



City of Montgomery City Council Regular Meeting Agenda

November 10, 2025 at 6:00 PM
Montgomery City Hall – Council Chambers
101 Old Plantersville Rd. Montgomery, TX 77316

NOTICE IS HEREBY GIVEN that a Regular Meeting of the City Council will be held on **Monday, November 10, 2025 at 6:00 PM** at the City of Montgomery City Hall, 101 Old Plantersville Road, Montgomery, Texas.

Members of the public may view the meeting live on the City's website under Agenda/Minutes and then select **Live Stream Page (located at the top of the page)**. The Meeting Agenda Pack will be posted online at www.montgomerytexas.gov. The meeting will be recorded and uploaded to the City's website.

OPENING AGENDA

1. Call Meeting to Order.
2. Invocation.
3. Pledges of Allegiance.

PUBLIC FORUM

The City Council will receive comments from the public on any matters within the jurisdiction of the City of Montgomery, Texas. Speakers will be limited to three (3) minutes each. Persons wishing to participate (speak) during the Public Forum portion of the meeting must sign-in to participate prior to the meeting being called to order. Please note that the City Council's discussion, if any, or subjects for which public notice has not been given, are limited to statements of specific factual responses and recitation of existing policy.

PRESENTATION

4. Proclamation proclaiming December 28, 2025, as "God is Faithful Day" in honor of the 175th anniversary of First Montgomery Baptist Church.

CONSENT AGENDA

All Consent Agenda items are considered to be routine by the City Council and will be enacted by a single motion. There will be no separate discussion on these items unless a Councilmember requests an item to be removed and considered separately.

5. Consideration and possible action on the City Council Workshop Meeting Minutes of October 14, 2025.
6. Consideration and possible action on the City Council Regular Meeting Minutes of October 14, 2025.
7. Consideration and possible action on a Resolution of the City Council of the City of Montgomery, Montgomery County, Texas, appointing board members to the Montgomery Economic Development Corporation Board of Directors.
8. Consideration and possible action on a Resolution of the City Council of the City of Montgomery, Montgomery County, Texas, appointing board members to the Planning and Zoning Commission.

- [9.](#) Consideration and possible action on a Resolution of the City Council of the City of Montgomery, Montgomery County, Texas, appointing board members to the Crime Control and Prevention District.
- [10.](#) Consideration and possible action to approve an audit services agreement for fiscal year end September 30, 2025 with Crowe LLP.
- [11.](#) Consideration and possible action on renewal of the annual permit for Cedar Crest Mobile Home Park.

PUBLIC HEARING

The City Council will receive comments from the public on the below listed item(s). Speakers will be limited to three (3) minutes each. Persons wishing to participate (speak) during the Public Hearing portion of the meeting must sign-in to participate prior to the meeting being called to order.

- [12.](#) Convene into the Public Hearing on the application by Weekley Homes for a Special Use Permit to place a temporary construction trailer on a residential lot located at 703 Gunner Court in the Redbird Meadows Development (known as Briarley).
- [13.](#) Convene into the Public Hearing on the application by J. Patrick Homes for a Special Use Permit to place a temporary construction trailer on a residential lot located at 707 Gunner Court in the Redbird Meadows Development (known as Briarley).
- [14.](#) Convene into the Public Hearing on the application by Perry Homes for a Special Use Permit to place a temporary construction trailer on a residential lot located at 710 Gunner Court in the Redbird Meadows Development (known as Briarley).

REGULAR AGENDA

All items on the Regular Agenda are for discussion and/or action.

- [15.](#) Consideration and possible action on an application submitted by Weekley Homes for a Special Use Permit to place a temporary construction trailer on a residential lot located at 703 Gunner Court in the Redbird Meadows Development (known as Briarley).
- [16.](#) Consideration and possible action on an application submitted by J. Patrick Homes for a Special Use Permit to place a temporary construction trailer on a residential lot located at 707 Gunner Court in the Redbird Meadows Development (known as Briarley).
- [17.](#) Consideration and possible on an application submitted by Perry Homes for a Special Use Permit to place a temporary construction trailer on a residential lot located at 710 Gunner Court in the Redbird Meadows Development (known as Briarley).
- [18.](#) Consideration and possible action on the acceptance of the Quitclaim Deed for the Lake Creek Village Homeowners Association.
- [19.](#) Consideration and possible action on the acceptance of a Feasibility Study Summary Memo on the KIH Revocable Trust development (Dev. No. 2507).
- [20.](#) Consideration and possible action authorizing the Mayor to sign Lift Station No. 5 Relocation and Sanitary Sewer Extension Additional Services for Tri-Pointe Homes, Inc and authorizing the city engineer to revise the design.
- [21.](#) Consideration and possible action on the Final Plat for Montgomery Bend Section 3 (Dev. No. 2203).

- [22.](#) Consideration and possible action on the Preliminary Plats for Briarley (formerly known as Redbird Meadows) Kammerer Drive Extension and Pond A1 (Dev. No. 2006).
- [23.](#) Consideration and possible action on a Resolution of the City Council of the City of Montgomery, Texas, approving a request by the Montgomery Economic Development Corporation (MEDC) for an expenditure not to exceed eight hundred fifty thousand dollars (\$850,000) for the design, fabrication, and installation of wayfinding signs; and providing an effective date.
- [24.](#) Consideration and possible action on an Ordinance of the City Council of the City of Montgomery, Texas, amending Section 90-56 of the Montgomery City Code and adopting new monthly service rates and charges for water and sewer service for consumers inside and outside the city; Repealing all city ordinances in conflict; Providing a severability clause; Providing a Texas Open Meetings Act clause; and Providing for an effective date.
- [25.](#) Consideration and possible action on an Ordinance of the City Council of the City of Montgomery, Texas, repealing article II, License, of Chapter 6, Alcoholic Beverages, of the Montgomery City Code for the purpose of removing certain city licensing requirements that duplicate the requirements of the Texas Alcoholic Beverage Commission.
- [26.](#) Consideration and possible action authorizing the Police Department to donate unused outdated Watch Guard in car camera equipment and accessories and 2 electronic long gun locks.
- [27.](#) Consideration and possible action on a Resolution of the City Council of the City of Montgomery, Texas, to cast votes for candidates for the Board of Directors of Montgomery Central Appraisal District.
- [28.](#) Consideration and possible action on a Resolution of the City Council of the City of Montgomery, Texas authorizing city staff to remove certain information from the city's website to combat fraud and cybercrime.

DEPARTMENTAL REPORTS

- [29.](#) Municipal Court Report
- [30.](#) September 2025 PD & CE/PZA Report & October 2025 PD Report
- [31.](#) Finance Report for September 2025
- [32.](#) Public Works Monthly Report September 2025
- [33.](#) Utility Operations Monthly Report September 2025
- [34.](#) Building Official Report for September 2025
- [35.](#) Engineer's Monthly Report.

EXECUTIVE SESSION

- 36.** Closed Session

City Council will meet in Closed Session pursuant to the provisions of Chapter 551 of the Texas Government Code, in accordance with the authority contained in:

A. Sections 551.071 Consultation with Attorney - Discussion concerning a settlement of a claim.

- 37.** Open Session

City Council will reconvene in Open Session at which time action on the matter(s) discussed in Closed Session may be considered.

A. Sections 551.071 Consultation with Attorney - Discussion concerning a settlement of a claim.

COUNCIL INQUIRY

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

CLOSING AGENDA

38. Items to consider for placement on future agendas.

39. Adjourn.

The City Council for the City of Montgomery reserves the right to adjourn into executive session at any time during the course of this meeting to discuss any of the matters listed below, as authorized by the Texas Government Code Sections 551.071 (Consultation with Attorney), 551.072 (Deliberations about Real Property), 551.073 (Deliberation Regarding Prospective Gifts), 551.074 (Personnel Matters), 551.076 (Deliberations regarding Security Devices), and 551.087 (Deliberation regarding Economic Development Negotiations).

I, Ruby Beaven, certify that this notice of meeting was posted on the website and bulletin board at City Hall of the City of Montgomery, Texas, a place convenient and readily accessible to the general public at all times. This notice was posted at said locations on the following date and time: **November 04, 2025 by 04:45 PM** and remained so posted continuously for at least three business days preceding the scheduled time of said meeting.

/s/ Ruby Beaven

City Secretary

This public notice was removed from the official posting board at the Montgomery City Hall on the following:

Date: _____ Time: _____

By: _____

City Secretary's Office
City of Montgomery, Texas

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

Montgomery City Council
AGENDA REPORT

Meeting Date: November 10, 2025	Budgeted Amount: N/A
Department: Administration	Prepared By: Ruby Beaven

Subject

Proclamation proclaiming December 28, 2025, as “God is Faithful Day” in honor of the 175th anniversary of First Montgomery Baptist Church.

Recommendation

Presentation only.

Discussion

In 1850, Elizabeth Shannon and Elizabeth Arnold, two women of faith in Montgomery, earnestly sought the establishment of a Baptist church, and under the leadership of the first pastor, Rev. Thomas Chilton, the congregation was founded as a witness to the Gospel. For 175 years First Montgomery Baptist Church has gathered to worship, serve, and proclaim the Gospel, shaping the spiritual life of our community. Through generations of change, growth, and challenge, the church has stood as a testimony that God is faithful.

Approved By

City Administrator	Brent Walker	Date: 10/22/2025
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PROCLAMATION

175th Anniversary of First Montgomery Baptist Church

WHEREAS, in 1850, Elizabeth Shannon and Elizabeth Arnold, two women of faith in Montgomery, earnestly sought the establishment of a Baptist church, and under the leadership of the first pastor, Rev. Thomas Chilton, the congregation was founded as a witness to the Gospel; and

WHEREAS, for 175 years First Montgomery Baptist Church has gathered to worship, serve, and proclaim the Gospel, shaping the spiritual life of our community; and

WHEREAS, through generations of change, growth, and challenge, the church has stood as a testimony that God is faithful; and

NOW, THEREFORE, I, Sara Countryman, Mayor of the City of Montgomery, Texas, do hereby proclaim December 28, 2025, as “**God is Faithful Day**” in honor of the 175th anniversary of First Montgomery Baptist Church.

IN WITNESS WHEREOF, I have hereunto set my hand and caused the Official Seal of the City of Montgomery, Texas to be affixed this 10th day of November 2025.

CITY OF MONTGOMERY, TEXAS

Sara Countryman, Mayor

ATTEST

Ruby Beaven, City Secretary

Montgomery City Council
AGENDA REPORT

Meeting Date: November 10, 2025	Budgeted Amount: N/A
Department: Administration	Prepared By: Ruby Beaven

Subject

Consideration and possible action on the City Council Workshop Meeting Minutes of October 14, 2025.

Recommendation

Staff recommends approval of meeting minutes, as presented.

Discussion

Please see the accompanying minutes:

City Council Workshop Meeting Minutes of October 14, 2025.

Approved By

City Administrator	Brent Walker	Date: 10/22/2025
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**City of Montgomery
City Council
Workshop Meeting Minutes
October 14, 2025**

OPENING AGENDA

1. Call Meeting to Order.

The City Council Workshop Meeting of the City of Montgomery was called to order by Mayor Countryman at 5:00 p.m. on October 14, 2025, at City Hall 101 Old Plantersville Rd., Montgomery, TX and live video streaming.

With Council Members present a full quorum was established.

Present:	Mayor	Sara Countryman
	Mayor Pro-Tem	Cheryl Fox
	Council Member Place 1	Carol Langley
	Council Member Place 2	Casey Olson
	Council Member Place 3	Tom Czulewicz
	Council Member Place 5	Stan Donaldson

2. Pledges of Allegiance.

Mayor Countryman led the pledges of allegiance.

PUBLIC FORUM

No citizen comments presented for this meeting.

WORKSHOP AGENDA

3. Discussion on the City's bonding capacity.

Chris Roznovsky, WGA, City Engineer said the next two items we will take in tandem. We will introduce it with what I handed out. Mr. James Gilley is here to talk specifically about funding and the water sewer rates and how all the pieces work together. Starting off with what is in front of you that was handed out, this is just an overview followed by the rates, impact fees, etc. We will walk through this document and remind everyone the conversations we have had with what we are solving to today. We will talk about the funding capacity and the path forward. Regarding the item in front of you, what we are trying to solve to right now is how do we fund the major projects that are on the immediate horizon, the water plant, and the waste water plant that are happening right now. Those two projects with construction engineering contingencies, we are looking at \$27 million projects that are currently in design next year. As we have been talking about for quite some time, there are many buckets we have to be looking at and working through to figure out our funding options between impact fees, water, sewer rates, bonding, etc. and how do we actually fund these projects, which is what we have been talking about for some time. What we are going to go through today is giving you an update on where you stand on impact fees. We are going to talk about the Texas Water Development

Board state qualified applications that you submitted earlier this year, and then we will talk about the water sewer rate changes which we talked about a couple months ago. Again, just to bring everyone back up to speed on impact fees. Back in September, you approved and increased your impact fees of roughly 17 percent. If you remember, state law changed, so now you are limited to how often you can update those every three years. We have to carry this out as far as we can so with that 17 percent can try to get us as far as we can, but still meet the calculation requirements of the state. If you look on the third page of your packet, it is the one large fold out sheet. This is active developments, and when I say active, they have an agreement or an agreement is either imminent, not we have some escrow accounts on the agenda later tonight. Those are not included on here because they are so early. We do not want to count until there is something there. This is a summary of what is out there active. Pull your attention to the middle of the page or actually start at the top. Follow that over and see yearly we anticipate those fees being paid, what that water and wastewater impact fee is estimated at based on their current connections, and meter size. If they have any impact fee credits through development agreements, these are for things like the Old Plantersville water line extension that was on your capital improvement plan, and the west Lone Star Parkway waterline extension. Council Member Olson said before we go too far, when you say credits, have you already subtracted it from the impact fee or is that yet to be subtracted? City Engineer Roznovsky said for your water and waste water impact fee, those are the full amounts and then the credits come off of that. So when you look at the projected balances in the next one, that does take into account the credits, so just showing you the total. For example, Briarley section 1A, they had 195 of water impact fees. They used up 195 in credit on that because that cost of the project is more than. When you get down further, the amount that they pay in water impact fees is greater than the actual cost of the project. Once they cover the cost of the project, all that will come to the City for the water. Mayor Countryman said so there will be a delta there. Right here though, there is not going to be a delta. Everybody is at capacity. City Engineer Roznovsky said correct. When you get down to this projected impact fee balance, this is roughly where you are sitting today at 1.32. We expect by the end of this year because there are a couple more plats rolling in, to be about a 1.4 minor increase with a lot coming in 2026 and 2027, which if you did not spend any of those funds, you would be sitting on a balance at the end of 2027 based on our projections at roughly 5.75. Mayor Countryman asked is this calendar year or is this our year? City Engineer Roznovsky said given our lack of control on the month they plat, we are just saying calendar. The likelihood is that they will be platting within the year 2027. If that happens in August or October, it is hard to say. Some of them we have a better idea based on talking to them, but it depends on how early they decide to go. Mayor Countryman said I was just curious because for budgeting reasons, yes, going to that point as if it is October if it is calendar year, then that is our year, however it is still January to December. City Engineer Roznovsky said and we have, we do not show it here, our actual estimated months that we had shared with Finance Director Carl when we get to that point, but for some of these, it is just a semi moving target. For example, Legacy Grove went ahead and platted early because they are still building out the section versus Montgomery Bend is holding the plats until they get closer. We have little control other than the general estimate of the year. We try to be conservative. We error on the side of pushing it back. Mayor Countryman said then in saying that Montgomery Bend section four will assume our today impact fees and not because they have not platted, not initial impact fee. City Engineer Roznovsky said that is correct. Impact fees are assessed at the time of platting, so everyone on this list that is not platted already is subject to the impact fees, the higher rates. So, a significant amount of money from impact fees coming in which plays into the debt conversation. Going back to the first page of your packets, back in March we submitted project information forms to the Texas Water Development Board. These were for their state revolving funds for their clean water and

drinking water. Those are low interest rate loans that government and public entities are able to apply for and obtain. The City has done this in the past for the waterline replacement. It is a water plant improvements already in the City. We went through these same funding sources. As of today, the project information boards have made their short list for the water development board, which is good. They are now going through the process of ranking them. I think there are about 300 or so projects that are on their list. We are not in the top 50. We are not the bottom 50. We are somewhere in the middle of that list. However, from a timing standpoint, by the time they get through the ranking, they then ask us for a full application, you submit the application. As of today, Water Development was surprised that we were able to close on those loans within 12 months. It is a long way out and these projects are sooner. Now again, we are working through options. We submitted more projects than just the water plant and the wastewater plant. There are still some options there, but that is where those stand on the water side.

4. Discussion on the City's utility rates.

City Engineer Roznovsky said the final piece is water and sewer rates. Council Member Olson asked did we ever reach out to Rebecca Ansley? She is the Director of Grants and Community Development for Montgomery County. City Engineer Roznovsky said I did not. The two design projects you have, they went through grant options, as well as part of their contract, but I have not had a conversation with Rebecca Ansley on water and sewer projects. I apologize for that. The last time the City did a rate increase was 2018, so your water sewer rates have been all static since then. As we did with the last round of CO's, those were revenue supported, so from water and sewer revenue to issue that debt. With the amount of [inaudible] issued or some combination thereof of back CO's that we have impact fee backing, as well as revenue backing that we are looking at. What we will go over now is again, you have seen similar before, but we just want go back over as things have changed. A way for additional water and sewer revenue to come in to be able to, one fund projects, as well as that against that revenue. I am going to flip over two pages to the next page, page four in your packets. It will have our logo at the top and color tables at the bottom. Last time, the discussion was how do we move more of the burden off of the single family users? We went through that analysis here. What we are showing is we took the 2024 user data because that is when this process started, as a static point in time. The number of connections, the usages, etc. were from there. Obviously, there has been growth since then. From a conservative standpoint, the rates and the additional revenues are based on that static number that is going to increase as we continue to grow, as well as our expenses. We are producing more water, more chemicals, more time to do that. This is just a static snapshot. Again, trying to be on the conservative side. You get a wet year that could drastically change it from water sales, etc. Looking at this bottom section, you have your single family rates with our proposed changes which we will go over in detail. This is what the average mean and max bill would change from. For your average user right now, what they would pay on an average bill would be \$65.09 a month. They would be looking at \$77.54 or a \$12.45 increase on a monthly bill. For your minimum users, those people that use a bare minimum amount of water, it is about a \$7.00 increase to their bill per month. That is inclusive of all groundwater reduction fees, Lone Star fees, water sewer fees. You are looking at a \$7.00 increase to your minimum user since 2018 effectively since that was your last increase. From a percentage standpoint, it says 20 percent, but from a dollar standpoint, I look at \$7.00 a month on the minimum, \$12.00 on the average user. The max user, again, this is from actual meter data. Someone was using a ton of water. That is why there is an \$800.00 increase to the bill that they were also paying an average water bill of \$2,400 for the amount of water they were using. That carries on to commercial, multi-family, institutional and

irrigation rates. Pull your attention down to the next page, bottom of page five. There are a lot of numbers in there. In general, there are increases across the board. Trying to put more on the commercial, institutional users, than single family. On this bottom table of page two of five, you will see how it compares to the entities around you. When you take your proposed rates that are in here with all the groundwater fees, river authority fees, etc., compare that to Conroe and Magnolia. Using single family as the example, the average user is about 6,300 gallons a month. Your bill would be \$77.54. That same bill, for the City of Conroe would be \$100.45, and the City of Magnolia would be \$85.14. You are still within your comparable rates to your neighbors. Council Member Olson asked the numbers that you come up with, are these numbers that are recommended, or are these numbers that we basically need to pass, or all the numbers we need with the bonds? City Engineer Roznovsky said that is my next point. With all these changes, when we look at a static data, you are looking at about an additional \$1.1 million a year revenue, so \$90,000 a month in water and sewer revenue, which is about a 37 percent across the board increase in revenues. That amount, if you took all of those dollars and currently, roughly \$75,000 worth of revenue gets you one million dollars in capacity for issuing debt. That would get you about \$14.5 million of that \$27 million target. The rest would come from using the impact fees to help support, but this is what we need today. From a long-term standpoint, this should be something that we look at on an annual basis and ultimately get to a point where our water and sewer fund is generating a small surplus each year, so we are able to put away funds to decide when these things come up or not. Going from 2018 to 2025 with no rate increases and the timing of these projects, that need to be done. These are what changes need to be made in order to get there. Council Member Olson said so then the next question to your point of we should maybe do every two-year increase, a more incremental. Is that going to be an option? Can we use that as an option here where instead of hitting them all at once, we split it in half and do it over two years? City Engineer Roznovsky said we can look at that. Roughly, about half of the revenues are coming from single family. If we stair step the single family, we are going to be cutting 20 percent of that number down. Tonight is not an action. We have to come back with an ordinance. If that is something you want to look into, I think it is okay. Here is what we are comfortable with. Here is what we would like. Let us run those numbers with financial advisors that if we did instead of the \$7.00 increase, we did a \$4.50 increase and do it over two, what does that look like from a cash flow perspective? Again, there are a lot of scenarios, we have not run that one, but that is an option. Ultimately, we need to get to this number soon in order to continue to fund the water and sewer account and cover the debt. What we would like to do is let us get through what we need, this \$27 million and get these plants built, and then every year do this about this time. Budget is set. We want to start planning for a surplus in that budget. Let us relook at water rates. Putting in water rates this time of year, we are increasing during the lower usage times. It is better to increase in the middle of the summer when usage is already high. It helps to stair step into that. Again, in the next years if we said, okay, our ultimate goal is we want to have 25 percent surplus in the account, we are not going to do that all in one year, but over the next three, four, five years incrementally increase so we are operating at a surplus. Again, with as much growth as we are having in water and sales, it is a moving target at this point. That way it is get what we need today, stair step into where we are working off of more of a cushion, and we are not having to do this at the same time. Council Member Olson said my personal preference, I would rather stair step into this over a two-year period instead of just slamming somebody with a 48 percent increase. City Engineer Roznovsky said we can look at the stair stepping. I think this is the ultimate where we need to. Let me clarify. Are there certain categories you would want us to try to stair step before others because again, most of our users are sitting in 50 percent of the revenue single family. Obviously, change is there making a bigger impact to the total, but also that is our loading base. So, trying to balance this out. So, I guess clarify stair step all across

the board versus let us look at stair step and single family and we are fine with commercial rates. Council Member Olson said I would like to see us do all across the board. Just do half this year, half next year, but if that is not feasible, then it is not feasible. City Administrator Walker said the trick will come if you show enough revenue to cover the debt that we are going to need. That is where it will come in and whether you will raise enough money to do that because that is exactly what they are going to look at is what your revenue stream is and impact fees of course. Council Member Czulewicz said I agree with Council Member Olson on stair step. I think we should stair step across the board. Council Member Olson said I know we cannot take our sweet time and do it over five years, but if we could just cut it in half. Mayor Countryman said and make it less painful. City Engineer Roznovsky said we can definitely run the options and see what makes sense and what makes the numbers work from a financial advisor standpoint and then that gets us through this amount of time and then after that point. We have to make sure we can secure the right amount of funding. When you go through the rest of the packet, it goes through to the individual tiers of the rate. A couple of things are not in here on purpose because they are not big drivers that when we go to actual action for rate order changes, out of district, out of city customers. How we address those is they will pay slightly more than in city. Most of those customers are along MLK where those out of city customers are. We are not looking at this as a five percent increase or anything like that. They are non-taxing, non-taxpayers, so there needs to be an additional rate there. Temporary water service is something that we can put a premium on. Those are builder meters that come in for convenience of buying water for construction, etc. We can work with that rate, but it is not something that we wanted to make into your rate analysis on funding because builder meters are just that. They are in, they are quick, and they are temporary. They are not a normal revenue generator. The other thing to Council Member Olson's point of stair stepping is this is also based on a snapshot. The increasing usage and connections increases that so we are able to pull that back down to do so. Overall in summarizing it, rate increases are needed. It has been since 2018. The main point being we are looking at a minimum user of \$7.00, \$12.00 on the average user for a single family over that time period, and then continuing to do this on an annual basis. It is not saying that every year we are going to a 20 percent increase by any means, but a small adjustment each year to stay ahead of it and start generating a bit of surplus in the account so it gives us more flexibility in case something happens, something breaks, we have surplus to work off of. Council Member Langley asked when would this go into effect? City Engineer Roznovsky said the next step would be is if directed from Council to bring back the ordinance to the next meeting which would be the November 10th meeting with the proposed changes after we have looked at the stair step, we would have an agenda item on that. We will go through the stair step option at least at that time and what that analysis shows if changes are needed, but ideally this is something that gets put in place before the end of the year. From a bonding and the timing standpoint of funding of projects, ideally both of the water plant and the sewer plant projects are going to bid first of the year with starting construction by March of next year to keep those projects moving forward and get those delivered. Before we obviously sign a construction contract for \$12 million, we want to have a loan closed before we do that. So the timing would be, again, we are getting out of my wheelhouse, but at your next meeting you would issue the notice that has to be published 45 days and then you go through the actual process. So in November, you are 45 days into January more or less, so you are doing your actual sale at the January meeting or your first February meeting and closing 30 days later which would be the first of March.

