

NOTICE OF PUBLIC HEARING and SPECIAL MEETING
Montgomery Economic Development Corporation
(MEDC)

NOTICE TO THE PUBLIC IS HEREBY GIVEN in accordance with the order of the Office of the Governor issued March 16, 2020, the Board of Directors of the Montgomery Economic Development Corporation will conduct its Public Hearing and Special Meeting scheduled for **6:00 p.m. on Tuesday, February 16, 2021**, at City of Montgomery City Hall, 101 Old Plantersville Road, Montgomery, Texas via Zoom Teleconferencing.

This meeting will be closed to in-person attendance by the public. A temporary suspension of the Open Meetings Act to allow telephone or videoconference public meetings has been granted by Governor Greg Abbott. These actions are being taken to mitigate the spread of COVID-19 by avoiding meetings that bring people into a group setting and in accordance with Section 418.016 of the Texas Government Code. Videoconferencing capabilities will be utilized to allow individuals to address the MEDC. Members of the public who wish to submit their written comments on a listed agenda item must submit them by email to rtramm@ci.montgomery.tx.us by 3:00 p.m. on February 16, 2021.

Members of the public are entitled to participate remotely via Zoom Teleconferencing. Citizens may join the Zoom Meeting by logging on: <https://us02web.zoom.us/j/83303961005> and using **Meeting ID: 833 0396 1005**. They may also join by calling (346) 248-7799 and entering the **Meeting ID: 833 0396 1005**.

The Meeting Agenda Pack will be posted online at www.montgomerytexas.gov. The meeting will be recorded and uploaded to the City's website the following day. ***Notice - any person(s) using profane, abusive or threatening language may result in them being removed from the Teleconference Meeting.***

PUBLIC HEARING(S):

1. Convene Public Hearing – for the purpose of receiving public comments related to: (1) Economic Development Grant from Troy Tep LLC for a sign at 22453 FM 1097, and (2) Economic Development Grant from Montgomery Historical Society Regarding Old Montgomery Cemetery Improvements
2. Adjourn Public Hearing

SPECIAL MEETING

3. Call Special Meeting to Order
4. Open Public Comment
5. Approval of Minutes of Special and Annual Meeting held on January 19, 2021
6. Approval of Financial Report
7. Consideration of Economic Development Grant Application from Ryan Londeen for a Historical Marker for the Chilton House and Consider Calling a Public Hearing, if necessary
8. Consideration of Economic Development Grant from Troy Tep LLC for a sign at 22453 FM 1097
9. Consideration of Economic Development Grant from Montgomery Historical Society Regarding Old Montgomery Cemetery Improvements
10. Consideration of Signage Grant Policy
11. Consideration of Funding Specific Budget Items Under Existing Categories in Current MEDC Budget
12. Consideration of Approval of Funding the Purchase of a Goat Mascot Costume for Use in Public Events to Market the City of Montgomery

13. Economic Development Reports
 - a. City Administrator's Development Report
 - b. City Engineer's Report

EXECUTIVE SESSION:

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

POSSIBLE ACTION FROM EXECUTIVE SESSION:

14. Consideration and possible action on items from Executive Session, if necessary.
15. Board Inquiry
16. Adjourn



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

I certify that the attached notice of meeting was posted on the bulletin board at the City of Montgomery City Hall, 101 Old Plantersville Road, Montgomery, Texas, on the 12th day of February, 2021 at 4:00 o'clock p.m. I further certify that the following news media was notified of this meeting as stated above: The Courier

MINUTES OF SPECIAL AND ANNUAL MEETING

January 19, 2021

MONTGOMERY ECONOMIC DEVELOPMENT CORPORATION

1. CALL TO ORDER

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

Present: Rebecca Huss - President
 Arnette Easley – Vice-President
 Carol Langley - Treasurer
 Ryan Londeen – Secretary
 Dan Walker – Board Member
 Tom Cronin – Board Member
 Jeffry Angelo – Board Member

Absent:

Also Present: Richard Tramm – City Administrator
 Amy Brown – former Board Member

2. OPEN PUBLIC COMMENT

No public comment.

3. APPROVAL OF MINUTES

Minutes of Regular Meeting held on November 16, 2020

President Huss asked for comments on the minutes as presented. Motion to approve the Regular Meeting Minutes was made by Mr. Walker and seconded by Mr. Cronin. All in favor. (7-0)

4. APPROVAL OF FINANCIAL REPORT

Report for November 2020

Report presented by Mr. Tramm.

Sales tax transfer of \$61,541.64 was received and transferred on January 8th. This will show up in the December financials.

MEDC had loaned 750,512.50 to the City for a property purchase. The first payment has been received. Payments will occur over a 12-month period. The payment was over \$63,000. The loan rate is at 1.5%. This rate benefits both the City and the MEDC.

TexPool investments is paying 0.09%. This is probably near the bottom, but Mr. Tramm is still monitoring as we don't want it to move into a negative interest territory without considering alternatives. Mrs. Huss mentioned that short term deposit rates are in fact negative in some countries.

Two Kroger transfers are posted to the reimbursement account. First transfer of the month was based on the previous fiscal year.

Southern Rum Runners not-to-exceed amount were updated. This was approved at the meeting on Nov. 16th.

Mr. Angelo inquired into the location of the property that was purchased by the City. Mr. Tramm stated that the land is immediately east of the MISD primary education center on the Clepper side.

Mr. Angelo inquired into the purpose of the property. Mr. Tramm stated that there is no final determination on its purpose. He stated it could potentially be parking or a future City Hall site. There are multiple options for the property.

Motion by Ms. Langley, seconded by Mr. Angelo, to approve the November 2020 Financial Report as presented. All in favor. (7-0)

5. RECOGNITION OF OUTGOING MEDC DIRECTORS

The terms of Amy Brown, Julie Hutchison, and Bob Kerr have all come to end. The term of Rebecca Huss also ended but is continuing to serve with a reappointment to the MEDC Board.

Mrs. Huss read aloud the proclamations of appreciation for Amy Brown. It was noted that Amy Brown was in attendance.

Mrs. Huss read aloud the proclamation of appreciation for Julie Hutchison. It was noted that Julie Hutchison was not able to attend the meeting due to a family emergency.

Mrs. Huss noted Bob Kerr's years of service. Mrs. Huss read aloud the proclamation of appreciation for Bob Kerr.

Mrs. Huss thanked all who served and are serving the MEDC.

6. CONSIDERATION AND POSSIBLE ACTION

a. MEDC Overview Presentation

Mr. Tramm presented an overview of the MEDC covering

1. History & Legal Standing
 - a. Income Sources (sales tax, interest on investment accounts, and contracts)
 - b. MEDC Management
 - c. EconDev Sales Tax
2. Economic Development
 - a. what it is and what it may include
 - b. primary and non-primary jobs
 - c. larger concentration of non-primary jobs in the City
3. MEDC Budget
 - a. Prepared by City Admin
 - b. Adopted by MEDC Board of Directors
 - c. \$10,000 and greater must also be approved by City Council
 - d. Income (0.5% sales tax, investments accounts, and contracts) and Expenses (Cat. 1 – 5)
4. Expense Category 1 - Public Infrastructure
 - a. Downtown Design and Development
 - b. Streets and sidewalks
 - c. Utility Extensions
 - d. City Capital Project Contributions
5. Expense Category II – Business Development and Retention
6. Expense Category III – Quality of Life
 - a. Community Events (parades, festivals, etc.)
 - b. Minor projects like removal of blight
7. Expense Category IV – Marketing & Tourism
 - a. Increased focus on Social Media
 - b. The Parade brought in a good amount of business to the downtown district
8. Expense Category V – Administration
9. MEDC 2020 Events
 - a. Some events canceled due to pandemic
 - b. Did have Light up the Park and Christmas Parade
10. MEDC 2021 Tentative Events
 - a. Montgomery Mudbugs & Music Festival
 - b. Water Party
 - c. Craft Food Truck Festival
 - d. Flag Festival
 - e. Light up the Park
 - f. Christmas Parade
11. MEDC Social Media

- a. MEDC helped expand the social media presence of the City
- b. Developed a social media icon with local history of the Texas Flag and town goat.

Mr. Londeen inquired about developer agreements and whether they go through the MEDC or the City. Mr. Tramm noted that they can go through both and that there are currently two reimbursement agreements including MEDC (Kroger and Shoppes of Montgomery). Mrs. Huss mentioned that historically the City is the main driver and that the MEDC essentially had been told how to participate. Mrs. Huss suggested that for future agreements, someone on the MEDC board who is also not on the governing body should represent the MEDC alongside the City.

b. Report of 2020 Activities and Goals

Mrs. Huss mentioned that funding sources have not been determined for the Historic Downtown Master Plan. Mr. Tramm said that going forward into 2021, focus will be made on identifying funding sources.

Mr. Londeen inquired if the Gunda corporation contracted directly with the MEDC. Mr. Tramm indicated it is.

Mr. Londeen inquired if the scope of work is available. Mr. Tramm said he will get that to Mr. Londeen.

Mr. Londeen inquired if the scope of work included identifying funding sources. Mrs. Huss indicated that it was brought up by Gunda, but that it was not explicitly stated in the scope. They indicated that they would tailor the project to get specific funding. Mr. Tramm said Gunda brought it forward and touted experience with identifying potential sources funding. Mrs. Huss said there is incentive for them to assist in identifying funding sources since it will be needed for project completion and it will be a nice project. She indicated that there may be additional assistance through the Sea Grant with assistance Walter. She also suggested HGAC and to look into whether Texas Main street is a possibility.

Continue to anticipate future utility projects. If a certain business need comes along, then MEDC is available to participate. Road work, utility lines, etc. to help with business development. Shoppes of Montgomery as an example.

Mrs. Huss mentioned there is lot of planning and coordination to make the downtown redevelopment happen. Mr. Tramm indicated that there is a lot underground utility coordination that will be required. Huss indicated that she'd like to see the overhead utilities moved underground.

Add a marketing and tourism coordinator to the staff. The City did have this position but was laid off when there was a lot of economic uncertainty. MEDC has refocused to have a strong social media push ever since pandemic started.

Mr. Londeen inquired if a consultant could be hired to handle social media. Mr. Tramm said the City does do that now.

Event radios were purchased and were successfully used in the parade.

Only one business so far applied for the plywood goats. Several others expressed interest.

Mr. Angelo inquired how many people know about the goat. Suggested new ways to get the story out such as reaching out to schools. Mr. Tramm said you can only educate the people who are in a position to receive the information such as being subscribed to the social media pages. The goat story is not part of the 7th grade project. Mrs. Huss indicated that they had 1,200 responses back from local elementary schools for the goat naming contest.

Mr. Angelo stated he loved the fact that it represented the warmth of the community. Stated that the logo is important because it is the face of the city.

Mrs. Huss suggested doing school related activities to help disseminate info on the icon.

Mr. Londeen inquired if there is a webpage for the goat. Suggested using a QR code for the webpage and putting on the plywood goats as an example. Mrs. Huss requested to add that idea to the 2021 goals.

Mrs. Huss asked to have the Distrx tour on the website as a 2021 goal.

Mr. Angelo said the goat should be the center of the events and festivals. He likes the idea of putting the QR code on the goat and suggested a goat decorating event.

Light up the park had roughly 700 people in attendance. This was the first time to institute fee of \$25 to decorate the poles. Only the poles along the main roadway incurred a charge and most were free to decorate. 45 out of 47 total poles were reserved for decoration and all of the poles with a fee were also reserved. The overall event was over on expenses by \$138.

Christmas parade was successful despite a couple of last minute pull outs (Lake Creek and Montgomery High Schools due to playoffs and competition).

c. 2021 Planning Items and Goals

- a. Downtown Development
- b. Utility and Road Extension Projects
- c. Develop a Calendar of Events
- d. Respond to a changing environment in both attracting business and marketing / tourism
- e. Add town goat to website

Mrs. Huss recommended focusing efforts on conveying more information about the goat to the public. Also develop a system using QR codes. Maybe use QR codes generally to point people to the website. QR codes need to be permanent and more research needs to be done on QR codes.

Mr. Angelo suggested asking people to submit email or phone number when the QR codes are accessed to help build a database of people to use for future event promotion. He also suggested getting a social media company to help navigate through social media.

Mr. Angelo inquired into who manages the social media accounts. Mrs. Huss mentioned that she handles the social media efforts. Mr. Angelo suggested reaching out to local companies who can

do a lot to push social media content at little cost. He also suggested getting a company to look at the website and to get the most out of it. Mr. Angelo offered to lead the effort to reach out to these marketing companies.

Mrs. Huss and Mr. Tramm indicated that the sales tax for 2020 was better than expected considering the pandemic.

d. Annual Financial Report

Larger sum was put into the events category. When the events didn't happen, the money was not allocated. Similar for the current fiscal year.

Having less expenses for the year, there was a larger surplus than expected mostly due to unspent revenue.

e. Election of Officers

Four officers up for election: Secretary, Treasury, President, and Vice President.

Mr. Easley nominated Mr. Angelo for secretary. Mr. Angelo declined the nomination. He asked to not be nominated to an officer position this year.

Mrs. Huss nominated Mr. Londeen to the position of Secretary. Mr. Londeen consented. No other nominations were brought forward. Mr. Londeen was confirmed to the position of Secretary.

Mr. Walker nominated Ms. Langley to the position of Treasurer. Ms. Langley consented. No other nominations were brought forward. Ms. Langley was confirmed to the position of Treasurer.

Mr. Walker nominated Mr. Easley to position of Vice President and Mr. Easley nominated Mr. Walker to position of Vice President. Mrs. Huss asked Mr. Walker if he consented. Mr. Walker declined the nomination. Mrs. Huss asked Mr. Easley if he consented to the nomination. Mr. Easley consented. No other nominations were brought forward. Mr. Easley was confirmed to the position of Vice President.

Mr. Angelo nominated Mrs. Huss to the position of President. Mr. Walker seconded the nomination. No other nominations were brought forward. Mrs. Huss was confirmed to the position of President.

f. Election of Signor for Banking Accounts

Mr. Tramm recommended that all of the officers and himself be elected signatories for banking accounts.

Motion by Mrs. Huss, seconded by Mr. Walker, to approve by resolution Ms. Huss, Mr. Easley, Ms. Langley, Mr. Londeen and Mr. Tramm as signatories of the bank accounts for the MEDC. All in favor. (5-0). Mr. Londeen and Mr. Easley were absent at the time of the vote.

7. Consideration of Economic Development Grant from Troy Tep LLC for a sign at FM 1097 and consider calling a Public Hearing, if necessary.

Mr. Tramm indicated that, after conversation with the City Attorney, this grant application as well as agenda item 8 need to be read publicly at two separate MEDC meetings and needs to be subject to a public hearing. Agenda items need to be read and a public hearing will need to be called at the next MEDC meeting on February 16th.

Mr. Tramm noted that both grant applicants were notified that there would not be an action on the agenda items 7 and 8, and they may not have attended as a result.

Motion by Mrs. Huss to call a public hearing on Feb 16th 2021 via Zoom for the Economic Development Grant from Troy Tep LLC for a sign at FM 1097, seconded by Mr. Easley. All in favor. (7-0).

8. Consideration of Economic Development Grant for Montgomery Historic Society Regarding Old Montgomery Cemetery improvements and consider calling a Public Hearing, if necessary.

Motion by Mr. Angelo to call a public hearing on Feb 16th 2021 via Zoom for the Economic Development Grant for Montgomery Historic Society Regarding Old Montgomery Cemetery improvements, seconded by Mr. Walker. All in favor. (7-0).

9. Economic Development Report – Richard Tramm

a. City Administrator’s Development Report

Mrs. Huss inquired on the status of the Kameron tract feasibility study. Mr. Tramm indicated he expects to get it back within the next several weeks. Mr. Walker inquired into the location of the project. Mr. Londeen asked if that was the property that has potential water issues. Mr. Tramm indicated that the City has water improvements underway that will potentially provide sufficient water pressure but that that will be looked at in the feasibility study. Mrs. Huss said the development would change the dynamics on the City. Mr. Tramm agreed and added that it would attract commercial development to the western portion of the City as well as change traffic patterns.

Mr. Walker inquired into any updates on Discount Tire development. Mr. Tramm said he would follow up on that.

b. City Engineer’s Report

Presented

EXECUTIVE SESSION:

10. Consideration and possible action on items from Executive Session.

None

11. BOARD INQUIRY

None

ACTION ITEMS FOR FUTURE MEETINGS

ACTION ITEM

ASSIGNEE

DUE DATE

12. ADJOURNMENT

Motion by Mr. Cronin, seconded by Mr. Angelo to adjourn the meeting at 7:44 p.m. All in favor. (6-0)

Submitted by: _____ Date Approved: _____

Richard Tramm, City Administrator

Rebecca Huss, MEDC President

CITY OF MONTGOMERY - MEDC
ACCOUNT BALANCES REPORT
Through January 31, 2021 - For February 2021 Meeting

	<u>MONEY MARKET ACCOUNTS</u>	<u>INVESTMENTS</u>	<u>TOTALS</u>
<u>MEDC</u>			
CHECKING ACCOUNT #1017938	\$ 266,972.08		\$ 266,972.08
TOTAL INVESTMENTS	\$ -	\$ 839,483.38	\$ 839,483.38
TOTAL MIDC	\$ 266,972.08	\$ 839,483.38	\$ 1,106,455.46

INVESTMENTS

	Issue Date	Maturity Date	Interest Rate	Balance
Texpool #00005			0.04%	\$ 117,978.24
Texpool #00006			0.04%	\$ 721,505.14
Certificates				
Total Investment Balance				\$ 839,483.38

** Notes:

The Sales Tax Transfer of \$112,519.75 was received and transferred on February 10th. This will show on the next report.

Transfers of \$514.94 for the Goat Naming Contest, \$2,000.00 for Light up the Park, and \$1,258.09 for the Christmas Parade to the General Fund will show on next months report. These were the amounts MEDC contributed for these events.

The second payment of \$63,052.03 was transferred on 02/01/2021. This will show next month.

