subdivision – This is a new 61-lot development immediately north east of Summit Business Park on FM 1097. There are now 26 completed and 8 under construction.

City Development Activities

Expansion of Sewer Plant Area – The Sewer Master Plan that was completed in March 2016 presented a scenario where the Town Creek Sewer Treatment 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 moving forward in development planning of additional treatment capacity is projected to be several 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 likely be made based upon the actual conditions of future sewer treatment capacity needs when it becomes necessary to move forward with the planning.

Part of the Texas Water Development Board funding is to improve Lift Station #1 that now feeds all the city’s wastewater into the Stewart Creek Sewer Treatment Plant.

The sewer plant has a current permitted capacity of 400,000 gallons per day with a current flow rate of approximately 135,000 gallons per day. State regulations dictate that we need to be in the planning/designing stage at 75% of capacity and in construction at 90% of capacity. The addition of approximately 75 houses per year plus the current commercial development has the City monitoring the growth in wastewater flows to project future expansion needs.

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 for water system needs include 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 by increasing water distribution capacity in the water distribution system). There are also improvements at Water Plant #3 that will increase water production capabilities. The Lift Station #1 relocation project that was mentioned in the (Southwest corner of FM 2854 and Hwy 105) section is underway. The rerouting of Lift Station #3 force main will eliminate additional pumping by routing the flow directly to Lift Station #1.

General Land Office Severe Flood Mitigation Grant – In May, 2017 the City learned of approximately \$22 million dollars in grant funds that had been offered to Montgomery County from the Texas General Land Office (GLO) for flood related damages since Montgomery County was one of six counties in the state that the GLO had selected due to severe flood damage in the past two years. Based on a calculation of need, the City was allocated \$2.2 million of the GLO funding. The kickoff meeting was held in August 2019 and the project elements are currently undergoing environmental review. On November 12, 2019, the City Council authorized the City Administrator to prepare an RFQ for an engineering firm to prepare a study of the watershed to identify specific recommendations for the expenditure of the project funds. The RFQ for a qualified engineering firm is open for submissions until February 3, 2020.

Downtown Walkability/Improvement Plan – This will be an effort to plan for sidewalks, drainage, parking and 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 historical Montgomery atmosphere after much of the new development happens throughout the City. The plan is under way now, funded by the Montgomery Economic Development Corporation. 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 after the City has a draft plan to review. Design concepts were developed by Texas A&M Landscape Architecture students. The MEDC held a workshop on January 13, 2020, for discussion that included these items. Both staff and Texas SeaGrant are going to use the discussion comments to update maps and concept drawing materials and bring those back to MEDC for further discussion and consideration.

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. The Plan will be based on the values and expectations of the community, and will guide public policy in areas such as transportation, utilities, land use, recreation and housing. Planning for the next meeting is currently underway with an anticipated date in late winter/early spring. Look for an announcement in your water bill and on the City’s website and social media pages for details.

Texas Target Communities Design Project – Landscape Architecture students from Texas A&M spent the fall semester working on design projects in the City of Montgomery. Presentations were held on December 4th at the Lone Star Community Center. The City will receive the presentation materials from the students this month and will post them on the City website. The design ideas presented by the students were well received by those in attendance. The MEDC is currently forming plans to move forward with downtown revitalization planning and design. This topic was included in the January 13, 2020 workshop discussion with other downtown planning items.

Memory Park – The Lake Conroe Rotary Club continues to do an excellent job with making improvements, maintaining and essentially managing the Park. They continue to put tens of thousands of dollars into the park every year with the City funding the primary park infrastructure expenses.

Cedar Brake Park – The City has ordered four “Texas Flag” benches for the park to provide additional seating in the park. Reservations for the park pavilion are now made through City Hall.

Baja Street Project - A Community Development Block Grant was 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 was required for the \$350,000 grant. The bid for this work was approved in October 2018.

Work was stopped after problems with the original project contractor and their work performed. After an extended period working to restart the project, the City has been able to move forward with a new contractor in place. Phase I is now well into construction activity. The City was able to identify additional work in this area from cost savings realized in the project and has added additional work beyond the original project parameters for a second phase. A meeting was held in the affected community to provide updates on the project to local residents soon after the construction resumed. The project recently had its final inspection with the punch list work remaining, which is nearing completion.

Nothing has happened on this for some time. Consider removing.