Mr. James Gilley, U.S. Capital Advisors, said good evening. That was a pretty good summary of the process for issuing certificates of obligation. Some members of Council may remember about two years ago the City went through the same process of issuing certifications of

obligation. As City Engineer Roznovsky mentioned, the notice of intent that you would consider if Council wanted to consider it at the next meeting in November. City Attorney Petrov can correct me if I am saying anything wrong on this, but the notice would state a not to exceed amount. The Council intends to issue certificates of obligation and the amount not to exceed the ceiling, so you can issue less than that or you can issue more without doing it over again. From the date of first publication in the paper, you cannot take action on the ordinance until 45 days from publication. Based on that timeline, it sounds like because of the meeting schedule in November, that might have to take place on the meeting in November. If you pushed it to December, it is going to likely push out 30 days. Mayor Countryman asked are you saying we should have a special meeting in November then just for this if it is possible? Mr. Gilley said I was assuming a regular meeting, that is if Council is ready. We do not want to rush into anything. It is just to let you know what to expect based on City Engineer Roznovsky's schedule of those contracts and getting the dirt turned. As far as timing, are there are any questions before I move on? In the packet, I believe perhaps toward the back, there is a little presentation. Mayor Countryman asked is it online? Council Member Langley said yes. Mr. Gilley said we moved to a 20 and a 30-year amortization to fund the \$27.4 million project cost. The purpose of this is the affordability of this essentially. At previous meetings, the City considered using some property taxes to pay for this and some utility rates. From my understanding that since this will be all on the rate payer, and I would certainly encourage you to do that just to let the utility fund stand on its own, and let the general fund stand on its own. The top left shows looking at the net revenues of the utilities, water sewer fund. This is from fiscal year ending September 30, 2024. This is a year old, but your revenues after your expenditures and adding back depreciation were just over a million dollars. In fact, just under \$1.1 million. That is cash that you have. The revenue is available to pay debt service. The field below under the heading C on the left column shows the self-supported debt or your utility supported debt. It is roughly \$685,000 a year. Towards the right, under the heading D, is proposed debt service. This is just an estimate on the 20-year amortization. The payments are a little over \$2 million roughly speaking. Column E shows your grand total and the existing debt, plus the proposed. You are looking at \$2.7 million. You have a million dollars in net revenues to pay all that debt service if nothing else changes, and you do not make any changes to your utility rates. Column F shows that shortfall. That is how much you have to make up. Mayor Countryman said those are scary numbers. Mr. Gilley said yes. We have included the impact fees under column heading B. I apologize that is a typo. It should say impact fees. Based on what City Engineer Roznovsky has told me about the projected balance on those tap fees, these are estimates, but it looks like by 2028 the balance for those impact fees might be about \$7.44 million. The idea of this was if you did nothing else and just used those impact fees to float the debt payments, essentially depleting your assets if it could take you out to I believe about 2031, 2030, it may be half a year before those impact fees would run out. Just like draining your savings account, paying your mortgage with your savings account, you are not adding any new revenues in. With the 30-year amortization, you get another year, year and a half maybe. This was just to illustrate it is kind of a bridge if you wanted to slowly feather the rate increases in, this could be a bridge to get you there. I certainly can provide more scenarios for you and looking at different amortizations or different combinations of paying down the impact fees versus rate increases. I believe City Engineer Roznovsky said the proposed fee schedule would generate another million dollars. City Engineer Roznovsky said correct. Column A would essentially double. The proposed rate schedule based on estimated usages etc. is all water service subject to variation, but roughly \$1.09 million which is right at the number. Mayor Countryman asked does that mean in column G we could take a million dollars off of all those big numbers on the far right essentially? Mr. Gilley said column F would be short of a million dollars. Mayor Countryman said okay, so going down five digit or six digits

instead of seven. Council Member Olson asked City Administrator Walker has the City ever done a line of credit? Is that even legal? It is way better to finance. It is way, way better. City Administrator Walker said Texas Water Development Board, if we can get some of that, we may get some rates like that. It is not a line of credit, but it is cheap money, if you will. I did check on the grants and with the way this community is, it is just going to be a no for the most part. If it is, it is not going to be a lot. The thing you have to calculate into this is how fast could the new homes come online? It is scary now because the growth is fast. We are not reaping the benefit of that yet, but hopefully when your impact fees slow down, your revenues crank up because you are adding all the new houses. That is the balancing act that we are in is it has to be done or you get into trouble like some of the communities around that have no money and they have no infrastructure. Where do you go? It is a tough one. It really is. Council Member Olson said I was just looking at this because if you set this up on a 30-year line of credit with a 15-year open on it, your interest rate would be seven percent, but with our cash flow, our total interest paid would be half, right? We are probably going to pay at four percent, we are going to end up paying about 50 percent over and above on our tip, total interest paid and we would end up at probably around 18 because of our cash flow and the way that they calculate the interest on the line of credit. It is done daily, refigured every time money goes in your cap, your principal comes down. City Administrator Walker said I understand. I do not even know if that would be legal. Council Member Olson said I just wondered if a city had ever done that. City Attorney Petrov said it is not legal. Council Member Olson said it is a wonderful way to finance things. Mayor Countryman said I just think if there is any slippage, if tariffs go up and then you cannot get wood or if there is another COVID, we are on the hook for really projecting for future growth without it stopping this train of development. If the train stops or slows, what do we do then? I know none of us have a crystal ball to look into the future, but it is making my heart palpitate seeing this, but it is necessary as well. I get it. City Administrator Walker said it is a big undertaking theme. I was reading an article recently that said in Dallas, they are trying to balance that. They are trying to build roads as fast as they can, and infrastructure as fast as they can, but they do not have the money to build it as fast as it is coming. So you end up putting moratoriums or stopping it somewhere. You try to pace it, but like you said, a crystal ball is needed to really guess it. Mayor Countryman said with your experience, City Attorney Petrov, is this a very big gamble? Is this a really big gamble for a city like ours, or is it common practice, normal? I know we have done it before, but I am just saying is this a really big gamble or is this kind of a gamble? City Administrator Walker said it is a little gamble, but it is normal with the type of growth that you have. Mayor Countryman said I just did not know if we were really stepping out there and going big just to cover ourselves with what is coming, or if we are going out necessary. So you can go big, which means a little bit fluffy. Necessary, which means it is going to work. City Administrator Walker said you pretty much know based on the projects of what you have. You can see that that is necessary no matter what. It is kind of the bill that they will come theory, for lack of better, but you also have all of this money. This money is not being spent in one loan, so there are options to look at if we get into a position that it is not that the world stops, they do not keep coming. Mayor Countryman said you know with that one development that put in a \$2 million wall and found two springs on there and now that has come to a halt. We do not know what we do not know. What if that happens over here where Tri-Pointe is? That is going to be a big oopsy daisy, right? Council Member Czulewicz said I also see what City Engineer Roznovsky put out here where Montgomery Bend section three they are waiting until demand picks up. Is that an issue elsewhere? City Engineer Roznovsky said they start construction now. The actual infrastructure for section three is going in now. Originally, they were going to start that last year. They took a big stall while interest rates were working their way up. Section four is a little bit longer lead, specific Montgomery Bend because they had to build the traffic signal for them. When you look at all

the developments in the City, I will pick on Villages of Montgomery, they are sitting on a draft development agreement. The need is based on what do we have, what are the sections going in, what are the active agreements, the HEBs, the Briarley's, and the Tri-Pointe's. Mayor Countryman said it is not if they are coming, they are here. City Engineer Roznovsky said correct. It is a timing game and the ball has been pushed a lot, waiting for that right time because we do not want to build too early and then you sit on a bunch of capacity. We do not want to build too late and then end up in the opposite situation. Right now is you are right on that line of we have to build it. They are not getting into actual details of the project. If everything stopped, there is still a benefit of those projects. Water plant four provides pressure stability to the west side of the City that has lower pressure inflows. The sewer plant over here at Town Creek that splits flows between the two. We are not pumping all the way around the City. Even if everything stopped, there is a benefit to those facilities. Public Works Director Muckleroy said it would have to be everything that is even active right now to come to a stop to not warrant it. City Engineer Roznovsky said correct. Council Member Olson said basically you are telling us we need to decide between 20 or 30. That is our choice? Mayor Countryman said yes, that is it. City Attorney Petrov asked James Gilley can I ask a question to make sure I understand the chart? The revenue assumptions are no change from 2024. Mr. James Gilley said that is correct. City Attorney Petrov said the shortfall column F is what is sort of anticipated to be made up out of the rate increases. City Engineer Roznovsky said a portion of it. Mr. Gilley said that column F, none of this assumes any rate increases. City Administrator Walker said no, that is just wrong. City Attorney Petrov said you are going to have both the rate increases coming in and also potentially more houses or businesses using water. Your revenue side of the equation, these are pretty conservative. Mayor Countryman said that is the word I was looking for. Conservative. It is better than aggressive. City Attorney Petrov said these are big numbers. It is a little scary, no doubt about that, but they put together pretty conservative numbers and that should give you some comfort. Mayor Countryman said I based when the last time we did this too, you put together conservative numbers and we exceeded what you projected. Council Member Donaldson said that is the way we do our budgets. We do our budgets conservatively. Council Member Olson said the interest rate at 4.8 percent, is that just what is rolling right now? Mr. Gilley said yes, that is right. That is an average insurance cost for a 30-year term, shorter 20 years, maybe 4.5 percent. Regarding 20 years versus 30 years, I would suggest you have issued as short as you think you can afford, but of course it is reasonable too if the plans going to last for 40 years, then I would say it is reasonable to issue finance over a 25 or 30 period. Of course, if it is going to be benefiting the citizens of Montgomery for the next 30 years, then it makes sense that people who move into town 20 years from now also have to pay for the services. Mayor Countryman said I am concerned about what other needs we may have and carrying too much debt, then if we go out too far I would like to get a papering done because I do not know what we are going to need in the future and do not want to tie up that money. City Administrator Walker said I think it is really important, your utility rates, because that functions as a business versus the way the general fund works. You want it to be just like a business where it is a profitable business and by setting the proper rates and reviewing those often, keeping that percentage, whatever it is above, keeps you from getting in trouble with your water rates and all the other things that could happen along the way because your stuff will get old. Mayor Countryman said since I have been here, we have not upped since 2018, so my question is how often does that normally happen? City Administrator Walker said normally you review it often, but as all these new people start coming in, it may go the other way really, or maybe we are fine. It is not necessarily just to raise the rates constantly. It is just to know where you stand. You want to look at your revenue expenses. Right now we have unusual expenses because they are big expenses, but once we get past that and we get to capacity in 10 years, not much more growth, then you are just

maintaining and probably going back and fixing roads and the water and sewer that has become old. Mayor Countryman said I know we talked about it, but not raising it, I was just curious if it is a two-year cycle, a three-year cycle. We have talked about it every year, but we have not been real active about it. City Engineer Roznovsky said if you remember years ago, I think it was 2015, there was a rate plan put in place and there was a three-step increase. Two of the three were done. Mayor Countryman said yes. City Engineer Roznovsky said the administration said we are not going to do number three, so this is the number three plus. Council Member Olson asked with the improvements that we are proposing, what is our actual population capacity, household capacity? City Engineer Roznovsky said with this water plant project, it takes you through projected growth of everything into the 2030s. The biggest thing right now, your limiting factor, is the elevated storage tank which is holding you back and then another well on that side. The sewer plant is more of a stair step approach. This will increase 300,000 gallons a day and in the next four years or so we will have another sewer plant expansion to put on that. It will not be the same scale. We will have this facility, the lift station, and everything will be sized for expansion just like the Stewart Creek plant is. That lift station is sized for expansion to be able to make it a little bit easier, but it also gives us the balance of we have more development on that side of the City or this side of the City. Council Member Olson asked is there an expansion built into this yet? City Engineer Roznovsky said into this \$27 million, but these are the immediate projects. On your plan, the five year plan we looked at before, that is definitely baked in there. That is where we get through the immediate. Annually, what does the next five years, 10 years look like? What does that cash flow look like if we add another \$8 million in debt in the year 2032? What do we do now to help stair step to that point? Public Works Director Muckleroy said trying to build infrastructure now and plan for the expansion. City Engineer Roznovsky said correct. Mayor Pro-Tem Fox asked City Engineer Roznovsky would you expand on the water storage? City Engineer Roznovsky said yes. For TCEQ rules, you are limited to 2,500 connections without an elevated storage tank. Mayor Pro-Tem Fox asked where are we now? City Engineer Roznovsky said 1,400 more or less. This water plant you can go over 2,500 based on the number of the total capacity divided by the number of connections. I have the number, I just do not have it available at the moment. Mayor Countryman asked when this City is at capacity, meaning there is no more green grass to develop on, what is the projected population? City Engineer Roznovsky said we do have that, I do not know the number off the top of my head. City Administrator Walker said I just ran it for our meeting, but it depends on the density of course, and it depends on the commercial, of course, where you are at, but it says at the medium density, it will be around 12,000. If you go a little higher density, a little more apartments and that kind of stuff, then it would be closer to 20,000. Council Member Olson asked is that headcount or household? City Administrator Walker said population. City Engineer Roznovsky said one interesting thing with all of that is the ETJ rules, the exclusions, it is also a moving target at this point than what we planned for. City Administrator Walker said the one I was specifically talking about was the current inside city limits in the total land available which is about 60 percent right now that is available. Mayor Countryman said interesting. We think we have traffic now. That is just mind-blowing really to think about those numbers. Mayor Pro-Tem Fox said yes, it is. Mayor Countryman said at the pace that we are moving along, 20 years, 15 years, is not far from us. City Administrator Walker said we have to project the size of the city hall municipal building because what does that look like in employees in 10 years? That is why we were looking at those numbers.

COUNCIL INQUIRY

Council Member Czulewicz said the antiques people submitted the request for the antique show next year. It was turned down. Do we know why? City Administrator Walker said for the community center specifically, that was because it was in conflict with the election. Council Member Czulewicz said I did not know. I just saw it on Facebook. People complain, that is all. Mayor Countryman said she could not move it due to the dealers need it that weekend because they are trying to parlay off of Round Top's spring show. They were going to come here, but it is an election weekend, and now that the election cannot happen here, it is going to happen at the community center and that is a big part of Antiques Festival. Council Member Czulewicz said I was just curious. Mayor Countryman said it is good to have it on the record.

CLOSING AGENDA

5. Adjourn.

Motion: Mayor Pro-Tem Fox made a motion to adjourn the Workshop Meeting of the City of Montgomery at 5:51 p.m. Council Member Czulewicz seconded the motion. Motion carried with all present voting in favor.

APPROVED:

Sara Countryman, Mayor

ATTEST:

Ruby Beaven, City Secretary

Montgomery City Council
AGENDA REPORT

Meeting Date: November 10, 2025	Budgeted Amount: N/A
Department: Administration	Prepared By: Ruby Beaven

Subject

Consideration and possible action on the City Council Regular Meeting Minutes of October 14, 2025.

Recommendation

Staff recommends approval of meeting minutes, as presented.

Discussion

Please see the accompanying minutes:

City Council Regular Meeting Minutes of October 14, 2025.

Approved By

City Administrator	Brent Walker	Date: 11/04/2025
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**City Council
Regular Meeting Minutes
October 14, 2025**

OPENING AGENDA

1. Call Meeting to Order.

The City Council Regular Meeting of the City of Montgomery was called to order by Mayor Countryman at 6:00 p.m. on October 14, 2025, at City Hall 101 Old Plantersville Rd., Montgomery, TX and live video streaming.

With Council Members present a full quorum was established.

Present:	Mayor	Sara Countryman
	Mayor Pro-Tem	Cheryl Fox
	Council Member Place 1	Carol Langley
	Council Member Place 2	Casey Olson
	Council Member Place 3	Tom Czulewicz
	Council Member Place 5	Stan Donaldson

2. Invocation.

Council Member Czulewicz gave the invocation.

3. Pledges of Allegiance.

Mayor Countryman led the pledges of allegiance.

PUBLIC FORUM

Ms. Patricia Finch, 151 Abner Lane. Ms. Finch said we purchased it in December 31, 2019. I just have two questions. I am on the HOA of Lake Creek. We have not had our streets approved yet. What is the problem? I know we have done all of our part. I am questioning why is it incompletely signed off and finalized? The other question is has there been, or will there be, an impact study on the flooding with having that church built there by Ransom's? I am on Abner and the water flows downhill. I am concerned. Is there going to be an impact study, or has there been an impact study on that issue of their development?

City Administrator Walker said I will say if you would like to come up here and talk to me, I am the City Administrator. We can answer those questions for you. Ms. Finch asked are you going to

send me an email? City Administrator Walker said I can speak to you in person, or however you like.

CONSENT AGENDA

4. **Consideration and possible action on the City Council Regular Meeting Minutes of August 12, 2025.**
5. **Consideration and possible action on the City Council Regular Meeting Minutes of August 26, 2025.**
6. **Consideration and possible action on the City Council Regular Meeting Minutes of September 09, 2025.**
7. **Consideration and possible action on the City Council Special Meeting Minutes of September 15, 2025.**
8. **Consideration and possible action on the City Council Regular Meeting Minutes of September 22, 2025.**
9. **Consideration and possible action on the revision to Rick Hanna CBO Partners, LLC's Service Agreement to align the term with the City's fiscal year.**
10. **Consideration and possible action on the following Resolution: A Resolution of the City Council of the City of Montgomery, Texas authorizing the signers for all City of Montgomery banking accounts with First Financial Bank; and providing an effective date.**
 Proposed Resolution No. 2025-31
11. **Consideration and possible action on a Resolution calling for a Public Hearing to be held on November 10, 2025, on an application by Weekley Homes for a Special Use Permit to place a temporary construction trailer on a residential lot located at 703 Gunner Court in the Redbird Meadows Development (known as Briarley).**
 Proposed Resolution No. 2025-32
12. **Consideration and possible action on a Resolution calling for a Public Hearing to be held on November 10, 2025, on an application by J. Patrick Homes for a Special Use Permit to place a temporary construction trailer on a residential lot located at 707 Gunner Court in the Redbird Meadows Development (known as Briarley).**
 Proposed Resolution No. 2025-33
13. **Consideration and possible action on a Resolution calling for a Public Hearing to be held on November 10, 2025, on an application by Perry Homes for a Special Use Permit to place a temporary construction trailer on a residential lot located at 710 Gunner Court in the Redbird Meadows Development (known as Briarley).**

Proposed Resolution No. 2025-34

Motion: Council Member Donaldson made a motion to accept the consent agenda cumulatively as presented. Council Member Olson seconded the motion. Motion carried with all present voting in favor.

PUBLIC HEARING

14. Convene into the public hearing on the application by Cruz Real Estate Ventures LLC on a request for a Special Use Permit at 22205 FM 1097 (WATERSTONE ON LAKE CONROE 01 LOT RES A-2) for a restaurant with accessory drive-through service.

Mayor Countryman convened the Montgomery City Council into a Public Hearing at 6:06 p.m.

No one presented to speak in favor or against the special use permit request.

Mayor Countryman reconvened the Montgomery City Council into a Regular Meeting at 6:06 p.m.

REGULAR AGENDA

15. Consideration and possible action on an application submitted by Cruz Real Estate Ventures LLC for a Special Use Permit at 22205 FM 1097 (WATERSTONE ON LAKE CONROE 01 LOT RES A-2) for a restaurant with accessory drive-through service.

Development Services Administrator Tilley said this is a proposed restaurant located at 22205 FM 1097. The lot is zone commercial. By right, the restaurant is again permitted, but with the addition of the accessory drive-through service. I am sure you recall that it would require a special use permit and that is what they have applied for. At this location, again, it is just on the south side of FM 1097, right next to Atkins Creek. The path of the drive-through is going to go behind the building and around the side closest to Atkins Creek. That is where the drive-through is going to be. We do not know who the tenant is going to be, but there is a drive-through window in the plans. That is why we asked for them to apply for the special use permit. The Planning and Zoning Commission has reviewed it. They are recommending approval subject to the condition that if there is a change of ownership of the property, the special use permit would expire and they would go back in front of Planning and Zoning and the City Council to apply for the special use permit. Mayor Countryman asked are we concerned with the amount of asphalt and non-pervious area being so close to an area that is very active as in water and moving of dirt and water? Development Services Administrator Tilley said it will be reviewed during the civil plans, so I am sure that there is a plan for how they would address that storm water

drainage during that time. Right now, it is not at the level of civil review as far as I know. Mayor Countryman said it is a big concern. Council Member Olson said unfortunately, even if you are concerned, whether we want it or not, if they build with basically an approved drainage study, there is not much to do. Mayor Countryman said I understand. I still want it on the record that I asked because I am quite concerned about Atkins Creek. City Engineer Roznovsky, WGA, said they do not have approvals for anything, but they submitted a drainage impact analysis, as well as civil site plans showing they are proposing detention on that site and then detaining it.

Development Services Administrator Tilley said again, this is an application for a special use permit of the drive-through.

Motion: Council Member Donaldson made a motion to accept an application submitted by Cruz Real Estate Ventures LLC for a Special Use Permit at 22205 FM 1097 (Waterstone on Lake Conroe 01 Lot Res A-2) for a restaurant with accessory drive-through service. Council Member Olson seconded the motion.

Discussion: Council Member Olson asked do we have to have four fifths on this one? Mayor Countryman said no. Council Member Olson asked am I reading the wrong one? Mayor Countryman said we are asking about a drive-through, number 15 for a special use permit.

Motion carried with all present voting in favor.

Council Member Olson said that is an affirmative four-fifths vote. Mayor Countryman said we do not have to do it individually. It is just making sure there are four out of five that vote yes. If two say nay, then it would be a problem. City Administrator Walker said it is an action. City Secretary Beaven said on an application. Council Member Olson said I am just reading it off your notes. Mayor Countryman said you just have to have four out of five say yes and we had all five say yes. Council Member Olson said it says special use permits, City Council by affirmative four-fifths vote. City Secretary Beaven asked what page number are you on? Council Member Olson said 140, section 98-27 special use permits. City Administrator Walker said I think you are fine because it said if made by ordinance, but that is not how it is in here. That is just out of the Government Code. Council Member Olson said I just wanted to make sure we did not miss it. City Administrator Walker said you had no votes anyway. It would cover it either way.

16. Consideration and possible action authorizing the Mayor to sign the Escrow Agreement by and between the City of Montgomery and the Developer (“Montgomery Flex LLC”) and authorizing the city engineer to prepare a Feasibility Study Summary Memo for the proposed 2.73-acre development.

City Engineer Roznovsky said in your packets you will see a copy of the agreement. It is a standard agreement that we all have seen before. On page 157 of your packet, you will see

a proposed site plan for this development. What this is, is on FM 1097 just east of the water plant site on FM 1097, is an office warehouse type development that is being proposed right now. This is just for the feasibility study. We say summary memo as there is already water and sewer along the frontage. It is not a full 10 page packet of all the impacts because it is a relatively minor development. This is just for approval of the escrow and allowing us to start. On page 58 of your packets and a couple pages after, there is more information on the development itself. There are some example photos, as well as some of the potential tenant types. Mayor Countryman asked is the zoning there commercial or is it industrial? City Engineer Roznovsky said it is plan development. City Engineer Roznovsky said I have spoken to the Architecture Control Committee who controls that. Council Member Olson asked have they said what the proposed development is? City Engineer Roznovsky said office warehouse spaces. On page 157 is the site plan.

Motion: Council Member Czulewicz made a motion to authorize the Mayor to sign the escrow agreement by and between the City of Montgomery and the Developer (“Montgomery Flex LLC”) and authorizing the city engineer to prepare a Feasibility Study Summary Memo for the proposed 2.73-acre development. Council Member Langley seconded the motion. Motion carried with all present voting in favor.