City of Montgomery - MEDC

Cash Flow Report

As of January 31, 2021

Date	Num	Name	Memo	Amount	Balance
51100 · MEDC Checking					
01/01/2021	AL		Payment to Old Republic Title for MISD Purchase	63,052.03	146,802.29
01/01/2021	ALR	First Financial Bank	Reverse of GJE AL -- Wire Fee for Old Republic Title Co Transfer - To be refunded next month	25.00	209,879.32
01/08/2021	AL	First Financial Bank	Monthly Admin Transfer January 2021	-3,958.33	205,920.99
01/08/2021	AL		Sales Tax Transfer 01/21	61,541.64	267,462.63
01/12/2021	AL	First Financial Bank	Transfer from General Fund to pay Parade & Light Up the Park Expenses	1,084.45	268,547.08
01/12/2021	AL	First Financial Bank	Transfer to General Fund to move back revenues for Parade & Light up the Park	-350.00	268,197.08
01/15/2021	AL	First Financial Bank	Transfer to General Fund for Expenses Paid - Fernland Video / Social Media Services	-1,250.00	266,947.08
01/29/2021	2024	Gunda Corporation	Downtown Design & Streetscape Improvements Plan - Invoice 8652	-11,627.74	255,319.34
01/29/2021	2025	McCoy's Building Supply	Goat Cutouts - Invoice 11356069	-100.98	255,218.36
01/29/2021	2026	Rebecca Huss	Reimbursement of Expense - Website Marketing / Professional Services	-150.00	255,068.36
Total 51100 · MEDC Checking				108,266.07	255,068.36
TOTAL				108,266.07	255,068.36

City of Montgomery - MEDC
Cash Flow Report - Texpool
As of January 31, 2021

Date	Num	Name	Memo	Amount	Balance
		51300 · Time Deposits-MEDC			731,039.73
01/08/2021	AL		January 2021 Transfer to Texpool Reimbursement Account - Kroger Co.	-9,583.33	721,456.40
01/31/2021	Int		Interest on Texpool	48.74	721,505.14
		Total 51300 · Time Deposits-MEDC		-9,534.59	721,505.14
TOTAL				-9,534.59	721,505.14

City of Montgomery - MEDC
Cash Flow Report - Texpool Reimb
As of January 31, 2021

Date	Num	Name	Memo	Amount	Balance
51301 · Texpool Reimbursement Acct					108,387.09
01/08/2021	AL		January 2021 Transfer to Texpool Reimbursement Account - Kroger Co.	9,583.33	117,970.42
01/31/2021	Int		Interest	7.82	117,978.24
Total 51301 · Texpool Reimbursement Acct				9,591.15	117,978.24
TOTAL				9,591.15	117,978.24

City of Montgomery - MEDC
Actual to Budget Performance
 January 2021

	Jan 21	Budget	\$ Over Budget	Oct '20 - Jan 21	YTD Budget	\$ Over Budget	Annual Budget
Income							
55000 · Taxes & Franchise Fees	61,541.64	50,000.00	11,541.64	280,103.83	220,000.00	60,103.83	675,000.00
55400 · Sales Tax							
Total 55000 · Taxes & Franchise Fees	61,541.64	50,000.00	11,541.64	280,103.83	220,000.00	60,103.83	675,000.00
55300 · Other Revenues	994.70	333.33	661.37	1,426.97	1,333.36	93.61	4,000.00
55391 · Interest Income	994.70	333.33	661.37	1,426.97	1,333.36	93.61	4,000.00
Total 55300 · Other Revenues	994.70	333.33	661.37	1,426.97	1,333.36	93.61	4,000.00
Total Income	62,536.34	50,333.33	12,203.01	281,530.80	221,333.36	60,197.44	679,000.00
Expense							
56000 · Pub Infrastructure - Category I							
56000.6 · Downtown Dev Improvements	11,627.74	9,333.33	2,294.41	11,627.74	37,333.36	(25,705.62)	112,000.00
56000.7 · Streets & Sidewalks	0.00	833.33	(833.33)	0.00	3,333.36	(3,333.36)	10,000.00
56000.8 · Utility Extensions	0.00	4,166.67	(4,166.67)	0.00	16,666.64	(16,666.64)	50,000.00
56000.B · City Capital Projects	0.00	0.00	0.00	0.00	0.00	0.00	160,000.00
Total 56000 · Pub Infrastructure - Category I	11,627.74	14,333.33	(2,705.59)	11,627.74	57,333.36	(45,705.62)	332,000.00
56001 · Business Dev & Ret -Category II							
56001.8 · Sales Tax Reimbursement	9,583.33	9,583.33	0.00	38,333.33	38,333.33	0.00	115,000.00
56001.9 · Economic Development Grant Prog	0.00	1,666.67	(1,666.67)	0.00	6,666.64	(6,666.64)	20,000.00
Total 56001 · Business Dev & Ret -Category II	9,583.33	11,250.00	(1,666.67)	38,333.33	44,999.97	(6,666.64)	135,000.00
56002 · Quality of Life - Category III							
56002.2 · Removal of Blight	0.00	1,250.00	(1,250.00)	0.00	5,000.00	(5,000.00)	15,000.00
56002.3 · Events							
56100.1 · Neighborhood Water Party	0.00	0.00	0.00	0.00	0.00	0.00	1,000.00
56100.5 · Light up Montgomery	0.00	0.00	0.00	0.00	2,000.00	(2,000.00)	2,000.00
56100.6 · Southern Run Runner	0.00	0.00	0.00	0.00	0.00	0.00	7,800.00
56100.7 · Mudbugs and Music	0.00	0.00	0.00	0.00	0.00	0.00	8,000.00
56100.8 · Christmas Parade	0.00	125.00	(125.00)	0.00	500.00	(500.00)	1,500.00
56100.9 · Contests/Prizes	0.00	333.33	(333.33)	0.00	1,333.36	(1,333.36)	4,000.00
56002.3 · Events - Other	0.00	1,391.67	(1,391.67)	0.00	5,566.64	(5,566.64)	16,700.00
Total 56002.3 · Events	0.00	1,850.00	(1,850.00)	0.00	9,400.00	(9,400.00)	41,000.00
Total 56002 · Quality of Life - Category III	0.00	2,500.00	(2,500.00)	135.00	10,000.00	(9,865.00)	30,000.00
56002.4 · Downtown Enhancement Projects							
Total 56002 · Quality of Life - Category III	0.00	5,600.00	(5,600.00)	135.00	24,400.00	(24,265.00)	86,000.00
56003 · Marketing & Tourism-Category IV							
56003.5 · Brochures/Printed Literature	0.00	333.33	(333.33)	0.00	1,333.36	(1,333.36)	4,000.00
56003.C · Website	0.00	666.67	(666.67)	0.00	2,666.64	(2,666.64)	8,000.00

	Jan 21	Budget	\$ Over Budget	Oct '20 - Jan 21	YTD Budget	\$ Over Budget	Annual Budget
56003.F · Social Media Advertising	0.00	250.00	(250.00)	50.00	1,000.00	(950.00)	3,000.00
56003.G · Historical Signage	0.00	166.67	(166.67)	0.00	666.64	(666.64)	2,000.00
Total 56003 · Marketing & Tourism-Category IV	0.00	1,416.67	(1,416.67)	50.00	5,666.64	(5,616.64)	17,000.00
56004 · Administration - Category V							
56004.1 · Admin Transfers to Gen Fund	3,958.33	3,958.33	0.00	15,833.33	15,833.33	0.00	47,500.00
56004.3 · Miscellaneous Expenses	0.00	41.67	(41.67)	0.00	166.64	(166.64)	500.00
56004.6 · Consulting (Professional servi)	1,025.00	4,083.33	(3,058.33)	4,614.49	16,333.36	(11,718.87)	49,000.00
56004.7 · Travel & Training Expenses	0.00	833.33	(833.33)	724.00	3,333.36	(2,609.36)	10,000.00
56004.9 · Technology	0.00	166.67	(166.67)	0.00	666.64	(666.64)	2,000.00
Total 56004 · Administration - Category V	4,983.33	9,083.33	(4,100.00)	21,171.82	36,333.33	(15,161.51)	109,000.00
56006 · Miscellaneous Expenses	(25.00)			0.00			
Total Expense	26,169.40	41,683.33	(15,513.93)	71,317.89	168,733.30	(97,415.41)	679,000.00
Net Income	36,366.94	8,650.00	27,716.94	210,212.91	52,600.06	157,612.85	0.00

City of Montgomery - MEDC
General Ledger
As of January 31, 2021

02/10/21

Type	Date	Num	Name	Memo	Debit	Credit	Balance
51100 - MEDC Checking							
General Jour...	10/08/2020	AL		Light Up the Park - Transfer made 10/09/2020	125.00		94,716.29
Bill Pmt -Ch...	10/23/2020	2006	Rebecca Huss	Reimbursement of Expense - Website Marketing		25.00	94,841.29
Bill Pmt -Ch...	11/06/2020	2007	Rebecca Huss	October 2020 Social Media Services		1,000.00	93,816.29
Bill Pmt -Ch...	11/13/2020	2008	JK Graphics, Inc.	Inv 35177 - Graphics for Light up the Park		98.00	93,718.29
General Jour...	11/16/2020	AL		Light Up the Park - Transfer made 11/17/2020	100.00		93,618.29
General Jour...	11/19/2020	AL		Transfer to General Fund for Amount due from MEDC - Discount Mugs and McCoys		549.49	93,268.80
Bill Pmt -Ch...	11/20/2020	2009	Rebecca Huss	Reimbursement of Expense - Website Marketing		75.00	93,193.80
Bill Pmt -Ch...	11/20/2020	2010	TEDC	Fall Basic ED Course for Richard Tramm		700.00	92,493.80
Bill Pmt -Ch...	12/04/2020	2011	City of Montgomery- Ut...	Utility Grant Application - The Ranchers Daughter		250.00	92,243.80
Bill Pmt -Ch...	12/04/2020	2012	Rebecca Huss	Reimbursement of Expense - Website / Social Media Marketing		1,016.87	91,226.93
Bill Pmt -Ch...	12/04/2020	2013	Megan Dodd	1st Place - Pole Decorating Contest		50.00	91,176.93
Bill Pmt -Ch...	12/04/2020	2014	Montgomery Junior Hfg...	2nd Place - Pole Decorating Contest		25.00	91,151.93
Bill Pmt -Ch...	12/04/2020	2015	Jeff and Lisa Waddell	3rd Place - Pole Decorating Contest		10.00	91,141.93
Bill Pmt -Ch...	12/04/2020	2016	Lisa Martin	1st Place - Residential Lighting Contest		200.00	90,941.93
Bill Pmt -Ch...	12/04/2020	2017	Paul and Jennifer Brown	2nd Place - Residential Lighting Contest		150.00	90,791.93
Bill Pmt -Ch...	12/04/2020	2018	Cheryl King	3rd Place - Residential Lighting Contest		100.00	90,691.93
General Jour...	12/10/2020	AL		Light Up the Park - Transfer made 12/11/2020	125.00		90,566.93
General Jour...	12/10/2020	AL		Sales Tax Transfer 12/20	57,443.45		148,260.38
Bill Pmt -Ch...	12/11/2020	2019	TEDC	Webinars - Sales Tax / Financing Local Food Sys. / Membership Renewal		724.00	147,536.38
Bill Pmt -Ch...	12/18/2020	2020	McCoy's Building Supply	Goat Cutouts - Invoice 11353487		34.02	147,502.36
Bill Pmt -Ch...	12/18/2020	2021	Rebecca Huss	Reimbursement of Expense - String for Signs of Parade Winners		2.58	147,499.78
Bill Pmt -Ch...	12/23/2020	2022	Rebecca Huss	Reimbursement of Expense - Website Marketing		24.99	147,474.79
General Jour...	12/29/2020	AL		Transfer to Checking for MISD Loan	750,000.00		897,474.79
General Jour...	12/30/2020	AL	Old Republic Title Co.	Payment to Old Republic Title for MISD Purchase		750,512.50	146,962.29
Bill Pmt -Ch...	12/31/2020	2023	Bride & Bloom Floristry...	Wreaths -12/5/20 (Light up Montgomery) Inv 0000012		135.00	146,827.29
General Jour...	12/31/2020	AL	First Financial Bank	Wire Fee for Old Republic Title Co Transfer - To be refunded next month		25.00	146,802.29
General Jour...	01/01/2021	AL		Payment to Old Republic Title for MISD Purchase	63,052.03		209,854.32
General Jour...	01/01/2021	ALR	First Financial Bank	Reverse of GJE AL - Wire Fee for Old Republic Title Co Transfer - To be refunded ne...	25.00		209,879.32
General Jour...	01/08/2021	AL	First Financial Bank	Monthly Admin Transfer January 2021		3,958.33	205,920.99
General Jour...	01/12/2021	AL		Sales Tax Transfer 01/21	61,541.64		267,462.63
General Jour...	01/12/2021	AL	First Financial Bank	Transfer from General Fund to pay Parade & Light Up the Park Expenses	1,084.45		268,547.08
General Jour...	01/12/2021	AL	First Financial Bank	Transfer to General Fund to move back revenues for Parade & Light up the Park		350.00	268,197.08
General Jour...	01/15/2021	AL	First Financial Bank	Transfer to General Fund for Expenses Paid - Fermland Video / Social Media Services		1,250.00	266,947.08
Bill Pmt -Ch...	01/29/2021	2024	Gunda Corporation	Downtown Design & Streetscape Improvements Plan - Invoice 8652		11,627.74	255,319.34
Bill Pmt -Ch...	01/29/2021	2025	McCoy's Building Supply	Goat Cutouts - Invoice 11356069		100.98	255,218.36
Bill Pmt -Ch...	01/29/2021	2026	Rebecca Huss	Reimbursement of Expense - Website Marketing / Professional Services		150.00	255,068.36
Total 51100 - MEDC Checking							
					933,496.57	773,144.50	255,068.36
51300 - Time Deposits-MEDC							
General Jour...	10/08/2020	AL		Sales Tax Transfer 10/20	56,979.38		1,360,430.91
General Jour...	10/12/2020	AL		October 2020 Transfer to Texpool Reimbursement Account - Kroger Co.		6,625.00	1,417,410.29
General Jour...	10/12/2020	AL		Monthly Admin Transfer October 2020		3,958.33	1,410,785.29
General Jour...	10/23/2020	AL		Transfer to General Fund for Amount due from MEDC for Creedon		285.00	1,406,826.96
General Jour...	10/31/2020	Int		Interest on Texpool	158.21		1,406,541.96
General Jour...	11/09/2020	AL		Monthly Admin Transfer November 2020		3,958.33	1,402,741.84
General Jour...	11/09/2020	AL		November 2020 Transfer to Texpool Reimbursement Account - Kroger Co.		6,625.00	1,396,116.84
General Jour...	11/12/2020	AL		Sales Tax Transfer 11/20	104,139.36		1,500,256.20
General Jour...	11/13/2020	AL		Oct / Nov 2020 Remaining Transfer to Texpool Reimbursement Account - Kroger Co.		5,916.66	1,494,339.54
General Jour...	11/30/2020	Int		Interest on Texpool	147.43		1,494,486.97

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Type	Date	Num	Name	Memo	Debit	Credit	Balance
General Jour...	12/10/2020	AL		December 2020 Transfer to Texpool Reimbursement Account - Kroger Co.		9,588.34	1,484,898.63
General Jour...	12/10/2020	AL		Monthly Admin Transfer December 2020		3,958.34	1,480,940.29
General Jour...	12/29/2020	AL		Transfer to Checking for MISD Loan		750,000.00	730,940.29
General Jour...	12/31/2020	Int		Interest on Texpool	99.44		731,039.73
General Jour...	01/08/2021	AL		January 2021 Transfer to Texpool Reimbursement Account - Kroger Co.		9,583.33	721,456.40
General Jour...	01/31/2021	Int		Interest on Texpool	48.74		721,505.14
Total 51300 · Time Deposits-MEDC							
51301 · Texpool Reimbursement Acct							
General Jour...	10/12/2020	AL		October 2020 Transfer to Texpool Reimbursement Account - Kroger Co.	6,625.00		79,604.90
General Jour...	10/31/2020	Int		Interest	9.51		86,229.90
General Jour...	11/09/2020	AL		November 2020 Transfer to Texpool Reimbursement Account - Kroger Co.	6,625.00		86,239.41
General Jour...	11/13/2020	AL		Oct / Nov 2020 Remaining Transfer to Texpool Reimbursement Account - Kroger Co.	5,916.66		92,864.41
General Jour...	11/30/2020	Int		Interest	9.55		98,781.07
General Jour...	12/10/2020	AL		December 2020 Transfer to Texpool Reimbursement Account - Kroger Co.	9,588.34		98,790.62
General Jour...	12/31/2020	Int		Interest	8.13		108,378.96
General Jour...	01/08/2021	AL		January 2021 Transfer to Texpool Reimbursement Account - Kroger Co.	9,583.33		108,387.09
General Jour...	01/31/2021	Int		Interest	7.82		117,970.42
Total 51301 · Texpool Reimbursement Acct							
51150 · Accounts Receivable Audit							
Total 51150 · Accounts Receivable Audit							
51170 · Due from General Fund - Loan							
General Jour...	12/30/2020	AL		Payment to Old Republic Title for MISD Purchase			0.00
General Jour...	01/01/2021	AL		Payment to Old Republic Title for MISD Purchase		62,113.89	750,512.50
Total 51170 · Due from General Fund - Loan							
51171 · Due From Gen Fund							
General Jour...	10/08/2020	AL		Light Up the Park - Transfer made 10/09/2020			125.00
General Jour...	10/08/2020	AL		To accrue sales tax revenue rec'd 10/20		125.00	0.00
General Jour...	10/08/2020	AL		Sales Tax Transfer 10/20	56,979.38		56,979.38
General Jour...	10/31/2020	Int		Light up the Park - October	100.00		0.00
Bill	11/10/2020	35177	JK Graphics, Inc.	Inv 35177 - Graphics for Light up the Park			100.00
General Jour...	11/12/2020	AL		Sales Tax Transfer 11/20	98.00		198.00
General Jour...	11/12/2020	AL		To accrue sales tax revenue rec'd 11/20			198.00
General Jour...	11/16/2020	AL		Light Up the Park - Transfer made 11/17/2020			198.00
Bill	11/17/2020	Reimb of Exp	Rebecca Huss	Reimbursement of Expense - Website Marketing		100.00	98.00
General Jour...	11/19/2020	AL		Amount due from MEDC for Discount Mugs -Purchase of Goat Cups	50.00		148.00
General Jour...	11/19/2020	AL		Amount due from MEDC for Discount Mugs -Purchase of Goat Cups	297.00		445.00
General Jour...	11/30/2020	Int		Light up the Park - November	125.00		643.00
Bill	12/01/2020	Reimb of Exp	Rebecca Huss	Reimbursement of Expense - Website Marketing			768.00
Bill	12/01/2020	Reimb of Exp	Rebecca Huss	Reimbursement of Expense - Website Marketing	2.80		770.80
Bill	12/01/2020	Reimb of Exp	Rebecca Huss	Reimbursement of Expense - Website Marketing	0.82		771.62
Bill	12/04/2020	Light up the Pole	Megan Dodd	Reimbursement of Expense - Website Marketing	13.25		784.87
Bill	12/04/2020	Light up the Pole	Montgomery Junior Hig..	1st Place - Pole Decorating Contest	50.00		834.87
Bill	12/04/2020	Light up the Pole	Jeff and Lisa Waddell	2nd Place - Pole Decorating Contest	25.00		859.87
Bill	12/04/2020	Light up the Pole	Lisa Martin	3rd Place - Pole Decorating Contest	10.00		869.87
Bill	12/04/2020	Light up the Pole	Paul and Jennifer Brown	1st Place - Residential Lighting Contest	200.00		1,069.87
Bill	12/04/2020	Light up the Pole		2nd Place - Residential Lighting Contest	150.00		1,219.87