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. Each house involves approximately \$100,000 in funding for administration, cost of legal work, site preparation and construction of the house. The first sets of agreements with residents approved under this program funding are expected to be signed in late January 2020.

Businesses Opened in 2019

CVS Pharmacy; 20125 Eva Street

Bubble King Car Wash; 19868 Eva Street

Massage Envy; 20212 Eva Street, Ste. 250 (Kroger Shopping Center)

Blue Wave Express Car Wash; 20210 Eva Street

Montgomery Spa & Nail; 20821 Eva Street, Ste. G (Brookshire's Center)

Spring Fitness; 15618 Summit Park Drive, Ste. 802 (Summit Business Park)

RE/MAX Distinction; 21012 Eva Street

Chronic Tacos; 20212 Eva Street, Ste. 200 (Kroger Shopping Center)

Spirit of Texas Bank; 165 Lone Star Parkway

Alamo Title; 165 Lone Star Parkway Ste. 200

Edward Jones; 165 Lone Star Parkway Ste. 110

Digital Hearing Solutions; 165 Lone Star Parkway Ste. 220

Starr Cabinets and Countertops; 13944 Liberty Street

Freedom Insurance; 14030 Liberty Street

Heritage Insurance Services; 305 Caroline Street

Life Giving Life: The Recovery Project; 14740 Liberty Street

Revive Facial; 305 Prairie Street

Wine & Design; 202 McCown Street

Urban Trenz; 312 John A. Butler Street

One Property Group; 302 John A. Butler Street

H-Wines; 14343 Liberty Street

The Meating Place BBQ; 401 College Street

Rock & Roll It; 20901 Eva Street Ste: 300

December 5, 2019

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

Re: Engineering Report
Council Meeting: December 10, 2019
City of Montgomery

Dear Mayor and Council:

The following information summarizes our activities on your behalf since the November 12, 2019 Council Meeting:

Status of Previously Authorized Projects:

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

a) Baja Road Water and Drainage Improvements, Phase I (CDBG)

The contractor has substantially completed the improvements along both Martin Luther King Jr. Drive and Baja Road, and a final inspection is scheduled to be held on December 10th. We received and recommended payment of Pay Estimate No. 2 in the amount of \$58,030.20 to MMG Contractors, LLC.



Roadside ditch along MLK Drive



Driveway repair along Baja Road

Status of Previously Authorized Projects (cont.):**b) MLK Drive Water and Drainage Improvements, Phase II (CDBG)**

The contractor has substantially completed the improvements along Martin Luther King Jr. Drive, and a final inspection is scheduled to be held on December 10th. We received and recommended payment of Pay Estimate No. 2 in the amount of \$44,165.55 to MMG Contractors, LLC.



New culvert & driveway repair along MLK Drive



Ditch regrading & new culvert along MLK Drive

c) Atkins Creek Water, Sanitary Sewer, and Storm Sewer Repairs (FEMA)

The contractor poured the concrete caps on top of the piles, extended casing, and has installed the proposed waterline and sanitary sewer line within the steel casings. The contractor plans to install additional rip rap and slope stabilization once the waterline and sanitary sewer line construction is complete. We received and recommended payment of Pay Estimate No. 1 in the amount of \$132,961.82 to Solid Bridge Construction, LLC.



Pile caps complete and in place



Waterline installed in casing across piles

Status of Previously Authorized Projects (cont.):

- d) **Water Distribution System Analysis and Master Plan – CP No. 3 – Downtown and SH-105 Waterline Replacement**
We plan to submit signed and sealed plans and specifications to the Texas Water Development Board next week for final approval before beginning the bidding process. We are planning to bid the project at the beginning of the new year.
- e) **Water Distribution System Analysis and Master Plan – CP No. 9 - Water Plant No. 3 Improvements**
We are currently addressing comments identified during our internal review of the preliminary plans and specifications and plan to schedule a meeting with the TORC prior to the end of the year to discuss upon completion of our modifications.
- f) **Water Distribution System Analysis and Master Plan – CP No. 1, Water Plant No. 2 GST Backfill**
As a reminder, this project will be rebid with the Water Plant No. 3 Improvements project.
- g) **Sanitary Sewer System Analysis and Master Plan – CP No. 3b – Lift Station No. 1 Replacement**
The contractor completed the concrete cap and backfill of the former Lift Station No. 1 site, and demolition is complete. Testing results and all required documentation has been provided to the neighboring site developer to allow for their development to proceed. The contractor is preparing rebar and form work at the proposed lift station site and plans to pour the first section of concrete next week. We received and recommended payment of Pay Estimate No. 1 in the amount of \$99,954.00 to Veritas Management Company LLC DBA Black Castle General Contractor on November 11, 2019. We also received and recommended payment of Pay Estimate No. 2 in the amount of \$81,189.00 for work completed through November 25, 2019. As of Pay Estimate No. 2, the contract is approximately 43% complete by time and 18% complete by value.