17. Consideration and possible action authorizing the Mayor to sign the Escrow Agreement by and between the City of Montgomery and the Developer (“Cox Communities LLC”) and authorizing the city engineer to prepare a Feasibility Study Summary Memo for the proposed 2.5731-acre development.

City Engineer Roznovsky said same thing as the last one, different development. If you go to page 169 in your packets and subsequent pages, you will see where this is. This is the property located immediately behind the former Jim’s Hardware and they are looking to the relocation of the Krawfish Kia restaurant in this location. You will see in your packets the proposed site plan, building, outdoor space, and parking followed by a couple renderings of what they are proposing on the site. What this is in front of you tonight is approval of the escrow agreement to get that process started, as well as authorizing us to go ahead and proceed with the feasibility study as there is a little more to this one, it is a larger tract. Obviously, the impact on Clepper Street as well, as we are going to be looking at in conjunction with downtown sidewalks and things like that to make sure of connectivity. There is a little more to this one than the last one based on its location and what it is connected to. Council Member Olson said there is some significant drainage on that lot as well. City Engineer Roznovsky said there is. This was previously looked at and they were proposing a detention pond in the back, different type of developments, but that is a restart, but yes, there are still a lot of drains on the property that goes down between the homes over to Berkeley that have to be addressed. Mayor Countryman said the rendering looks really nice and it looks like it is going to fit in with our aesthetics. Council Member Czulewicz said the Clepper Street issue though is one thing that I would consider

too because that is a lot of traffic going in and out of there. City Engineer Roznovsky said but the size and capacity of Clepper Street and its connection to SH-105 obviously, saying that they are responsible for looking at Clepper Street entirety, but at least for that connection point to FM 149 is definitely a consideration that will be included in our report.

Motion: Council Member Donaldson made a motion to authorize the Mayor to sign the Escrow Agreement by and between the City of Montgomery and the Developer (“Cox Communities LLC”) and authorizing the city engineer to prepare a Feasibility Study Summary Memo for the proposed 2.5731-acre development. Mayor Pro-Tem Fox seconded the motion. Motion carried with all present voting in favor.

18. Consideration and possible action authorizing the Mayor to sign the Lease Agreement by and between the City of Montgomery and the Tenant/Lessee (“Kristen Eakes”) at 14426 Liberty Street, recently acquired by the City. The lease would cover the use of the secondary structure in front of the property for the purpose of operating a seasonal, small-scale food service business.

Development Services Administrator Tilley said this is the Montgomery Original Snoball location that is in front of previously known Jim's hardware. We just wanted to renew the lease. There is no change in the rent and she did sign the lease agreement. It is ready for the Mayor's signature. Council Member Olson asked how much is the lease? Development Services Administrator Tilley said \$150 a month. Mayor Countryman said I think it is cute. It still adds to the charm of the town, especially in front of city hall. Council Member Donaldson asked is it going to continue to operate as a snow cone place? Mayor Countryman said yes.

Motion: Council Member Donaldson made a motion to authorize the Mayor to sign the Lease Agreement by and between the City of Montgomery and the Tenant/Lessee (“Kristen Eakes”) at 14426 Liberty Street, recently acquired by the City. The lease would cover the use of the secondary structure in front of the property for the purpose of operating a seasonal, small-scale food service business. Mayor Pro-Tem Fox seconded the motion. Motion carried with all present voting in favor.

19. Consideration and possible action on casting one vote for the Texas Municipal League Region 14 Directors Election.

City Secretary Beaven said in your packet you have notification from TML with the official ballot for your recommendation to select one from Sally Branson, Robin Collins, Tom Crews, Emmanuel Guerrero, Josh Pratt, and Frank Robinson. Mayor Countryman said Mr. Robinson is part of our county of representation. Council Member Langley said I received notification from two of them asking for our vote, but I did not receive anything from the rest of them. Mayor Pro-Tem Fox asked did you receive anything from Mr. Robinson? Council Member Langley said no. Did you? Council Member Czulewicz said no. Council

Member Olson said I still think locally we might actually get some representation like Mayor Countryman said.

Motion: Mayor Pro-Tem Fox made a motion to nominate Frank W. Robinson, Council Member of Shenandoah for TML Region 14 Director Election. Council Member Olson seconded the motion. Motion carried with all present voting in favor.

20. Consideration and possible action on a Resolution of the City Council of the City of Montgomery, Texas, to nominate candidates for the Board of Directors of Montgomery Central Appraisal District.

City Secretary Beaven said there is a resolution and it is to nominate who you recommend and you can do up to two nominees. Last year we had recommended Mr. Olson. Council Member Donaldson said and we will do it again this year. Council Member Olson asked we did that actually in January, right? They have not decided on that one because they do not give you the results until November, December of this year for that nomination. I do not know if I can be nominated for two spots. Mayor Countryman said no one is raising their hand. You might have to be. Council Member Donaldson asked can we do them one at a time or two? Mayor Countryman said you can do both. Council Member Donaldson said I nominate Casey Olsen. Mayor Countryman asked in both spots or one spot? Council Member Czulewicz said I will take a spot. Mayor Countryman said we have a nomination for Casey Olsen or is that just one? Council Member Donaldson said just one.

Proposed Resolution No. 2025-35.

Motion: Council Member Donaldson made a motion to nominate Council Member Casey Olson as nominee number one for the Montgomery County Appraisal District Board. Mayor Pro-Tem Fox seconded the motion. Motion carried with all present voting in favor.

Motion: Council Member Olson made a motion to nominate Council Member Czulewicz as nominee number two for the Montgomery County Appraisal District Board. Mayor Pro-Tem Fox seconded the motion. Motion carried with all present voting in favor.

21. Consideration and possible action on the Preliminary Plats for Briarley (formerly known as Redbird Meadows) Sections 4, 5, and 6 (Dev. No. 2006).

City Engineer Roznovsky said these are for the preliminary plat approvals for the next three sections of Briarley. There is a total of 112 lots. These are on the east side of the development along Womack Cemetery, so working from Old Plantersville down, along Womack for 112 lots. On page 199 of your packets, you will see a copy of a memo from me. It is a reminder of the variances that have been previously approved. One thing to update you on is if you remember, the 15-foot side yard setback on 20 percent of the lots. Based on what they have plotted to date, they are sitting at 14 percent. They have a lot of their larger lots planned in the future sections and so that total will be made up. It was on

an aggregate. We went back and checked. Not per section was 20 percent, but on an aggregate. As of today, what they have submitted either a final flat or preliminary plat, totals 14 percent. They expect to have a higher percentage in the future sections to make that point, but we are tracking it. They are aware and we are aware. Planning and Zoning was presented this at their last meeting on October the 8th. They offered no objection to the preliminary plat as presented and the actual plats follow on this sheet. The other thing is you will see these again for final plat. That is when they will actually be signed, recorded, and impact fees paid at the final platting time. This is just preliminary. Council Member Donaldson asked when they do the final planning though, they are going to have to do it under Red Bird, right? Mayor Countryman said yes, they will do that with Briarley in parenthesis like they have had it on the agenda. City Engineer Roznovsky said right. They can change the names of the plats. Years ago we went to the development number because they changed their names so often. Briarley is the development now. Council Member Donaldson said the estate says it is Red Bird. City Engineer Roznovsky said yes, the owner of the property is JDS Johnson Services/Old Plantersville. They are signing off on the owner, but they can title the plat whatever they need as long as they are consistent. If between preliminary and final they make significant changes, they will have to restart the preliminary plat process, or if they wait for more than a year. If you remember, Montgomery Bend waited more than a year so they came back, but they are constructing this section now. Mayor Countryman said I know that with this development agreement, we had put in the agreement that the developer had to redo Old Plantersville Road because of the heavy trucks. Is that also the same for Womack Cemetery? City Engineer Roznovsky said there is no access onto Womack. There might be construction access, but actual development traffic has not. I know Midsouth was using that for electrical install and it was causing issues with their trucks. The only connection onto Womack is the lift station site which only Public Works and Hays Utility would access. As far as your question on the road, yes, that is in the agreement. There are ongoing conversations with the Commissioner on the timing of those improvements. The county has funds available for doing a portion of the work, as well as the developer putting in the turns lanes, etc. so that is active. Mayor Countryman asked are we mandating them to go down Plantersville to come into Briarley? There is a median there to get over to this or are they going to access it off of Womack Cemetery? City Engineer Roznovsky said I will see what they are actually doing. It was through the section, not off of Womack construction entrance. I will ask our inspector if he has noticed anything. Mayor Pro-Tem Fox asked City Engineer Roznovsky to repeat that over again about Womack. City Engineer Roznovsky said their construction access should be through the neighborhood into those sections, not off of Womack based on their plans. Mayor Countryman asked how much of Womack Cemetery is in the city limits? Public Works Director Muckleroy said about 700 feet. City Engineer Roznovsky said not very much. Mayor Countryman said I just do not want to be on the hook for that. If they said they were going to do the roads, I just wanted to make sure. City Engineer

Roznovsky said correct. If they damage it during construction, we will have to fix it during construction, but as far as a full repave like is proposed on Old Plantersville, that is not. Council Member Czulewicz asked is Plantersville going to be repaved as asphalt? City Engineer Roznovsky said correct. Presumably, it is going to be asphalt is what the county will do because it is still a county street, but my understanding is Briarley will add turn lanes. They will pay for a portion of the repave and widening to add some more shoulder because of the length. Adding width to the road, adding turn lanes, and a full repave, really the whole road is falling apart. It is not just the top coat, it is a full build.

Motion: Council Member Donaldson made a motion to accept the Preliminary Plats for Briarley (formally known as Redbird Meadows) Sections 4, 5, and 6 (Dev. No. 2006). Council Member Olson seconded the motion. Motion carried with all present voting in favor.

22. Consideration and possible action for the City Council of the City of Montgomery, Texas, to nominate one candidate for the Montgomery Economic Development Corporation.

Council Member Donaldson said I nominate Council Member Olson. Council Member Olson said I am already on it. Council Member Donaldson said it is your renewal. Mayor Pro-Tem Fox said it is your renewal and I second it. Mayor Countryman said read the bottom sentence. Current City Member up for renewal.

Motion: Council Member Donaldson made a motion to nominate Council Member Olson for the Montgomery Economic Development Corporation. Mayor Pro-Tem Fox seconded the motion. Motion carried with all present voting in favor.

23. Consideration and possible action for the City Council of the City of Montgomery, Texas, to nominate one candidate for the Crime Control and Prevention District.

Motion: Mayor Pro-Tem Fox made a motion to nominate Council Member Langley for the Crime Control and Prevention District. Council Member Donaldson seconded the motion. Motion carried with all present voting in favor.

24. Discussion on Sourcewell.

City Administrator Walker said I am not going to sit here and read this to you, but I will start with a story of how you got here just to remind you of how we got where we are. The Chief had brought you Sourcewell back a few months ago. I did not put the date down. When you look at Sourcewell, Sourcewell is just like a cooperative, there are a lot of them. We use other ones, but it gives you the opportunity to enter into a project or buy products for that matter without going through the bid process. That is really the benefit of what you have here. Now, if we look at the McFate Group and EBI Texas, those are the two companies that we are working with and EBI Texas is part of the McFate Group. Right

now we are in the design phase of this. We are in the very early beginnings of this. I think on the design process phase one, you can see the McFate group is working on the architectural plan. They have sent out people that measured the building. They have done all those kind of things. When they decided to go with the McFate Group, a lot of that had to do with Chief Solomon and meeting Dennis who lives here in Montgomery. Is this company based out of another state? Yes, but they have a footprint here. That does not mean that we are not going to hire contractors or others from here. As a matter of fact, we have had the discussion with Dennis, that that is what we do. We try to do that whenever possible. It is not likely they are going to bring anybody from Michigan all the way down here because the cost of that would be limiting, but I know those were some of the questions. What is good here, as you can see in the phase two, as we get a rough idea of what we are doing, we will bring it to the Council and you will be able to look at those things. You will be able to give your input, as well where we are headed as we go. A lot of that is going to start with the cost estimates. If you go to the visual flowcharts, that is the one I like. The McFate Group started this with the design. EBI of Texas will take it from the next level. They will work with Sourcewell. At that moment, they will engage Sourcewell. They will look at the vendors who have already been vetted and approved in the state of Texas and they will pick from them and meet with them. As they do that, then they will pick those. We will know who these people are. We can review that as part of the process if you so choose. Then they will start construction beyond that. Mayor Countryman asked are we making plans for a second story? City Administrator Walker said yes, we are looking at multiple options because here is where we are right now. We are looking at the money, how much it is going to cost, looking at, like I said, we did the study, where are we going to be in 10 years, how many employees are we going to have, where we going to fit, and if we do not fit. We have got all that together now. We have gone back and forth a little bit. Now, we are looking at the square footage so we know what we need. They are putting the number to it now. The second floor. Is it a blank second floor with nothing on it? Is it built out immediately with offices? Is it a mezzanine style, which is a little cheaper? It is just a walkway with offices. We are looking at all those options now. We are not really into designing it. We are just saying what will fit? Number of people, square feet, and size of offices. What would that look like? That is what we will bring to you real soon. Mayor Countryman asked will you have who is sitting where? City Administrator Walker said yes, we have done that now. We looked at multiple options, of course. The Police Department because of the way they function, down, if we did the up and down. Downstairs makes more sense for them, but Council chambers needs to be down too. Offices for administrative, being upstairs is really no problem. We are working through those things to see where people would be located. Just because it is interesting, the secondary building is out there. We have looked at potential uses. There are very few. The way it was built, to be honest, it is better to be torn down. We will bring all that to you when we look at it because Chief Solomon wants to add some of those things which are going to have to be

built on the outside of the building. We have looked at that. We have looked at putting a portion of it, even more square footage on the outside, maybe beginning and leaving the second level blank for future. Then, paying for what is the cheapest now and they have a lot of options. I think to answer Council Member Donaldson's question because I know he has asked me a few times, when you go to the Sourcewell, could we have picked a company here in Texas? Maybe, but a lot of the companies that do this type of work are multi-state companies anyway, so not all of them only have an office in Texas. I understand the concern there, but I think you will be pleased with the contractors they bring in because they are all going to be local Houston people. So far, from what I have seen, it is. If you have people that come to you and say they want to bid on something, I have had a number of people ask me this. I said, yes, you can register. You can also talk to Dennis. They are the GC now. Talk to Dennis and ask him if they can get on. It is really a simple process for them to get into Sourcewell. They just have to sign an agreement that they agree with the government pricing that is already bid in. They have to meet certain things that they do which is underutilized, minority companies. Council Member Donaldson said I still have not grasped it totally myself. I looked through this brochure. It is very impressive. I can tell they do good work. I do not have any problem with that, except for the fact that about 95 percent of what is in here is new builds, not that much rebuilds. I am concerned with somebody that wants to go in there and knows how to tear up concrete to get the plumbing redone. As far as being based in Michigan, Michigan is not a right to work state. That bugs me that they do not have right to work there. I do not know if any of that will play into contracting people here in Texas. You can go online and look at the top construction companies in Texas and get a whole list of approved general contractors right off that list, like the Zachary Group, Austin Industries, Turner Industries Group, and Crossline Construction. Those are the four biggest in Texas and they are in that billion dollar range companies. I am just a Texas boy at heart and I want to see our money go to people that live right here in this state. I have said it before and I will say it again. We have the ninth largest economy in the world. Not in the country, in the world. This is a big state that has a big footprint. I find it amusing that we tend to want to go outside this state to get other people's opinions. Mayor Countryman said I do not think that was the goal Council Member Donaldson. The goal is just to work with somebody that that is their job and that happens to be where Sourcewell is located, but the man lives here and he was at Faith and Blue. He lives in Montgomery. Council Member Donaldson said I understand that, but the other problem is the way I understand it, you are trying to get this process on a fast track, and I think haste makes waste. I do not want to get it on a fast track where we do something and get out ahead of ourselves and then regret something we have done. Mayor Countryman said it is not the man from the company from Michigan that is being hasty. Those are two different things, right? I do not think you all are being hasty at all, but we need to move forward. City Administrator Walker said the speed and efficiency this delivers is we do not have to go through the standard government bid process which takes

forever, and we would have to bid it out. Depending on the general contractor, we would have to bid out pieces of it too because it is hard to find a certain person that will run the entire project. This already gives you the pricing that is approved by Texas government and it also gives you the ability to skip the bid process. It does not make the project go with any speed. You all will have the opportunity to look at the prices, look at the contractors, and look at everybody that is coming in. Mayor Countryman said we just do not have to do that 45-day bid process. When you do that, you have to take everybody's bids. City Administrator Walker said and then you do not always get the best. Council Member Donaldson said I understand the format. I just do not understand how they can come to a point where they have already vetted the pricing. How would they do that? City Administrator Walker said that is Sourcewell and all cooperatives here in Texas. The school districts, the counties, the state. We all use the same thing. They have already priced out. When they bid on these projects, they have to use already established prices because if they did not, then we would have to go to the bid because this is millions of dollars and you would have to go through the bid process. Council Member Olson said any time you do government work Council Member Donaldson, when I was building military homes, the general contractor would come in and it would be stupid \$50, \$60 million project. Then we would come behind and bid into the project. But we had set rates that we had to pay hourly and we had to hire local people. In order to get the contract, you had to do that. You had to hire local people based on set rates and then you bid off of your efficiency and your materials. Mayor Countryman said that does not affect the Michigan right to work state or not right to work. That does not have any bearing because these are going to be local. Local people, local businesses. City Administrator Walker said our architect right now is from Michigan and the company owner lives in Michigan, but everybody else is here that will be part of this. We have already signed a contract for at least this part with them. If in the future you wanted to make it more obvious that you support Texas, I do not think there is a problem with that. I think this went because Dennis lives right here in Montgomery. Mayor Countryman said and we voted on it. We said that we wanted this. City Administrator Walker said let us just say they are terrible or, we have big problems with them. You can always change. I do not foresee that because it is really the contractors that are going to do the work. These guys are designers, architects. Mayor Pro-Tem Fox asked are we going to have the building done by the end of December? City Administrator Walker said very close. Council Member Olson said it depends what year you are talking about. Mayor Countryman asked are you happy with the speed of the process and the product that you are getting from Sourcewell? City Administrator Walker said really we are so early. We do not know anything. We are really talking about dollars. We are breaking it out even as square footage. The areas around the Police Department with different items that they have to have is way more expensive. If we do elevated things, that is more expensive. The council chambers because we want to leave it open, is a little more expensive. Offices are the cheapest of all. We are trying to keep the plumbing where the plumbing is so we do not

have to chop up a lot of the floor. I think we will have something to bring to the Council pretty soon with some visuals so you can see what it looks like and some pricing based on if we do this, if we do this, or if we do this. Mayor Countryman asked and you will come and show it to Council? We are not trying to run the whole thing, but I think we would like to keep a finger on it and know what is going on. City Administrator Walker said that is what we talked about because we really have not gotten too far yet, but they will fly back down. They have a computer thing and it does 3D so we can show it up here so you can at least visualize it. We have talked about the community center and the way the rock is there and we talked about the front of the building mirroring that, so we have ideas only. We do not have anything to see yet.

DEPARTMENTAL REPORTS

25. Finance Report for the period ending 8/31/25

Finance Director Carl stated I do not have anything in particular and asked if anyone had any questions.

26. Public Works Monthly Report August 2025

Public Works Director Muckleroy said you have our report in front of you. I would be happy to answer any questions you have on it. Mayor Countryman said I know it did not happen in August, but congratulations to Jose. That is exciting. Public Works Director Muckleroy said he is a good kid. Council Member Langley asked how long has he been here? Public Works Director Muckleroy said just over a year. Mayor Pro-Tem Fox said I have to tell you, I sent a text to Public Works Director Muckleroy at 7:01 a.m. because I had no water and by 8:00 a.m. we had water. Council Member Czulewicz said I was right behind you texting. Public Works Director Muckleroy said Hays already knew about it and they were already in route when we found out. Council Member Olson said we had water at 4:30 a.m. Mayor Pro-Tem Fox said we did have water at 4:30 a.m. Mayor Countryman said we did have water at 4:30 a.m. because I went out walking and there was water. I do not know, but between 6:00 a.m. and 7:00 a.m. there was water. Mayor Pro-Tem Fox said actually it was a little before 7:00 a.m. Public Works Director Muckleroy said we found out about it around 7:00 a.m. Mayor Pro-Tem Fox and Council Member Langley thanked Public Works Director Muckleroy.

27. Utility Operations Monthly Report August 2025

Mr. Phillip Wright, Hays Utility, said you have the report in front of you. Do you have any questions or anything you want me to go over? We have 92 percent accountability, on regular flushing. The water usage is up, but of course, not this morning. A disconnect. Mayor Countryman asked is that what happened? Mr. Wright said yes, it was a fuse essentially in the disconnect itself. Mayor Countryman said but the generators came on,

correct? Mr. Wright said the generators came on, but part of the where that disconnect was, it actually caused the power not to get to the plant, but we got it up and going. Mayor Pro-Tem Fox said when he told me it was three, I was saying, oh my gosh, we do not even have two back online. Scary. Mr. Wright said yes, we are anxious to get that online. Absolutely. Page two, if no questions on the first page. Just a statement in compliance with the discharge wastewater plant. It is looking good. Looking at Lone Star, you are good for the year.

28. August 2025 PD & CE/PZA Report

Chief Solomon thanked everyone for coming out to Faith and Blue. Council Member Czulewicz said thank you for all your work. Chief Solomon said it really helps the citizens to see you. Next year we are going to get some shirts that says him and her. That way they will know who you are. Thank you all for coming out.

You were talking about all the trucks that are coming through here. I have tasked the lieutenant with getting us with DPS to get some of our officers certified on those commercial vehicles because it is going to help us. You can see, we are stopping them from coming down this road here because they are tearing up the roads. We are going to get a couple officers certified to inspect those vehicles and try and get some traffic down. The ones that we have been stopping lately, and then having DPS to come by, they have got lots of things going wrong with their trucks. We will be taking a look at that just to let you know.

Mayor Pro-Tem Fox said I was going to tell you, Marilyn Czulewicz did a really good job, but I counted the tickets that we did for registration and we had almost 200 and I know half the people did not even register. Chief Solomon said yes, we are looking at getting more people to register because we think it was between 500 and 600 people. Mayor Countryman said great job and thanks for having all the faith leaders out there. That is the most we have ever had and that was fantastic.

29. August 2025 Municipal Court Report

Court Administrator Kimberly Duckett said the August citations were 236 and the revenue was \$49,936.55. Mayor Countryman said Ms. Duckett there has been quite the uptick. Court Administrator Duckett said thank you.

30. Discussion on Engineer's Monthly Report

City Engineer Roznovsky said first item on here, we added an exhibit to the back on page 276 of your packets with all the capital improvements going on to help keep everyone informed and aware of where things are. We will include that every month so you see it. Going through the individual items, water plant number two. We are doing final testing as

we speak. We are working through a flow meter today to get that installed with the old one, get that switched out, but they are still on schedule for everything to be complete and online later this month. It is getting there. Just final items to get it tested and put in place.

On page two, the main things I want to touch on are the College Street drainage project, as well as the booster pump three project. For the College Street drainage project, we have the contracts back from the contractor. They are now sitting in the ARPA funds review. It has to get the additional review steps with it being funded through ARPA. As soon as we do, we will issue a notice on that project. Mayor Countryman asked do those expire in December? City Engineer Roznovsky said no, not this December. A December, but not this December. Mayor Countryman said they just keep pushing it back. City Engineer Roznovsky said right. This one is a 20-day. Whenever they get started, it is 154 days on the next one. On the water plant three, that one they are ready to start. We either are just about to or have issued them a notice to receive a pre-construction meeting with them last week. It is a long lead time to get the pumps in, but once they are there, they will go pretty quick. That will be in place around March or April.

At the bottom of page two of our report, list station 10, phase two is ready to go. We are just waiting on the deposit from the developer. He has said that it should be any day now once our contractor is ready to move on site. Mayor Countryman asked so they are moving forward? City Engineer Roznovsky said they are. They resubmitted plans. The development Lone Star Ridge resubmitted master plans to us late last week based on the revised layout. We have not gone through them yet. I think we have 25 plan sets, strand studies, or plats that are going through the review process right now. Mayor Countryman said I just did not know if that gentleman that was buying that other acreage on the corner was going to buy them. City Engineer Roznovsky said I am trying to remember conversations. I think they have discussed, but they have not reached any type of agreement.