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Type	Date	Num	Name	Memo	Debit	Credit	Balance
Bill	12/04/2020		Cheryl King	3rd Place - Residential Lighting Contest			1,319.87
General Jour...	12/10/2020	AL		Light Up the Park - Transfer made 12/11/2020	100.00	125.00	1,194.87
General Jour...	12/10/2020	AL		Sales Tax Transfer 12/20		57,443.45	-56,248.58
General Jour...	12/11/2020	AL		To accrue sales tax revenue rec'd 12/20	57,443.45		1,194.87
Bill	12/15/2020	Reimb of Exp	Rebecca Huss	Reimbursement of Expense - Stings for Signs of Parade Winners	2.58		1,197.45
Bill	12/21/2020	Reimb of Exp	Rebecca Huss	Reimbursement of Expense - Website Marketing	24.99		1,222.44
Bill	12/30/2020	Inv 0000012	Bride & Bloom Floristry...	Wreaths - 12/5/20 (Light up Montgomery) Inv 0000012	135.00		1,357.44
General Jour...	01/08/2021	AL		To accrue sales tax revenue rec'd 01/21	61,541.64		62,899.08
General Jour...	01/08/2021	AL		Sales Tax Transfer 01/21		61,541.64	1,357.44
General Jour...	01/12/2021	AL		Transfer from General Fund to pay Parade & Light Up the Park Expenses		1,084.45	272.99
Bill	01/26/2021	Reimb of Exp	Rebecca Huss	Reimbursement of Expense - Professional Services - Goat Naming Contest	125.00		397.99
Total 51171 - Due From Gen Fund					281,811.27	281,538.28	397.99
51174 - Due from Home Grant Funds							
Total 51174 - Due from Home Grant Funds							5,177.00
52000 - Accounts Payable							
Bill	10/21/2020	Reimb of Exp	Rebecca Huss	Reimbursement of Expense - Website Marketing		25.00	-950.00
Bill Pmt -Ch...	10/23/2020	2006	Rebecca Huss	Reimbursement of Expense - Website Marketing			-975.00
Bill	10/31/2020	Social Media Service	Rebecca Huss	Reimbursement of Expense - Social Media Services	25.00		-950.00
Bill	10/31/2020	12206	TEDC	Sales Tax Virtual ED Course for Richard Tram		1,000.00	-1,950.00
Bill	11/02/2020	12248	TEDC	Webinar - Financing Local Food Systems for Richard Tram		79.00	-2,070.00
Bill Pmt -Ch...	11/06/2020	2007	Rebecca Huss	October 2020 Social Media Services	1,000.00		-2,149.00
Bill	11/10/2020	35177	JK Graphics, Inc.	Inv 35177 - Graphics for Light up the Park		98.00	-1,247.00
Bill Pmt -Ch...	11/13/2020	2008	JK Graphics, Inc.	Inv 35177 - Graphics for Light up the Park			-1,149.00
Bill	11/17/2020	Reimb of Exp	Rebecca Huss	Reimbursement of Expense - Website Marketing		75.00	-1,224.00
Bill Pmt -Ch...	11/20/2020	2009	Rebecca Huss	Reimbursement of Expense - Website Marketing	75.00		-1,149.00
Bill Pmt -Ch...	11/20/2020	2010	TEDC	Fall Basic ED Course for Richard Tram	700.00		-449.00
Bill	11/30/2020	Social Media Service	Rebecca Huss	Reimbursement of Expense - Social Media Services		1,000.00	-1,449.00
Bill	11/30/2020	Inv 12216	TEDC	2021 Membership fees Inv #12216		525.00	-1,974.00
Bill	12/01/2020	Reimb of Exp	Rebecca Huss	Reimbursement of Expense - Website Marketing		2.80	-1,976.80
Bill	12/01/2020	Reimb of Exp	Rebecca Huss	Reimbursement of Expense - Website Marketing		0.82	-1,977.62
Bill	12/01/2020	Reimb of Exp	Rebecca Huss	Reimbursement of Expense - Website Marketing		13.25	-1,990.87
Bill Pmt -Ch...	12/04/2020	2011	City of Montgomery- Ut...	Utility Grant Application - The Ranchers Daughter			-1,740.87
Bill Pmt -Ch...	12/04/2020	2012	Rebecca Huss	Reimbursement of Expense - Website / Social Media Marketing	250.00		-724.00
Bill	12/04/2020	Light up the Pole	Megan Dodd	1st Place - Pole Decorating Contest	1,016.87		-774.00
Bill	12/04/2020	Light up the Pole	Montgomery Junior Hig...	2nd Place - Pole Decorating Contest		50.00	-799.00
Bill	12/04/2020	Light up the Pole	Jeff and Lisa Waddell	3rd Place - Pole Decorating Contest		25.00	-809.00
Bill	12/04/2020	Light up the Pole	Lisa Martin	1st Place - Residential Lighting Contest		10.00	-1,009.00
Bill	12/04/2020	Light up the Pole	Paul and Jennifer Brown	2nd Place - Residential Lighting Contest		200.00	-1,159.00
Bill	12/04/2020	Light up the Pole	Cheryl King	3rd Place - Residential Lighting Contest		150.00	-1,259.00
Bill Pmt -Ch...	12/04/2020	2013	Megan Dodd	1st Place - Pole Decorating Contest	50.00		-1,209.00
Bill Pmt -Ch...	12/04/2020	2014	Montgomery Junior Hig...	2nd Place - Pole Decorating Contest	25.00		-1,184.00
Bill Pmt -Ch...	12/04/2020	2015	Jeff and Lisa Waddell	3rd Place - Pole Decorating Contest		10.00	-1,174.00
Bill Pmt -Ch...	12/04/2020	2016	Lisa Martin	1st Place - Residential Lighting Contest		200.00	-974.00
Bill Pmt -Ch...	12/04/2020	2017	Paul and Jennifer Brown	2nd Place - Residential Lighting Contest		150.00	-824.00
Bill Pmt -Ch...	12/04/2020	2018	Cheryl King	3rd Place - Residential Lighting Contest		100.00	-724.00
Bill Pmt -Ch...	12/11/2020	2019	TEDC	Webinars - Sales Tax / Financing Local Food Sys. / Membership Renewal			0.00
Bill	12/14/2020	Inv 11353487	McCoy's Building Supply	Goat Curoouts - Invoice 11353487		34.02	-34.02
Bill	12/15/2020	Reimb of Exp	Rebecca Huss	Reimbursement of Expense - Stings for Signs of Parade Winners		2.58	-36.60

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Type	Date	Num	Name	Memo	Debit	Credit	Balance
Bill Pmt -Ch...	12/18/2020	2020	McCoy's Building Supply	Goat Cutouts - Invoice 11353487	34.02		-2.58
Bill Pmt -Ch...	12/18/2020	2021	Rebecca Huss	Reimbursement of Expense - String for Signs of Parade Winners	2.58		0.00
Bill	12/21/2020	Reimb of Exp	Rebecca Huss	Reimbursement of Expense - Website Marketing		24.99	-24.99
Bill	12/21/2020	Inv 11356069	McCoy's Building Supply	Goat Cutouts - Invoice 11356069		100.98	-125.97
Bill Pmt -Ch...	12/23/2020	2022	Rebecca Huss	Reimbursement of Expense - Website Marketing	24.99		-100.98
Bill	12/30/2020	Inv 0000012	Bride & Bloom Floristry...	Wreaths -12/5/20 (Light up Montgomery) Inv 0000012		135.00	-235.98
Bill Pmt -Ch...	12/31/2020	2023	Bride & Bloom Floristry...	Wreaths -12/5/20 (Light up Montgomery) Inv 0000012			-100.98
Bill	01/14/2021	8652	Gunda Corporation	Downtown Design & Streetscape Improvements Plan - Invoice 8652		11,627.74	-11,728.72
Bill	01/26/2021	Reimb of Exp	Rebecca Huss	Reimbursement of Expense - Website Marketing		25.00	-11,753.72
Bill	01/26/2021	Reimb of Exp	Rebecca Huss	Reimbursement of Expense - Professional Services - Goat Naming Contest	11,627.74	125.00	-11,878.72
Bill Pmt -Ch...	01/29/2021	2024	Gunda Corporation	Downtown Design & Streetscape Improvements Plan - Invoice 8652			-250.98
Bill Pmt -Ch...	01/29/2021	2025	McCoy's Building Supply	Goat Cutouts - Invoice 11356069	100.98		-150.00
Bill Pmt -Ch...	01/29/2021	2026	Rebecca Huss	Reimbursement of Expense - Website Marketing / Professional Services	150.00		-1,000.00
Bill	01/31/2021	Social Media Service	Rebecca Huss	Reimbursement of Expense - Social Media Services		1,000.00	-1,000.00
Total 52000 - Accounts Payable							
52001 - Accounts Payable Audit							
General Jour...	10/12/2020	AL	The Kroger Co.	To accrue Monthly Transfer to Texpool Reimbursement Account for Sales Tax Payable i...		9,583.33	-79,500.00
General Jour...	11/09/2020	AL	The Kroger Co.	To accrue Monthly Transfer to Texpool Reimbursement Account for Sales Tax Payable i...		9,583.33	-89,083.33
General Jour...	12/10/2020	AL	The Kroger Co.	To accrue Monthly Transfer to Texpool Reimbursement Account for Sales Tax Payable i...		9,583.34	-98,666.66
General Jour...	01/08/2021	AL	The Kroger Co.	To accrue Monthly Transfer to Texpool Reimbursement Account for Sales Tax Payable i...		9,583.33	-108,250.00
Total 52001 - Accounts Payable Audit							
52712 - Due to Gen Fund							
General Jour...	10/12/2020	AL		To accrue Monthly Admin transfer - October 2020		3,958.33	-125.00
General Jour...	10/12/2020	AL		Monthly Admin Transfer October 2020	3,958.33		-4,083.33
General Jour...	10/21/2020	AL		Amount due from MEDC for Creedon		285.00	-125.00
General Jour...	10/23/2020	AL		Transfer to General Fund for Amount due from MEDC for Creedon	285.00		-125.00
General Jour...	10/31/2020	Int		Light up the Park - October		100.00	-225.00
General Jour...	11/09/2020	AL		To accrue Monthly Admin transfer - November 2020		3,958.33	-4,183.33
General Jour...	11/09/2020	AL		Monthly Admin Transfer November 2020	3,958.33		-225.00
General Jour...	11/16/2020	AL		Amount due from MEDC for McCoy's - Goat Cutouts - DOWNTOWN BUSINESSES - Per Ri...		54.49	-279.49
General Jour...	11/19/2020	AL		Amount due from MEDC for Discount Mugs -Purchase of Goat Cups		495.00	-774.49
General Jour...	11/19/2020	AL		Transfer to General Fund for Amount due from MEDC - Discount Mugs and McCoy's	549.49		-225.00
General Jour...	11/30/2020	Int		Light up the Park - November		125.00	-350.00
General Jour...	12/10/2020	AL		Monthly Admin Transfer December 2020	3,958.34		3,608.34
General Jour...	12/10/2020	AL		To accrue Monthly Admin transfer - December 2020		3,958.34	-350.00
General Jour...	12/31/2020	AL		Rebecca Huss Reimbursements - Fernland / Social Media Expenses	1,250.00		-1,600.00
General Jour...	01/08/2021	AL		To accrue Monthly Admin transfer - January 2021		3,958.33	-5,558.33
General Jour...	01/08/2021	AL	First Financial Bank	Monthly Admin Transfer January 2021	3,958.33		-1,600.00
General Jour...	01/12/2021	AL		Transfer to General Fund to move back revenues for Parade & Light up the Park	350.00		-1,250.00
General Jour...	01/15/2021	AL		Transfer to General Fund for Expenses Paid - Fernland Video / Social Media Services	1,250.00		0.00
Total 52712 - Due to Gen Fund							
53900 - Unrestricted Net Assets							
Total 53900 - Unrestricted Net Assets							
55000 - Taxes & Franchise Fees							
55400 - Sales Tax							
Total 55000 - Taxes & Franchise Fees							
Total 55400 - Sales Tax							

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Type	Date	Num	Name	Memo	Debit	Credit	Balance
General Jour...	10/08/2020	AL		To accrue sales tax revenue rec'd 10/20 - 25% of sales tax in GOF		56,979.38	-56,979.38
General Jour...	11/12/2020	AL		To accrue sales tax revenue rec'd 11/20 - 25% of sales tax in GOF		104,139.36	-161,118.74
General Jour...	12/11/2020	AL		To accrue sales tax revenue rec'd 12/20 - 25% of sales tax in GOF		57,443.45	-218,562.19
General Jour...	01/08/2021	AL		To accrue sales tax revenue rec'd 01/21 - 25% of sales tax in GOF		61,541.64	-280,103.83
Total	55400 - Sales Tax				0.00	280,103.83	-280,103.83
Total	55000 - Taxes & Franchise Fees				0.00	280,103.83	-280,103.83
55300 - Other Revenues							
55391 - Interest Income							
General Jour...	10/31/2020	Int		Interest		9.51	0.00
General Jour...	10/31/2020	Int		Interest on Texpool		158.21	0.00
General Jour...	11/30/2020	Int		Interest		9.55	-9.51
General Jour...	11/30/2020	Int		Interest on Texpool		147.43	-167.72
General Jour...	12/31/2020	Int		Interest		8.13	-177.27
General Jour...	12/31/2020	Int		Interest on Texpool		99.44	-324.70
General Jour...	01/01/2021	AL		Interest Earned on Loan		938.14	-332.83
General Jour...	01/31/2021	Int		Interest		7.82	-432.27
General Jour...	01/31/2021	Int		Interest on Texpool		48.74	-1,370.41
Total	55391 - Interest Income				0.00	1,426.97	-1,426.97
Total	55300 - Other Revenues				0.00	1,426.97	-1,426.97
56000 - Pub Infrastructure - Category I							
56000.6 - Downtown Dev Improvements							
Bill	01/14/2021	8652	Gunda Corporation	Downtown Design & Streetscape Improvements Plan - Invoice 8652	11,627.74		0.00
Total	56000.6 - Downtown Dev Improvements				11,627.74	0.00	11,627.74
Total	56000 - Pub Infrastructure - Category I				11,627.74	0.00	11,627.74
56001 - Business Dev & Ret - Category II							
56001.8 - Sales Tax Reimbursement							
General Jour...	10/12/2020	AL	The Kroger Co.	To accrue Monthly Transfer to Texpool Reimbursement Account for Sales Tax Payable i...	9,583.33		0.00
General Jour...	11/09/2020	AL	The Kroger Co.	To accrue Monthly Transfer to Texpool Reimbursement Account for Sales Tax Payable i...	9,583.33		0.00
General Jour...	12/10/2020	AL	The Kroger Co.	To accrue Monthly Transfer to Texpool Reimbursement Account for Sales Tax Payable i...	9,583.34		9,583.33
General Jour...	01/08/2021	AL	The Kroger Co.	To accrue Monthly Transfer to Texpool Reimbursement Account for Sales Tax Payable i...	9,583.33		19,166.66
Total	56001.8 - Sales Tax Reimbursement				38,333.33	0.00	28,750.00
Total	56001 - Business Dev & Ret -Category II				38,333.33	0.00	38,333.33
56002 - Quality of Life - Category III							
56002.4 - Downtown Enhancement Projects							
Bill	12/14/2020	Inv 11353487	McCoy's Building Supply	Goat Cutouts - Invoice 11353487	34.02		0.00
Bill	12/21/2020	Inv 11356069	McCoy's Building Supply	Goat Cutouts - Invoice 11356069	100.98		0.00
Total	56002.4 - Downtown Enhancement Projects				135.00	0.00	135.00
Total	56002 - Quality of Life - Category III				135.00	0.00	135.00

City of Montgomery - MEDC
General Ledger
As of January 31, 2021

02/10/21

Type	Date	Num	Name	Memo	Debit	Credit	Balance
56003 - Marketing & Tourism-Category IV							
56003.F - Social Media Advertising							
Bill	10/21/2020	Reimb of Exp	Rebecca Huss	Reimbursement of Expense - Website Marketing	25.00		0.00
Bill	11/17/2020	Reimb of Exp	Rebecca Huss	Reimbursement of Expense - Website Marketing	25.00		0.00
Total 56003.F - Social Media Advertising					50.00	0.00	50.00
Total 56003 - Marketing & Tourism-Category IV					50.00	0.00	50.00
56004 - Administration - Category V							
56004.1 - Admin Transfers to Gen Fund							
General Jour...	10/12/2020	AL		To accrue Monthly Admin transfer - October 2020	3,958.33		0.00
General Jour...	11/09/2020	AL		To accrue Monthly Admin transfer - November 2020	3,958.33		0.00
General Jour...	12/10/2020	AL		To accrue Monthly Admin transfer - December 2020	3,958.34		3,958.33
General Jour...	01/08/2021	AL		To accrue Monthly Admin transfer - January 2021	3,958.33		7,916.66
Total 56004.1 - Admin Transfers to Gen Fund					15,833.33	0.00	11,875.00
Total 56004.1 - Admin Transfers to Gen Fund					15,833.33	0.00	15,833.33
56004.6 - Consulting (Professional serv)							
General Jour...	10/21/2020	AL		Amount due from MEDC for Creedon	285.00		0.00
Bill	10/31/2020	Social Media Service	Rebecca Huss	Reimbursement of Expense - Social Media Services	1,000.00		285.00
General Jour...	11/16/2020	AL		Amount due from MEDC for McCoy's - Goat Cutouts - Downtown Businesses - Per Ri...	54.49		1,285.00
Bill	11/30/2020	Social Media Service	Rebecca Huss	Reimbursement of Expense - Social Media Services	1,000.00		1,339.49
General Jour...	12/31/2020	AL		Rebecca Huss Reimbursements - Social Media Expenses December 2020	1,000.00		2,339.49
General Jour...	12/31/2020	AL		Rebecca Huss Reimbursements - Ferriand Facebook YouTube Video	250.00		3,339.49
Bill	01/26/2021	Reimb of Exp	Rebecca Huss	Reimbursement of Expense - Website Marketing	25.00		3,589.49
Bill	01/31/2021	Social Media Service	Rebecca Huss	Reimbursement of Expense - Social Media Services	1,000.00		4,614.49
Total 56004.6 - Consulting (Professional serv)					4,614.49	0.00	4,614.49
56004.7 - Travel & Training Expenses							
Bill	10/31/2020	12206	TEDC	Sales Tax Virtual ED Course for Richard Tramm	120.00		0.00
Bill	11/02/2020	12248	TEDC	Webinar - Financing Local Food Systems for Richard Tramm	79.00		120.00
Bill	11/30/2020	Inv 12216	TEDC	2021 Membership fees Inv #12216	525.00		199.00
Total 56004.7 - Travel & Training Expenses					724.00	0.00	724.00
Total 56004 - Administration - Category V					21,171.82	0.00	21,171.82
56006 - Miscellaneous Expenses							
General Jour...	12/31/2020	AL	First Financial Bank	Wire Fee for Old Republic Title Co Transfer - To be refunded next month	25.00		0.00
General Jour...	01/01/2021	ALR	First Financial Bank	Wire Fee for Old Republic Title Co Transfer - To be refunded next month		25.00	0.00
Total 56006 - Miscellaneous Expenses					25.00	25.00	0.00
TOTAL					2,271,876.13	2,271,876.13	0.00

City of Montgomery - MEDC
Balance Sheet

	<u>Jan 31, 21</u>
ASSETS	
Current Assets	
Checking/Savings	
51100 · MEDC Checking	255,068.36
51300 · Time Deposits-MEDC	721,505.14
51301 · Texpool Reimbursement Acct	117,978.24
Total Checking/Savings	<u>1,094,551.74</u>
Other Current Assets	
51150 · Accounts Receivable Audit	161,118.74
51170 · Due from General Fund - Loan	688,398.61
51171 · Due From Gen Fund	397.99
51174 · Due from Home Grant Funds	5,177.00
Total Other Current Assets	<u>855,092.34</u>
Total Current Assets	<u>1,949,644.08</u>
TOTAL ASSETS	<u><u>1,949,644.08</u></u>
LIABILITIES & EQUITY	
Liabilities	
Current Liabilities	
Accounts Payable	
52000 · Accounts Payable	1,000.00
52001 · Accounts Payable Audit	117,833.33
Total Accounts Payable	<u>118,833.33</u>
Total Current Liabilities	<u>118,833.33</u>
Total Liabilities	118,833.33
Equity	
53900 · Unrestricted Net Assets	1,620,597.84
Net Income	210,212.91
Total Equity	<u>1,830,810.75</u>
TOTAL LIABILITIES & EQUITY	<u><u>1,949,644.08</u></u>

Montgomery Economic Development Corporation
AGENDA REPORT

Meeting Date: February 16, 2021	Budgeted Amount: \$20,000 for all EconDev Grants for 2020-2021 Fiscal Year
Prepared By: Richard Tramm	Exhibits: Texas Historic Commission Cover Sheet and Historic Marker Application; Narrative of the Chilton House

Subject

Discuss and consider Economic Development Grant Application from Ryan Londeen for a Historical Marker for the Chilton House.