Lift Station No. 1, demolished and backfilled



Rebar for new Lift Station No. 1

Status of Previously Authorized Projects (cont.):**h) 18" Gravity Sanitary Sewer Extension, Phase 2**

As a reminder, we held a final inspection on October 15th. We are coordinating between the lift station contractor and this contractor to complete the final testing to close out the project.

i) Baja Road Rehabilitation (FEMA)

We are working with City staff to obtain pricing and schedules from Montgomery County Precinct No. 1 to complete the work. We concurrently plan to publicly bid the project to allow the City to pick the most advantageous path to complete the work.

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

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

k) GLO Projects

We are coordinating with GrantWorks regarding an initial underbrush cleanup of Ander's Branch in anticipation of survey crews for the drainage improvements project. The proposed work is undergoing environmental review for compliance.

Existing and Upcoming Developments:

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

b) Plan Reviews

i. **Exxon Eva Street** – We did not receive revised plans this month.

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

iii. **Louisa Lane Single Family Development** – We did not receive revised plans this month.

iv. **Best Donuts (Samdana)** – We received revised plans for the development on November 12th and returned comments to the plans on November 26th. We received additional revised plans on December 4th and plan to return comments or plan approval next week.

c) Plat Reviews – There are no ongoing plat reviews at this time.

d) Ongoing Construction – There are no ongoing construction projects for public infrastructure at this time.

e) One-Year Warranty Inspections

i. **Lake Creek Village, Section 3** – We were informed by the developer that all punch list items have been addressed. After an onsite inspection we confirmed there are a few punch list items to be addressed and are working with the developer to have them completed.

One-Year Warranty Inspections (cont.):

- ii. **Villas of Mia Lago, Section 2** – It is our understanding the contractor is working to address the items identified at the one-year warranty inspection.
- iii. **Buffalo Springs Drive Bridge Repair** – We performed a one-year warranty inspection on November 6th. It is our understanding the contractor is nearing completion of all punch list items and we plan to present close-out documents at the January 14th City Council meeting.
- iv. **18" Gravity Sanitary Sewer Extension, Phase I** – The one-year warranty period for this project is scheduled to end on December 12, 2019. We are working with the contractor to schedule a one-year warranty inspection this month.
- v. **Hills of Town Creek, Section 3** – The one-year warranty period for this project is scheduled to end on January 22, 2020. We are working with the contractor to schedule a one-year warranty inspection in early January 2020.
- vi. **Montgomery First (KenRoc) Phase II and III Public Infrastructure** – We performed a one-year warranty inspection on September 27th, and all items have been addressed. It is our understanding the developer has submitted an additional escrow deposit for their account, and we recommend bonds be released.

Agenda Item: Consideration and possible action regarding releasing the Maintenance Bond for the Montgomery First Phase II and III Public Infrastructure Development.

Meetings and Ongoing Activities:

- a) **Weekly Operations Conference Call** – We continue hosting a biweekly conference call with representatives from Gulf Utility Service, Inc. and City Staff. Items of note discussed during the previous month included receiving estimates for repairs to Lift Station No. 14, updates on various warranty inspections, general updates on all active design and construction projects, and general operations of the City's water and sanitary sewer facilities.
- b) **Dobbin-Plantersville Water Supply Corporation** – We are continuing to coordinate with the Dobbin-Plantersville Water Supply Corporation ("DP") engineers to prepare a scope and cost estimate for the proposed emergency waterline interconnect.
- c) **FM 1097 & Atkins Creek (TxDOT)** – It is our understanding TxDOT is looking into improvements to be completed at Atkins Creek in conjunction with planned improvements to FM 1097. We provided the drainage study we performed as part of the Atkins Creek Water, Sanitary Sewer, and Storm Sewer Repairs project to aid in their study, which is expected to be complete in January 2020.
- d) **FM 149 & SH-105 Right Turn Lane** – We provided a revised legal description and exhibit to TxDOT on August 6th for the dedication of a northbound right turn lane at the intersection of FM 149 and SH-105. TxDOT has advised they are preparing an appraisal and the legal conveyance documents and will provide all documentation to the City for review once complete.