City Engineer Roznovsky said regarding Buffalo Springs and CB Stewart infrastructure and roadway improvements, we did receive deposits from the Church of Montgomery, as well as from BCS for both of those projects. We did receive a draft of their traffic impact analysis from the developer. We have not gone through it yet. There are a bunch of improvements recommended in turn lanes on SH-105, Buffalo Springs, CB Stewart, etc. This is just the preliminary page, but we will come back to you with a full update once we have all the work complete. The actual bores for the geotech analysis are scheduled for the 17th and 20th of this month over those two days. PD is aware because they will be working in the middle of the street.

City Engineer Roznovsky said Simon and Lawson waterline loop is the Superior Properties project. We have also received the deposit from that developer and that project is in design.

City Engineer Roznovsky said no more updates on the next page. On the back, we have the current list of plan and plat reviews that are in and out. There are some that have been sent out or current since then as of the meeting report being written.

City Engineer Roznovsky said I will address some of the public comments from earlier. For the Church of Montgomery drainage plan, they have submitted those plans. We have reviewed those plans, but have not approved their plans. Their drainage was considered as part of the overall development. It was platted as the Estates of Lake Creek Village. All of that was part of that plat and that drainage was considered with that. What we are doing is making sure they are within the bounds of what that was designed for with their plan improvements. Related to the street acceptance part of it, we are still working through the legal side of it with the deeds and the ownership. I know we do not have an agenda item, but we can put an updated item on that.

City Engineer Roznovsky said on page six of our report, the TPS permit amendment for the Stewart Creek plant, which is the one behind Lupe Tortilla and Chick-fil-A, that has been submitted and we are now in waiting time with the TCEQ. They are very, very behind, so we will probably wait to get a final for that not until July of next year.

City Engineer Roznovsky said we did finally receive an update on the FM 1097 Buffalo Springs traffic signal. Since this report went out, they have approved for construction. They have ordered materials. They expect the materials to be delivered in February and installed in March for the signal at Buffalo Springs and FM 1097.

Mayor Countryman asked when is TxDOT going to be done with the FM 1097 bridge? It is completely locked up over there. City Engineer Roznovsky said their schedule they gave us was June. Mayor Countryman said no way. I was backed up coming over Buffalo Springs bridge and it was going nowhere. This was on a day that there was no school. City Engineer Roznovsky said when we asked them a couple months ago when they started on outside the construction schedule they gave us, it was completed in June. Mayor Countryman asked is it going to be one lane or one passing for the majority of that? City Engineer Roznovsky said during working hours, yes. We will continue to ask for updates. Mayor Countryman said Montgomery Bend will not be selling anymore. Who is going to want to do that?

City Engineer Roznovsky said speaking of Montgomery Bend, which is the next item on here, they expect that signal to get started later this year.

City Engineer Roznovsky said other than that, we talked about updates to the rates and the Texas Water Development Board applications. For the Kendig Keast ordinance updates, I will get a schedule sent out. We received something from Kendig Keast earlier today with updated milestones on the deliverables. I just have not had a chance to go through that. I know you were asking about that earlier.

Mayor Countryman asked for the FM 1097 bridge because I know I am going to be asked, what are the working hours? City Engineer Roznovsky said I will ask. I will see if it is on infrastructure plans, what TxDOT has on there. It is a fully funded and controlled TxDOT project. Mayor Countryman said I totally understand, but June sounds like forever from now. City Engineer Roznovsky said I will ask. We will see what information we can gather and see what they can do, at least hopefully, not working around rush hour. Mayor Countryman said because tomorrow is going to be the first day of school that that is coming back. City Engineer Roznovsky said we will reach out to their engineer and see if we can get an update.

City Administrator Walker said Ms. Tilley has officially become the Development Services Administrator. Mayor Countryman said to Development Services Administrator Tilley I did not know if you wanted to give your report or if you had anything to say. Development Services Administrator Tilley said I have nothing. Council Member Czulewicz said I have a question. On your report, you had three signs items under code enforcement. What were they? Development Services Administrator Tilley said two of them were for the developments Briarley and Montgomery Bend. One was a sign that I had just picked up along SH-105. Council Member Czulewicz asked why is the flag still flying in front of the Krawfish Kai? Development Services Administrator Tilley said we are going to get that down. The same with the Bar and Vines. Council Member Czulewicz said I asked you three months ago. Development Services Administrator Tilley said our sign ordinance needs to be cleaned up, but we have a temporary freestanding sign that is allowed without a permit for 75 days. That freestanding sign, the flag sign, it qualifies under the square footage of that temporary freestanding sign. I know they have already gone over at least a couple weeks on those 75 days, but I will get the report. There are two of them in the Historic District. Mayor Pro-Tem Fox said if they take the sign down for two days and put it back up, they are continuing their 75 days. Is that correct? Development Services Administrator Tilley said the 75 days does not have to be consecutive in a calendar year. The ones who put out flags while business is open and take it down after the business is open, I do not count that because it is just during their operation, but they are able to take it right back down. Krawfish Kai was doing that at first. They were taking it out when they were open and then they would take it back out, but after a while they just left it out. I will get that addressed.

31. Building Official Report for August 2025

Mr. Rick Hanna, Certified Building Official, CBO Partners, LLC said thank you for renewing our service agreement. There are no changes to it. You have my report as far as number of permits, but obviously things are picking up. In case anybody gets any complaints, I just gave City Administrator Walker the new builders coming in, the new superintendents, and new trades are all trying to work the system, so I put my foot down

today. Now I am going to start doing special trips out. One wants to insulate first and then put systems in later. I came down today and visited with several of them. You might get some feedback that the building department is slowing down construction. Their problem is they are having a difficult time managing their trade. One guy does not show up, so they want to jump something else in its place. If you have driven out to Briarley, there are probably 40 homes at some point in construction out there. Mayor Countryman said they have sold 20. Mr. Hanna said they have a lot of them pre-sold. Stephen is running that one pretty well and Cody is picking up some of the other subdivisions. We are staying busy.

Council Member Donaldson asked can I make a recall? I need to talk to the chief. You put up another stop sign on Emma's way. I need to ask what was the criteria for doing that? How did you determine to put that street sign up? I am not against it. They made it a four-way stop and supposedly before the road was even built, the residents were complaining that people were going to cut through there and not obey the speed limit. Chief Solomon said we have received a lot of complaints about that because it was a four-way stop so we simply requested. Last night I got a text from a former City Council member saying that the stop sign was up and so I took a look at it today. It is just for safety reasons.

Motion: Council Member Langley made a motion to approve the departmental reports. Council Member Czulewicz seconded the motion. Motion carried with all present voting in favor.

EXECUTIVE SESSION

32. Closed Session

City Council will meet in Closed Session pursuant to the provisions of Chapter 551 of the Texas Government Code, in accordance with the authority contained in:

A. Section 551.071 Consultation with Attorney – Update on ongoing litigation.

At 7:07 p.m. Mayor Countryman convened the Montgomery City Council into closed session pursuant to provision Chapter 551 of the Texas Government Code, in accordance with the authority contained in Section 551.071 Consultation with Attorney for an update on ongoing litigation.

33. Open Session

City Council will reconvene in Open Session at which time action on the matter(s) discussed in Closed Session may be considered.

A. Section 551.071 Consultation with Attorney – Update on ongoing litigation.

At 7:22 p.m. Mayor Countryman reconvened the Montgomery City Council into an open session pursuant to provision of Chapter 551 of the Texas Government Code to

take any action necessary related to the executive session noted herein, or regular agenda items, noted above, and/or related items.

Item A: No action taken.

COUNCIL INQUIRY

Council Member stated our next meeting is November 10th.

Council Member Langley asked did I see the quilt walk is this weekend? Mayor Countryman said yes, the quilt walk is this weekend.

Council Member Czulewicz asked City Secretary Beaven who does the calendar online? Finance Director Carl asked the one you get in your utility bill? Council Member Czulewicz said yes. Finance Director Carl said Kristen McCain. Actually Janie. Janie is now taking it over, but Kristen McCain was doing it. Council Member Czulewicz said because some of the events were not on there like the quilt walk and other things were not on there. Finance Director Carl said we put information on there if it is on the master event calendar. If it is not on the master event calendar, or if people do not notify them up front, then we do not know what we do not know.

City Administrator Walker said for your next Council meeting, we are going to bring something forward. The packets specifically, we are working with the attorney. The packets being presented to the public as part of the packet or the agenda going out. Information is getting stolen and they are sending out fake emails that ask for money, \$5,000, and different things. We are going to suggest keeping the packet just for you. If somebody wants to request that, they can do it the same way they do other documents. It is just I do not know what else to do. Mayor Countryman said we can go back to when they used to put it under our doormats, but that was for executive session. Are you saying that you will just send us an email? City Administrator Walker said an email. It is not going to post publicly because they took the data, the people they put in everything. They put in the names and it is just not safe anymore. Council Member Langley said when I get it emailed to me, I cannot open it up and make it bigger. Maybe I need some help, but if I go to the City of Montgomery page and I hit agendas and open it up, I can make it bigger. City Administrator Walker said the agenda will still be there, just not the packet. Council Member Langley said no, the packet is what I am talking about. City Administrator Walker said maybe we need to figure out what is going on because you received a new one. Mayor Pro-Tem Fox said I figured out how to open it up bigger on the packet on the laptop finally. Mayor Countryman said I have been told that there have been emails sent to me and I am not getting them. Council Member Langley said I am not either. Mayor Countryman said and they are getting bounced back to say that nobody is here by that name. City Administrator Walker said it has to be in the system. I will talk to OCS about that. Mayor

Countryman said I do not know if there has been tweaks with it or what. Council Member Langley said our City Engineer Roznovsky sent the people going to the TML dinner

invites. City Secretary Beaven said I have seen the email. I was going to print it out. Council Member Langley said he called me yesterday and told me that I am not getting mine because it keeps sending it back to him. City Administrator Walker said we will have to whitelist some of those. That is the system that is doing that. Council Member Langley said in my email list, it is telling me that I have 13 emails that I have not been able to get through Barracuda. City Administrator Walker said that is the system that blocks these. Council Member Langley said it says I have 13 emails that I need to read, but it has it blocked. Mayor Countryman said I will help you. City Secretary Beaven said bring your laptop and let us see what we can do. City Administrator Walker said we will probably do all boards and commissions that way just to be safe with any of that data getting out. City Secretary Beaven said it will still be the same way where I attach it to the agenda calendar invite and I email it separately as well, one right after the other. You will still receive the packet that route. Once we bring it forward for a vote, we will discontinue publication on the website. Council Member Donaldson asked do you mean if you go to the city website, you cannot pull down the agenda? City Administrator Walker said the agenda, yes. The packet, no. Mayor Countryman said not all the supporting documents behind it because people are stealing it and they are sending invoices. I got a call from a developer who the scammer requested money and he called me. He asked did you send me this? Council Member Donaldson said that is very sad because for a whole year before I even thought about coming on Council, that is how I found out things were going on is when I could get online and get the agenda open and look at what was really behind it. I did that going back years to find history of different things. It is a shame to me that a citizen cannot go on our city website. Mayor Countryman said but the minutes will be there once they are already done because once the minutes are done, they will have it all on there when the minutes are passed. It is just the future because there are people scamming off of it, looking at what is going on on our agenda tonight, these escrow agreements, and they will be sending emails tomorrow requesting that money. Council Member Olson said there is a way to download and block screenshots because my company does that. Some of the things that I get it is blocked. It will not let you print it, it will not let you take a screenshot of it, and it will not let you download it. It is only right there and that is all. Mayor Countryman said but they can write it, and they can recreate it. City Administrator Walker said what they are stealing are the people's names. Mayor Countryman said and they are creating invoices. City Administrator Walker said in the minutes, we can probably look at being more careful and black out if it is critical information like that, such as addresses, but they are looking at the development agreements and they are sending them a bill for \$5,000 with all the information. It looks like it came right from us. Council Member Olson said I had my bank card stolen three times in three months. I had five charges on it on the last one. Five charges and somebody got it again. Council Member Czulewicz said I had that problem for a while.

Every time I found it, it was when I stopped to get gas at a truck stop. For the last two and a half years, I have been paying cash at truck stops. I have traveled a lot over the years and I have had it so many times. I just pay cash because the truck stops are a target for these people that go in there and scam your information. City Administrator Walker said they put skimmers on to read your number.

Mayor Countryman said I was at a mini mayor's round table and we were talking about COLA's and insurance and how their insurance through TML raised. Did ours raise? I thought you asked about it. Council Member Olson said yes, we have seen a rate increase on ours. It was built in. Mayor Countryman said no, I thought Council Member Langley asked and they said no. Council Member Langley asked the health insurance? Mayor Countryman said yes, you always ask every year. Council Member Olson said there are rate increases on there. Finance Director Carl said we did. We anticipated a rate increase. Mayor Countryman asked how much did it go up? Finance Director Carl said it ended up being nine percent. Mayor Countryman said theirs was 13 percent. City Administrator Walker said that is kind of funny because they put out some messages trying to keep rates low, and then everyone I am reading online, all the city managers and GFO 18, they are all saying that is not what we knew about. Mayor Countryman asked do we have alternatives? We gave eight percent potential raises and then that eats it up. What can we do about that? Can we go out somewhere else? City Administrator Walker said you can always try. Mayor Countryman said TML does not seem to be friendly. City Administrator Walker said it is really United Healthcare or Blue Cross Blue Shield. It is one or the other almost every time. Finance Director Carl said Blue Cross Blue Shield is who we have. The idea is that, and Mayor Pro-Tem Fox I am sure can speak to that it being our group size is small, so for us to go off on our own, we would be looking at not as great a rate. Mayor Countryman said I knew that is why we came to TML. Mayor Pro-Tem Fox said the first year they make it a great rate. Mayor Countryman said that is what it was. Susan brought it to us. Finance Director Carl said I will remind everyone that we got TML to hold steady for two years with no increase. Mayor Pro-Tem Fox said which was amazing. Mayor Countryman said people are not happy about it. Council Member Olson said if we could self-insure and then have Blue Cross or United be the administrator. That is how most corporations work. They self-insure. Mayor Pro-Tem Fox said we are not big enough. Council Member Olson said nor do we have the money to self-insure. It is just cheaper for the organization if you can because you are basically holding on to that money and you invest it in all the things.

Mayor Pro-Tem Fox said I was going to ask a question about the retreat for Saturday. Is the agenda just to meet there at the winery? City Secretary Beaven said the venue is not confirmed yet. City Administrator Walker said two of the places that we were scheduling backed out and said no. Mayor Countryman asked so you could not do Two Lips for the city retreat? Council Member Olson asked what city retreat? Mayor Countryman said we have been talking about having a retreat for all of us to go to. Council Member Olson said

on the 8th. I remember that. Council Member Langley said remember you could not go one time. Mayor Countryman said remember we did this date because of you. Mayor Pro-Tem Fox asked are we having a retreat on the 18th or not? Mayor Countryman said November 8th. Mayor Countryman asked do you need help finding a place? City Secretary Beaven said no, I am going to take over and handle it. Mayor Countryman said okay. City Secretary Beaven said someone else was doing it while I was out and I am coordinating now, so I will be addressing it. Council Member Langley said here in Montgomery is good. Council Member Olson asked are we starting at 9:00 a.m. or 8:00 a.m.? Mayor Countryman said I guess Ruby is in charge. Ask her. City Secretary Beaven asked does it need to be inside city limits or outside city limits? Council Member Olson said I do not care. City Administrator Walker said we set it at 9:00 a.m. Council Member Olson said 9:00 a.m. it is. Mayor Countryman said I said H wines. They have breakfast now and they will shut it down for us. City Administrator Walker said I think that is one that came back because it originally said there was a fee, and I think they came back. We will check on that. Mayor Countryman said if you need help let me know. Mayor Pro-Tem Fox said the 8th of November. Mayor Countryman said yes. The second weekend in November, Saturday. Mayor Pro-Tem Fox said I thought it was the 18th. Mayor Countryman said starting at 9:00 a.m.

CLOSING AGENDA

34. Items to consider for placement on future agendas.

No items to consider for placement on future agendas.

35. Adjourn.

Motion: Council Member Czulewicz made a motion to adjourn the Regular Meeting of the City of Montgomery at 7:34 p.m. Council Member Langley seconded the motion. Motion carried with all present voting in favor.

APPROVED:

Sara Countryman, Mayor

ATTEST:

Ruby Beaven, City Secretary

Montgomery City Council
AGENDA REPORT

Meeting Date: November 10, 2025	Budgeted Amount: N/A
Department: Administration	Prepared By: Ruby Beaven

Subject

Consideration and possible action on a Resolution of the City Council of the City of Montgomery, Montgomery County, Texas, appointing board members to the Montgomery Economic Development Corporation Board of Directors.

Recommendation

Staff recommends approval of a Resolution appointing members to the MEDC Board of Directors.

Discussion

Dan Walker, Casey Olson, and Wade Nelson were appointed to serve in terms that expire December 31, 2025.

Dan Walker, Casey Olson, and Wade Nelson are willing and eligible to continue to serve as board members of the Montgomery Economic Development Corporation Board of Directors with the terms expiring December 31, 2027.

Approved By

City Administrator	Brent Walker	Date: 10/02/2025
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RESOLUTION NO. 2025-XX

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF MONTGOMERY, MONTGOMERY COUNTY, TEXAS, APPOINTING BOARD MEMBERS TO THE MONTGOMERY ECONOMIC DEVELOPMENT CORPORATION BOARD OF DIRECTORS.

WHEREAS, the Montgomery Industrial Development Corporation was created by the voters of the City of Montgomery by an election on May 6, 1995; and

WHEREAS, prior to 2015, the name changed from the Montgomery Industrial Development Corporation to the Montgomery Economic Development Corporation to reflect the focus is not just industrial development but also broader economic growth initiatives; and

WHEREAS, the Montgomery Economic Development Corporation Bylaws allows for seven members appointed by the City Council for staggered two-year terms of office to serve on the Board of Directors for the Montgomery Economic Development Corporation; and

WHEREAS, Jeff Angelo, Arnette Easley, Carol Langley, and Ryan Londeen were appointed to serve in terms that expired December 31, 2026; and

WHEREAS, Dan Walker, Casey Olson, and Wade Nelson were appointed to serve in terms that expire December 31, 2025; and

WHEREAS, Dan Walker, Casey Olson, and Wade Nelson are willing and eligible to continue to serve as board members of the Montgomery Economic Development Corporation Board of Directors with the terms expiring December 31, 2027.

NOW, THEREFORE, BE IT RESOLVED BY THE CITY COUNCIL OF THE CITY OF MONTGOMERY, TEXAS, THAT:

- Section 1: The matter and facts recited in the preamble hereof are found and determined to be true and correct.
- Section 2: Dan Walker is appointed to serve as board member on the Montgomery Economic Development Corporation Board of Directors with his term beginning on January 1, 2026 and ending on December 31, 2027.
- Section 3: Casey Olson is appointed to serve as board member on the Montgomery Economic Development Corporation Board of Directors with his term beginning on January 1, 2026 and ending on December 31, 2027.
- Section 4: Wade Nelson is appointed to serve as board member on the Montgomery Economic Development Corporation Board of Directors with his term beginning on January 1, 2026 and ending on December 31, 2027.

PASSED AND APPROVED this 10th day of November 2025, by the City Council of the City of Montgomery, Texas.

CITY OF MONTGOMERY, TEXAS

Sara Countryman, Mayor

ATTEST:

Ruby Beaven, City Secretary

Montgomery City Council
AGENDA REPORT

Meeting Date: November 10, 2025	Budgeted Amount: N/A
Department: Administration	Prepared By: Ruby Beaven

Subject

Consideration and possible action on a Resolution of the City Council of the City of Montgomery, Montgomery County, Texas, appointing board members to the Planning and Zoning Commission

Recommendation

Staff recommends approval of a Resolution appointing members to P&Z.

Discussion

John Fox (Place 1), Daniel Gazda (Place 3), and Jeff Glaser (Place 5) were appointed to serve in terms that expire October 1, 2025.

John Fox, Daniel Gazda, and Jeff Glaser are willing and eligible to continue to serve as members of the Montgomery Planning and Zoning Commission with the terms expiring October 1, 2027.

Approved By

City Administrator	Brent Walker	Date: 10/02/2025
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RESOLUTION NO. 2025-XX

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF MONTGOMERY, MONTGOMERY COUNTY, TEXAS, APPOINTING MEMBERS TO THE MONTGOMERY PLANNING AND ZONING COMMISSION.

WHEREAS, the Planning and Zoning Commission was created by City Ordinance Section 98-49 with a Commission to consist of five (5) Members that have two-year term limits; and

WHEREAS, John Fox (Place 1), Daniel Gazda (Place 3), and Jeff Glaser (Place 5) were appointed to serve in terms that expire October 1, 2025; and

WHEREAS, William Simpson (Place 2) and Merriam Walker (Place 4) appointed to serve in terms that expired October 1, 2026; and

WHEREAS, John Fox, Daniel Gazda, and Jeff Glaser are willing and eligible to continue to serve as members of the Montgomery Planning and Zoning Commission with the terms expiring October 1, 2027.

NOW, THEREFORE, BE IT RESOLVED BY THE CITY COUNCIL OF THE CITY OF MONTGOMERY, TEXAS, THAT:

- Section 1: The matter and facts recited in the preamble hereof are found and determined to be true and correct.
- Section 2: John Fox is appointed to serve as commission member on the Planning and Zoning Commission, Place 1, with the term ending on October 1, 2027.
- Section 3: Daniel Gazda is appointed to serve as commission member on the Planning and Zoning Commission, Place 3, with the term ending on October 1, 2027.
- Section 4: Jeff Glaser is appointed to serve as commission member on the Planning and Zoning Commission, Place 5, with the term ending on October 1, 2027.

PASSED AND APPROVED this 10th day of November 2025, by the City Council of the City of Montgomery, Texas.

CITY OF MONTGOMERY, TEXAS

Sara Countryman, Mayor

ATTEST:

Ruby Beaven, City Secretary

Montgomery City Council
AGENDA REPORT

Meeting Date: November 10, 2025	Budgeted Amount: N/A
Department: Administration	Prepared By: Ruby Beaven

Subject

Consideration and possible action on a Resolution of the City Council of the City of Montgomery, Montgomery County, Texas, appointing board members to the Crime Control and Prevention District.

Recommendation

Staff recommends approval of a Resolution appointing members to CCPD.

Discussion

The Crime Control and Prevention District was approved by the voters on November 05, 2024, with a Board of Directors consisting of seven (7) Members that have staggered two-year term limits.

Term Expired September 01, 2025

Place 1: Carol Langley

Place 3: Nelson Cox

Place 6: T.J. Wilkerson

Term Expires September 01, 2026

Place 2: Sara Countryman

Place 4: Stan Donaldson

Place 5: Joel Gordon

Place 7: Michael Ghutzman

Carol Langley, Nelson Cox, and TJ Wilkerson are willing and eligible to continue to serve as members of the Crime Control and Prevention District with the terms expiring October 1, 2027.

Approved By

City Administrator	Brent Walker	Date: 10/02/2025
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RESOLUTION NO. 2025-XX

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF MONTGOMERY, MONTGOMERY COUNTY, TEXAS, APPOINTING MEMBERS TO THE CRIME CONTROL AND PREVENTION DISTRICT.

WHEREAS, the Crime Control and Prevention District was approved by the voters on November 05, 2024 with a Board of Directors consisting of seven (7) Members that have staggered two-year term limits; and

WHEREAS, Carol Langley (Place 1), Nelson Cox (Place 3), and TJ Wilkerson (Place 6) were appointed to serve in terms that expired September 01, 2025; and

WHEREAS, Sara Countryman (Place 2), Stan Donaldson (Place 4), Joel Gordon (Place 5), and Michael Ghutzman (Place 7) appointed to serve in terms that expire September 01, 2026; and

WHEREAS, Carol Langley, Nelson Cox, and TJ Wilkerson are willing and eligible to continue to serve as members of the Crime Control and Prevention District with the terms expiring October 1, 2027.

NOW, THEREFORE, BE IT RESOLVED BY THE CITY COUNCIL OF THE CITY OF MONTGOMERY, TEXAS, THAT:

Section 1: The matter and facts recited in the preamble hereof are found and determined to be true and correct.

Section 2: Carol Langley is appointed to serve as board member on the Crime Control and Prevention District, Place 1, with the term ending on September 01, 2027.