Discussion

Economic Development Grants fall within the authority of the MEDC to grant where the Board of Directors feels they are appropriate. MEDC funds used in this manner are intended to promote new business development or enhance development of existing business. I have reviewed the request for several considerations prior to this coming to the Board of Directors:

1. Is this type of expenditure legal/appropriate for consideration? The Chilton House is a location on the City's Distrx Tour of historic locations in the City, so it is already recognized by the City and MEDC for its historic and tourism value to Montgomery, which allows the MEDC to consider this item for an Economic Development Grant.
2. What is the perceived economic benefit? Economic benefit related to tourism and quality of life considerations, which are allowable considerations, are less direct but still potentially important considerations. These are drivers that bring people into the community and those same people also engage in other activities that drive the economy.
3. Is this location for the grant request in the City? Yes, this location noted in the is in the City.
4. Does the proposed work to be done under the grant conform to City requirements? The proposed signage included was reviewed by the City's Director of Planning and Development, who concluded this work will not require City Permits.

In the past, the MEDC has typically limited Economic Development Grants to 33.3% of the total cost up to a \$5,000 maximum. Mr. Londeen has asked the MEDC Board of Directors to consider a full or partial grant for the \$1,175 for the sign and post for this historic marker.

The appropriate action for this is to conduct a first reading at this meeting. If the MEDC Board of Directors might wish to consider this item, then it will need to call a Public Hearing for its next meeting date and then place the item on the Regular Meeting agenda for formal consideration.

Montgomery Economic Development Corporation
AGENDA REPORT

Recommendation

Review the item and call a Public Hearing for the next Regular Meeting date, if the MEDC Board of Directors desires to consider the item.

Approved By

City Administrator

Richard Tramm

Date: February 11, 2021

2021-03

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



Company Name: Chilton-Dean Home	
Company Contact: Ryan Londeen	Title: Owner
Best Phone: 713-899-9467	Alt. Phone: 832-712-8841
Email Address: rlondeen@gmail.com	
Physical Address: 709 College St	City, State, Zip: Montgomery, TX 77356
Mailing Address (if different):	City, State, Zip:
Applicant's years of experience in this business:	How long has his business been located in Montgomery?

Do you own or lease this facility?	If leased, please provide owner information and a copy of lease agreement.	
<input checked="" type="checkbox"/> OWN <input type="checkbox"/> LEASE	Owner Name: Ryan Londeen	Owner Phone: 713-899-9467

Provide a detailed description of the proposed project as "Exhibit A" attached

What is the estimated total cost of the project? (Include supporting information, ie estimates/quotes as "Exhibit B" attached)	\$ 1,175.00
---	--------------------

How much funding are you requesting from the MEDC for this project? (Typical grants are awarded at 1/3 the total project cost or up to \$5,000)	\$ 1,175.00
--	--------------------

Are you requesting an exception for additional funding on this project? (Please provide additional supporting evidence for this request as "Exhibit C")	\$ 0
--	-------------

When will this project begin? May 15, 2021	What is the estimated completion date? November 15, 2022
--	--

Attach all drawings of planned improvements as "Exhibit D"

Include a description of expected commercial revitalization impact & sales tax revenue impact as "Exhibit E"

If this project will employ Montgomery vendors, please supply details as "Exhibit F"

Applicant's Signature: **Ryan Londeen** Digitally signed by Ryan Londeen
DN: cn=Ryan Londeen, c=US, email=rlondeen@gmail.com
Reason: I am the signer of this document
Date: 2021.02.11 19:30:34 -0600

Title: Owner

Date: February 11, 2021

OFFICE USE:			
Date Application Received: 02-12-2021	Date Presented to Board: 02-16-2021	<input type="checkbox"/> APPROVED	<input type="checkbox"/> DECLINED
Performance Agreement Received:	Project Completion Date:	Funding Date:	Check Number:

TEXAS HISTORICAL COMMISSION

SUBJECT MARKERS: 2021 Official Texas Historical Marker COVERSHEET

Complete the form and send to markers@thc.texas.gov
Valid March 1 – 2 p.m. CDT, May 15, 2021 only

This form constitutes a request for the Texas Historical Commission (THC) to consider approval of an Official Texas Historical Marker for the topic noted in this application. The THC will review the request and make its determination based on rules and procedures of the program. Filing of the application for sponsorship is for the purpose of providing basic information to be used in the evaluation process. The final determination of eligibility and approval for a state marker will be made by the THC. This form is to be used for subject marker requests only. Please see separate forms for either Historic Texas Cemeteries or Recorded Texas Historic Landmarks (buildings and structures).

APPROVAL BY COUNTY HISTORICAL COMMISSION (required)

As chair or duly appointed marker chair, I certify the following:

The topic qualifies for an Official Texas Historical Marker according to marker policies on the THC website. Representatives of the CHC have talked with the potential marker sponsor and discussed the marker program policies on the THC website. The application has been filled out correctly. The narrative history and documentation have been reviewed for accuracy.

CHC comments or concerns about this application (required):

Name of CHC contact (chair or marker chair):

Mailing address: City, Zip:

Daytime phone: Email address:

CHECKLIST APPROVAL (required)

- The topic meets age requirements
- Most topics must date back at least 50 years
 - Historic events may be marked after 30 years
 - Individuals of historic significance may be marked or mentioned in marker text after they have been deceased 10 years
- The topic is eligible for a subject marker according to marker policies
- Permission of current property owner for marker placement and proof of ownership (deed or tax appraisal) has been obtained (Attachment A; unless marker will be placed on TxDOT right-of-way)
- Invoice for application fee is complete, printed and ready to be mailed to THC along with \$100 check (Attachment B)

Note: Resubmissions will no longer have their application fees waived.

Sponsor Name:

Date:

TEXAS HISTORICAL COMMISSION

**SUBJECT MARKERS:
2021 Official Texas Historical Marker
SPONSORSHIP APPLICATION**

PROPOSED MARKER INFORMATION	
Proposed marker topic (required): Chilton-Dean House	
County: Montgomery	
Town (nearest town in same county on current state highway map): Montgomery	
Street address of marker site or directions from town noted above: 709 College Street	
Marker Coordinates, if you know the location coordinates of the proposed marker site, enter them in one of the formats below:	
UTM Zone Easting Northing	Lat: 30.3909821 Long: -95.6988426(deg, min, sec or decimal degrees)
Precise verbal description of placement of marker (e.g. northwest corner of 3rd and Elm, or FM 1411, 2.6 miles east of Post Oak Creek): On College Street, in front of the house, East of the gate, between the fence and the sidewalk, inside the flowerbed.	
Will the marker be placed at the actual site of the topic being marked? <input checked="" type="checkbox"/> Yes <input type="checkbox"/> No	
If the answer is no, provide the distance and directions to the actual location from the marker (i.e. 100 yards east).	
SPONSOR CONTACT INFORMATION:	
Marker sponsor (may be individual or organization): Montgomery Economic Development Corporation	
Contact person (if applicable): Richard Tramm	
Mailing address: 101 Old Plantersville Rd	City, zip: Montgomery, 77356
Phone: 936-597-6434	Email address (required): rtramm@ci.montgomery.tx.us
SHIPPING ADDRESS:	
Will the marker be placed on right-of-way maintained by the Texas Department of Transportation (TxDOT)? <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No	
If yes, then no shipping address or proof of ownership of property is needed.	
Organization (may be blank if individual):	
Contact Name: Ryan Londeen	
Street address: 709 College St	City, zip: Montgomery, 77356
Daytime phone (required): 713-899-9467	Email (required): rlondeen@gmail.com
TYPE AND SIZE OF SUBJECT MARKER	
The sponsor/CHC prefers the following size marker:	
<input type="checkbox"/> 27" x 42" Subject marker	<input type="checkbox"/> with post (\$1875) <input type="checkbox"/> without post* (\$1675)
<input checked="" type="checkbox"/> 18" x 28" Subject marker	<input checked="" type="checkbox"/> with post (\$1175) <input type="checkbox"/> without post* (\$1175)
*For a Subject marker without post, indicate to what surface material it will be mounted:	<input type="checkbox"/> wood <input type="checkbox"/> masonry <input type="checkbox"/> metal <input type="checkbox"/> other (specify)

TEXAS HISTORICAL COMMISSION

SUBJECT MARKERS

Purpose

Subject markers are educational in nature and reveal aspects of local history important to a community or region. These markers honor topics such as schools, communities, businesses, events and individuals. Subject markers are placed at sites that have historical associations with the topics, but no legal restriction is placed on the use of the property or site, although the THC must be notified if the marker is ever to be relocated.

Criteria

1. **Age:** Most topics marked with subject markers must date back at least 50 years, although historic events may be marked after 30 years, and individuals of historic importance may be marked, or may be mentioned in a historical marker text, after they have been deceased 10 years. The THC may waive age requirements for topics of overwhelming state or national importance, although exceptions are rarely granted and the burden of proof for all claims and documentation is the responsibility of the narrative author.
- 2.
3. **Historical significance:** A topic is considered to have historical significance if it had influence, effect or impact on the course of history or cultural development; age alone does not determine significance.

APPLICATION PROCEDURES

Any individual, group or county historical commission (CHC) may apply to the THC to request an Official Texas Historical Marker for what it deems a worthy topic. Only complete marker applications that contain all the required elements can be accepted or processed by the THC. For subject markers, the required elements are sponsorship application form, 5-10 page narrative history and documentation.

- Completed applications must be duly reviewed, verified and approved by the CHC in the county in which the marker will be placed.
- The sponsorship application form, 5-10 page narrative history and documentation must be in the form of Microsoft Word or Word-compatible documents and submitted by email attachments to the THC from the CHC no later than 2 p.m. CDT, May 15, 2021. Paper copies of applications, whether mailed or delivered in person, cannot be accepted in lieu of the electronic version. THC email accepts mail no larger than 10 MB. You may split the application and materials into separate emails. Please note this in the email subject line. (Ex. Post Oak Co., Smith House, Email 1 of 3, etc.)
- Proposed marker topic must be given on the application. The THC will determine the official title should the application be approved.
- For markers without posts, the CHC must receive prior approval from the THC for the planned placement. Such prior approval is based on the following:
 - Submittal of a detailed plan for where the marker will be mounted, including the surface to which it will be placed (masonry, metal, wood); and
 - A statement of why a marker with a post is not feasible or preferred.
- Required font style and type size are a Times variant and 12-point.

TEXAS HISTORICAL COMMISSION

- Narrative histories must be 5-10 pages typed in a double-spaced (or 1.5-spaced) format and include separate sections on context, overview and significance. Approved marker topics have their inscriptions written based on the narrative submitted. The majority of the narrative must be solely about the marker topic.
- The narrative history must include documentation in the form of reference notes, which can be either footnotes, endnotes or parenthetical citations. Documentation associated with applications should be broad-based and demonstrate a survey of available resources, both primary and secondary.
- **The CHC or Marker Chair will forward the application and 5-10 page narrative history to markers@thc.texas.gov.** An email confirming receipt of your application will be sent to both the CHC and the Sponsor listed on the application. Be sure to check your junk mail box. If you do not receive confirmation from the THC Marker Team within five business days of sending your application, please contact our office.
- Once the CHC sends in the application, the sponsor mails the Marker Application Fee Invoice (Attachment B) and a \$100 payment to the THC mailing address noted on the Sponsor Fee Invoice by 2 p.m. CDT, May 17, 2021. Payment of the application fee does not guarantee approval of the historical marker and this fee is non-refundable.
- A copy or scan of proof of current ownership is required to verify the property owner information listed on the application (Attachment A), due by 2 p.m. CDT, May 15, 2021, unless the marker will be placed on a TxDOT right-of-way. You may access this information through county appraisal or tax records.
- **Marker application and supplemental materials must be submitted between March 1st and 2 p.m. CDT May 15th. Applications will not be considered for approval if received before or after the open marker application period of March 1 – 2 p.m. CDT, May 15, 2021.**

Once marker applications have passed preliminary review and the application fee and signed proof of property ownership have been received by THC, the application will be scored to determine whether the marker will be submitted to the Commissioners of the THC for final approval.

SCORING CRITERIA

- (1) 5 pts. max. Age;
- (2) 10 pts. max. Historical Significance/Architectural Significance;
- (3) 10 pts. max. State of Repair/Integrity;
- (4) 10 pts. max. Diversity of topic for addressing gaps in historical marker program;
- (5) 15 pts. max. Value of topic as an undertold or untold aspect of Texas history;
- (6) 10 pts. max. Endangerment level of property, site or topic;
- (7) 10 pts. max. Available documentation and resources;
- (8) 10 pts. max. Diversity among this group of candidates;
- (9) 5 pts. max. Relevance to other commission programs; and
- (10) 15 pts. max. Relevance to the commission's current thematic priorities.

SPONSORSHIP PAYMENT INFORMATION

Prospective sponsors please note the following:

- Topics approved as Official Texas Historical Markers will require payment of the full marker amount within 45 days of the official approval notice. Payment must be received in full, accompanied by the THC payment form, by 5 p.m. CDT, September 16, 2021.

TEXAS HISTORICAL COMMISSION

- Due to possible increases in shipping and material costs, marker prices are subject to change. Marker sponsors are responsible for paying the full cost of the historical marker and will be notified via invoice with a 45-day payment deadline should marker prices increase. Sponsors may choose to withdraw from the marker process at any time before a marker is ordered, and will be refunded payment, not including the application fee.
- The THC is unable to process partial payments or to delay payment due to processing procedures of the sponsor. Applications not paid in the time frame required may, at the sole discretion of the THC, be cancelled or postponed.
- Payment does not constitute ownership of a marker; Official Texas Historical Markers are the property of the State of Texas.
- If at any time during the marker process sponsorship is withdrawn, a refund can be processed, but the THC will retain the application fee of \$100.
- The Official Texas Historical Marker Program provides no means of recognizing sponsors through marker text, incising or supplemental plaques.

SHIPPING INSTRUCTIONS

If the proposed marker site is on TxDOT right-of-way, the marker will be shipped directly to the district highway engineer for placement, with consultation from the CHC. If the marker will go on property other than TxDOT right-of-way, provide information in the space below. In order to facilitate marker delivery, residence addresses, post office box numbers and rural route numbers are not permitted. To avoid additional shipping charges or delays, use a business street address (open 8 a.m.—5 p.m., Monday through Friday). **THC is not responsible for additional shipping charges if multiple delivery attempts are made.**

RECORDS RETENTION BY CHC:

The CHC must retain hard copies of the application, as well as an electronic version, at least for the duration of the marker process. The THC is not responsible for lost applications, incomplete applications or applications not properly filed according to the program requirements. For additional information about any aspect of the Official Texas Historical Marker Program, visit the Markers page on the THC website (<http://www.thc.texas.gov/markers>).

TEXAS HISTORICAL COMMISSION

ATTACHMENT A

SUBJECT MARKERS:

PERMISSION OF PROPERTY OWNER FOR MARKER PLACEMENT

Please fill out this attachment, print, and sign. Return completed form **along with proof of ownership (in form of deed or tax appraisal records)** to our offices via email (markers@thc.texas.gov), fax, or mail by 2 p.m. CDT, May 15, 2021. Must be received in our offices by deadline.

Proposed marker topic: Chilton-Dean House

County: Montgomery

Will the marker be placed on right-of-way maintained by the Texas Department of Transportation (TxDOT)?

Yes No

If the answer is yes, the THC will secure the necessary permission from TxDOT, and no other information is required. If the answer is no, please provide the following information for the person or group who owns the property.

Property owner: Ryan Londeen

Address: 709 College St City, State, Zip: Montgomery, TX, 77356

Phone: 713-899-9467 Email address: rlondeen@gmail.com

I, Ryan Londeen, certify that I am the legal owner or authorized representative of the property owner noted herein, and further certify that I have read the information regarding Official Texas Historical Markers and that I voluntarily seek the marker for the property described herein, and proof of ownership is attached to this form. I further certify that I will comply with the policies and procedures of the Official Texas Historical Marker Program.

Signature: _____

NOTE: The property owner will not receive copies of correspondence from the THC. All procedural correspondence (notice of receipt, requests for additional information, inscription, shipping notice, etc.) will be sent by email to the CHC representative, who is encouraged to share the information with all interested parties as necessary.

Texas Historical Commission
History Programs Division
P.O. Box 12276, Austin, TX 78711-2276
Phone 512/463-5853
markers@thc.texas.gov



TEXAS HISTORICAL COMMISSION
real places telling real stories

TEXAS HISTORICAL COMMISSION

ATTACHMENT B

OFFICIAL TEXAS HISTORICAL MARKER
Sponsorship Fee Invoice

Please fill out this attachment, print, and sign. Return to our offices via mail by 2 p.m. CDT, May 17, 2021, along with a \$100 check or payment information noted below. Do not send this form via email. Must be received in our offices by deadline.

Proposed Marker Topic: Chilton-Dean House County:
Montgomery

Note:

- We will not accept multiple payments for one marker, only one form of payment please.
- If overnighting mail, please send by UPS or FedEx to: 1511 Colorado St. Austin, TX 78701.
- Note that the \$100 application fee will not be waived for resubmissions from previous years.

Please fill out the information below for billing purposes, even if paying by check:

Name of sponsor(s): Montgomery Economic Development Corporation

Address: 101 Old Plantersville Rd City, State, Zip: **Montgomery, TX, 77356**

Phone: **936-597-6434** Email address: rtramm.ci.montgomery.tx.us

Payment enclosed (make check payable to Texas Historical Commission)

OR

Bill to credit card (only VISA or MC accepted): Visa MasterCard

Card number ____

Exp. Date ____ Security Code ____

Name (as it appears on card) ____

***THC Staff Services will run credit card payments in batches using a state approved payment processing program. "THC Virtual Austin" will show as the Merchant Name on your credit card statement once the payment has been processed.

Signature: _____

Texas Historical Commission
History Programs Division
P.O. Box 12276, Austin, TX 78711-2276
Phone 512/463-5853
markers@thc.texas.gov



TEXAS HISTORICAL COMMISSION
real places telling real stories

The Chilton House



John E. Shelton

John E. Shelton, a local homebuilder in Montgomery, built the original two-bedroom house sometime between 1851 (Shelton Deed) and 1853. He sold the house to its first owner, Rev. Thomas Chilton, in January of 1854 (Chilton Deed).

Mr. Shelton then built the Magnolia house to the west of the Chilton House on other side of Eugenia Street (Biskamp, p. 123), the Bell House to the south of the Chilton house on Caroline Street (Bell Deed), the Shelton-Smith house on Caroline Street (Historical Marker Shelton-Smith House, 2021), and the Cathalorri on Eva Street (Historical Marker Cathalorri, 2021). These five historic houses are still standing today.