Meetings and Ongoing Activities (cont.):

- e) **Design Manual Update** – We are preparing updates to the City’s Design Manual, as authorized by City Staff, in response to recent legislation that requires all plan review comments to reference a written rule. Updates include the addition and modification of standard details and City preferences for construction to be enforced in all proposed City and private developments.
- f) **Plan Review Process** – We attended a meeting with City Staff and the City building code inspector on November 12th to discuss the current plan review process for all aspects of a development, and how it can be improved in the future to comply with recent legislation and improve communication with the developers.
- g) **Water Well Performance Summaries** – We received and reviewed the results of the water well performance tests completed in November 2019. The water wells are performing as designed and no action is recommended at this time.

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

Sincerely,



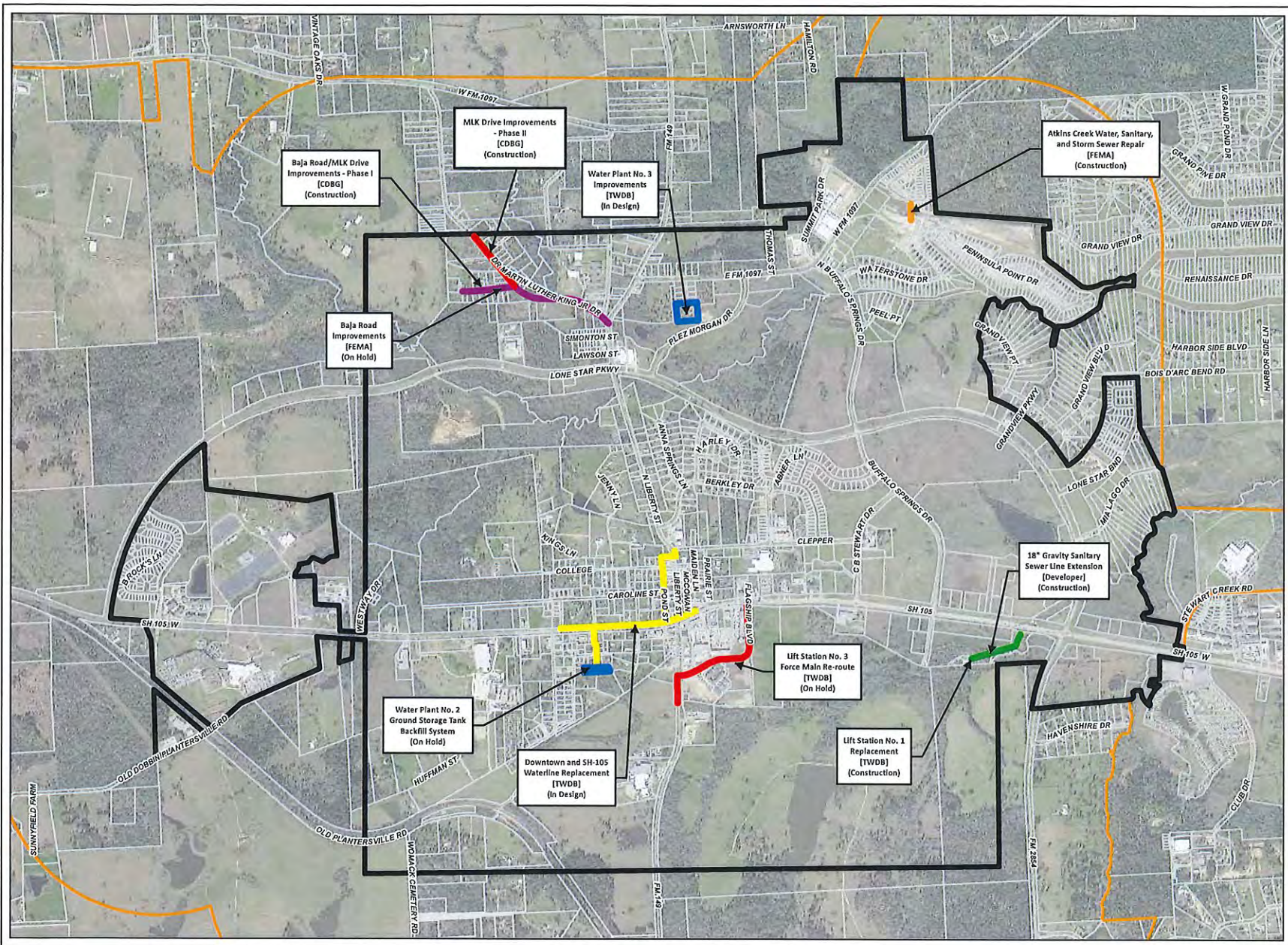
Chris Roznovsky, PE
Engineer for the City