Section 3: Nelson Cox is appointed to serve as board member on the Crime Control and Prevention District, Place 3, with the term ending on September 01, 2027

Section 4: TJ Wilkerson is appointed to serve as board member on the Crime Control and Prevention District, Place 6, with the term ending on September 01, 2027

PASSED AND APPROVED this 10th day of November 2025, by the City Council of the City of Montgomery, Texas.

CITY OF MONTGOMERY, TEXAS

Sara Countryman, Mayor

ATTEST:

Ruby Beaven, City Secretary

Montgomery City Council
AGENDA REPORT

Meeting Date: November 10, 2025	Budgeted Amount: \$36,000
Department: Administration	Prepared By: Maryann Carl

Subject

Consideration and possible action to approve an audit services agreement for fiscal year end September 30, 2025 with Crowe LLP.

Recommendation

Approve the audit engagement with Crowe LLP for audit services for the City of Montgomery for fiscal year end September 30, 2025.

Discussion

Crowe LLP has provided an engagement for audit services for fiscal year end September 30, 2025. The fee for services under this agreement is \$36,180.

Approved By

City Administrator	Brent Walker	Date: 11/4/2025
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**Crowe LLP**

Independent Member Crowe Global

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October 3, 2025

The Honorable Sara Countryman, Mayor
City of Montgomery
101 Old Plantersville Road
Montgomery, Texas 77316-4416

This letter agreement confirms the arrangements for Crowe LLP ("Crowe" or "us" or "we" or "our") to provide the professional services, as more fully set forth herein (the "Services"), and the deliverables set forth herein (the "Deliverables") to City of Montgomery ("you", "your" or "Client"). The attached Crowe Engagement Terms, and any attachments or addenda thereto, are an integral part of this letter agreement and are incorporated herein by reference (collectively, the letter agreement, Crowe Engagement Terms, and any attachments or addenda are defined as the "Agreement").

AUDIT SERVICES

Our Responsibilities

We will audit and report on the financial statements of the Client for the year ending September 30, 2025.

We will audit and report on the financial statements of the governmental activities, the business-type activities, the discretely presented component unit, each major fund, the aggregate remaining fund information, and the disclosures, which collectively comprise the basic financial statements of the Client for the period indicated.

The component unit will be audited as part of the audit of the financial statements of the Client as noted below:

1. Montgomery Economic Development Corporation: Discretely presented, No Separate Financial Statements

In addition to our report on the financial statements, we plan to evaluate the presentation of the following supplementary information in relation to the financial statements as a whole, and to report on whether this supplementary information is fairly stated, in all material respects, in relation to the financial statements as a whole.

- Budgetary Comparison Schedule(s)
- Combining Statement(s) and Schedule(s)

In addition to our report on the financial statements, we also plan to perform specified procedures in order to describe in our report whether the following required supplementary information is presented in accordance with applicable guidelines. However, we will not express an opinion or provide any assurance on this information due to our limited procedures.

- Management's Discussion and Analysis

- Budgetary Comparison Schedules
- Pension Schedule(s), as applicable

The objective of the audit is the expression of an opinion on the financial statements. We will plan and perform the audit in accordance with auditing standards generally accepted in the United States of America (GAAS). Those standards require that we obtain reasonable, rather than absolute, assurance about whether the financial statements are free of material misstatement whether caused by error or fraud. Reasonable assurance is a high level of assurance but is not absolute assurance and therefore is not a guarantee that an audit conducted in accordance with GAAS will always detect a material misstatement when it exists. The risk of not detecting a material misstatement resulting from fraud is higher than for one resulting from error, as fraud may involve collusion, forgery, intentional omissions, misrepresentations, or the override of internal control. Because of inherent limitations of an audit, together with the inherent limitations of internal control, an unavoidable risk that some material misstatements may not be detected exists, even though the audit is properly planned and performed in accordance with GAAS. An audit is not designed to detect error or fraud that is immaterial to the financial statements.

An audit involves performing procedures to obtain audit evidence about the amounts and disclosures in the financial statements. The procedures selected depend on the auditor's judgment including the assessment of the risks that the financial statements could be misstated by an amount that we believe would influence the judgment made by a reasonable user of these financial statements. An audit also includes evaluating the appropriateness of accounting policies used and the reasonableness of significant accounting estimates made by management, as well as evaluating the overall presentation of the financial statements. As required by the standards, we will maintain professional skepticism throughout the audit.

In making our risk assessments, we obtain an understanding of internal control relevant to the audit in order to design audit procedures that are appropriate in the circumstances but not for the purpose of expressing an opinion on the effectiveness of the Client's internal control. However, we will communicate in writing to those charged with governance and management concerning any significant deficiencies or material weaknesses in internal control relevant to the audit of the financial statements that we have identified during the audit. We will communicate to management other deficiencies in internal control identified during the audit that have not been communicated to management by other parties and that, in our professional judgment, are of sufficient importance to merit management's attention. We will also communicate certain matters related to the conduct of the audit to those charged with governance, including (1) fraud involving senior management, and fraud (whether caused by senior management or other employees) that causes a material misstatement of the financial statements, (2) illegal acts that come to our attention (unless they are clearly inconsequential) (3) disagreements with management and other significant difficulties encountered in performing the audit and (4) various matters related to the Client's accounting policies and financial statements. Our engagement is not designed to address legal or regulatory matters, which matters should be discussed by you with your legal counsel.

As part of our audit, we will conclude, based on the audit evidence obtained, whether there are conditions or events, considered in the aggregate, that raise substantial doubt about the Client's ability to continue as a going concern for a reasonable period of time.

We expect to issue a written report upon completion of our audit of the Client's financial statements. Our report will be addressed to those charged with governance of the Client. Circumstances may arise in which it is necessary for us to modify our opinion, add an emphasis of matter or other matter paragraph or a separate section in the auditor's report, or withdraw from the engagement.

Our audit and work product are intended for the benefit and use of the Client only. The audit will not be planned or conducted in contemplation of reliance by any other party or with respect to any specific transaction and is not intended to benefit or influence any other party. Therefore, items of possible interest to a third party may not be specifically addressed or matters may exist that could be assessed differently by a third party.

The working papers for this engagement are the property of Crowe and constitute confidential information.

Although some professionals assigned to the engagement may have a Juris Doctor, an L.L.M., or other law degree, Crowe and its personnel do not practice law and have not been engaged to provide any legal advice. You acknowledge and agree that neither Crowe nor any of our personnel will be asked or engaged to provide any legal advice in providing any services to you.

The Client's Responsibilities

The Client's management is responsible for the preparation and fair presentation of the financial statements in accordance with accounting principles generally accepted in the United States of America. Management is also responsible for the design, implementation and maintenance of internal control relevant to the preparation and fair presentation of financial statements that are free from material misstatement, whether due to error or fraud.

Management has the responsibility to adopt sound accounting policies, maintain an adequate and efficient accounting system, to safeguard assets, and to design and implement programs and controls to prevent and detect fraud. Management's judgments are typically based on its knowledge and experience about past and current events and its expected courses of action. Management's responsibility for financial reporting includes establishing a process to prepare the accounting estimates included in the financial statements.

Management is responsible for providing to us, on a timely basis, all information of which management is aware that is relevant to the preparation and fair presentation of the financial statements, such as records, documentation, and other matters. Management is also responsible for providing such other additional information we may request for the purpose of the audit, and unrestricted access to persons within the Client from whom we determine it necessary to obtain audit evidence. Additionally, those charged with governance are responsible for informing us of their views about the risks of fraud within the Client, and their knowledge of any fraud or suspected fraud affecting the Client.

Monitoring independence includes monitoring affiliates and obtaining information about those entities. For the purpose of complying with applicable independence requirements, the Client agrees to provide Crowe, at least annually, a complete and accurate legal entity listing (e.g. component units included in the Client's financial statements), and a listing of other affiliated entities not included on the legal entity listing (e.g. joint ventures, jointly governed organizations, related organizations, and equity method investments). Crowe's independence may be impaired when an event occurs that impacts the Client's financial reporting entity. The financial reporting entity includes a primary government, organizations for which the primary government is financially accountable, and other organizations for which the nature and significance of their relationship with the primary government are such that exclusion would cause the reporting entity's basic financial statements to be misleading or incomplete. The Client is responsible for providing Crowe timely, advance notice of events impacting the financial reporting entity so that both parties may assess the impact, if any, of such event on independence. Such notice may include timely providing Crowe notice of any changes in financial accountability amongst the primary government and current and potential component units including changes in board appointment responsibilities, financial benefit/burden relationships, or fiscal dependence. In assessing the impact of such event on independence, the parties will take appropriate action, which may require us to terminate the engagement. In addition, an impairment that extends to engagements with affiliates may require us to terminate multiple engagements, including those that may not be specific to this engagement letter.

Management is responsible for adjusting the financial statements to correct material misstatements related to accounts or disclosures. As part of our audit process, we will request from management written confirmation concerning representations made to us in connection with the audit, including that the effects of any uncorrected misstatements aggregated by us during the audit are immaterial, both individually and in the aggregate, to the financial statements, and to the Client's compliance with the requirements of its Federal programs. Management acknowledges the importance of management's representations and

responses to our inquiries, and that they will be utilized as part of the evidential matter we will rely on in forming our opinion. Because of the importance of such information to our engagement, you agree to waive any claim against Crowe and its personnel for any liability and costs relating to or arising from any inaccuracy or incompleteness of information provided to us for purposes of this engagement.

Management is responsible for the preparation of the supplementary information identified above in accordance with the applicable criteria. As part of our audit process, we will request from management certain written representations regarding management's responsibilities in relation to the supplementary information presented, including but not limited to its fair presentation in accordance with the applicable criteria, the method of measurement and presentation and any significant assumptions or interpretations underlying the supplementary information. In addition, it is management's responsibility to include the auditor's report on supplementary information in any document that contains the supplementary information and that indicates that we have reported on such supplementary information. It is also management's responsibility to present the supplementary information with the audited financial statements or, if the supplementary information will not be presented with the audited financial statements, to make the audited financial statements readily available to the intended users of the supplementary information no later than the date of issuance by Client of the supplementary information and the auditor's report thereon.

Management is responsible for the preparation of the required supplementary information identified above in accordance with the applicable guidelines. We will request from management certain written representations regarding management's responsibilities in relation to the required supplementary information presented, including but not limited to whether it has been measured and presented in accordance with prescribed guidelines, the method of measurement and presentation and any significant assumptions or interpretations underlying the supplementary information.

Management is responsible for report distribution responsibilities, including determining which officials or organizations will receive the report and making the report available to the public as applicable when the audit organization is responsible for report distribution.

OTHER SERVICES

With respect to the above other services, we will perform the services in accordance with applicable professional standards. We, in our sole professional judgment, reserve the right to refuse to do any procedure or take any action that could be construed as making management decisions or assuming management responsibilities. In connection with performing the above other services, you agree to: assume all management responsibilities including making all management decisions; oversee the service by designating an individual, preferably within senior management, who possesses suitable skill, knowledge, and/or experience; evaluate the adequacy and results of the services performed; and accept responsibility for the results of the services.

FINANCIAL STATEMENT PREPARATION SERVICES

You have also asked us to assist in the preparation of your financial statements from the books and records of the Client as of and for the year ending September 30, 2025. In connection with performing this service, you agree to: assume all management responsibilities including making all management decisions; oversee the service by designating an individual, preferably within senior management, who possesses suitable skill, knowledge, and/or experience; evaluate the adequacy and results of the services performed; and accept responsibility for the results of the services.

FEES

Our fees are outlined below.

Description of Services	Fee Amount
Audit of the Financial Statements of the City of Montgomery for the year ending	\$36,180

September 30, 2025	
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We will invoice you as our services are rendered. Generally, 30 percent will be billed and payable upon completion of interim audit procedures (normally one to four months before year end) and 70 percent during final fieldwork as work progresses. Accordingly, the fee will be split 30/70 between budget years.

Our invoices are due and payable upon receipt. Invoices that are not paid within thirty (30) days of receipt are subject to a monthly interest charge of one percent (1%) per month or the highest interest rate allowed by law, whichever is less, which we may elect to waive at our sole discretion, plus costs of collection including reasonable attorneys' fees. If any amounts invoiced remain unpaid thirty (30) days after the invoice date, you agree that Crowe may, in its sole discretion, cease work until all such amounts are paid or terminate this engagement.

The fees outlined above are based on certain assumptions. Those assumptions may be incorrect due to incomplete or inaccurate information provided, or circumstances may arise under which we must perform additional work, which in either case will require additional billings for our services. Examples of such circumstances include, but are not limited to:

- Changing service requirements
- New professional standards or regulatory requirements
- New financial statement disclosures
- Work caused due to the identification of, and management's correction of, inappropriate application of accounting pronouncements
- Erroneous or incomplete accounting records
- Evidence of material weakness or significant deficiencies in internal controls
- Substantial increases in the number of significant deficiencies in internal controls
- Regulatory examination matters
- Change in your organizational structure or size due to merger and acquisition activity or other events
- Change in your controls
- New or unusual transactions
- Agreed-upon level of preparation and assistance from your personnel not provided
- Numerous revisions to your information
- Lack of availability of appropriate Client personnel during fieldwork.

A federal single audit is required by the OMB's Uniform Guidance when federal funds over \$1,000,000 are expended. Federal single audit fees vary based on the number of major programs as defined by OMB. The additional technical verbiage that is necessary when a federal single audit is required is not included within this engagement letter, nor does the proposed engagement fee include additional fees related to a federal single audit.

A state single audit is required when grant funds that originated from the State of Texas (this does not include federal monies passed through the State) over \$1,000,000 are expended. State single audit fees vary based on the number of major programs as defined by the State of Texas Single Audit Circular. The additional technical verbiage that is necessary when a state single audit is required is not included within this engagement letter, nor does the proposed engagement fee include additional fees related to a state single audit.

Should you exceed the federal and/or state single audit thresholds, a new engagement letter will be required.

Additionally, to accommodate requests to reschedule fieldwork without reasonable notice, additional billings for our services could be required, and our assigned staffing and ability to meet agreed upon deadlines could be impacted.

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Due to such potential changes in circumstance, we reserve the right to revise our fees. However, if such a change in circumstances arises or if some other significant change occurs that causes our fees to exceed our estimate, we will advise management.

Our fees are exclusive of taxes or similar charges, as well as customs, duties or tariffs, imposed in respect of the Services, any work product or any license, all of which Client agrees to pay if applicable or if they become applicable (other than taxes imposed on Crowe's income generally), without deduction from any fees or expenses invoiced to Client by Crowe.

The Client and Crowe agree that the Client may periodically request Crowe to provide additional services for accounting and reporting advice regarding completed transactions and potential or proposed transactions. The fees for such additional services will be based on Crowe's hourly billing rates plus expenses or as mutually agreed upon between the Client and Crowe.

To facilitate Crowe's presence at Client's premises, Client will provide Crowe with internet access while on Client's premises. Crowe will access the internet using a secure virtual private network. Crowe will be responsible for all internet activity performed by its personnel while on Client's premises. In the event Client does not provide Crowe with internet access while on Client's premises, Client will reimburse Crowe for the cost of internet access through other means while on Client's site.

MISCELLANEOUS

For purposes of this Miscellaneous section, the Acceptance section below, and all of the Crowe Engagement Terms, "Client" will mean the entity(ies) defined in the first paragraph of this letter and will also include all related parents, subsidiaries, and affiliates of Client who may receive or claim reliance upon any Crowe work product.

Crowe will provide the Services to Client under this Agreement as an independent contractor and not as Client's partner, agent, employee, or joint venturer under this Agreement. Neither Crowe nor Client will have any right, power or authority to bind the other party.

This Agreement reflects the entire agreement between the parties relating to the services (or any reports, Deliverables or other work product) covered by this Agreement. The engagement letter and any attachments or addenda hereto (including without limitation the attached Crowe Engagement Terms) are to be construed as a single document, with the provisions of each section applicable throughout. This Agreement may not be amended or varied except by a written document signed by each party. No provision of this Agreement will be deemed waived, unless such waiver will be in writing and signed by the party against which the waiver is sought to be enforced. It replaces and supersedes any other proposals, correspondence, agreements and understandings, whether written or oral, relating to the services covered by this Agreement, and each party agrees that in entering this Agreement, it has not relied on any oral or written representations, statements or other information not contained in or incorporated into this Agreement. Any non-disclosure or other confidentiality agreement is replaced and superseded by this Agreement. Each party shall remain obligated to the other party under all provisions of this Agreement that expressly or by their nature extend beyond and survive the expiration or termination of this Agreement. If any provision (in whole or in part) of this Agreement is found unenforceable or invalid, this will not affect the remainder of the provision or any other provisions in this Agreement, all of which will continue in effect as if the stricken portion had not been included. This Agreement may be executed in two or more actual, scanned, emailed, or electronically copied counterparts, each and all of which together are one and the same instrument. Accurate transmitted copies (transmitted copies are reproduced documents that are sent via mail, delivery, scanning, email, photocopy, facsimile or other process) of the executed Agreement or signature pages only (whether handwritten or electronic signature), will be considered and accepted by each party as documents equivalent to original documents and will be deemed valid, binding and enforceable by and against all parties. This Agreement, including any claim, action or dispute arising out of or related in any way to this Agreement, the Services provided by Crowe or the parties' relationship generally, whether in contract, tort or otherwise, will be governed and

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construed in accordance with the laws of the State of Texas applicable to agreements made and wholly performed in that state, without giving effect to its conflict of laws rules to the extent those rules would require applying another jurisdiction's laws

* * * * *

We are pleased to have this opportunity to serve you, and we look forward to a continuing relationship. If the terms of this Agreement are acceptable to you, please sign below and return one copy of this Agreement at your earliest convenience. Please contact us with any questions or concerns.

(Signature Page Follows)

ACCEPTANCE

I have reviewed the arrangements outlined above and in the attached “Crowe Engagement Terms,” and I accept on behalf of the Client the terms and conditions as stated. By signing below, I represent and warrant that I am authorized by Client to accept the terms and conditions of this Agreement as stated.

IN WITNESS WHEREOF, Client and Crowe have duly executed this engagement letter effective the date first written above

City of Montgomery

Crowe LLP

Signature

Signed by:


7446AEAB84C04E3...
Signature

Printed Name

Robert Belt

Printed Name

Title

Partner

Title

Date

November 4, 2025

Date

Crowe Engagement Terms

Crowe wants Client to understand the terms under which Crowe provides its services to Client and the basis under which Crowe determines its fees. These terms are part of the Agreement and apply to all services described in the Agreement as well as all other services provided to Client (collectively, the "Services"), unless and until a separate written agreement is executed by the parties for separate services. Any advice provided by Crowe is not intended to be, and is not, investment advice.

CLIENT'S ASSISTANCE – For Crowe to provide Services effectively and efficiently, Client agrees to timely provide Crowe with information requested and to make available to Crowe any personnel, systems, premises, records, data, or other information as reasonably requested by Crowe to perform the Services. Access to such personnel and information are key elements for Crowe's successful completion of Services and determination of fees. If for any reason this does not occur, a revised fee to reflect additional time or resources required by Crowe will be mutually agreed by the parties. Client agrees Crowe will have no responsibility for any delays in providing such information to Crowe. Such information will be accurate and complete, and Client will inform Crowe of all significant tax, accounting and financial reporting matters of which Client is or becomes aware.

PROFESSIONAL STANDARDS – As a regulated professional services firm, Crowe must follow professional standards when applicable, including the Code of Professional Conduct of the American Institute of Certified Public Accountants ("AICPA"). Thus, if circumstances arise that, in Crowe's professional judgment, prevent it from completing the engagement, Crowe retains the right to take any course of action permitted by professional standards, including declining to express an opinion or issue other work product or terminating the engagement or this Agreement in whole or in part.

REPORTS – Any information, advice, recommendations or other content of any memoranda, reports, deliverables, work product, presentations, or other communications Crowe provides under this Agreement ("Reports"), other than Client's original information, are for Client's internal use only, consistent with the purpose of the Services. Client will not rely on any draft Report. Unless required by an audit or other attestation professional standard, Crowe will not be required to update any final Report for circumstances of which we become aware or events occurring after delivery.

CONFIDENTIALITY – Except as otherwise permitted by this Agreement or as agreed in writing by the parties, neither Crowe nor Client may disclose to third parties the contents of this Agreement or any information provided by or on behalf of the other that ought reasonably to be treated as confidential and/or proprietary. Client's use of any Crowe Work Product (as defined below) will be limited to its stated purpose and to Client business use only. However, Client and Crowe each agree that either party may disclose such information to the extent that it: (i) is or becomes publicly available other than through a breach of this Agreement, (ii) is subsequently received by the recipient from a third party who, to the recipient's knowledge, owes no obligation of confidentiality to the disclosing party with respect to that information, (iii) was known to the recipient at the time of disclosure or is thereafter created independently, (iv) is disclosed as necessary to enforce the recipient's rights under this Agreement, or (v) must be disclosed under applicable law, regulations, legal process or professional standards.

CLIENT-REQUIRED CLOUD USAGE – If Client requests that Crowe access information on a third-party cloud-based system including, without limitation iCloud, Dropbox, Google Docs, Google Drive (collectively, "Cloud Storage"), Client shall ensure that Client or such third-party is in compliance with all applicable laws, protecting the information in the Cloud Storage from any unauthorized access, including without limitation, unauthorized access to the information when in transit to or from the Cloud Storage. Client represents that it has authority to provide Crowe access to information in the Cloud Storage and that providing Crowe with such access complies with all applicable laws, regulations, and duties owed to third parties.

DATA PROTECTION – Client may transfer information that can be linked to specific individuals who are Client's personnel or customers ("Personal Data") if such information is necessary to provide the Services. Crowe will process Personal Data as authorized by Client and permitted by applicable law.

Client warrants (i) that it has the authority to provide the Personal Data to Crowe in connection with the Services, and (ii) that Client has processed and provided the Personal Data to Crowe in accordance with applicable law. To the extent Crowe processes Personal Data, Crowe will process such information in accordance with the Data Processing Addendum located at <https://www.crowe.com/dpa>.

EMAIL ENCRYPTION – Crowe and Client will each allow opportunistic TLS encryption to provide for secure email communication, and each party will notify the other in writing if it deactivates opportunistic TLS encryption. If Client fails to allow opportunistic TLS encryption, Client agrees that each party may use unencrypted electronic media to correspond or transmit information, and Client further agrees that such use of unencrypted media will not in itself constitute a breach of any confidentiality or other obligation relating to this Agreement. Otherwise, Client and Crowe agree each may use unencrypted electronic media to correspond or transmit information and such use will not in itself constitute a breach of any confidentiality obligations under this Agreement.

INTELLECTUAL PROPERTY – Any Deliverables, works, inventions, working papers, output and all other work product conceived, made or created by or on behalf of Crowe through or in connection with the Services under this Agreement (“Work Product”), and all intellectual property rights in such Work Product will be owned exclusively by Crowe. Upon full payment by Client, Crowe grants to Client a non-exclusive license to use for its business purposes any Deliverables, including any other Work Product incorporated in such Deliverables. Crowe retains exclusive ownership or control of all intellectual property rights in any ideas, concepts, methodologies, data, software, enhanced or derived data, and elements thereof, designs, utilities, tools, models, techniques, systems, Reports, or other know-how that it develops, owns or licenses in connection with this Agreement as well as any enhancements and derivatives to any of the above (“Materials”). Crowe provides the same or similar services to other clients; therefore, Client agrees that nothing in this Agreement shall preclude Crowe from developing for itself, having developed, or developing for others, anything that is similar or competitive with the Work Product. The foregoing ownership will be without any duty of accounting.

CLIENT DATA USAGE – Client shall retain full ownership of all data provided to Crowe by or on behalf of Client in connection with this Agreement, and Crowe will maintain the confidentiality and protection of Client data as set forth in this Agreement. Client warrants that (i) Client has the authority to grant Crowe the right to use the data as set forth in this Agreement, (ii) such data was obtained or collected by Client in accordance with all applicable law, and (iii) the data does not infringe on any intellectual or privacy right of a third party. Client agrees that Crowe may, in its discretion, use any Client information or data provided to Crowe for the purpose of (a) performing the Services and its obligations under this Agreement, (b) as otherwise agreed upon in writing, (c) to further improve or develop our products and services, including through machine learning or other similar methods, or (d) as necessary to comply with applicable law or professional standards. Client grants a limited, perpetual, non-exclusive, irrevocable right to use the data provided by Client to the extent such data becomes a part of or incorporated into any Work Product or Materials.