Rev. Thomas Chilton

Rev. Thomas Chilton, son of a Baptist minister, was born in Kentucky in 1798. At the age of 21, he started practicing law in Bath County Kentucky. In 1827, he was elected to the Kentucky State House of Representatives. Later, he was elected to the United States House of Representatives, as a Jacksonian, representing the state of Kentucky in the 20th and 21st Congress. Losing his reelection to the 22nd Congress, he later reran as an Anti-Jacksonian for the 23rd Congress and won. (Biographical Directory of the United States Congress, 2021)



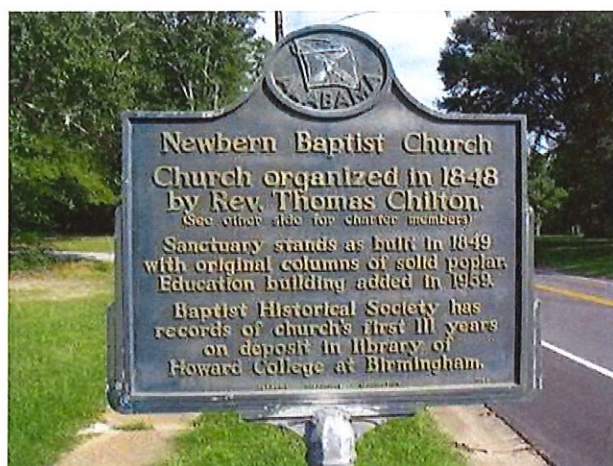
During his time at Washington, Chilton was a roommate with the legendary David (“Davy”) Crockett, congressman from Tennessee, and they became good friends (Stephens, 2016, p. 77). They shared similar political views and clearly worked together (Hannum, 1964, p. 101). Chilton co-authored Crockett’s well-known autobiography, *Narrative of the Life of David Crockett of the State of Tennessee*, published in 1834. The proceeds from the book were split 50/50 (Hannum, 1964, pp. 107-108). David Crockett stated in a letter dated 1834, “I am engaged in writing a history of my life ... and Mr. Chilton to correct as I write it”, and in a letter of the same year he wrote, “The manuscript of the book is in his [Chilton’s] handwriting though the substance is entirely my own. The aid which I needed to classify the matter but the style was not altered.” (Stephens, 2016, p. 78)



Francis Stoner and Rev. Thomas Chilton

Both men left politics in 1835. Chilton entered the ministry and practiced law while Crockett left for Texas to fight in the Texas Revolutionary War (Encyclopedia Britannica, 2021). Chilton decided against going to Texas in order to instead take care of his growing family: wife Francis, three daughters, and three sons (Brown, 2021) (Boren, 1999, p. 18).

In 1839, Thomas Chilton moved his family to Alabama where he focused his full energy into the Baptist ministry. He was the pastor of various Baptist including congregations in Talladega, Montgomery, Greensboro, and Newbern. He also served as president of the Alabama



Baptist State Convention in 1841 and from 1846 to 1851 (Hannum, 1964, p. 108). In 1839, R.E.B. Baylor who was Chilton’s cousin and then living with Chilton, converted from agnosticism to Christianity. Baylor soon thereafter became ordained as a Baptist minister. R.E.B. Baylor later moved to Texas and became influential in Texas politics and in the Texas Baptist ministry. He would later help establish the Baylor University in Independence, Texas which was

later moved to Waco (Shiver, 2015).

In 1851, Chilton moved his family again to Texas in order to pastor the First Baptist Church of Houston, Texas (Riley, 1907) stating "I have for years past had the conviction on my mind that duty prompted me to Texas as the field designated for my labor" and "now God's providence seems to have opened the way before me so as to leave me without excuse should I hesitate to go." (Hannum, 1964, p. 109). In Houston, he was greeted with much popularity and church grew in numbers as a result (Riley, 1907). However, he only served at that church for two years before accepting the position as the first full time pastor of the First Baptist Church of Montgomery (Morrell, 1873, p. 319).

Chilton is known as one of the earlier pioneers of the Baptist Church in Texas (Daniell L. E., 1892, pp. 380-381). Z. N. Morrell, who met Chilton in person, stated that Chilton was

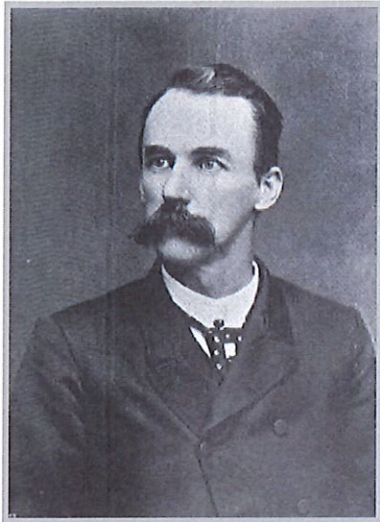
a man of acknowledged ability, much decision of character, and as a pulpit orator ranked among the first in the denomination. His personal appearance was commanding, and his manner bold and fearless. With a clear head and an earnest delivery, he pressed his conclusions with great power... His sojourn among us in Texas was short, but his name and deeds of love live on, and will, in the memory of many Texas Baptists. (Morrell, 1873, pp. 318-319)

Unfortunately, the same year that he came to Montgomery, Chilton suffered a stroke while preaching and died a few days later in his home (Hannum, 1964, p. 111) (Morrell, 1873, p. 319). He left behind his widow, Louisa, and his ten sons and three daughters (Daniell L. E., 1892). He is buried at the Old Montgomery Cemetery. A tall granite stone remains today and reads "Reader, Pause... You too must die. Prepare to meet thy God."

After the death of Thomas Chilton, his family remained in the two-bedroom home on College Street (Louisa Deed) (Frank Deed).



Frank Bowden Chilton

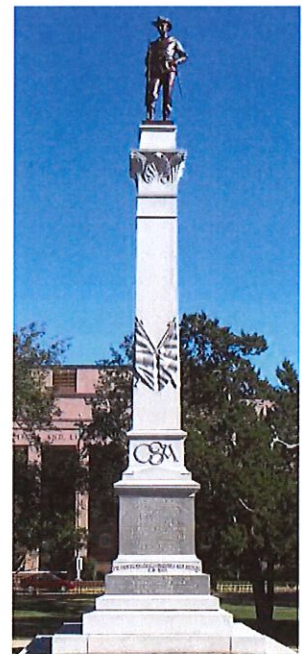


Frank Bowden Chilton, Thomas's son, quit school at the age of twelve to help support the financially struggling family. He initially took up various jobs including hauling lumber from Montgomery to Houston, transporting mail on horseback between Navasota and Columbus, and clerking for the P J Willis & Brother mercantile business (Daniell L. E., 1892, p. 381).

At the age of 16, Frank signed up to fight in the Civil War for the Confederate Army and became a member of Company H of the famous Hood's Texas Brigade. He served in the battles around Richmond and in the Peninsular campaign. Frank returned home after contracting Malaria, but he quickly he rejoined the army and joined Major's brigade where he was promoted to Second Lieutenant. In 1865 he was promoted to Captain and transferred to the Reserve Corps (Daniell L. E., 1889, pp. 39,41).

After the war, he moved the Chilton family down to Fort Bend County where they took up farming near the Brazos River while he prepared to practice law. In 1880, he erected the first house in the town of Sealy in Austin County. Following the death of his wife and child, he left the plantation and moved to Marlin where he became active in business, politics, and public affairs. In the late 1800s, he lived in Austin, Texas, working as the secretary of the Texas State Immigration Committee, as the general manager of the Southern Interstate Immigration Bureau between 1889 and 1892, and as the manager of the Texas State Immigration Bureau from 1891 through 1892 (Daniell L. E., 1889, pp. 55-67).

Frank, later in his life, was president of the Hood's Texas Brigade Association when it erected the Hood's Brigade statue located near the state capitol building in Austin, TX. He published the book, *Unveiling and Dedication of Monument to Hood's Texas Brigade on the Capitol Grounds at Austin*, which covered the dedication of the Hood's Texas Brigade Monument and included speeches about the brigade, short biographies of some of the soldiers, and history of the brigade (Chilton, 1911).



Frank died in 1926 and is buried in Willis Cemetery in the City of Willis.

The Desperados

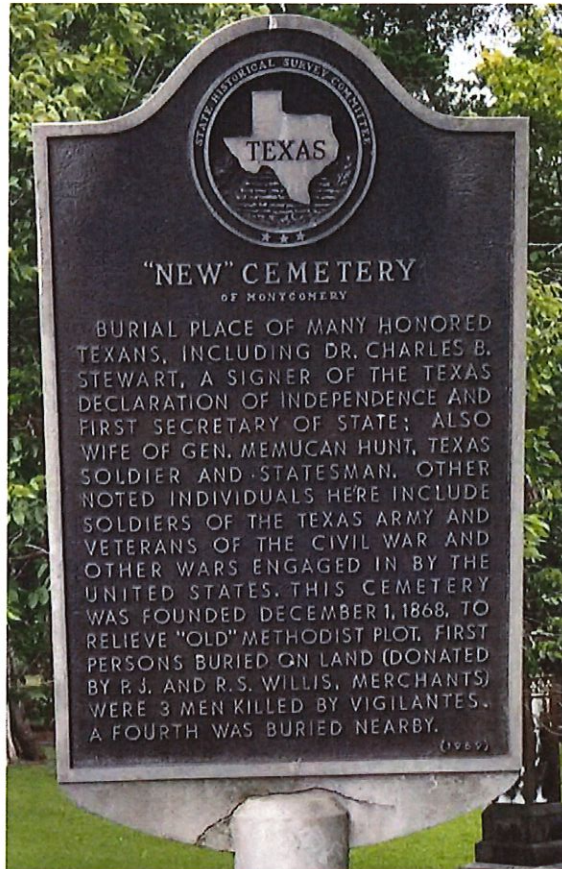
On December 28, 1868, while Frank Chilton and his mother, Louisa, owned the house on College Street and ran a stagecoach inn out of the house, two horse thieves were killed in the house. While there are no official public records of the event, Narcissa Boulware interviewed W. C. Cameron and Buck—longtime residents of the City of Montgomery—and provided the following account:

These desperados had ridden their horses into stores and terrorized the people generally. When they stole a fine horse from the Cartwrights and came into town to rob the stores and head out on "a scout" for Mexico, a mob was formed at Bear Bend where the Gaffords, Cartwrights and others who came in after the men lived. Bob Oliver the youngest, was scarcely 16 years old at the time. When the shooting started, he ran to Mrs. Chilton's house. The mob followed, promised not to shoot him if he would come out. Someone killed him with a Bowie knife. He ran back into the house before he died. Here he died under a bed. The blood stains can still be seen on the floor.

Additionally, Nathaniel Hart Davis, recorded the event in his journal with the subject title "McGrew-Oliver Killing of Dec. 28, 1868" stating:

On the 28th of December in the forenoon four men, Wm McGrew Esq. County Atty. for the last two years and his two half-brothers, John and Bob Oliver of this town and "Charles Brown" of Cokesbury, S. Carolina alias "Texas Brown" of whom an account is given in Harper's Monthly of Dec. 1868 were shot to death here (Montgomery) by some ten to 20 or thereabouts, men of this town and vicinity. If the people or society can be said to act in necessary self-defense in the destruction of lawless desperados then I am of the opinion that this was such a case- a few others hereabouts may be nearly as bad as they-or some of them-one, May, made a narrow escape. McGrew for a young man was a moral disgrace to the legal profession as we as to the office he filled. I did not recommend him to the Police Court - the appointing tribunal. After I started for Miss. and Tenn. in Jany., I learned that he was in the crowd that took the Negro at court and that he and others had disguised themselves in the Post Office that night. On my return I found quite a change for the better in Montgomery. It is now rather an orderly quite place. And the general expression is that much good was done in the killing of Dec. 28. There may be some, for reasons best known to themselves who regret the death of McGrew. One white single female to whom he paid marked attention both before and since his marriage, manifests a fondness for his memory and a sorrow at his loss and continues to talk long after with a silly sentimentality-so says gossip. I heard not talk but believe it true. Miss E.A.

Deemed unworthy of interment in the Methodist churchyard, the men were buried in the new cemetery, "New Cemetery", instead. William McGrew's burial site is the only one that is marked. It is presumed that the Olivers are buried in the immediate vicinity (Moore, 2021) (Boulware, Montgomery County News, 2021).



Dr. D. A. Young

Frank Chilton sold the house in 1872 and later, in 1891, Dr. F. A. Young purchased the house (Young Deed). Dr. Young saw his patients in the front addition of the house, the parlor. Patients would enter through a door located off the front porch which has since been sealed off (the outline can still be seen on the exterior of the house). Dr. Young served the Montgomery community until the 1930s (Placeholder3).



The Deans



Mr. and Mrs. David Boyd Dean "Aunt Minnie and Uncle David Dean"

David and Minnie Dean purchased the home from Dr. Young in 1894 (Dean Deed). "Uncle Dean" was in the business of farming and raised cattle in the open range (brand DAV). He built the white picket fence around the front and side of the house using heart pine that was cut and hand-selected from the lumber mill located south of Dobbin that he ran with his brother Henry and brother in law Owen. While the fence has been replaced a few times over the years, the picket design is still the same. David and Minnie were members of the First Baptist Church of Montgomery—the same church Thomas Chilton pastored—and were strong pillars of that church. Minnie taught the children's Sunday School for many years (Steger, TBD).

They are both buried in the "New Cemetery" in the City of Montgomery (Steger, TBD).

The Stegers

Not having any kids of their own, the Deans cared for their nephew, Morris Steger. Morris likely grew up in the Chilton House. He would later inherit the house, adding onto it and expanding the garage (initials found around the premises). Morris and his wife, Bace, would care for the house until his death in 1982.

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Montgomery Economic Development Corporation
AGENDA REPORT

Meeting Date: February 16, 2021	Budgeted Amount: \$20,000 for all EconDev Grants for 2020-2021 Fiscal Year
Prepared By: Richard Tramm	Exhibits: Economic Development Grant Application #2021-01

Subject

Discuss and consider Economic Development Grant Application submitted by Troy Tep LLC.

Discussion

Economic Development Grants fall within the authority of the MEDC to grant where the Board of Directors feels they are appropriate. MEDC funds used in this manner are intended to promote new business development or enhance development of existing business. I have reviewed the application for several considerations prior to this coming to the Board of Directors:

1. Is this type of expenditure legal/appropriate for consideration? Signage of this type could enhance business activity at this location, which would make this a permissible expense. For the MEDC to approve this grant the MEDC Board of Directors must determine the signage will promote expanded business development.
2. What is the perceived economic benefit? The perceived economic benefit could be improved visibility to this location attracts additional business activity to in-City businesses. Whether there would be perceived economic benefit and if that level of economic benefit would be sufficient to award grant funds must be determined by the MEDC Board of Directors. The applicant is estimating \$24,000.00 in additional tax revenue generated to the City in annual sales for all units, which would represent a total of \$1,200,000.00 in taxable sales to be made. If the provided estimate of \$24,000.00 in annual tax generation to the City is accurate, \$6,000 of that would return to the MEDC over the same period.
3. Is this location for the grant request in the City? Yes, this location noted in the application is in the City.
4. Does the proposed work to be done under the grant conform to City requirements? The proposed signage included was reviewed by the City's Director of Planning and Development, who concluded it meets City sign requirements. The owner would still need to make all appropriate permit applications for signage to the City. As of this time, the City has not received an application for the appropriate permit for this sign.

In the past, the MEDC has typically limited Economic Development Grants to 33.3% of the total cost up to a \$5,000 maximum. The applicant is requesting a total of \$20,000 and has included a basic statement of their projected economic impact in exhibit E, as required to

Montgomery Economic Development Corporation
AGENDA REPORT

request an exception to the funding limit. If a grant of \$10,000 or greater is approved, it must also be approved by City Council.

This item was first read at the MEDC Meeting of January 19, 2021 and was the subject of a Public Hearing earlier this evening.

Recommendation

Review and consider the application and make a determination as the Board sees fit.

Approved By

City Administrator

Richard Tramm

Date: February 11, 2021

2021-01

City of Montgomery, TX Economic Development Corporation Grant Application



Company Name: Troy Tep LLC	
Company Contact: Troy Tep	Title: Owner
Best Phone: 936-718-3822	Alt. Phone:
Email Address: troytep1@gmail.com	
Physical Address: 22453 FM1097 Rd.	City, State, Zip: Montgomery, TX 7735
Mailing Address (if different): 111 Anna Springs Ln	City, State, Zip: Montgomery, TX 77356
Applicant's years of experience in this business: 2 years	How long has his business been located in Montgomery? 9 months

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

Provide a detailed description of the proposed project as "Exhibit A" attached **Attached**

What is the estimated total cost of the project? (Include supporting information, ie estimates/quotes as "Exhibit B" attached)	\$24,650
How much funding are you requesting from the MEDC for this project? (Typical grants are awarded at 1/3 the total project cost or up to \$5,000)	\$5,000
X Are you requesting an exception for additional funding on this project? (Please provide additional supporting evidence for this request as "Exhibit C")	\$15,000

When will this project begin? 12/15/2020 Tentive	What is the estimated completion date? 1/15/2021
--	--

Attach all drawings of planned improvements as "Exhibit D" **Attached**

Include a description of expected commercial revitalization impact & sales tax revenue impact as "Exhibit E"

If this project will employ Montgomery vendors, please supply details as "Exhibit F"

Applicant's Signature:
 Title: Owner
 Date: 12-01-2020

OFFICE USE:			
Date Application Received: 12-10-2020 (est)	Date Presented to Board: 01-19-2021 02-16-2021	<input type="checkbox"/> APPROVED	<input type="checkbox"/> DECLINED
Performance Agreement Received:	Project Completion Date:	Funding Date:	Check Number:

**Montgomery Economic Development Corporation Grant
PERFORMANCE AGREEMENT**

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

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

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

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

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

A set fee of up to _____.

Grant Awardee

MEDC President




“Exhibit A”

I am applying for a grant from the Montgomery EDC to install a marquis plaza sign.

I have recently constructed a strip center in the city of Montgomery in the growing area off 1097 and Buffalo Springs Dr. This strip center consists of a total of 5 commercial retail spots available for lease.

The marquis plaza sign I am proposing to install will have 5 spots available to comprise each business that will be located within the strip center. It will be constructed of stone with interchangeable signs listing the business names. The overall height will be 8'0" by 6'0" in width.