CVR/kmv

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Enclosures: Active Capital Projects Map
 Active Developments Map
 Project Schedule

Cc (via email): The Planning and Zoning Commission – City of Montgomery
 Mr. Richard Tramm – City of Montgomery, City Administrator
 Ms. Susan Hensley – City of Montgomery, City Secretary
 Mr. Larry Foerster – Darden, Fowler & Creighton, LLP, City Attorney

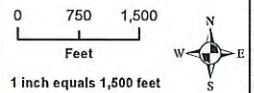


VICINITY MAP
Scale: 1 inch equals 20 miles

LEGEND

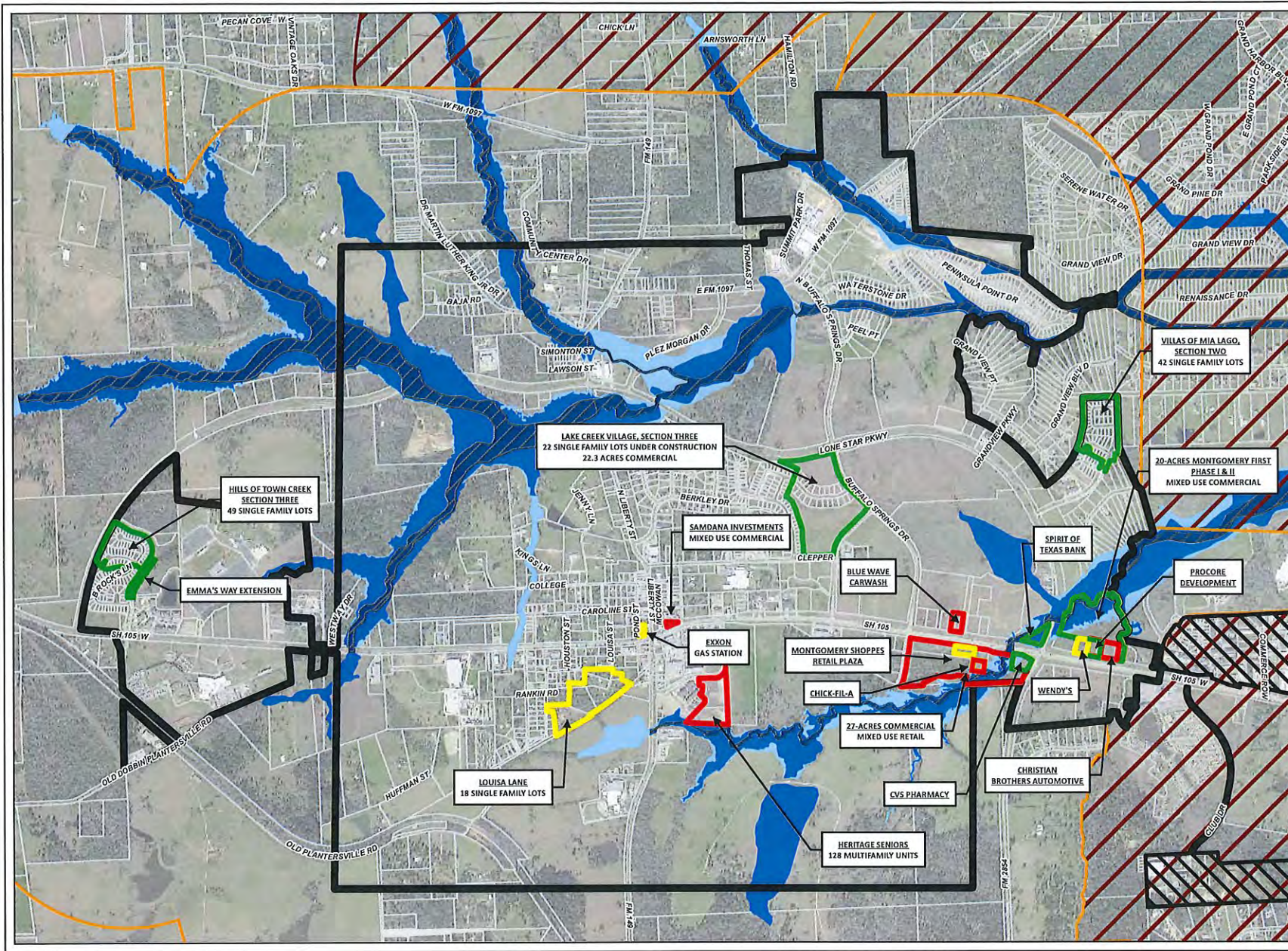
- City Limits
- City ETJ
- MCAD Parcels

ACTIVE CAPITAL PROJECTS
(DECEMBER 2019)



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



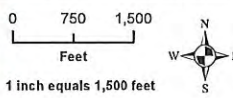


VICINITY MAP
Scale: 1 inch equals 20 miles

LEGEND

- Active Development (Phase)
- Complete/Under Warranty
 - Under Construction
 - In Design
 - Planning/Feasibility
 - City Limits
 - Stanley Lake MUD
 - City ETJ
 - City of Conroe ETJ
 - Floodway
 - 100-year
 - 500-year
 - MCAD Parcels

ACTIVE DEVELOPMENTS (DECEMBER 2019)



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User Name: JCP Date: 10/12/2019 Project Number: WSALE-0906-18 File Path: Projects\GIS\Projects\GIS\Projects\WSP\1012019\10 - October\Active Developments (11/17).mxd


Montgomery EDC
AGENDA REPORT

Meeting Date: January 20, 2020	Budgeted Amount: NA
Department:	
Prepared By: Richard Tramm	Exhibits: 2019 Goal Review, 2020 Planning Goals, MEDC Annual Finances, Annual Sales Tax Revenue Comparison
Date Prepared: January 17, 2020	

Subject
Consideration and possible action on MEDC Annual Meeting Items.

Recommendation
Consider the election of Officers, which is a requirement under the MEDC By-laws. Other items being discussed/presented under the Annual Agenda are for general planning and consideration.