DATA AGGREGATION – Client agrees that Crowe may, in its discretion, aggregate Client content and data with content and data from other clients, other sources, or third parties (“Data Aggregations”) for purposes including, without limitation, product and service development, commercialization, industry benchmarking, or quality improvement initiatives. Prior to, and as a precondition for, disclosing Data Aggregations to other Crowe customers or prospects, Crowe will deidentify or anonymize any Client data or information in a manner sufficient to prevent such other customer or prospect from identifying Client or individuals who are Client customers. All Data Aggregations will be the sole and exclusive property of Crowe.

USE OF THIRD PARTIES IN CROWE OPERATIONS – Crowe uses third-party providers and third-party solutions in the ordinary course of Crowe business operations. Third-party providers and solutions used in the ordinary course of Crowe business operations include without limitation email providers, cyber-security providers, data hosting centers, operating systems, tools with machine learning or artificial intelligence components (including generative artificial intelligence products or services), and other third-party products and solutions used to perform the Services or generate Work Product, or components

thereof. Crowe also uses its subsidiaries (owned and controlled by Crowe) within and outside the United States for various administrative and support roles. Crowe subsidiaries and any third-party providers used in the ordinary course of Crowe business operations will meet the confidentiality and data protection requirements in this Agreement. The limitations in this Agreement on Client's remedies will also apply to any such third-party providers and Crowe subsidiaries.

USE OF SUBCONTRACTORS FOR SERVICE DELIVERY – Crowe may engage third-party subcontractors in delivering Services to Client. Third-party subcontractors are not owned or controlled by Crowe (including without limitation Crowe Global member firms). If Crowe engages such a subcontractor to deliver Services to Client, Crowe will execute an agreement for the protection of Client's confidential information consistent with the provisions of this Agreement. Crowe will be solely responsible for the provision of Services (including those provided by subcontractors) and for the protection of Client's confidential information. The limitations in this Agreement on Client's remedies will also apply to any subcontractors.

LEGAL AND REGULATORY CHANGE – Crowe may periodically communicate to Client changes in laws, rules or regulations. However, Client has not engaged Crowe, and Crowe does not undertake an obligation, to advise Client of changes in (a) laws, rules, regulations, industry or market conditions, or (b) Client's own business practices or other circumstances (except to the extent required by professional standards). The scope of Services and the fees for Services are based on current laws and regulations. If changes in laws or regulations change Client's requirements or the scope of the Services, Crowe's fees will be modified to a mutually agreed amount to reflect the changed level of Crowe's effort.

PUBLICATION – Client agrees to obtain Crowe's specific permission before using any Report or Crowe work product or Crowe's firm's name in a published document, and Client agrees to submit to Crowe copies of such documents to obtain Crowe's permission before they are filed or published.

CLIENT REFERENCE – From time to time Crowe is requested by prospective clients to provide references for Crowe service offerings. Client agrees that Crowe may use Client's name and generally describe the nature of Crowe's engagement(s) with Client in marketing to prospects, and Crowe may also provide prospects with contact information for Client personnel familiar with Crowe's Services.

NO PUNITIVE OR CONSEQUENTIAL DAMAGES – Any liability of Crowe will not include any consequential, special, incidental, indirect, punitive, or exemplary damages or loss, nor any lost profits, goodwill, savings, or business opportunity, even if Crowe had reason to know of the possibility of such damages.

LIMIT OF LIABILITY – Except where it is judicially determined that Crowe performed its Services with recklessness or willful misconduct, Crowe's liability will not exceed fees paid by Client to Crowe for the portion of the work giving rise to liability. A claim for a return of fees paid is the exclusive remedy for any damages. This limit of liability will apply to the full extent allowed by law, regardless of the grounds or nature of any claim asserted, including, without limitation, to claims based on principles of contract, negligence or other tort, fiduciary duty, warranty, indemnity, statute or common law. This limit of liability will also apply after this Agreement.

TIME LIMIT ON CLAIMS – In no event will any action against Crowe, arising from or relating to this Agreement or the Services provided by Crowe relating to this engagement, be brought after the earlier of 1) two (2) years after the date on which occurred the act or omission alleged to have been the cause of the injury alleged; or 2) the expiration of the applicable statute of limitations or repose.

INDEMNIFICATION FOR THIRD-PARTY CLAIMS – In the event of a legal proceeding or other claim brought against Crowe by a third party, except where it is judicially determined that Crowe performed Services with recklessness or willful misconduct, Client agrees to indemnify and hold harmless Crowe and its personnel against all costs, fees, expenses, damages and liabilities, including attorney fees and any other fines, fees or defense costs, associated with such third party claim, relating to or arising from any Services performed or work product provided by Crowe that Client uses or discloses to others or this

engagement generally. This indemnification is intended to apply to the full extent allowed by law, regardless of the grounds or nature of any claim, liability, or damages asserted, including, without limitation, to claims, liability or damages based on principles of contract, negligence or other tort, fiduciary duty, warranty, indemnity, statute or common law. This indemnification will also apply after termination or expiration of this Agreement.

NO TRANSFER OR ASSIGNMENT OF CLAIMS – No claim against Crowe, or any recovery from or against Crowe, may be sold, assigned or otherwise transferred, in whole or in part.

RESPONSE TO LEGAL PROCESS – If Crowe is requested by subpoena, request for information, or through some other legal process to produce documents or testimony pertaining to Client or Crowe's Services, and Crowe is not named as a party in the applicable proceeding, then Client will reimburse Crowe for its professional time, plus out-of-pocket expenses, as well as reasonable attorney fees, Crowe incurs in responding to such request.

MEDIATION – If a dispute arises, in whole or in part, out of or related to this engagement, or this Agreement, after the date of this Agreement, between Client or any of Client's affiliates or principals and Crowe, and if the dispute cannot be settled through negotiation, Client and Crowe agree first to try, in good faith, to settle the dispute by mediation administered by the American Arbitration Association, under its mediation rules for professional accounting and related services disputes, before resorting to litigation or any other dispute-resolution procedure. The results of mediation will be binding only upon agreement of each party to be bound. Costs of any mediation will be shared equally by both parties. Any mediation will be held in Chicago, Illinois.

JURY TRIAL WAIVER – FOR ALL DISPUTES RELATING TO OR ARISING BETWEEN THE PARTIES, THE PARTIES AGREE TO WAIVE A TRIAL BY JURY TO FACILITATE JUDICIAL RESOLUTION AND TO SAVE TIME AND EXPENSE. EACH PARTY AGREES IT HAS HAD THE OPPORTUNITY TO HAVE ITS LEGAL COUNSEL REVIEW THIS WAIVER. THIS WAIVER IS IRREVOCABLE, MAY NOT BE MODIFIED EITHER ORALLY OR IN WRITING, AND APPLIES TO ANY SUBSEQUENT AMENDMENTS, RENEWALS, OR MODIFICATIONS TO THIS AGREEMENT. IN THE EVENT OF LITIGATION, THIS AGREEMENT MAY BE FILED AS WRITTEN CONSENT TO A BENCH TRIAL WITHOUT A JURY. HOWEVER, AND NOTWITHSTANDING THE FOREGOING, IF ANY COURT RULES OR FINDS THIS JURY TRIAL WAIVER TO BE UNENFORCEABLE AND INEFFECTIVE IN WAIVING A JURY, THEN ANY DISPUTE RELATING TO OR ARISING FROM THIS ENGAGEMENT, THIS AGREEMENT, OR THE PARTIES' RELATIONSHIP GENERALLY WILL BE RESOLVED BY ARBITRATION AS SET FORTH IN THE PARAGRAPH BELOW REGARDING "ARBITRATION."

ARBITRATION – If any court rules or finds that the JURY TRIAL WAIVER section is not enforceable, then any dispute between the parties relating to or arising from this Agreement or the parties' relationship generally will be settled by binding arbitration in Chicago, Illinois (or a location agreed in writing by the parties). Any issues concerning the extent to which any dispute is subject to arbitration, or concerning the applicability, interpretation, or enforceability of any of this Section, will be governed by the Federal Arbitration Act and resolved by the arbitrator(s). The arbitration will be governed by the Federal Arbitration Act and resolved by the arbitrator(s). Regardless of the amount in controversy, the arbitration will be administered by JAMS, Inc. ("JAMS"), pursuant to its Streamlined Arbitration Rules & Procedures or such other rules or procedures as the parties may agree upon in writing. In the event of a conflict between those rules and this Agreement, this Agreement will control. The parties may alter each of these rules by written agreement. If a party has a basis for injunctive relief, this paragraph will not preclude a party from seeking and obtaining injunctive relief in a court of proper jurisdiction. The parties will agree within a reasonable period of time after notice is made of initiating the arbitration process whether to use one or three arbitrators, and if the parties cannot agree within fifteen (15) business days, the parties will use a single arbitrator. In any event the arbitrator(s) must be retired federal judges or attorneys with at least 15 years commercial law experience and no arbitrator may be appointed unless he or she has agreed to these procedures. If the parties cannot agree upon arbitrator(s) within an additional fifteen (15) business days, the arbitrator(s) will be selected by JAMS. Discovery will be permitted only as authorized by the arbitrator(s), and as a rule, the arbitrator(s) will not permit discovery except upon a showing of substantial

need by a party. To the extent the arbitrator(s) permit discovery as to liability, the arbitrator(s) will also permit discovery as to causation, reliance, and damages. The arbitrator(s) will not permit a party to take more than six depositions, and no depositions may exceed five hours. The arbitrator(s) will have no power to make an award inconsistent with this Agreement. The arbitrator(s) will rule on a summary basis where possible, including without limitation on a motion to dismiss basis or on a summary judgment basis. The arbitrator(s) may enter such prehearing orders as may be appropriate to ensure a fair hearing. The hearing will be held within one year of the initiation of arbitration, or less, and the hearing must be held on continuous business days until concluded. The hearing must be concluded within ten (10) business days absent written agreement by the parties to the contrary. The time limits in this section are not jurisdictional. The arbitrator(s) will apply substantive law and may award injunctive relief or any other remedy available from a judge. The arbitrator(s) may award attorney fees and costs to the prevailing party, and in the event of a split or partial award, the arbitrator(s) may award costs or attorney fees in an equitable manner. Any award by the arbitrator(s) will be accompanied by a reasoned opinion describing the basis of the award. Any prior agreement regarding arbitration entered by the parties is replaced and superseded by this agreement. The arbitration will be governed by the Federal Arbitration Act, 9 U.S.C. §§ 1 et seq., and judgment upon the award rendered by the arbitrator(s) may be entered by any court having jurisdiction thereof. All aspects of the arbitration will be treated by the parties and the arbitrator(s) as confidential.

NON-SOLICITATION – Each party acknowledges that it has invested substantially in recruiting, training and developing the personnel who render services with respect to the material aspects of the engagement (“Key Personnel”). The parties acknowledge that Key Personnel have knowledge of trade secrets or confidential information of their employers that may be of substantial benefit to the other party. The parties acknowledge that each business would be materially harmed if the other party was able to directly employ Key Personnel. Therefore, the parties agree that during the period of this Agreement and for one (1) year after its expiration or termination, neither party will solicit Key Personnel of the other party for employment or hire the Key Personnel of the other party without that party’s written consent, unless the hiring or engaging party pays to the other party a fee equal to the hired or engaged Key Personnel’s compensation for the prior twelve-month period with the other party.

CROWE AND EQUAL OPPORTUNITY – Crowe abides by the principles of equal employment opportunity, including without limitation the requirements of 41 CFR 60-741.5(a) and 41 CFR 60-300.5(a). These regulations prohibit discrimination against qualified individuals based on their status as protected veterans or individuals with disabilities, and prohibit discrimination against all individuals based on their race, color, religion, sex, or national origin. Moreover, these regulations require that covered prime contractors and subcontractors take affirmative action to employ and advance in employment individuals without regard to race, color, religion, sex, national origin, protected veteran status or disability. Crowe also abides by 29 CFR Part 471, Appendix A to Subpart A. The parties agree that the notice in this paragraph does not create any enforceable rights for any firm, organization, or individual.

CROWE GLOBAL NETWORK – Crowe LLP and its subsidiaries are independent members of Crowe Global, a Swiss organization. “Crowe” is the brand used by the Crowe Global network and its member firms, but it is not a worldwide partnership. Crowe Global and each of its members are separate and independent legal entities and do not obligate each other. Crowe LLP and its subsidiaries are not responsible or liable for any acts or omissions of Crowe Global or any other Crowe Global members, and Crowe LLP and its subsidiaries specifically disclaim any and all responsibility or liability for acts or omissions of Crowe Global or any other Crowe Global member. Crowe Global does not render any professional services and does not have an ownership or partnership interest in Crowe LLP or any other member. Crowe Global and its other members are not responsible or liable for any acts or omissions of Crowe LLP and its subsidiaries and specifically disclaim any and all responsibility or liability for acts or omissions of Crowe LLP and its subsidiaries. Visit www.crowe.com/disclosure for more information about Crowe LLP, its subsidiaries, and Crowe Global.

FOREIGN TERRORISTS ORGANIZATIONS - Pursuant to Chapter 2252, Texas Government Code, Crowe represents and certifies that, at the time of execution of this Agreement, neither Crowe nor any wholly owned subsidiary, majority-owned subsidiary, parent company, or affiliate of the same (i) engages

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in business with Iran, Sudan, or any foreign terrorist organization as described in Chapters 806 or 807 of the Texas Government Code or Subchapter F of Chapter 2252 of the Texas Government Code or (ii) is a company listed by the Texas Comptroller of Public Accounts under Sections 806.051, 807.051, or 2252.153 of the Texas Government Code. The term 'foreign terrorist organization' in this paragraph has the meaning assigned to such term in Section 2252.151 of the Texas Government Code.

REPRESENTATION REGARDING ISRAEL - Pursuant to Chapter 2271, Texas Government Code, Crowe represents that it does not boycott Israel and will not boycott Israel during the term of the Agreement. The term 'boycott Israel' shall have the meaning ascribed to this term in Section 808.001 of the Texas Government Code.

REQUIRED NON-APPROPRIATION CLAUSE - Notwithstanding anything contained in this Agreement to the contrary, in the event no funds or insufficient funds are appropriated and budgeted or are otherwise unavailable in any fiscal period for fees due under this Agreement, Client will immediately notify Crowe in writing of such occurrence and this Agreement shall terminate on the last day of the fiscal period for which appropriations have been received or made.

AUTHORIZATION OF CPA'S DISCLOSURE - Any Client certified public accountant involved with assisting Crowe shall not be prohibited from disclosure of information required to be made available by the standards of the public accounting profession in reporting on the examination of financial statements. Management understands and provides permission to staff certificate or registration holders as required under the Rules of Professional Conduct, Texas Administrative Code, Title 22, Part 22, Chapter 501, Subchapter C, Section 501.75.

IMMIGRATION - Crowe represents and warrants that it shall comply with the requirements of the Immigration and Nationality Act (8 U.S.C. § 1101 et seq.) and all subsequent immigration laws and amendments.

ENERGY COMPANY BOYCOTTS - If Crowe is required to make a verification pursuant to Section 2276.002 of the Texas Government Code, Crowe verifies that Crowe does not boycott energy companies and will not boycott energy companies during the term of the Agreement. If Crowe does not make that verification, Crowe must so indicate in its response and state why the verification is not required.

PUBLIC INFORMATION ACT - Information, documentation, and other material in connection with this Agreement may be subject to public disclosure pursuant to Chapter 552 of the Texas Government Code (the "Public Information Act"). In accordance with Section 2252.907 of the Texas Government Code, Crowe is required to make any information created or exchanged with the Client pursuant to the Agreement, and not otherwise excepted from disclosure under the Texas Public Information Act, available in a format that is accessible by the public at no additional charge to the Client.

City of Montgomery

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October 3, 2025

**Report on the Firm's System of Quality Control**

To the Partners of Crowe LLP
and the National Peer Review Committee

We have reviewed the system of quality control for the accounting and auditing practice of Crowe LLP (the "Firm") applicable to engagements not subject to Public Company Accounting Oversight Board ("PCAOB") permanent inspection in effect for the year ended March 31, 2022. Our peer review was conducted in accordance with the Standards for Performing and Reporting on Peer Reviews established by the Peer Review Board of the American Institute of Certified Public Accountants ("Standards").

A summary of the nature, objectives, scope, limitations of, and the procedures performed in a system review as described in the Standards may be found at www.aicpa.org/prsummary. The summary also includes an explanation of how engagements identified as not performed or reported on in conformity with applicable professional standards, if any, are evaluated by a peer reviewer to determine a peer review rating.

Firm's Responsibility

The Firm is responsible for designing and complying with a system of quality control to provide the Firm with reasonable assurance of performing and reporting in conformity with the requirements of applicable professional standards in all material respects. The Firm is also responsible for evaluating actions to promptly remediate engagements deemed as not performed or reported on in conformity with the requirements of applicable professional standards, when appropriate, and for remediating weaknesses in its system of quality control, if any.

Peer Reviewer's Responsibility

Our responsibility is to express an opinion on the design of and compliance with the Firm's system of quality control based on our review.

Required Selections and Considerations

Engagements selected for review included engagements performed under *Government Auditing Standards*, including compliance audits under the Single Audit Act; audits of employee benefit plans; audits performed under Federal Deposit Insurance Corporation Improvement Act of 1991 (FDICIA); and examinations of service organizations (SOC 1® and SOC 2® engagements).

As a part of our peer review, we considered reviews by regulatory entities as communicated by the Firm, if applicable, in determining the nature and extent of our procedures.

Opinion

In our opinion, the system of quality control for the accounting and auditing practice of Crowe LLP applicable to engagements not subject to PCAOB permanent inspection in effect for the year ended March 31, 2022, has been suitably designed and complied with to provide the Firm with reasonable assurance of performing and reporting in conformity with applicable professional standards in all material respects. Firms can receive a rating of *pass*, *pass with deficiency(ies)*, or *fail*. Crowe LLP has received a peer review rating of *pass*.

Cherry Bekaert LLP
September 29, 2022

cbh.com

City of Montgomery

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October 3, 2025

National Peer
Review Committee

October 20, 2022

Mark Baer
Crowe LLP
225 W Wacker DR Ste 2600
Chicago, IL 60606-1228

Dear Mark Baer:

It is my pleasure to notify you that on October 13, 2022, the National Peer Review Committee accepted the report on the most recent System Review of your firm. The due date for your next review is September 30, 2025. This is the date by which all review documents should be completed and submitted to the administering entity.

As you know, the report had a peer review rating of pass. The Committee asked me to convey its congratulations to the firm.

Thank you for your cooperation.

Sincerely,

A handwritten signature in black ink, appearing to read "Michael Wagner", with a stylized, cursive script.

Michael Wagner
Chair, National PRC

+1.919.402.4502

cc: Jeffrey Sabetta, Jennifer Allen

Firm Number: 900010014904

Review Number: 592839

220 Leigh Farm Road, Durham, NC 27707-8110
T: +1.919.402.4502 F: +1.919.419.4713
aicpaglobal.com | cimaglobal.com | aicpa.org | cima.org

Montgomery City Council
AGENDA REPORT

Meeting Date: November 10, 2025	Budgeted Amount: N/A
Department: Administration	Prepared By: Ruby Beaven

Subject

Consideration and possible action on renewal of the annual permit for Cedar Crest Mobile Home Park.

Recommendation

Motion to renew the annual permit for Cedar Crest Mobile Home Park for 2026 year.

Discussion

Cedar Crest Mobile Home Park, located on Old Plantersville Road, is the only mobile home community within the City and receives an annual permit from the City for the operation of the park. For a number of years, the park was inspected annually for deficiencies such as loose skirting around trailers, debris, etc. The owners of the park have provided a letter from the City dated July 21, 2000 that confirms the park's status as "existing, non-conforming" park. Chapter 54 of the City Code of Ordinances prescribes the specific process for renewal of the annual permit for an existing, nonconforming park. In light of receiving this letter clarifying the park's status, staff cannot require an inspection as part of the annual permit renewal. However, the City has the right to inspect the park at any time for code violations.


Cedar Crest's current Mobile Home Park Permit is scheduled to expire on December 13, 2025.

Staff recommends the approval of the 2026 annual permit, as presented.

Approved By

City Administrator	Brent Walker	Date: 11/03/2025
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4. A current, accurate copy of the HUD-Code Manufactured Homes Park Register, as required by Section 4(D) and as described in Section 8(o) of Montgomery City Ordinance 1999-4 shall be attached to this application form.
5. A permit fee in the amount of Fifty Dollars (\$50.00) shall accompany submission of this application to the City of Montgomery.
6. Renewal of License applications must be completed and submitted to the City of Montgomery on or before December 1st of the year preceding the calendar year for which license renewal is being requested.
7. A transfer of License application must be submitted to the City of Montgomery within fifteen (15) days of the said Park having transferred ownership to the new owner. Approved applications are valid only for the remainder of the calendar of the year.
8. This application shall be considered by the City Council of the City of Montgomery at its next eligible meeting.
9. If this application is on behalf of a corporation or limited liability company the application must be signed by an authorized partner or officer. In the case of a corporation, a copy of the corporate board authorization and a copy of a "Certificate in Good Standing" from the Secretary of State (or its equivalent) of the state in which the corporation is registered must be attached to this application.

DocuSigned by:

1C1F5B0F384E4CB...
Signature of Applicant

10/28/2025

Date of Application

Lilly Golden
Printed Name of Applicant

Cedar Crest Mobile Home Park Roster**Submitted 10/28/2025**

Address	Tenant(s)	Lot Size
Lot 1	Carolyn Taylor & Robert Fullen	Double+
Lot 2	Sadie Lopez, Michael Blue	Single
Lot 3	Jonathan Soto, Nain Rodriguez	Single
Lot 4	Nain Rodriguez	Single
Lot 5	Linda Williams, Clarence Williams	Single
Lot 6	David Blankenship	Single
Lot 7	Clayton Homes of Conroe (Contact: Isaiah Shepherd)	Single
Lot 8	Socrates Silva Perez, Karla Contreras	Double
Lot 9	Aimee Armstrong	Double
Lot 10	George Schoenberg	Double
Lot 11	Stormi Lawson, Jordan Irwin	Single
Lot 12	Andrea Gonzalez	Single
Lot 13	Edward Flint	Single
Lot 14	Melvin Benedict, Bobbie Benedict	Double
Lot 15-16	Juan Saldana, Nancy Saldana	Double+
Lot 17	Ronald Segrest, Theresa Segrest	Single
Lot 18	Phenix Financial	Single
Lot 19	Jorge Macias	Single
Lot 20	Domingo Moreno	Single
Lot 21	Dairelys Cortes Salas, Rogelio Juarbe	Single
Lot 22	John Connealy	Single
Lot 23	Phenix Financial	Double+
Lot 24	Michael Bellard Jr	Double
Lot 25	Christopher Morgan	Double
Lot 26	Raul Fabian Navarrete	Single
Lot 27	Fabiana Ruiz Paredes	Single
Lot 28	Chandra Hicks	Single
Lot 29	Glen Childress	Single
Lot 30	Robert Brewer, Jessica Jenkins	Double+

July 21, 2023

David Mccorquodale
101 Old Plantersville Rd
Montgomery, TX 77316
Sent via email: dmccorquodale@ci.montgomery.tx.us

Subject: Annual Permit Renewal for Permit No. 2023075

Cedar Crest Mobile Home Park located at Old Plantersville Rd, Montgomery, TX 77316

To whom it may concern,

I am writing to submit the annual permit renewal application for Cedar Crest Mobile Home Park and to confirm the process outlined in the enclosed City of Montgomery ordinances and the December 13, 2022 City Council meeting.

1. Cedar Crest TX, LLC must submit an annual permit renewal application prior to December 1 of each year.
 - a. If the application is submitted on behalf of an LLC, the application must be signed by an authorized partner or officer.
2. Requirements for the renewal application:
 - a. Submission of \$50.00 fee
 - b. Submission of a current copy of the HUD Code Manufactured Code Register (Park Roster)
3. The City of Montgomery must consider the renewal application at the next eligible meeting.

Please note that there is no inspection as part of the annual permit renewal process.

We appreciate the opportunity to continue to work with the City of Montgomery. Please kindly let us know when the City Council is scheduled to review this permit renewal.