“Exhibit B”

<p>#1</p> 	<p>#2</p> 								
<p>#3</p> 									
<p>Price from J. S. Signs ONLY</p> <p>1) 4x8' Drive Thru menu.....\$3,500 2) Pylon sign 5x10.....\$12,500 3) 15' Chevrolet letters 'KOLACHES'.....\$3,200</p> <p style="text-align: right;"><small>*Does not include sign panel*</small></p> <p>EUR.....\$19,800 TAX.....\$ 1,617 TOTAL.....\$21,417</p>	<p>Price for the stone of the pylon</p> <p>• Capital Sign.....\$250 • Cement bases and frame to metal stone.....\$2,400 • Stone installation.....\$3,250</p> <p>TOTAL WITH TAX.....\$12,150</p>								
<p><small>**J. S. Signs will only be responsible for work stated above. NOT RESPONSIBLE nor associated with stone contractor**</small></p> <p>Approved By: _____ Date: _____</p>	<table border="1" style="width: 100%; border-collapse: collapse;"> <tr> <td colspan="2" style="text-align: center;">TROY'S DONUTS</td> </tr> <tr> <td colspan="2" style="text-align: center;">File Name: TROY'S DONUTS PYLON & DRIVE THRU</td> </tr> <tr> <td style="width: 50%;">Drawing By: _____</td> <td style="width: 50%;">Scale: TO FIT</td> </tr> <tr> <td colspan="2" style="font-size: small;"> Details Version: 10.23.2009 ALL RIGHTS ARE OR RESERVES CONTAINED IN THIS DOCUMENT ANY REPRODUCED MATERIALS BELONGING TO J&S SIGNS REPRODUCED IN THIS DOCUMENT IS PROHIBITED WITHOUT J&S SIGNS PRIOR CONSENT </td> </tr> </table> <p style="text-align: right; font-weight: bold; font-size: 1.2em;">J&S Signs</p> <p style="text-align: right;">Ph: 713-298-7629 <small>justsvences@hotmail.com</small></p>	TROY'S DONUTS		File Name: TROY'S DONUTS PYLON & DRIVE THRU		Drawing By: _____	Scale: TO FIT	Details Version: 10.23.2009 ALL RIGHTS ARE OR RESERVES CONTAINED IN THIS DOCUMENT ANY REPRODUCED MATERIALS BELONGING TO J&S SIGNS REPRODUCED IN THIS DOCUMENT IS PROHIBITED WITHOUT J&S SIGNS PRIOR CONSENT	
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“Exhibit C”

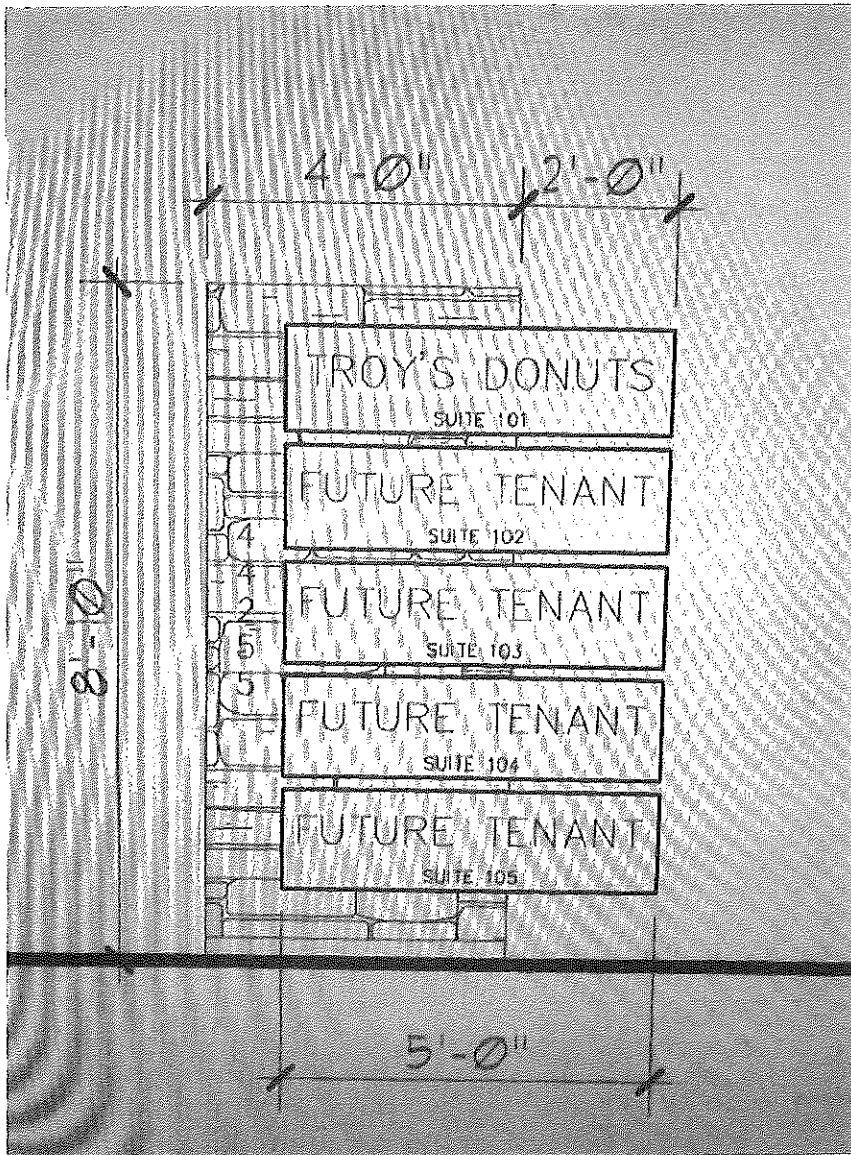
I am requesting additional funds above the maximum allowance of \$5,000. Due to the exponential cost of the building and other associated cost (ie. Utilities, landscape, sprinkler, etc.).

At this time, I would like to request an additional \$15,000 to help relieve some of the burden for installing the maquis plaza sign for the strip center.

As you will see in "Exhibit E" the city stands to profit greatly from the incoming businesses that open in the available retail spots.

I have attached some of the costs that I have incurred to date to help you all better understand the reasoning for the additional request of funds.

“Exhibit D”





**TROY'S
DONUTS**

Tenant 2

Tenant 3

Tenant 4

Tenant 5

“Exhibit E”

I have enlisted the help of Montgomery County realtor Jim Clark to help lease out the remaining 4 spots of the recently built strip center. One of the retail spots is currently under lease with Troy Donuts.

These additional 4 spots will help bring businesses into the city of Montgomery. The current goal is to seek out franchises to lease to. This business model has proved to be efficient and help with less turnover.

Below you will find the estimated tax revenue of the leased spots.

Troy Donuts

- Estimated Tax Revenue Impact based on 2%—
 - \$400/ month
 - \$4,800/ year

Lease Space 2 thru 5

- Estimated Tax Revenue Impact based on 2%—
 - \$400/ month x 4
 - \$4,800/ year x 4

Total Impact - \$24,000

In addition to the tax impact, city water will be utilized as well. With the overall positive impact to the city being greater than the total presented above.

“Exhibit F”

The current tenant Troy Donuts is employing the following local vendors:

- Kroger Grocery Store
- JWAC Distributing (Otto's pub and brewery)

The remaining 4 spots to be leased could be of great help to the community by sourcing supplies from local vendors as well.

Montgomery Economic Development Corporation
AGENDA REPORT

Meeting Date: February 16, 2021	Budgeted Amount: \$20,000 for all EconDev Grants for 2020-2021 Fiscal Year
Prepared By: Richard Tramm	Exhibits: Economic Development Grant Application #2021-02

Subject

Discuss and consider Economic Development Grant Application submitted by Montgomery Historical Society.

Discussion

Economic Development Grants fall within the authority of the MEDC to grant where the Board of Directors feels they are appropriate. MEDC funds used in this manner are intended to promote new business development or enhance development of existing business. I have reviewed the application for several considerations prior to this coming to the Board of Directors:

1. Is this type of expenditure legal/appropriate for consideration? Work of this type can be considered to add to the aesthetic appearance of the community. Given Montgomery's identification with its history, this also potentially adds to improve the appearance of a tourism site. Each of these reasons could make this a permissible expense.
2. What is the perceived economic benefit? Economic benefit related to tourism and quality of life considerations, which are allowable considerations, are less direct but still potentially important considerations. These are drivers that bring people into the community and those same people also engage in other activities that drive the economy.
3. Is this location for the grant request in the City? Yes, this location noted in the application is in the City.
4. Does the proposed work to be done under the grant conform to City requirements? The proposed fence was reviewed by the City's Director of Planning and Development, who concluded this work will require City Planning and Zoning Commission approval since the cemetery is a City-designated landmark.

In the past, the MEDC has typically limited Economic Development Grants to 33.3% of the total cost up to a \$5,000 maximum. The applicant is requesting a total of \$9,500 for a project totaling \$16,766.

This item was first read at the MEDC Meeting of January 19, 2021 and was the subject of a Public Hearing earlier this evening.

Montgomery Economic Development Corporation
AGENDA REPORT

Recommendation

Review and consider the application and make a determination as the Board sees fit.

Approved By

City Administrator	Richard Tramm	Date: February 12, 2021
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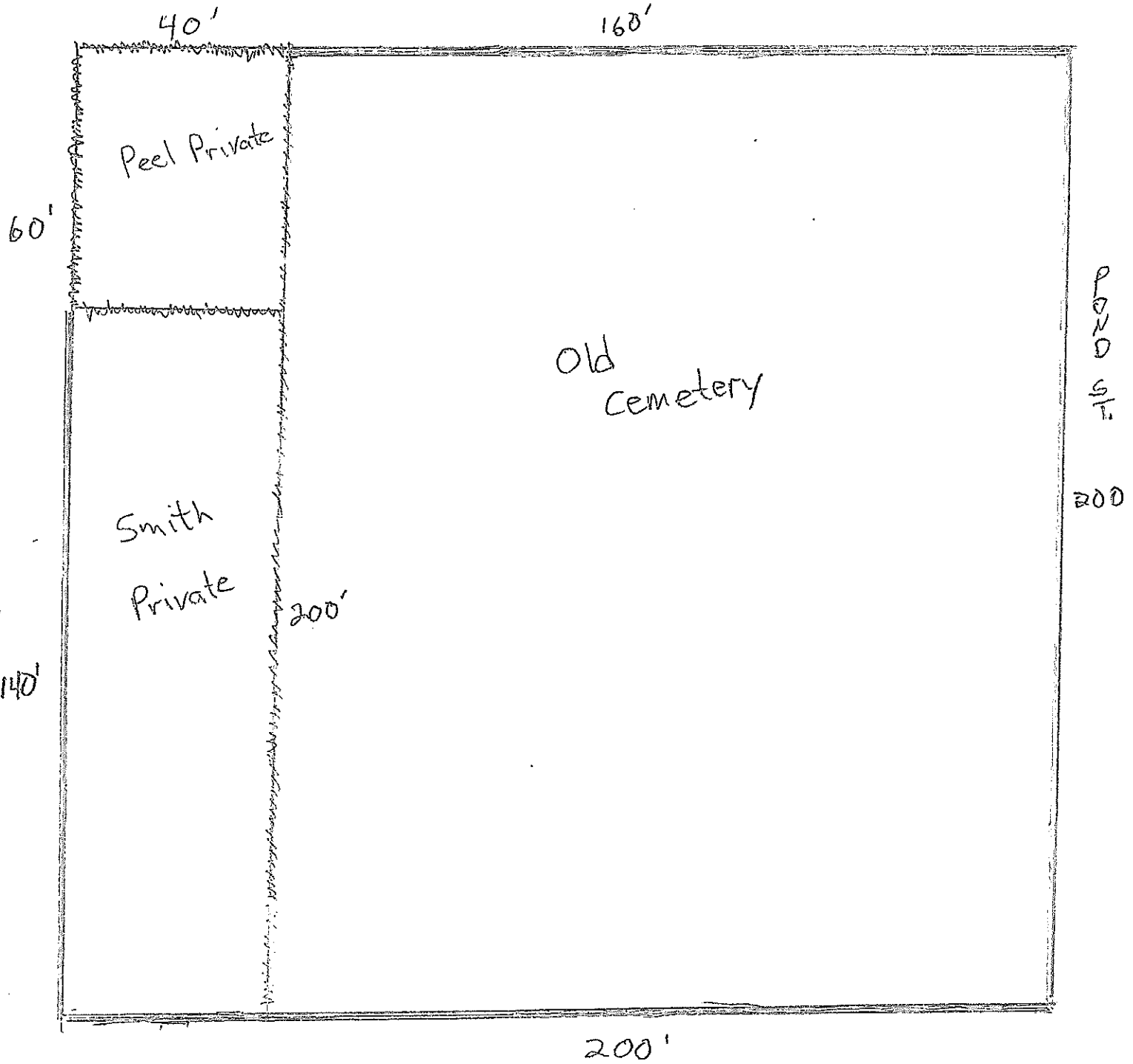
City of Montgomery, TX
Economic Development Corporation
Grant Application



Company Name: Montgomery Historical Society			
Company Contact: Kirk Jones		Title: member	
Best Phone: 936-689-7319		Alt. Phone: 936-597-4060	
Email Address: kirkjones63@yahoo.com			
Physical Address: 308 Pond St.		City, State, Zip: Montgomery, Tx 77356	
Mailing Address (if different):		City, State, Zip:	
Applicant's years of experience in this business:		How long has his business been located in Montgomery? ~ 66 yrs	
Do you own or lease this facility?		If leased, please provide owner information and a copy of lease agreement.	
<input checked="" type="checkbox"/> OWN <input type="checkbox"/> LEASE		Owner Name:	Owner Phone:
Provide a detailed description of the proposed project as "Exhibit A" attached			
What is the estimated total cost of the project? (Include supporting information, ie estimates/quotes as "Exhibit B" attached)		\$ 16,766	
How much funding are you requesting from the MEDC for this project? (Typical grants are awarded at 1/3 the total project cost or up to \$5,000)		\$ 9,500	
Are you requesting an exception for additional funding on this project? (Please provide additional supporting evidence for this request as "Exhibit C")		\$	
When will this project begin? February 2021		What is the estimated completion date? Feb. - March 2021	
Attach all drawings of planned improvements as "Exhibit D"			
Include a description of expected commercial revitalization impact & sales tax revenue impact as "Exhibit E"			
If this project will employ Montgomery vendors, please supply details as "Exhibit F"			
Applicant's Signature: Bill Ray Duncan			
Title: RESIDENT			
Date: 12-2-2020			
OFFICE USE:			
Date Application Received: 01-11-2021	Date Presented to Board: 01-19-2021 02-16-2021	<input type="checkbox"/> APPROVED <input type="checkbox"/> DECLINED	
Performance Agreement Received:	Project Completion Date:	Funding Date:	Check Number:

Lutheran
Church

N



W - 140'

E - 200'
N - 160'
S - 200'

S

HWY 105

The Old Montgomery Cemetery Community Improvement Project Exhibits A-F

Justification and Scope

The historic district in downtown Montgomery is a pleasant, interesting destination for many visitors and school children learning about the town's history. In addition, hundreds of people drive through our city each day. Several years ago, Montgomery city leaders passed an ordinance that was intended to identify and preserve the historic ambiance of the center of the city through a zoning overlay. Part of the intentions were to assure that existing and new architectural elements met somewhat nonspecific recommendations intending to preserve or give the area a certain look. The chain link fence surrounding one of our most historic treasures is not appealing and does not coincide with the intended ambiance of the area. No doubt, the fence is not intended to keep anyone in or out, but does serve as boundary markers for one of the most historic sites in the city. Also, a visual upgrade in this area would coincide with the intentions of the recently adopted City of Montgomery Comprehensive Plan and the rejuvenation of the downtown.

The BSA Troop 491 Eagle Scout project involving a fence replacement project at the New Montgomery Cemetery next to City Hall provides inspiration to undergo a similar project at the Old Cemetery. There have been discussions about this in the past, but there was always a question of who is in charge of the cemetery. Although the Old Cemetery belongs to the entire community, the land ownership has been deeded to the Montgomery Historical Society from the First United Methodist Church, the original owners. The proposal would be to remove the existing chain length fence and replace it with an ornamental wrought iron fence. Wrought iron fencing exists in various locations within the cemetery and the adjacent private section, and there are other wrought iron elements at the Living Savior Church and nearby to the north at the Clover property and others.

There are several community organizations that should have a vested interest as well as an interest in participating financially in such a project. These organizations may include Montgomery County Historical Commission, Montgomery Historical Society, First Methodist Church of Montgomery, Living Savior Lutheran Church, and Montgomery Economic Development Corporation.

This undertaking is too large for an Eagle Scout project, and funding sources would likely be the same. Bids from reputable companies have been submitted, and are summarized on an attachment. Some discussions in the past have included a much more decorative vision (attached rendering) for the appearance of the cemetery, but that is not likely to happen in the near future and is not even considered within the scope of this proposal. Fencing installed now can be used as part of a future, more comprehensive project.

The present project proposal would involve the removal and replacement of about 700 linear feet of fence. This includes all existing chain link fencing throughout the cemetery. The new fence would be

about four feet tall with decorative picket caps similar to the fence at the New Cemetery. Installation should occur on the exact line as the existing fence; therefore, no surveys will be needed. Also, there should be no further disruption of known and unknown gravesites. The existing fence between the public and private sections will be removed but not replaced per an agreement between the Historical Society and the owners of private section. Drive-through gates (mowers) and walk-through gates will be installed in the approximate locations of existing gates.

Pricing and Funding

This project has been considered for several months, and was put on hold because of COVID-19 issues. Three bids were received, but only one contractor followed up and came to visit the project site. This contractor also provided the lowest initial bid. More recently, the lowest initial bidder has submitted updated pricing (December 2020). Using the pricing from this contractor along with a small change in scope of the project, the following costs are reflected:

Remove and dispose old fence	@	450
Install 700 linear feet new fence	@	15,400
Install 3 walk-through gates	@	378
Install 2 drive-through gates	@	538
TOTAL		\$16,766

The Living Saviour Lutheran Church has agreed to share in the cost of the project to the extent of the section of the fence that borders their property. This part of the project is 160 linear feet plus one walk through gate for a total of \$3,838.

The Montgomery Historical Society is seeking partial funding from the Montgomery Economic Development Corporation in the amount of:

Total Project	16,766
Lutheran Church participation	3,838
Historic Society participation	3,428
Requested MEDC participation	9,500.

Other Notes

The contractor indicates that the availability of steel is becoming scarce in the very near future causing 6-8 month delays in acquisitions along with subsequent price increases. In fact, the bid for the project will increase by about \$4,000 in February-March.

There will be no direct economic impact to the City with regards to tax revenue increases or local jobs created. However, the benefits to the overall ambiance of the downtown area will be dramatic as described above at a relatively low cost.

OLD CEMETERY FENCE BID SUMMARY

Specifications

Remove and discard old fencing

760 linear feet (original bid scope)

Galvanized, powder-coated 16 gauge steel 2X2" posts and panels

Galvanized, powder-coated steel brackets and fasteners

4X4" corner posts

Four feet tall panels, 5/8" extended pickets with decorative caps

Three 36" walk-through gates

Two 72" drive-through gates (mower)

Posts set 36" deep in concrete

Contractor

All materials and labor described above will be provided by Titan Fence Company (Mr. Daran Free).

Original Bids 2019

	<u>Titan Fence Co.</u>	<u>W5 Fabrication</u>	<u>360 Fence Co.</u>
Total	17,407*	24,000**	23,950

*Includes 8.15% discount for historical heritage project. This is the only contractor that visited the site.

**Does not include removal of old fence

The scope of work has changed some since this original bid. The purpose of the above is to show relative differences between competitive bids.

OLD CEMETERY FENCE BID SUMMARY

Specifications

Remove and discard old fencing

750 linear feet (approximate)

Galvanized, powder-coated 16 gauge steel 2X2" posts and panels

Galvanized, powder-coated steel brackets and fasteners

4X4" corner posts

Four feet tall panels, 5/8" extended pickets with decorative caps

Two 36" walk-through gates

One 72" drive-through gate (mower)

Posts set 36" deep in concrete

Bids

Add 50 ft.	18,541	25,600	25,547
Per ft.	22.68	32.00	31.93

	<u>Titan Fence Co.</u>	<u>W5 Fabrication</u>	<u>360 Fence Co.</u>
Total	17,407*	24,000**	23,950

*Includes 8.15% discount for historical heritage project. This is the only contractor that visited the site.

**Does not include removal of old fence



Re: Cemetery Fencing

Dale Spradling <dale.spradling@gmail.com>

Mon 1/4/2021 5:25 PM

To: Kirk <kirk@groggydogtees.com>

Yes, Betty Rose (the last surviving member of the Smith family), and her daughter consent to the Montgomery Historic Society plans to install a wrought iron fence around the Smith Cemetery. All we ask is a gate located where the current gate sits, and a sign facing Cemetery street proclaiming the site to be the Smith Cemetery.