Discussion
2019 review items are presented for general discussion and review. 2020 items are presented for consideration and planning going forward. Election of Officer positions (President, Vice-President, Secretary and Treasurer) are required for the Annual Meeting.

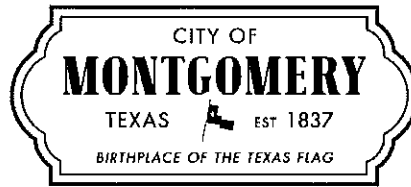
Approved By		
City Administrator	Richard Tramm 	Date: January 17, 2020



MEDC 2019 Goals Review

1. Budgeted \$60,000 for physical improvements to downtown historic district (and \$20K for downtown enhancement projects):
 - Spent \$15,393 on Texas Target Communities project for TAMU landscape architecture student design work; the project is ongoing
2. Budgeted for \$39,200 for utility extensions:
 - \$8,850 spent of these funds (south McCown drainage project that provided more lawn area in the right of way)
3. Budgeted \$15,000 for economic development grants to individual businesses:
 - \$11,252.08 spent of these funds: HMBA--\$4,200; Living Savior Lutheran Church--\$5,000; Garrett Jones Eagle Scout project at New Cemetery--\$2,052
4. Budgeted \$6,000 for Distrx promotion (in 56423.1 Walking Tours):
 - Spent \$772 on ½ annual subscription for local businesses who signed up for program & promotional signage
5. Budgeted \$35,000 for events—funded events TBD:
 - The budget for last year appeared to show only \$25,000
 - Light Up Montgomery/Light Up the Park = \$1,500
 - Neighborhood Water Party = \$770
 - Lone Star Flag Celebration = \$2,112
 - Antique Show = \$9,900
 - Total spent = \$14,282
6. Budgeted \$107,000 for general administration for Marketing & Tourism Director:
 - Spent \$85,000 of these funds
7. Budgeted \$160,000 to meet commitments to utility fund debt:
 - These funds were used as expected
8. Budgeted \$10,000 for internship program:

- No funds were spent on this item
9. It is expected that the downtown streetscape design will be approved by midyear and funds were expected to be spent on construction
 - This work is progressing, with conceptual designs currently being evaluated and discussed with downtown business owners and the broader community via social media polling.
 10. Planning on sponsoring/promoting two new events by Marketing & Tourism Director: Wheat and Wine Festival and Lone Star Flag Festival
 - The Wheat and Wine Festival did not materialize in 2019. The Lone Star Flag Festival focus was revamped and held in August. The M&T Director is no longer with the City, and final interviews are being conducted with final candidates.
 11. Economic development page will be added to the city website for promotion of MEDC
 - Some development of the MEDC webpage is done, needs to be refined and updated with new member's information
 12. Marketing & Tourism Director will promote retail business throughout the City with special promotions and advertising.
 - The previous M&T Director achieved limited success with this.



MEDC 2020 Goal Development

The following are preliminary goals for MEDC based on staff thoughts of what the board may wish to continue from last year.

1. Finalize Historic Downtown Master Plan. Identify funding sources and refine implementation plan.
2. Continue to anticipate utility extension projects to promote desirable business development within the City.
3. Add Marketing & Tourism Coordinator position to staff. Work with the individual to develop strategic plan for enhancing the business climate in the City and attracting more visitors to the area.
4. Continue to develop festival calendar of events for 2020.
5. _____
6. _____
7. _____
8. _____
9. _____
10. _____

MONTGOMERY ECONOMIC DEVELOPMENT CORPORATION
Statement of Income, Expenditures, and Changes in Net Assets
2019-2020

	2017-18 Actual	2017-18 Budget	2018-19 Actual	2018-19 Budget	2019-2020 Adopted Budget
Beginning Net Assets (Fund Balance)	\$ 786,030	\$ 793,235	\$ 883,962	\$ -	\$ 1,176,994
Income					
55000 · Taxes & Franchise Fees					
55400 · Sales Tax	600,355	530,000	690,632	575,000	654,000
Total 55000 · Taxes & Franchise Fees	600,355	530,000	690,632	575,000	654,000
55300 · Other Revenues					
55391 · Interest Income	6,488	950	15,832	3,200	10,000
Total 55300 · Other Revenues	6,488	950	15,832	3,200	10,000
55600 · Events Revenue	0	0	150	0	0
Total Income	606,843	530,950	706,613	578,200	664,000
Total Appropriaible Funds	1,392,873	1,324,185	1,590,575	578,200	1,840,994
Expense					
56000 · Pub Infrastructure - Category I					
56000.6 · Downtown Dev Improvements	34,751	55,000	0	60,000	60,000
56000.7 · Streets & Sidewalks	0	0	0	0	76,000
56000.8 · Utility Extensions	142,226	180,000	8,850	39,200	50,000
56000.9 · Flagship Dev Improvements	4,465	8,000	0	0	0
56430 · Tsf to Debt Service	160,000	160,000	160,000	160,000	160,000
Total 56000 · Pub Infrastructure - Category I	341,442	403,000	168,850	259,200	346,000
56001 · Business Dev & Ret -Category II					
56001.8 · Sales Tax Reimbursement	0	35,000	127,817	76,900	79,500
56423 · Economic Development Grant Prog	22,070	20,000	11,252	15,000	20,000
Total 56001 · Business Dev & Ret -Category II	22,070	55,000	139,069	91,900	99,500
56002 · Quality of Life - Category III					
56404 · Seasonal Decorations	5,276	6,000	7,600	7,600	0
56420.2 · Christmas Lighting (Civic Assn)	2,469	1,600	1,500	0	0
56420.3 · Fernland Improvements	0	4,000	6,300	6,300	0
56420.4 · Memory Park Improvements	0	0	9,985	10,000	0
56423.1 · Walking Tours	5,170	4,000	772	6,000	1,000
56429 · Removal of Blight	7,910	15,000	3,662	8,700	15,000
56433 · Downtown Signs	0	1,000	0	0	0
56434 · Events	0	0	0	9,100	35,000
55602 · Neighborhood Water Party	0	0	770	700	0
55603 · Texas Flag Celebration	0	0	2,112	4,000	0
55604 · Fly the Texas Flag	0	0	0	300	0
55605 · Antiques Show & Fest	0	0	9,900	9,900	0
55606 · Ligbting Up Montgomery	0	0	0	0	1,500
56434A · Lone Star Flag Fest	0	0	0	1,000	0
56434.1 · Marketing/signage/logo	0	0	0	0	0
56439 · Downtown Enhancement Projects	0	20,000	15,393	20,000	30,000
Total 56002 · Quality of Life - Category III	20,825	51,600	57,995	83,600	82,500
56003 · Marketing & Tourism-Category IV					
56408.1 · Promotional Video	3,000	1,500	0	0	0
56409 · Antique Show & Fest	10,000	10,000	0	0	0
56413 · Brochures/Printed Literature	7,030	5,000	20	10,000	10,000
56414 · Wine & Music Fest	9,500	10,000	0	0	0
56415 · Texian/Heritage Festival	0	8,000	0	0	0
56418 · Christmas in Montgomery	5,000	5,000	0	0	0
56419 · Website/On Line Marketing	525	2,000	750	3,000	3,000
Total 56003 · Marketing & Tourism-Category IV	35,055	41,500	770	13,000	13,000