Kind Regards,

Lilly Golden
Cedar Crest TX, LLC
PO Box 9692
Spring, TX 77387

Enclosed:

Exhibit A: The City of Montgomery sent a letter dated July 21, 2000 that designated the Cedar Crest Mobile Home Park as an existing, nonconforming park.

Exhibit B: City of Montgomery Ordinances – Highlighted sections are Section 54-58 and Section 54-55 (d) through (h). These are the only sections that apply to nonconforming parks.

Exhibit C: Annual Permit Renewal Application with \$50.00 application fee sent via check.

Exhibit D: Annual Permit No. 2023075 (Effective through 12/12/2023)



CITY OF MONTGOMERY

P. O. BOX 708 MONTGOMERY, TEXAS 77356

Telephone: (409) 597-6434 / 597-6866

July 21, 2000

Certified Mail
Return Receipt Requested

Ms. Marcey Bennett
P.O. Box 1031
Montgomery, Texas 77356

Dear Ms. Bennett,

On April 20, 1999 the City Council of the City of Montgomery adopted Ordinance 1999-4 concerning HUD-Code manufactured homes. A copy of this ordinance is enclosed for your review.

The City of Montgomery is now fully implementing all provisions of this ordinance. As an owner of an existing manufactured home park, the ordinance requires you to comply with certain sections of the ordinance.

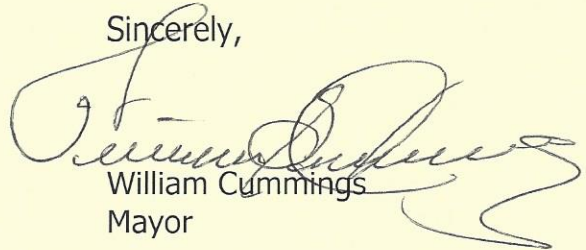
Since your park is designated as an existing, non-conforming park, you are required to complete a renewal application form. This form is enclosed.

Please complete this form and return to Carol Langley, our city secretary, together with the application fee of \$50.00 by September 1, 2000. A copy of a park register with the name, address and occupant of each home in the park and listing the model, serial number, year and dimensions of the home must accompany the application. The original must be kept in the park office and updated as necessary. The City Council will then act on your application at its next scheduled meeting.

This application will place you in compliance with the ordinance for calendar year 2000. You will need to submit a renewal application before December 1, 2000 for calendar year 2001.

Should you have any questions please contact our city secretary, Carol Langley.

Sincerely,

A handwritten signature in black ink, appearing to read 'William Cummings', with a large, stylized flourish extending to the right.

William Cummings
Mayor

enclosures

- (c) *Hearing on denial.* Any person whose application for a license has been denied may request, in writing and within ten days, a rehearing, which shall be granted by the city council.
- (d) *Application for renewal.* Application for renewal of a license shall be made in writing by the licensee on forms furnished by the city council on or before December 1 of each year. The application shall contain any change in the information occurring after the original license was issued or the latest renewal granted, and be accompanied by the HUD code manufactured home park register as provided for in this article.
- (e) *License fee.* All original license applications or renewals thereof shall be accompanied by a fee as currently established or as hereafter adopted by resolution of the city council from time to time. All renewal fees shall be due on the issuance of the license.
- (f) *Procedure for transfer of license.* Every person holding a license shall give notice in writing to the city council within 15 days after having sold, transferred, given away or otherwise disposed of interest in or control of any HUD code manufactured home park. Application for transfer of license shall be made not later than 15 days after the date of the sale, transfer, or gift, or other disposition of interest in or control of the HUD code manufactured home park, and the city council shall act thereon at the next regularly scheduled meeting.
- (g) *Fee for transfer of license.* All applications for license transfer shall be accompanied by a fee as currently established or as hereafter adopted by resolution of the city council from time to time.
- (h) *Notice of violation; suspension.* Whenever the city council finds that conditions or practices exist which are in violation of any provisions of this article, it shall give notice in writing, in accordance with section 54-24, to the permittee or licensee, or the permittee's or licensee's agent, that unless conditions or practices in violation of this article are corrected within a reasonable period of time of not less than 30 days and not more than one year as specified in such notice, the license or permit shall be suspended. At the end of the period of time granted for correction, if the conditions or practices have not been corrected, the city council may suspend the license and give notice in writing of the suspension to the licensee or the licensee's agent at the address provided in the application. Upon receipt of a notice of suspension, the licensee shall cease operation of the HUD code manufactured home park within ten days after the notice is issued.

(Code 2002, § 54-62; Ord. No. 1999-4, § 4, 4-20-1999)

Secs. 54-56—54-83. Reserved.

DIVISION 3. PARK REGULATIONS AND STANDARDS

Sec. 54-84. Responsibility for compliance.

It shall be the responsibility of a licensee under this article to ensure that all requirements of this article are met and maintained. Any HUD code manufactured mobile home park issued an initial license after adoption of the ordinance from which this article is derived that is found to be in violation of any provisions of this article shall be notified in writing by the city council in accordance with section 54-24, and upon failure to comply, the license shall be revoked.

(Code 2002, § 54-81; Ord. No. 1999-4, § 8(P), 4-20-1999)

Sec. 54-85. Nonconforming parks.

- (a) Any HUD code manufactured home park in use and/or existence on the effective date of the ordinance from which this article is derived, and not complying with all applicable provisions of this article, shall be

considered a nonconforming HUD code manufactured home park. Nonconforming parks shall comply with the requirements of section 54-55(d) through (h).

- (b) Any land area added to a nonconforming HUD code manufactured home park shall conform to all requirements of this article.

(Code 2002, § 54-82; Ord. No. 1999-4, § 8(Q), 4-20-1999)

Sec. 54-86. Mobile homes prohibited.

- (a) Mobile homes shall not be allowed in a HUD code manufactured home park.
- (b) Only HUD code manufactured homes manufactured no more than ten years prior to the date of installation in a HUD code manufactured home park shall be permitted in a HUD code manufactured home park.

(Code 2002, § 54-83; Ord. No. 1999-4, § 2(R)(3), (4), 4-20-1999; Ord. No. 2012-06, § 1, 5-8-2012)

Sec. 54-87. Minimum length and width of homes.

Any manufactured home less than the length and/or width specified in section 54-21 shall not be allowed in a HUD code manufactured home park.

(Code 2002, § 54-84; Ord. No. 1999-4, § 2, 4-20-1999)

Sec. 54-88. Site plan.

- (a) The site plan shall be filed as required by section 54-54(b) and shall show the following:
 - (1) The name, address, fee owner and record owner of the proposed or existing HUD code manufactured home park.
 - (2) The name of the subdivision where the park is located.
 - (3) The names of adjacent public streets and roads.
 - (4) Contour lines at two-foot intervals.
 - (5) Locations and dimensions of all HUD code manufactured mobile home spaces, building lines, pipelines, easements, streams, watercourses, city utilities and elevations/locations of BFE must be on a signed and sealed CAD production. Each HUD code manufactured mobile home space shall be numbered.
 - (6) Scale of plan (no smaller than one inch equals 200 feet) and complete dimensions.
 - (7) Density in units per gross area.
 - (8) Area and dimensions of site.
 - (9) Areas defined for waste containers, and method of disposal of garbage and refuse.
 - (10) Location of shower and toilet facilities.
 - (11) Water and sewer plans. Water and sewer plans must be submitted showing the following:
 - a. Sewer line locations, grades and sizes.
 - b. Water line locations and sizes and source of water supply.



MOBILE HOME PARK PERMIT

PERMIT NO. 2024061

THIS CERTIFIES THAT

Cedar Crest TX, LLC

of Powell Circle, Montgomery, Texas 77356

has complied with the City of Montgomery, Code of Ordinances, Chapter 54 – Manufactured Homes and Trailers; Article II. - Hud code Manufactured Home Parks and provided all required documents, which are on file with the City Secretary's Office at City Hall. As required by the City Code, this permit shall be displayed and posted in clear view on the premises. This permit shall be conditioned upon continuous compliance with all federal, state, and local laws or rules adopted under such laws relating to Manufactured (mobile) Home Parks.

Issued on
12/13/2024

Expires on
12/13/2025



City Secretary



Interim City Administrator

Montgomery City Council
AGENDA REPORT

Meeting Date: 11/10/2025	Budgeted Amount: NONE
Department: Planning and Zoning	Prepared By: Corinne Tilley

Subject

Consideration and possible action on an application submitted by Weekley Homes for a Special Use Permit to place a temporary construction trailer on a residential lot located at 703 Gunner Court in the Redbird Meadows Development (known as Briarley).

Recommendation

Based on the recommendation submitted by the Planning and Zoning Commission, City staff recommend approval of the Special Use Permit, subject to the following conditions:

1. This special use permit shall expire on December 31, 2027.
2. The trailer and surrounding area must be kept in good condition, free of litter, debris, and overgrown vegetation throughout its use.
3. Activities associated with the trailer must comply with the city noise ordinance.
4. The City may conduct periodic inspections to ensure compliance with all permit conditions and ordinances. Non-compliance may result in revocation of the permit.
5. Upon expiration of the permit, the construction trailer must be disconnected, all utilities properly capped, and the trailer removed. The vacant lot must be cleared of all rubbish and debris and restored to its original condition as platted for a single-family dwelling.
6. Any proposed changes to this permit must be brought back for review by the Planning and Zoning Commission and the City Council.

Montgomery City Council
AGENDA REPORT

Discussion

In accordance with Section 98-27 of the City Code of Ordinances, any application for a special use permit must undergo a public hearing conducted by the City Council prior to its adoption. This ensures community involvement and transparency in decision-making. Additionally, a notice of the hearing must be published, with the hearing scheduled no earlier than 15 days from the date of publication.

Sec. 98-27. - Special use permits.

(a) The city council, by an affirmative four-fifths vote, may by ordinance grant a special permit for special uses in any district, for those uses listed under "CC" in the table of permitted uses in [section 98-88](#), or which are otherwise not expressly permitted by this chapter, and may impose appropriate conditions and safeguards, including a specified period of time for the permit, to protect property and property values in the neighborhood. A special use permit may be revoked or canceled by the city council upon violation of any permit granted. Before authorization of any of such special uses, the request therefor shall be referred to the planning and zoning commission for study and report concerning the effect of the proposed use on the comprehensive plan and on the character and development of the neighborhood. A public hearing shall be held in relation thereto before the city council, and notice and publication of the time and place for which shall conform to the procedure prescribed in subsection (b) of this section.

(b) A public hearing shall be held by the city council before adopting any proposed special use permit. Notice of such hearing shall be given by publication one time in a newspaper of general circulation in the city stating the time and place of hearing, which time shall not be earlier than 15 days from the date of publication.

Attached is the Planning and Zoning Commission recommendation memo for your reference.

Approved By

City Administrator	Brent Walker	11/04/2025
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DWHT - Construction trailer



Special Use Permit

City of Montgomery
101 Old Plantersville Road
Montgomery, Texas 77316
(936) 597-6434

Applicant Information

Owner/leaseholder Name: Wachley Homes
 Address: 14444 Northwest Freeway Houston TX 77040
 Email: norman@wachleyhomes.com Phone: 281/249-7769
 Name of owner (if different): Johnson Dev.
 Contact person (if different): Matt Banks
 Address: 5005 Riverway Suite 500 Houston TX 77056
 Email: matt@johnsondev.com Phone: 281/797-4426

Parcel Information

Type of Business: Home builder
 Legal Description: 1-2-1 Briarley
 Street Address or Location: 703 Runner Court

Special Use Permit Request

Description of request:

Temporary location for our construction team to office. We intend to occupy this space until the developer deems we need to move to a new section. At this time 2 years / 24 months is my estimated time need. Trailer will be removed and a home will be built when deemed appropriate by developer.

Applicant's Signature

Date

7/17/25

→ All builders are in Cuddosac to mitigate disruption to community + residents.

Submission Information

Submit the completed application with supporting documentation to:

City of Montgomery
 Planning/Zoning Administrator
 101 Old Plantersville Road
 Montgomery, Texas 77316

Or via email: cfilley@ci.montgomery.tx.us

Additional Information

Date Application received by the City of Montgomery: _____

Owner(s) of record for the above described parcel: _____

Owner(s) of record for the above described parcel:

Signature: _____ Date: _____

Signature: _____ Date: _____

Signature: _____ Date: _____

*Note : Signatures are required for all owners of record for the property proposed for Special Use Permit.
 Attach additional signatures on a separate sheet of paper.*

<h2 style="margin: 0;">Date Received</h2>

<p>Office Use</p>



www.montgomerytexas.gov

101 Old Plantersville Road

Montgomery, TX 77316

Phone: 936-597-6434

Fax: 936-597-6437

permits@ci.montgomery.tx.us

COMMERCIAL BUILDING PERMIT APPLICATION

For the erection of buildings, accessories, repairs, demolition, moving, etc. Expires in 6 months. (180 days); Non-Transferable.

Building Permit # _____

Application Date: _____

911 Designated Jobsite Address: _____

Legal Property Description: _____

Lot: 1 Block: 2 Section: 1

Property Owner: _____

Phone: 281/249-7769

Email: nomano@duhomes

Property Owner Mailing Address: _____

14444 Northwest Freeway Houston 77040

Contractor: _____

Company Email: _____

Company Address: _____

Field Supervisor Name: _____

Email: _____

Cell Phone: _____

Construction Type(s): ☒ New ☐ Addition

☒ Exterior ☒ Interior

Gross Square Foot (sf) of Structure: _____

☐ Proof of Ownership / Deed Attached

\$0.00 - \$1,000 = \$60.00 Flat Fee
 \$1,001 - \$50,000 = \$15.00 for first \$1,000 + \$5.00 for each additional \$1,000 or fraction thereof
 \$50,001 - \$100,000 = \$260.00 for first \$50,000 + \$4.00 for each additional \$1,000 or fraction thereof
 \$100,001 - \$500,000 = \$460.00 FOR FIRST \$100,000 + \$3.00 for each additional \$1,000 or fraction thereof
 OVER \$500,001 = \$1,660.00 FOR FIRST \$500,000 + \$2.00 for each additional \$1,000 or fraction thereof

PLAN REVIEW FEE IS HALF OF PERMIT FEE - DUE UPON SUBMITTAL

Separate Permits are required for Public Utilities; Electrical; Plumbing; Mechanical; Heating, Ventilation & Air Conditioning; Grading; Alarms; Roofing; Landscaping; Fire Sprinklers and Lawn Sprinklers. I hereby attest that I am the legal owner or authorized agent of the property described on this document. I certify that I am an authorized signer with the authority to submit this application. I certify that I have read and examined this application and attest that the information I am providing is correct. I understand that it is against the law to make a false statement on a government document and that incomplete applications will be denied. I agree to comply with all provisions of laws and ordinances governing this type of work, whether specified herein or not. The approval of this application does not presume to give authority to violate or cancel the provisions of any state or local law regulating construction or the performance of construction.

Applicant Signature: _____ Printed Name: _____ Date: _____

OFFICE USE ONLY

☐ Received for Review by: _____ Date: _____

☐ Approved by: _____ Date: _____

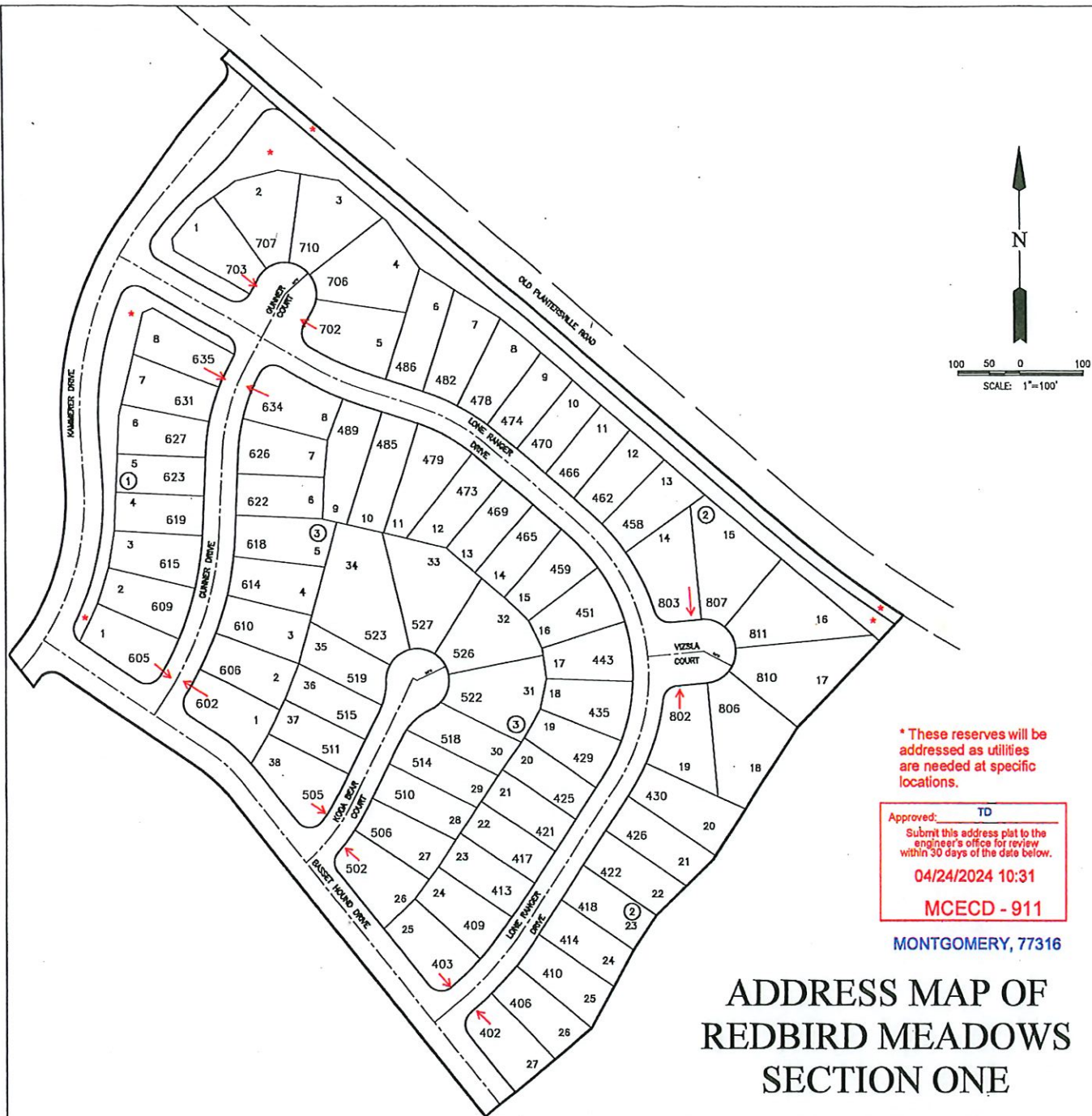
Re-inspections=\$75 each.

Additional Inspections required during project=\$100 each.

☐ Fire Marshall Notification

Base Application Fee:	\$ 300.00
+ Fee Based on Valuation:	\$
Total Fees Due:	\$
Receipt #:	

Revision: 1/9/2025



MONTGOMERY, 77316

ADDRESS MAP OF REDBIRD MEADOWS SECTION ONE

A SUBDIVISION OF 27.18 ACRES OF LAND SITUATED IN THE
ZACHARIAH LANDRUM SURVEY, ABSTRACT A-22
MONTGOMERY COUNTY, TEXAS.

OWNERS: REDBIRD MEADOW DEVELOPMENT, LLC
A TEXAS LIMITED LIABILITY COMPANY
5910 FM 2920 RD, SUITE B
SPRING, TX 77388
(281) 350-6262

DEVELOPER: REDBIRD MEADOW DEVELOPMENT, LLC
A TEXAS LIMITED LIABILITY COMPANY
5910 FM 2920 RD, SUITE B
SPRING, TX 77388
(281) 350-6262

SURVEYOR:
LJA SURVEYING, INC.
3500 W Sam Houston Parkway S
Suite 175
Houston, Texas 77042
Phone 713.553.5200
Fax 713.553.5026
TSP/ELS Firm No. 10194352

ENGINEER:
LJA Engineering, Inc.
3500 W Sam Houston Parkway S
Suite 600
Houston, Texas 77042
Phone 713.553.5200
Fax 713.553.5028
FRN - F-1335

BLOCK 1			
LOT NO.	SAFT.	REMARKS	
1	12501	MAINT	
2	12502	MAINT	
3	12503	MAINT	
4	12504	MAINT	
5	12505	MAINT	
6	12506	MAINT	
7	12507	MAINT	
8	12508	MAINT	
9	12509	MAINT	
10	12510	MAINT	

[illegible]

1. **NAME:** _____
 2. **DATE:** _____
 3. **TIME:** _____
 4. **LOCATION:** _____
 5. **REASON:** _____
 6. **WITNESSES:** _____
 7. **SIGNATURE:** _____
 8. **DATE:** _____
 9. **TIME:** _____
 10. **LOCATION:** _____
 11. **REASON:** _____
 12. **WITNESSES:** _____
 13. **SIGNATURE:** _____
 14. **DATE:** _____
 15. **TIME:** _____
 16. **LOCATION:** _____
 17. **REASON:** _____
 18. **WITNESSES:** _____
 19. **SIGNATURE:** _____
 20. **DATE:** _____
 21. **TIME:** _____
 22. **LOCATION:** _____
 23. **REASON:** _____
 24. **WITNESSES:** _____
 25. **SIGNATURE:** _____
 26. **DATE:** _____
 27. **TIME:** _____
 28. **LOCATION:** _____
 29. **REASON:** _____
 30. **WITNESSES:** _____
 31. **SIGNATURE:** _____
 32. **DATE:** _____
 33. **TIME:** _____
 34. **LOCATION:** _____
 35. **REASON:** _____
 36. **WITNESSES:** _____
 37. **SIGNATURE:** _____
 38. **DATE:** _____
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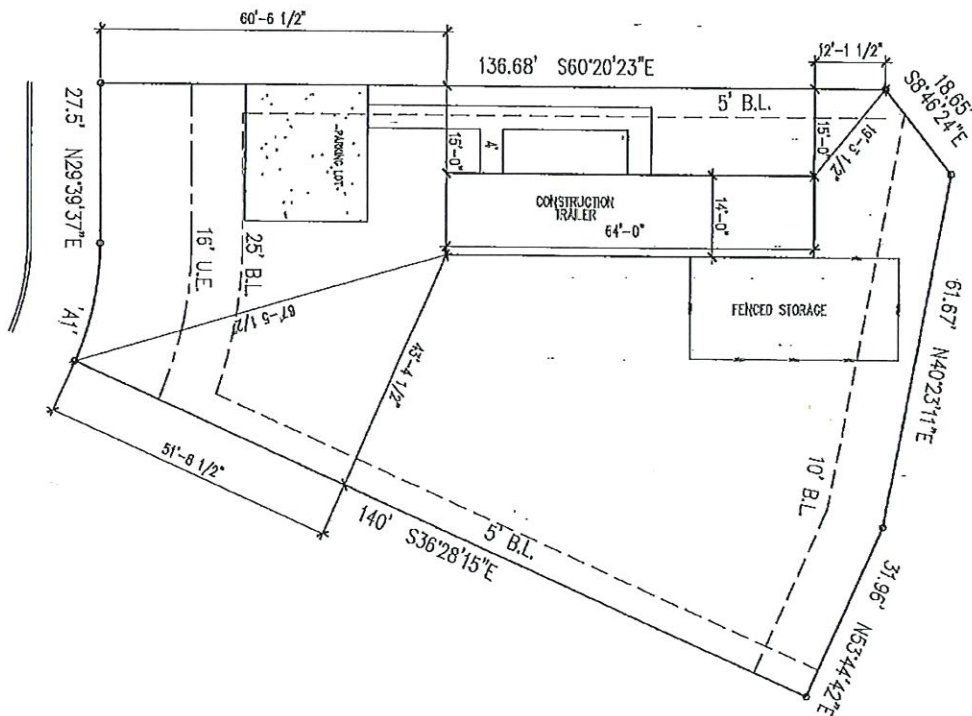
OWNER: REDWOOD WINDOW DEVELOPMENT, LLC
A TEXAS LIMITED LIABILITY COMPANY
5910 FM 2020 RD, SUITE E
SPRING, TX 77389
(281) 350-6262

ARC TABLE			
ARC	LEN.	RAD.	CHORD. ENG.
141°	20.83'	50'	54.7541' W
			20.83'



703 GUNNER COURT

11164 SQFT



PLT PLAN TRAILER HOUSTON	NORTH	BRIARLEY 703 GUNNER COURT MONTGOMERY, TX	Proj. No.: 7034	Lot: 1	David Weekley Homes JLH Date: 01/09/24 JLH	©2024 David Weekley Homes, Inc. The measurements, dimensions, and other specifications shown on this document are for informational purposes only. The actual specifications of the finished structure may vary. This document may not be relied on as a representation of what the completed structure will look like.
			Job No.: 0000	Bk: 2		



CITY OF MONTGOMERY

101 Old Plantersville Road
Montgomery, TX 77316
Tel: 936-597-6434
Fax: 936-597-6437

October 9, 2025

Mayor Countryman
City Council Members

RE: Planning and Zoning Commission Recommendation

Mayor and City Council Members,

On October 8, 2025, the City of Montgomery Planning and Zoning Commission ("the Commission") considered the special use permit request by Weekley Homes, builder, to place a temporary construction trailer on a residential lot located at 703 Gunner Court in the Redbird Meadows Development (known as Briarley), pursuant to Section 98-27(a) of the City of Montgomery Code of Ordinances ("the Code").