Moreover, we do not see the need for a fence on the east line between the Smith Cemetery and the Old Cemetery.

Please let me know if you have any questions.

Dale

On Sun, Dec 27, 2020 at 2:56 PM Kirk <kirk@groggydogtees.com> wrote:

It was a pleasure meeting you the other day. Thank you for your interest in our project to beautify the Old Cemetery. The project involves removing the old chain link fence and replacing it with four feet tall wrought iron decorative fencing. Gate(s) will be included in the west line near the private section.

As I mentioned, I would appreciate your written permission on behalf of your family to have the private section of the cemetery included. An e-mail will be sufficient.

I will forward your suggestion to the Montgomery Historic Society about eliminating the fence dividing the public and private areas. No doubt, this will save a lot of costs for the project while it is not providing much practical benefit for either party.

I look forward to receiving your letter/e-mail granting permission.

Also, if you have Bob Peel's e-mail address or phone number, would you please relay it to me?



Kirk Jones
936-689-7319

Dale W Spradling PhD, CPA
4747 Research Forest Drive #180-256
The Woodlands, Texas 77381
281-615-0357



Tramm, Richard <rtramm@ci.montgomery.tx.us>

MEDC Agenda Item Request

Mon, Jan 11, 2021 at 11:10 AM

Kirk <kirk@groggydogtees.com>
To: "rtramm@ci.montgomery.tx.us" <rtramm@ci.montgomery.tx.us>

Please find various attachments related to a request from the Montgomery Historical Society to replace the chain link fence around the Old Cemetery and replace it with wrought iron fencing. I request that this item be placed on the MEDC agenda on January 19, 2021.

I hope this packet is adequate as far as requirements for a request for MEDC funding. Please contact me if you have any questions via e-mail or phone.

Thank you,




Kirk Jones
936-689-7319

6 attachments



Cemetery rendering.jpg
434K

 Old Cemetery Exhibits A-C & F.docx
19K

Montgomery Economic Development Corporation
AGENDA REPORT

Meeting Date: February 16, 2021	Budgeted Amount: NA
Prepared By: Richard Tramm	Exhibits: Draft Signage Grant Policy

Subject

Consideration of Signage Grant Policy.

Discussion

Although few grant requests were made in 2020, the MEDC has received several inquiries regarding grant funds in the last two months which include two for signage. During my research related to grants for signs and discussions with the City Attorney, I would advise caution related to being liberal in providing grants for signage. One particular item of note is that providing a grant of this type includes a determination of the MEDC Board that the grant would promote expanded business development, which could be difficult when applied to a sign which might otherwise be considered an ordinary business expense. From my review of this item, I have developed a draft of a policy based on a similar policy used in another EDC and have attempted to draft reasonable guidelines that will help guide the MEDC with respect to approving grants for signs.

Recommendation

Consider and discuss the draft Signage Grant Policy and consider approval or provide direction to the City Administrator related to this item.

Approved By

City Administrator	Richard Tramm	Date: February 11, 2021
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Montgomery Economic Development Corporation
Cost-Sharing Signage Grant Policy
Approved _____

Background

It is within the scope of an economic development corporation's (EDC) body of work to consider requests for financial assistance from a local business for signage improvements to their building or property if the signage is to promote expanded business development. This in no way obligates the EDC to such a policy.

The Montgomery Economic Development Corporation (MEDC) has determined it necessary to clarify the policy and the procedure for signage grants, which resulted in the following policy.

Policy

The MEDC makes available to businesses within the city limits of Montgomery an opportunity to apply for a signage grant according to criteria established and enforced by its Board of Directors. Highest priority will be given to business signage projects that offer the most improved visual effects for the business community and also serves to promote expanded business development in the City. For the purposes of this grant, signage may be interpreted, at the sole discretion of the MEDC board of directors, to include a building façade that includes appropriate signage on the building exterior.

Funding of this grant program is entirely dependent upon the annual MEDC approved budget and may change from year to year. Currently, the budget for this line item is set at an annual maximum of \$20,000 with an individual limit of up to (but not guaranteed to be equal to) \$5,000.00 per approved application and completed project. The actual amount to be approved for any specific signage grant will be determined by the Board of Directors at the time of approval.

Grants will be limited to one per business owner or entity no more frequently than every 5 years.

The MEDC Board of Directors has sole discretion to determine which projects are approved. MEDC will not consider remodeling costs or expenses not associated with signage projects.

Applications for a signage grant must be made on the MEDC's designated Grant Application form and be received by the City of Montgomery City Administrator no later than 14 days prior to the meeting at which it would first appear on the MEDC Meeting Agenda. All appropriate City of Montgomery Ordinances must be complied with and all appropriate City Permits approved for the signage prior to the MEDC Board of Directors considering this grant application. MEDC will not consider applications for matching grant funding after the project has been started or completed.

Upon completion of the project, if the Board finds the work produced to be less than the project originally indicated or of lesser quality than presented at the in-person presentation, the Board reserves the right to withdraw or adjust its offer to provide the grant match at its sole discretion with no further consideration.

The MEDC will not reimburse taxes due on any signage construction. Taxes due for signage construction and/or modifications will be the sole responsibility of the applicant/business owner.

The MEDC prohibits discrimination based on race, color, sex, religion, disability, familial status, national origin or any other category protected by law.

Application Process

Eligibility

Businesses located within the city limits of Montgomery are eligible for consideration of the matching grant. All signage for which grants are being requested must have all necessary City of Montgomery permits and other approvals in place prior to the application being considered by the MEDC board of directors. Signage which may be considered under this grant should be clearly visible in a way that it helps identify the business from the adjoining roads and/or parking areas so that it could assist in drawing the attention of customers to the site.

Timeline

A business wishing to apply for a signage matching grant may obtain the application from the MEDC website or directly from the MEDC at City Hall located at 101 Old Plantersville Road, Montgomery, Texas 77316.

The general consideration timeline for a signage grant is as follows:

1. Application form received by MEDC and be deemed complete no later than 14 days prior to MEDC Meeting.
2. Application form appears on agenda and is read for first time at MEDC Meeting and, if it willing to consider the item for future action, MEDC calls for a Public Hearing for next meeting (usually the following month but must be at least 7 days later by law).
3. Convene and hold Public Hearing on the item.
4. Consider the item at a second public meeting of the MEDC (which may, at the discretion of the MEDC, be the same date of the Public Hearing). The applicant requesting must be in attendance for this meeting to personally present the grant application to the Board of Directors. (The MEDC may allow applicants to appear via alternative means if MEDC Meetings are being held via a virtual format and consider that to be an "in-person" appearance.)
5. If approved and constructed, Applicant will provide required documentation to the MEDC for review to insure conformance to all the MEDC requirements.
6. The Board will consider approval to make the matching payment to the Applicant after all requirements are deemed to have been successfully completed and verified.

It is the applicant's sole responsibility to ensure timely delivery of the completed application to the MEDC. Incomplete applications will be returned to the applicant. The MEDC Administrator or the MEDC Board reserves the right to request additional information regarding the project at any time prior to the decision to consider funding the matching grant.

Amendments or changes to the original plans or scope of work submitted to the MEDC Board after a Board decision has been made may result in 1) revocation or cancellation of the previous Board decision, or 2) the need to submit a new application, or 3) no further action if amendment(s) or change(s) are found to be negligible by the Board. The action to be taken is determined by the majority vote of the MEDC Board.

Required Documentation

The following must be included with the completed application:

Photo(s) or drawing(s) of current project

Bid/Estimate from vendor describing estimated cost of project (estimate must have name and address of vendor)

The Following must be submitted at the conclusion of the project:

Photo(s) of the actual finished project

Paid invoices (with payment confirmation) specific to the approved project (invoices must have name and address of vendor).

MEDC Payment will be to the applicant and not to the company constructing the sign.

Board Determination

After the in-person presentation to the MEDC Board, the Board will determine what action to take. The MEDC Administrator will notify the applicant within 48 hours of the Board's determination.

The amount the Board agrees to match is subject to submission and receipt of all paid invoices for the work outlined in the application and/or any amendments or changes to the application. Payment is ultimately granted if the Board approves of the final product. If, in the Board's determination, the work product is less than was expected, the Board may withdraw its offer of the grant match at its sole discretion.

Projects approved by the MEDC Board may be matched by a to-be-determined percentage not to exceed a 50% match by MEDC for each dollar the applicant spends on the signage project with a maximum match of **(but not guaranteed)** up to \$5000 per project. **This does not imply a guaranteed percentage or amount for any project.**

Upon receipt of the paid invoices, and final approval by the MEDC Board, the MEDC Administrator will issue the grant matching payment to the applicant within 10 working days.

Montgomery Economic Development Corporation Application for Signage Match Grant
Approved _____

A completed Grant Application and all required attachments or documentation must be submitted to the MEDC office after all City permits and approvals have been granted and before signage work begins. The MEDC Board reserves the right to request additional information for consideration of this application.

I have read and understand the MEDC Policy on Cost-Sharing Signage Grants. _____
(Initials)

Date of Application _____ Anticipated Project Start Date _____

Business Name _____

Business Physical Address _____
(Actual address where improvement project will be made)

Years in Business in City of Montgomery _____

Owner(s) Information (please use back of this form if more space is needed)

Name _____

Mailing Address _____

Telephone Numbers _____

Email address _____

Name _____

Mailing Address _____

Telephone Numbers _____

Email address _____

Written Scope of Work for Grant (what do you want to do, the plan):

I have attached a separate sheet with the Scope of Work described.

I have attached a copy of all necessary permits and other approvals by the City of Montgomery for the signage covered by this request.

Photo(s) and/or drawing(s) of proposed design attached (required).

Written bid/estimate for the signage project to present to MEDC Board (required). Must have name and address of company or person providing estimate(s).

If my project is approved for the grant match, I understand that I am required to provide photos of the finished project to present to the MEDC Board prior to receiving the MEDC grant match for the MEDC to

I also understand that if the MEDC Board has any concerns about the quality of work and the finished product, the Board reserves the right to withdraw the grant matches at its sole discretion.

I have read and understand the MEDC Policy on Cost-Sharing Signage Grants. _____
(Initials)

Applicant Signature _____ Date _____

MEDC Administrator Signature _____ Date _____

**MEDC Check list of Cost Sharing Signage Grant
(for MEDC use below)**

Applicant _____

Date MEDC received application _____

MEDC Board meetings/public hearings scheduled _____

MEDC Board Action and Date _____ :

MEDC Grant % or up to amount approved _____

Added Grant Stipulations:

Final Approval by the Board

Date _____

Approved grant match and/or % _____

Applicant Signature _____ **Date** _____

MEDC Executive Director Signature _____ **Date** _____

Montgomery Economic Development Corporation
AGENDA REPORT

Meeting Date: February 16, 2021	Budgeted Amount: NA
Prepared By: Richard Tramm	Exhibits: Planning Budget Worksheets

Subject

Consideration of Funding Specific Budget Items Under Existing Categories in Current MEDC Budget.

Discussion

We have moved forward with preliminary planning for several items, primarily events, that are ready to provide budget planning numbers to the Board of Directors for inclusion in the annual budget. In several of the larger budget accounts, such as 52002.3 Events, funds are unrestricted pending allocation to specific items as the planning moved forward on those items. The attached sheets provide a summary of the planning figures for these items that are being brought to the MEDC Board for approval.

Recommendation

Consider the items presented for approval. These may be considered for approval as a group in a single motion or individually, as the Board sees fit.

Approved By

City Administrator	Richard Tramm	Date: February 11, 2021
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MEDC Budget Amendments to Fund and Update Existing Budget Categories and Accounts

Montgomery Pet Parade (April 2021)

Planning Budget

Police Dept. \$500.00

Social Media 100.00

Contingency 400.00

Photographer , Photographer could be funded by volunteer, sponsor or contingency funds.

Total \$1,000.00

Neighborhood Water Party (June 2021)

Planning Budget

Inflatables \$1,000.00

Generator 500.00

Public Works 150.00

Police Dept. 300.00

Advertising 150.00

Contingency 200.00

Total \$2,360.00

Ferland Dedication Tenth Anniversary (September 2021)

Planning Budget

Vista Print \$100.00

Social Media 200.00

Photographer 100.00

Unplanned 1,600.00

Total \$2,000.00

Note: The primary planning meeting has not yet taken place for this event, so the individual breakdown of a planned budget is not available for this event.

Quilt Walk (October 2021)

Planning Budget

Quilt "Talent"	\$1,000.00	
Social Media	300.00	
Vista Print	600.00	(Maps, posters and event cards for booths/shops.)
Postage	150.00	
Quilt Protection	325.00	
Quilt Hanging	500.00	
Police Dept.	500.00	
Public Works	280.00	
<u>Contingency</u>	<u>500.00</u>	
Total	\$5,155.00	

Goats on Parade

Planning Budget

Concrete Cast Goats	\$1,400.00
Painting Costs	650.00
<u>Public Works</u>	<u>350.00</u>
Total	\$2,400.00

One of the long-term downtown development ideas is to develop a "Goats on Parade" with several individually decorated concrete goats in the downtown area, with some potentially being sponsored by area businesses. This would be from Downtown Enhancement Projects.

QR Codes for Website and Historic Tours

Planning Budget

Software Application for Creating and Assigning QR Codes	\$150.00
--	----------

Note: We have identified the "Lite" plan for the Beaconstac QR Code platform for use in this. The \$150.00 is an annual charge for use, which includes 50 Dynamic QR Codes and 40,000 annual scans. The use of QR Codes by the MEDC was discussed in the planning of this year's annual budget. A QR code (quick response code) is a two-dimensional matrix barcode that is easily scannable by most of today's popular electronic devices to direct the user to a set location.



Montgomery Economic Development Corporation
AGENDA REPORT

Meeting Date: February 16, 2021	Budgeted Amount: NA
Prepared By: Richard Tramm	Exhibits: Sample Artwork

Subject

Consideration of Approval of Funding the Purchase of a Goat Mascot Costume for Use in Public Events to Market the City of Montgomery.

Discussion

Following the last meeting's enthusiastic discussion about a live mascot, I have been working with MEDC President Rebecca Huss and MEDC Director Jeff Angelo as an MEDC committee to continue to develop the use and promotion of the Monty the Montgomery Goat Social Media icon. I believe that increasing the ways that we promote the City of Montgomery and businesses and events in the City will increase the visibility and attendance for these items. One of the steps that has been envisioned as a next step is to move forward with a life size mascot that will interact with people. We are looking to coordinate with local high school Theater Departments related to the training of performers, which would prove to be a mutually beneficial relationship in the use and performance of the mascot in public environments. We are looking to take the next step forward with this as a part of the MEDC's marketing strategy.

Reasons the MEDC should consider use of a mascot for marketing:

1. A mascot is more than a caricature, it also is a symbol of the local spirit. Monty the Goat is a symbol of the City and a mascot can bring that to life in a unique way.
2. Mascots engage their audience and can be marketed over multiple platforms. Within an event, a mascot can become its own destination or be used to pinpoint attention to a specific target. In today's highly visual social media environment, many people with use photos of the mascot on their own, which magnifies the social media reach of a mascot with brand identity.
3. Mascots are a cost-effective way to concentrate marketing attention. Most of the cost is up front with the purchase, and the companies creating the costuming aid in the design rather than require a third party to provide a design service. Once the mascot is created MEDC would be in control over its use, messaging and strategy.
4. Mascots are not only for use in the real-world environment but are also perfect for use in social media and digital platforms. This magnifies the use, messaging and advertising reach of a mascot-based strategy.

We are still discussing the final form and look of the mascot with several companies that produce mascots but have identified the likely price range is between \$5,500 - \$7,500, depending on final design, features and sizing. I would like to ask the MEDC Board of Directors to approve funding a purchase of up to \$8,750 to allow us the room to make a final choice that allows funds for changes that might require additional cost than anticipated at this point. Such reasons might include vent fans for cooling, modifications for safety and improved visibility and similar items that are more noticeable when a final

Montgomery Economic Development Corporation
AGENDA REPORT

design is complete. Any addition funds not used would be planned to be applied towards future costs associated with the costuming, such as cleaning and general care.

We are at different points in the discussion with multiple companies, but I am attaching some of the concept drawings from two of the companies as an example.

Recommendation

Consider and discuss the Approval of Funding the Purchase of a Goat Mascot Costume for Use in Public Events to Market the City of Montgomery and make a decision as the Board of Directors sees fit.

Approved By

City Administrator

Richard Tramm

Date: February 12, 2021

Your Custom Artwork



Details of Construction

Your mascot will be constructed with the highest quality materials available with keen attention to detail. **Monty Mascot** includes: hand sculpted/hand covered oversized mascot head with battery operated ventilation fan; inner or upper body padding (where applicable); fur jumpsuit; hoof hands; hoof feet. Your mascot will be created in a way so that all of the material parts of the costume are machine washable and easy to maintain. We anticipate your character to weigh less than 35lbs and would be able to fit into a standard cardboard box.

Some of the People We've Worked With...

Toronto Blue Jays
Toronto Maple Leafs
Kansas City Royals
TD Bank
RBC

Alberta Motor Association
EnerGizer Canada
National Money Mart
Nestlé Canada
Pacific National Exhibition

Domino's Pizza
Famous Dave's
General Mills / Pillsbury
PICO International - Bahrain
Kraft General Food

How does the heart get in a Sugar's Mascot? [Find out what makes us different](#)



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 www.costumers.com
 2-3-2021

Colors are to show placement.
 Actual fabric swatch choices will be provided before construction



Colors are to show placement.
Actual fabric swatch choices will be provided before construction

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2-3-2021



Development Report January 2021

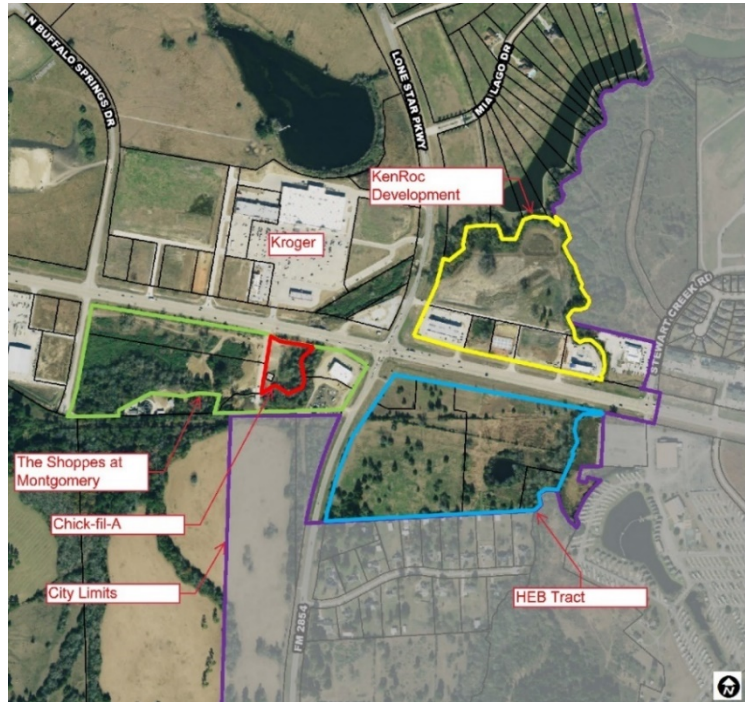
Richard Tramm, City Administrator
Dave McCorquodale, CPM, Assistant City Administrator and
Director of Planning & Development

This first report of 2021 finds the City optimistically anticipating continued growth in the area while still navigating the effects of COVID-19 and cautiously watching a reasonably stable infection rate in the county. Residential homebuilding is steady relative to previous months with two new subdivisions under development in the City. Commercial development continued at a steady pace this month. City staff is closely monitoring the situation to understand the implications on economic development within our City.