MONTGOMERY ECONOMIC DEVELOPMENT CORPORATION
Statement of Income, Expenditures, and Changes in Net Assets
2019-2020

	2017-18 Actual	2017-18 Budget	2018-19 Actual	2018-19 Budget	2019-2020 Adopted Budget
56004 · Administration - Category V					
56004.1 · Admin Transfers to Gen Fund	37,500	37,500	85,000	107,500	107,500
56004.2 · MACC Administration & Office	30,800	32,000	0	0	0
56004.3 · Miscellaneous Expenses	8,253	6,000	517	1,000	500
56004.5 · Internship Program	0	10,000	0	10,000	0
56327 · Consulting (Professional servi)	11,951	10,000	1,130	10,000	10,000
56354 · Travel & Training Expenses	1,015	2,800	248	2,000	5,000
Total 56004 · Administration - Category V	89,519	98,300	86,895	130,500	123,000
Total Expense	508,911	649,400	453,578	578,200	664,000
Net Income	97,932	(118,450)	253,035	0	0
Ending Net Assets (Fund Balance)	883,962	674,785	1,136,997	0	1,176,994

City of Montgomery
Sales Tax Collections 2015 - 2019

<u>Year</u>	<u>January</u>	<u>February</u>	<u>March</u>	<u>April</u>	<u>May</u>	<u>June</u>	<u>July</u>	<u>August</u>	<u>September</u>	<u>October</u>	<u>November</u>	<u>December</u>	<u>Total</u>	<u>Increase</u>
2015	107,238.81	184,183.00	108,979.46	140,275.54	168,012.24	145,485.26	118,871.30	164,234.26	135,004.07	118,139.09	187,778.09	52,683.59	1,630,884.71	
2016	236,764.92	200,985.71	125,057.26	130,098.69	184,955.47	149,145.60	134,137.44	202,380.82	144,903.50	94,652.13	207,611.58	134,305.68	1,944,998.80	19.3%
2017	145,488.55	204,006.24	139,225.65	123,234.01	182,757.15	153,336.53	132,394.32	190,648.43	181,625.33	125,361.52	253,111.48	179,308.88	2,010,498.09	3.4%
2018	174,487.10	268,635.98	149,964.30	144,205.61	267,397.74	151,071.81	153,156.83	304,422.57	127,165.52	141,162.59	303,708.43	192,957.46	2,378,335.94	18.3%
2019	141,238.00	289,215.49	152,607.97	165,516.81	283,049.52	191,260.13	189,741.79	398,641.13	599,991.27	248,593.82	305,939.66	208,806.76	3,174,602.35	33.5%

Note: The City believes that \$396,226.50 of the funds received in September 2019 were received in error and notified the state.

As of the last report, an audit by the state has not revealed any errors in their payment system. The City of Montgomery is keeping those funds segregated at this time in the event that the payer of those funds realizes their error and asks the state to correct their payments.

The section below shows the year 2019 with the assumption the City is correct regarding that item as an overpayment.

Adjusted														
2019	141,238.00	289,215.49	152,607.97	165,516.81	283,049.52	191,260.13	189,741.79	398,641.13	203,764.77	248,593.82	305,939.66	208,806.76	2,778,375.85	16.8%