Commercial Development

East End Commercial –

Construction on the east end of Montgomery continues at a moderate pace. The 26-acre Shoppes at Montgomery is active with Starbucks opening at the beginning of February and the retail center that includes Chipotle, Ruthie Grace Boutique, and HotWorx fitness studio is complete. AutoZone is expected to begin construction soon next to McCoy’s Building Supply and Panda Express, a fast-casual Chinese restaurant chain, has submitted plans for a location next to the new Starbucks.



Central Business District & Historic Downtown –

Chandler’s Event Venue and Lizzy Boutique and Salon opened in early January at 304 and 308 Caroline Street, respectively.



Residential Development

Existing homesite inventory is available, and several new residential subdivisions are under development. While uncertainty exists in the market, low mortgage interest rates coupled with a desirable community and relatively low home prices will likely keep demand for new housing strong for the immediate future.

- 4 new homes completed in 2021
- 3 new single-family home permits issued in January

Hills of Town Creek Subdivision – With a total of 100 single-family homesites, this subdivision is immediately west of Town Creek Apartments along Emma’s Way. 65 homes are complete, 19 are under construction, and 13 lots are available. Plans for a new 30-lot section have been approved and site development work for roads and utilities has begun.

Town Creek Crossing – This addition to the Buffalo Springs Planned Development includes 199 residential homesites and eight commercial reserves. Site work is underway with homes expected to begin construction in Summer 2021.



City Development Activities

Texas Water Development Board Funding - The City is utilizing \$2.8 million in

TWDB funding for water and sewer infrastructure projects that include:

- Downtown + SH105 Waterline Replacement. (City Council awarded a bid in mid-July; construction started in January 2021).
- Water Plant #3 (starting work soon).
- Lift Station #1 (completed).
- Lift Station #3 Sanitary Force Main Reroute (design complete; process on hold pending final reconciling of cost for above project to determine available funding)

General Land Office Severe Flood Mitigation Grant – In 2018, the City was

awarded \$2.2 million from the Texas General Land Office (GLO) for flood-related damages associated with 2016-2018 flooding events, which included the Memorial & Tax Day floods and Hurricane Harvey. A study of the Town Creek and Anders Branch watersheds on the north side of the City is now complete, and projects identified in the study will be implemented with a portion of the grant funds. The work proposed in the study is under review by the GLO.

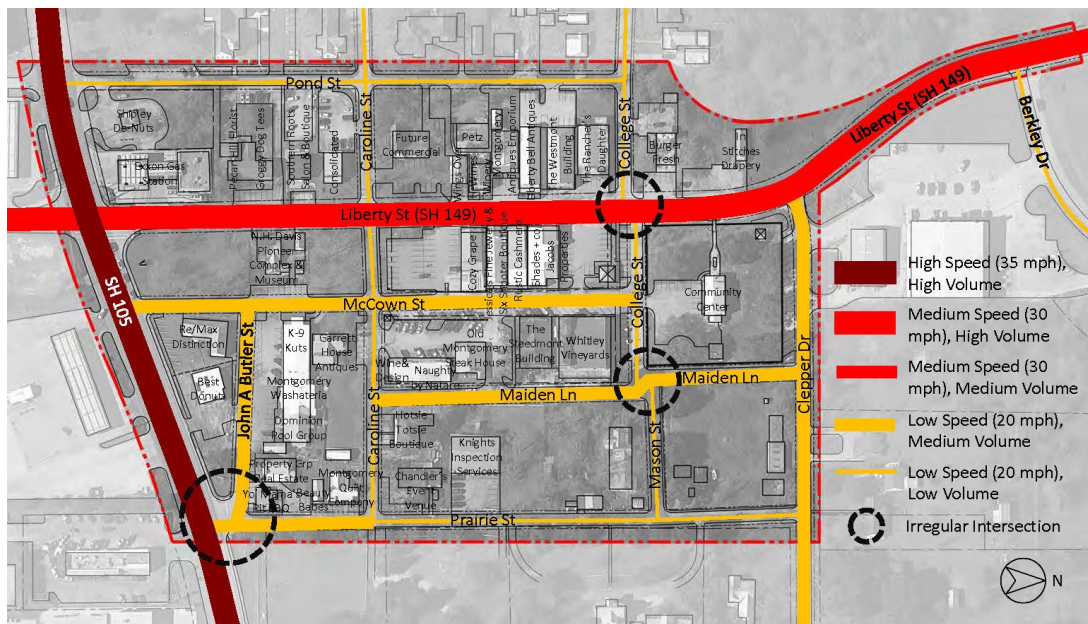
HOME Grant --The City Council approved an application for the State of Texas HOME project in mid-2018. Applicants must earn less than 80% of the Average Area Income, be the owner of the existing house and have a clear title to the property. Four city residents qualified, and homes were completed in October 2020. The City expects to pursue future opportunities as they are identified.

Comprehensive Plan – The City Council adopted the Montgomery 2020 Comprehensive Plan in November, wrapping up a project that began in fall 2018. The Plan was developed with the assistance of TAMU’s Community Resilience Collaborative and Texas SeaGrant. The City held a series of five community meetings during 2019 to get input from residents and businesses. The full document can be found on the City’s website under “Latest News”.

Minimum MUD Standards – The City has been considering a framework of standards for MUD’s and other Special Purpose Districts in the City Limits and ETJ. As City staff explored establishing minimum MUD standards, they realized each situation would need to be considered according to its individual merits. This led toward developing a set of statements/questions for the City to use in working with developers going forward. They are:

1. How does the District benefit its residents? (available amenities, etc)
2. How does the District benefit the broader community? (variety of housing options, possible improved commercial development)
3. How does the District benefit the City? (fiscally responsible planning, collaborative relationships with developers).

Downtown Improvement Plan – This MEDC-funded project to improve the downtown area is an approximately 7-month project that began in November 2020. The MEDC worked with TAMU landscape architecture students on visioning for the project and has contracted with the Gunda Corporation/White Oak Studio team to lead the design efforts. The team has completed the site analysis and research phase of the project and has begun preliminary design work. Several of the slides from the design team’s site analysis are included below.



Opportunities:

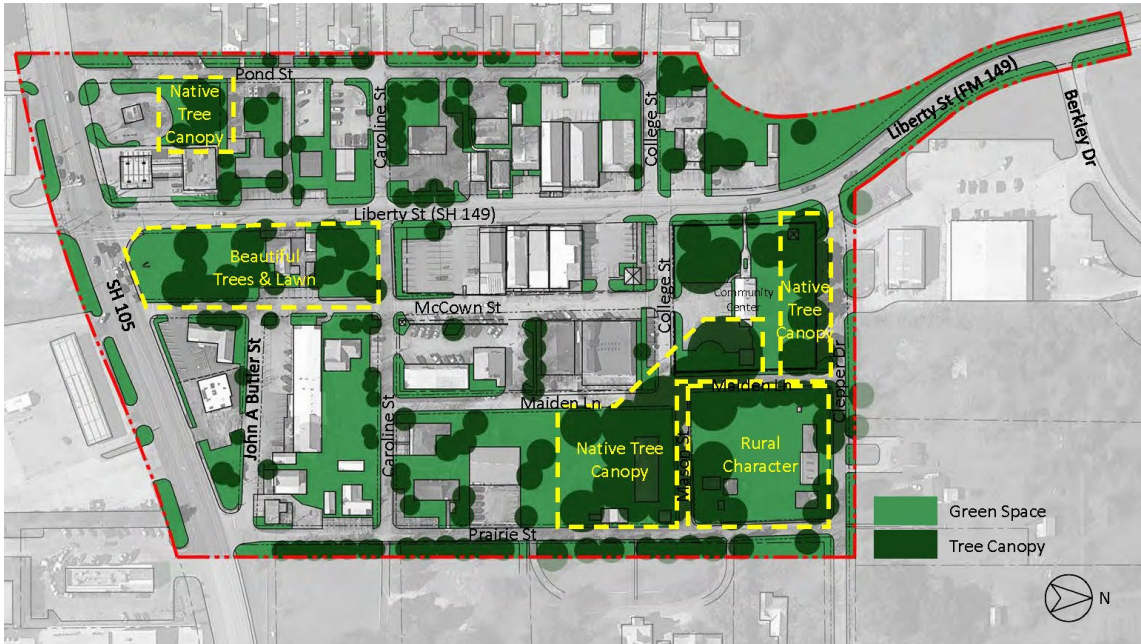
- Low speed/volume streets conducive to walking

Constraints:

- SH 105 traffic not consistent with desired Downtown experience

- SH 149 traffic volume (and speed from north) not conducive to parking or pedestrian experience
- SH 105/John A Butler St/Prairie St. intersection appears confusing and may be dangerous.

TRAFFIC



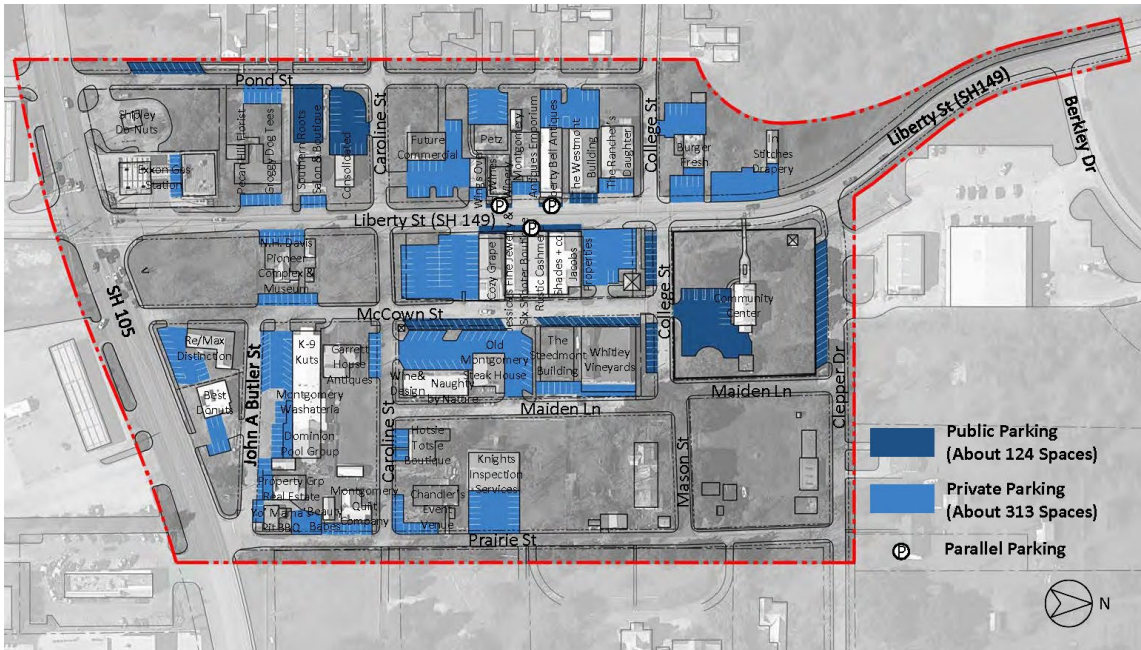
Opportunities:

- Areas of trees and lawn make Downtown pleasant and inviting. They add shade and human scale and bring nature in Downtown.

Constraints:

- Some green space is privately owned and inaccessible for visitor use.

GREEN SPACE



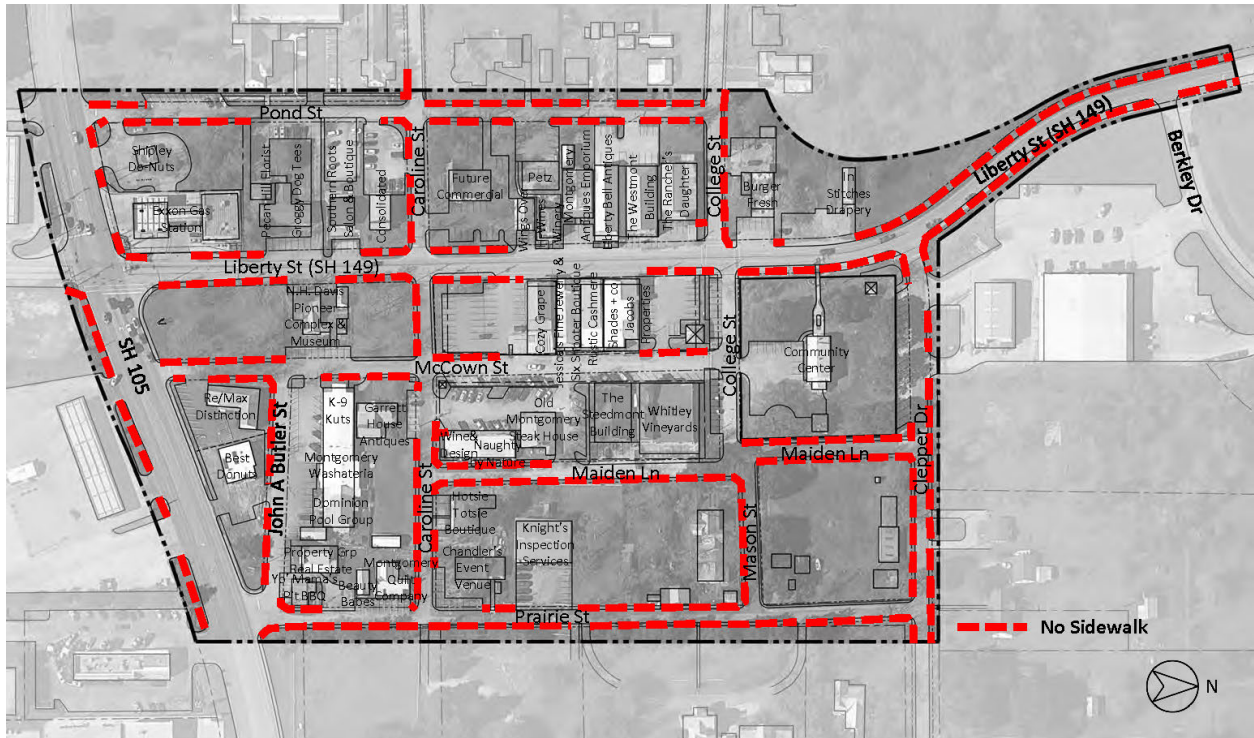
Opportunities:

- There are over 400 parking spaces in Downtown.
- Most businesses have private parking spaces.
- Montgomery has history of public-private cooperation.

Constraints:

- There is very limited public parking.
- Available parking is unclear to the new visitor arriving on SH 105 and SH 149.
- Public perception is that on-street parking is needed on SH 149.
- On-street parking is challenging on SH 149.

PARKING



Opportunities:

- Pass-throughs offer views and connections between stores. Potential parking connectors.
- Quiet secondary streets are walkable and pleasant.

Constraints:

- Many streets lack sidewalks.
- Wide driveways interrupt pedestrian movement along streets.
- Pass-throughs are privately owned.
- Some sidewalks are on private property

PEDESTRIAN SYSTEM

Businesses Opened in 2021

Chandler’s Event Venue; 304 Caroline St

Lizzy Boutique & Salon; 308 Caroline St

Starbucks; 20219 Eva St





1575 Sawdust Road, Suite 400
The Woodlands, Texas 77380-3795
Tel: 281.363.4039
Fax: 281.363.3459
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January 20, 2021

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

Re: Engineering Report
Council Meeting: January 26, 2021
City of Montgomery

Dear Mayor and Council:

The following information summarizes our activities on your behalf since the December 8th Council Meeting:

Status of Previously Authorized Projects:

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

- a) **Baja Road Water and Drainage Improvements, Phase I & Phase II (CDBG)**
We are working with the Contractor, City, and GrantWorks to ensure all required documentation is prepared and submitted as required by the Texas Department of Agriculture to close out the project.
- b) **Water Distribution System Analysis and Master Plan – CP No. 3 – Downtown and SH-105 Waterline Replacement**
We held a pre-construction meeting at City Hall on December 8th. The contractor has mobilized near Cedar Brake Park and is installing silt fencing and performing locates of existing utilities.
- c) **Water Distribution System Analysis and Master Plan – CP No. 9 - Water Plant No. 3 Improvements**
We are preparing the contract documents and plan to provide them to the contractor this week for execution. We are also working with the TWDB to complete project initiation documents.
- d) **GLO Projects**
We are coordinating with GrantWorks to determine which of the solutions presented by BGE, Inc. will fit within the budget. We also plan to coordinate with City Staff this month to discuss an engineering contract and potential time extension.
- e) **Sanitary Sewer System Analysis and Master Plan – CP No. 3b – Lift Station No. 1 Replacement**
We met with City Staff and the contractor to discuss liquidated damages that will be assessed on the contract. We are working with City Staff and the contractor to collect additional supporting information for the damages for further discussion.

Status of Previously Authorized Projects (cont.):

- f) **Sanitary Sewer System Analysis and Master Plan – CP No. 10 – Lift Station No. 3 Force Main Re-Route**
As a reminder, this project is included in TWDB CWSRF loan. The design is substantially complete, has received TxDOT approval, and is temporarily on hold.

Existing and Upcoming Developments:**a) Feasibility Studies**

- i. **Kammerer Tract Feasibility Study** – We have completed the feasibility study and plan to present our findings at this month's City Council meeting.

b) Plan Reviews

- i. **Moon Over Montgomery** – We received revised plans for the development on December 17th and provided comments to the plans on January 6th.
- ii. **Town Creek Crossing, Section 1** – We received revised plans for the development on January 14th and plan to return comments to the plans this week.
- iii. **Panda Express** - We received plans for review on January 20th and plan to complete our review next week.

c) Plat Reviews

- i. **Moon Over Montgomery Minor Plat** – We did not receive a revised plat this month.

d) Ongoing Construction

- i. **Hills of Town Creek Section 4** – The contractor has completed the installation of a majority of the underground utilities and is currently working on paving.

e) One-Year Warranty Inspections

- i. **Villas of Mia Lago, Section 2** – It is our understanding the contractor is working to address the items identified at the one-year warranty inspection.
- ii. **Hills of Town Creek, Section 3** – The one-year warranty inspection was held on January 7, 2020. The contractor for Hills of Town Creek Section 4 will be replacing the defective section of paving identified during the inspection.
- iii. **Emma's Way** – The one-year warranty inspection was held on February 18, 2020. The contractor for Hills of Town Creek Sect. 4 is going to be replacing the defective portion of Emma's Way identified during the inspection. .

Meetings and Ongoing Activities:

- a) **Town Creek Inspection** – TxDOT cleared out the portion of the channel within the Right-of-Way and are waiting on material to finish the installation of the rip-rap.
- b) **Biweekly Operations Conference Call** – We continue hosting a biweekly conference call with representatives from Gulf Utility Service, Inc. and City Staff. Items of note discussed during the previous month included updates on various warranty inspections, general updates on all active design and construction projects, and general operations of the City's water and sanitary sewer facilities.
- c) **FM 149 & SH-105 Right Turn Lane** –TxDOT has advised that the project is scheduled to be let in 2021.

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

Sincerely,



Chris Roznovsky, PE
Engineer for the City

CVR/kmv

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Enclosures: Active Capital Projects Map
Active Developments Map

Cc (via email): The Planning and Zoning Commission – City of Montgomery
Mr. Richard Tramm – City of Montgomery, City Administrator
Ms. Susan Hensley – City of Montgomery, City Secretary
Mr. Alan Petrov – Johnson Petrov LLP, City Attorney