Sec. 98-27. – Special use permits.

- (a) The city council by an affirmative four-fifths vote, may by ordinance grant a special permit for special uses in any district, for those uses listed under "CC" in the table of permitted uses in [section 98-88](#), or which are otherwise not expressly permitted by this chapter, and may impose appropriate conditions and safeguards, including a specified period of time for the permit, to protect property and property values in the neighborhood. A special use permit may be revoked or canceled by the city council upon violation of any permit granted. Before authorization of any of such special uses, the request therefor shall be referred to the planning and zoning commission for study and report concerning the effect of the proposed use on the comprehensive plan and on the character and development of the neighborhood.

Upon thorough review of the request with the supporting information, the Commission recommends to the City Council, approval of the request by Weekley Homes, builder, for a special use permit to place a temporary construction trailer on a residential lot located at 703 Gunner Court in the Redbird Meadows Development (known as Briarley), subject to the following conditions:

1. This special use permit shall expire on December 31, 2027.
2. The trailer and surrounding area must be kept in good condition, free of litter, debris, and overgrown vegetation throughout its use.
3. Activities associated with the trailer must comply with the city noise ordinance.
4. The City may conduct periodic inspections to ensure compliance with all permit conditions and ordinances. Non-compliance may result in revocation of the permit.

Mayor and City Council Members
Page 2
October 9, 2025

5. Upon expiration of the permit, the construction trailer must be disconnected, all utilities properly capped, and the trailer removed. The vacant lot must be cleared of all rubbish and debris and restored to its original condition as platted for a single-family dwelling.
6. Any proposed changes to this permit must be brought back for review by the Planning and Zoning Commission and the City Council.

The motion passed with a vote of 4-0, with 1 member absent.

Respectfully,

Corinne Tilley
Development Service Administrator

Montgomery City Council
AGENDA REPORT

Meeting Date: 11/10/2025	Budgeted Amount: NONE
Department: Planning and Zoning	Prepared By: Corinne Tilley

Subject

Consideration and possible action on an application submitted by J. Patrick Homes for a Special Use Permit to place a temporary construction trailer on a residential lot located at 707 Gunner Court in the Redbird Meadows Development (known as Briarley).

Recommendation

Based on the recommendation submitted by the Planning and Zoning Commission, City staff recommend approval of the Special Use Permit, subject to the following conditions:

1. This special use permit shall expire on December 31, 2027.
2. The trailer and surrounding area must be kept in good condition, free of litter, debris, and overgrown vegetation throughout its use.
3. Activities associated with the trailer must comply with the city noise ordinance.
4. The City may conduct periodic inspections to ensure compliance with all permit conditions and ordinances. Non-compliance may result in revocation of the permit.
5. Upon expiration of the permit, the construction trailer must be disconnected, all utilities properly capped, and the trailer removed. The vacant lot must be cleared of all rubbish and debris and restored to its original condition as platted for a single-family dwelling.
6. Any proposed changes to this permit must be brought back for review by the Planning and Zoning Commission and the City Council..

Montgomery City Council
AGENDA REPORT

Discussion

In accordance with Section 98-27 of the City Code of Ordinances, any application for a special use permit must undergo a public hearing conducted by the City Council prior to its adoption. This ensures community involvement and transparency in decision-making. Additionally, a notice of the hearing must be published, with the hearing scheduled no earlier than 15 days from the date of publication.

Sec. 98-27. - Special use permits.

(a) The city council, by an affirmative four-fifths vote, may by ordinance grant a special permit for special uses in any district, for those uses listed under "CC" in the table of permitted uses in [section 98-88](#), or which are otherwise not expressly permitted by this chapter, and may impose appropriate conditions and safeguards, including a specified period of time for the permit, to protect property and property values in the neighborhood. A special use permit may be revoked or canceled by the city council upon violation of any permit granted. Before authorization of any of such special uses, the request therefor shall be referred to the planning and zoning commission for study and report concerning the effect of the proposed use on the comprehensive plan and on the character and development of the neighborhood. A public hearing shall be held in relation thereto before the city council, and notice and publication of the time and place for which shall conform to the procedure prescribed in subsection (b) of this section.

(b) A public hearing shall be held by the city council before adopting any proposed special use permit. Notice of such hearing shall be given by publication one time in a newspaper of general circulation in the city stating the time and place of hearing, which time shall not be earlier than 15 days from the date of publication.

Attached is the Planning and Zoning Commission recommendation memo for your reference.

Approved By

City Administrator	Brent Walker	11/04/2025
--------------------	--------------	------------



Special Use Permit

City of Montgomery
101 Old Plantersville Road
Montgomery, Texas 77316
(936) 597-6434

Contact Information

Property Owner(s): J. PATRICK HOMES, LTD.

Address: 1500 CITYWEST BLVD., SUITE 540

Zip Code: 77042 Phone: 713-789-8004 EXT. 221

Email Address: JPHPRODUCTION@JPHOMES.COM

Applicants: _____

Address: _____

Zip Code: _____ Phone: _____

Email Address: _____

Parcel Information

Type of Business: RESIDENTIAL CONSTRUCTION

Legal Description: 02/02/01

Street Address or Location: 707 GUNNER COURT

Special Use Permit Request

Description of request: BRIARLEY CONSTRUCTION TRAILER

Submission Information

This application is to be submitted to the City of Montgomery Director of Planning & Development:

City of Montgomery
101 Old Plantersville Road
Montgomery, Texas 77316

Additional Information

Date Application received by the City of Montgomery: _____

Owner(s) of record for the above described parcel: _____

Owner(s) of record for the above described parcel:

Signature: _____ Date: _____

Signature: _____ Date: _____

Signature: _____ Date: _____

Note: Signatures are required for all owners of record for the property proposed for Special Use Permit. Attach additional signatures on a separate sheet of paper.

<div>Date Received</div> <div>Office Use</div>	
--	--



www.montgomerytexas.gov
 101 Old Plantersville Road
 Montgomery, TX 77316
 Phone: 936-597-6434
 Fax: 936-597-6437
permits@ci.montgomery.tx.us

COMMERCIAL BUILDING PERMIT APPLICATION

For the erection of buildings, accessories, repairs, demolition, moving, etc. Expires in 6 months. (180 days); Non-Transferable.

Building Permit # _____

Application Date: _____

E-911 Designated Jobsite Address: 707 GUNNER COURT

Legal Property Description: CONSTRUCTION TRAILER Lot: 02 Block: 02 Section: 01

Property Owner: J. PATRICK HOMES, LTD. Phone: 713-789-8004 Email: JPHPRODUCTION@JPHOMES.COM

Property Owner Mailing Address: 1500 CITYWEST BLVD., STE 540, HOUSTON, TX 77042

Contractor: J. PATRICK HOMES, LTD. Company Email: JPHPRODUCTION@JPHOMES.COM

Company Address: 1500 CITYWEST BLVD., STE 540, HOUSTON, TX 77042

Field Supervisor Name: JOE MATLEGA Email: JMATLEGA@JPHOMES.COM

Cell Phone: 713-259-0555

☐ Proof of Ownership: Deed/Lease Attached

Type(s): ☐ New ☐ Addition ☐ Shell Build-Out ☐ Remodel ☐ Exterior ☐ Interior Gross Square Footage: _____

Project Valuation: \$ _____ Type of Construction (IBC 602): _____

Occupancy Classification (IBC 302): _____

\$0.00 - \$1,000 = \$60.00 Flat Fee **(Permit Fee is based on Valuation plus \$300 Base Application Fee)**
 \$1,001 - \$50,000 = \$15.00 for first \$1,000 + \$5.00 for each additional \$1,000 or fraction thereof
 \$50,001 - \$100,000 = \$260.00 for first \$50,000 + \$4.00 for each additional \$1,000 or fraction thereof
 \$100,001 - \$500,000 = \$460.00 FOR FIRST \$100,000 + \$3.00 for each additional \$1,000 or fraction thereof
 OVER \$500,001 = \$1,660.00 FOR FIRST \$500,000 + \$2.00 for each additional \$1,000 or fraction thereof

PLAN REVIEW FEE IS HALF OF TOTAL PERMIT FEE - DUE UPON SUBMITTAL

Separate Permits are required for Public Utilities; Electrical; Plumbing; Mechanical; Heating, Ventilation & Air Conditioning; Grading; Alarms; Roofing; Landscaping; Fire Sprinklers and Lawn Sprinklers. I hereby attest that I am the legal owner or authorized agent of the property described on this document. I certify that I am an authorized signer with the authority to submit this application. I certify that I have read and examined this application and attest that the information I am providing is correct. I understand that it is against the law to make a false statement on a government document and that incomplete applications will be denied. I agree to comply with all provisions of laws and ordinances governing this type of work, whether specified herein or not. The approval of this application does not presume to give authority to violate or cancel the provisions of any state or local law regulating construction or the performance of construction.

Applicant Signature: _____ Printed Name: _____ Date: _____

OFFICE USE ONLY

☐ Received for Review by: _____ Date: _____

☐ Approved by: _____ Date: _____

Re-inspections=\$75 each.

Additional inspections required during project = \$100 each.

☐ Fire Marshall Approval

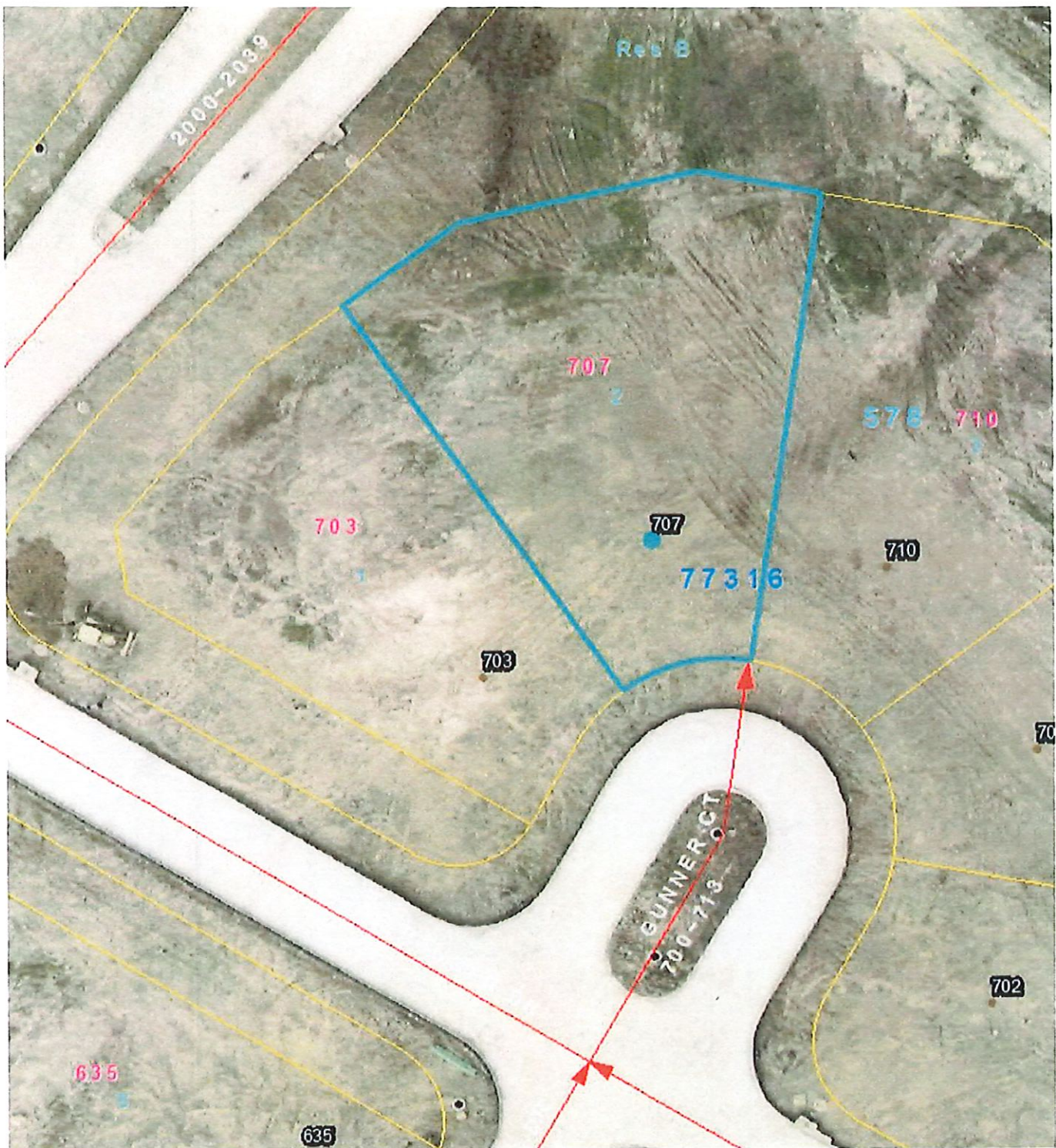
Base Application Fee:	\$ 300.00
+ Fee Based on Valuation:	\$
Building Permit Fee	\$
Plan Review Fee	\$
Receipt #:	

Revision: 05/21/2025



A SUBDIVISION OF 27.18 ACRES OF LAND SITUATED IN THE
ZACHARIAH LANDRUM SURVEY, ABSTRACT A-22
MONTGOMERY COUNTY, TEXAS.

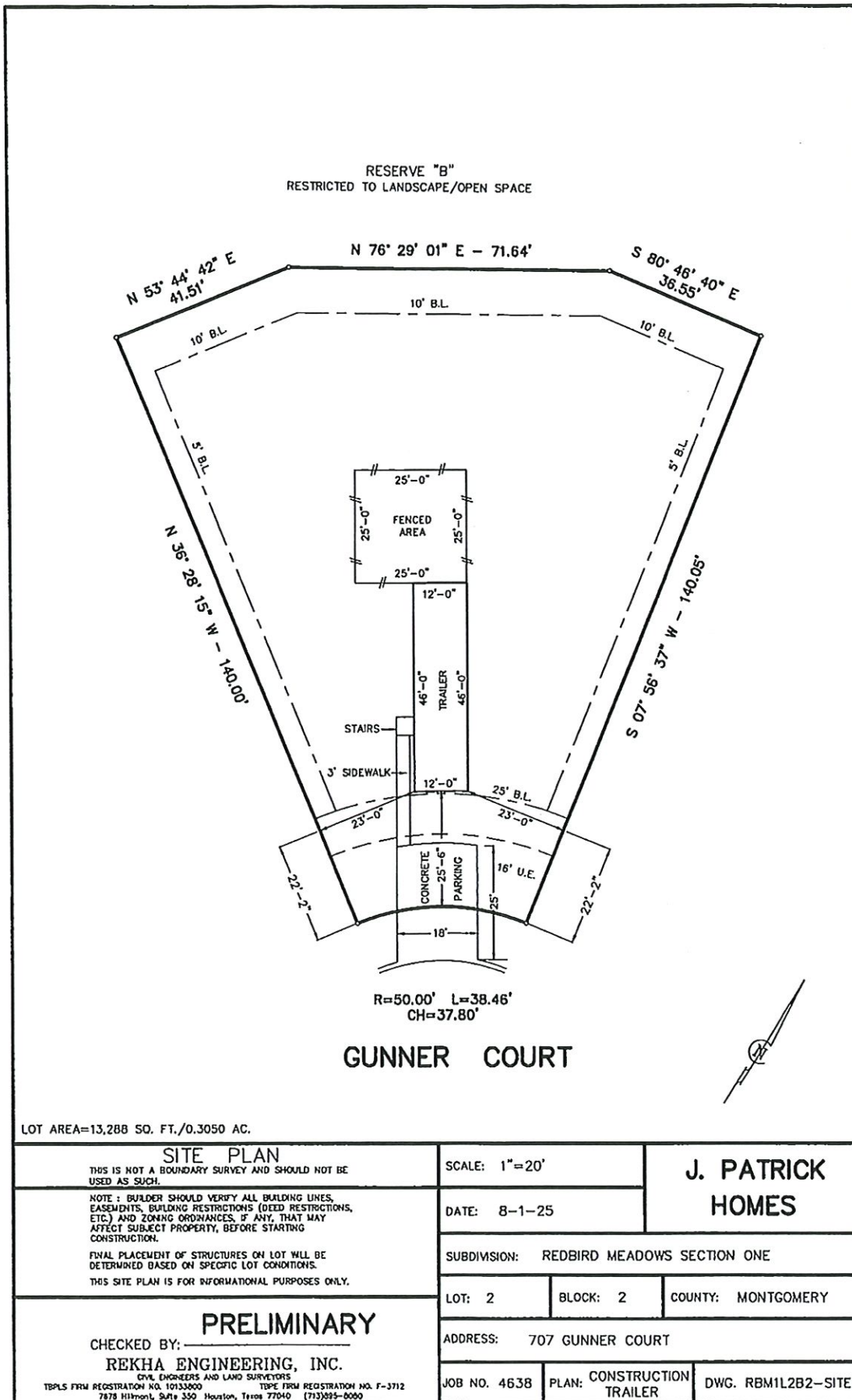
3500 W Sam Houston Parkway S Phone 713.953.5200
Suite 600 Fax 713.953.5026
Houston, Texas 77042 FRN - F-1385



**This email serves as your official 911 letter for address verification purposes.*

Sincerely,

Evan Guderian
GIS Analyst I
936-523-5911
eguderian@mc911.org





CITY OF MONTGOMERY

101 Old Plantersville Road
Montgomery, TX 77316
Tel: 936-597-6434
Fax: 936-597-6437

October 9, 2025

Mayor Countryman
City Council Members

RE: Planning and Zoning Commission Recommendation

Mayor and City Council Members,

On October 8, 2025, the City of Montgomery Planning and Zoning Commission ("the Commission") considered the special use permit request by J. Patrick Homes, builder, to place a temporary construction trailer on a residential lot located at 707 Gunner Court in the Redbird Meadows Development (known as Briarley), pursuant to Section 98-27(a) of the City of Montgomery Code of Ordinances ("the Code").

Sec. 98-27. – Special use permits.

- (a) The city council by an affirmative four-fifths vote, may by ordinance grant a special permit for special uses in any district, for those uses listed under "CC" in the table of permitted uses in [section 98-88](#), or which are otherwise not expressly permitted by this chapter, and may impose appropriate conditions and safeguards, including a specified period of time for the permit, to protect property and property values in the neighborhood. A special use permit may be revoked or canceled by the city council upon violation of any permit granted. Before authorization of any of such special uses, the request therefor shall be referred to the planning and zoning commission for study and report concerning the effect of the proposed use on the comprehensive plan and on the character and development of the neighborhood.

Upon thorough review of the request with the supporting information, the Commission recommends to the City Council, approval of the request by J. Patrick Homes, builder, for a special use permit to place a temporary construction trailer on a residential lot located at 707 Gunner Court in the Redbird Meadows Development (known as Briarley), subject to the following conditions:

1. This special use permit shall expire on December 31, 2027.
2. The trailer and surrounding area must be kept in good condition, free of litter, debris, and overgrown vegetation throughout its use.
3. Activities associated with the trailer must comply with the city noise ordinance.
4. The City may conduct periodic inspections to ensure compliance with all permit conditions and ordinances. Non-compliance may result in revocation of the permit.

Mayor and City Council Members
Page 2
October 9, 2025

5. Upon expiration of the permit, the construction trailer must be disconnected, all utilities properly capped, and the trailer removed. The vacant lot must be cleared of all rubbish and debris and restored to its original condition as platted for a single-family dwelling.
6. Any proposed changes to this permit must be brought back for review by the Planning and Zoning Commission and the City Council.

The motion passed with a vote of 4-0, with 1 member absent.

Respectfully,

Corinne Tilley
Development Service Administrator

Montgomery City Council
AGENDA REPORT

Meeting Date: 11/10/2025	Budgeted Amount: NONE
Department: Planning and Zoning	Prepared By: Corinne Tilley

Subject

Consideration and possible action on an application submitted by Perry Homes for a Special Use Permit to place a temporary construction trailer on a residential lot located at 710 Gunner Court in the Redbird Meadows Development (known as Briarley).

Recommendation

Based on the recommendation submitted by the Planning and Zoning Commission, City staff recommend approval of the Special Use Permit, subject to the following conditions:

1. This special use permit shall expire on December 31, 2027.
2. The trailer and surrounding area must be kept in good condition, free of litter, debris, and overgrown vegetation throughout its use.
3. Activities associated with the trailer must comply with the city noise ordinance.
4. The City may conduct periodic inspections to ensure compliance with all permit conditions and ordinances. Non-compliance may result in revocation of the permit.
5. Upon expiration of the permit, the construction trailer must be disconnected, all utilities properly capped, and the trailer removed. The vacant lot must be cleared of all rubbish and debris and restored to its original condition as platted for a single-family dwelling.
6. Any proposed changes to this permit must be brought back for review by the Planning and Zoning Commission and the City Council..

Montgomery City Council
AGENDA REPORT

Discussion

In accordance with Section 98-27 of the City Code of Ordinances, any application for a special use permit must undergo a public hearing conducted by the City Council prior to its adoption. This ensures community involvement and transparency in decision-making. Additionally, a notice of the hearing must be published, with the hearing scheduled no earlier than 15 days from the date of publication.

Sec. 98-27. - Special use permits.

(a) The city council, by an affirmative four-fifths vote, may by ordinance grant a special permit for special uses in any district, for those uses listed under "CC" in the table of permitted uses in [section 98-88](#), or which are otherwise not expressly permitted by this chapter, and may impose appropriate conditions and safeguards, including a specified period of time for the permit, to protect property and property values in the neighborhood. A special use permit may be revoked or canceled by the city council upon violation of any permit granted. Before authorization of any of such special uses, the request therefor shall be referred to the planning and zoning commission for study and report concerning the effect of the proposed use on the comprehensive plan and on the character and development of the neighborhood. A public hearing shall be held in relation thereto before the city council, and notice and publication of the time and place for which shall conform to the procedure prescribed in subsection (b) of this section.

(b) A public hearing shall be held by the city council before adopting any proposed special use permit. Notice of such hearing shall be given by publication one time in a newspaper of general circulation in the city stating the time and place of hearing, which time shall not be earlier than 15 days from the date of publication.

Attached is the Planning and Zoning Commission recommendation memo for your reference.

Approved By

City Administrator	Brent Walker	11/04/2025
--------------------	--------------	------------



Special Use Permit

City of Montgomery
101 Old Plantersville Road
Montgomery, Texas 77316
(936) 597-6434

Applicant Information

Owner/leaseholder Name: PAULA FOSTER

Address: 3200 SOUTHWEST FWY, STE. 2800, HOUSTON, TX 77027

Email: PAULA.FOSTER@PERRYHOMES.COM Phone: 936-447-4010

Name of owner (if different): PERRY HOMES LLC

Contact person (if different): CHRIS HAWKINS

Address: _____

Email: CHRIS.HAWKINS@PERRYHOMES.COM Phone: 346-867-4967

Parcel Information

Type of Business: HOME BUILDER

Legal Description: CONSTRUCTION/SALES TRAILER

Street Address or Location: 710 GUNNER COURT

Special Use Permit Request

Description of request:

REQUEST TO USE SITE UNTIL JUN 30, 2028 AS AN OFFICE FOR THE CONSTRUCTION TEAM TO HOLD PLANS, CONDUCT MEETINGS, AND TO USE AS A WORKING SPACE.

Applicant's Signature Paula Foster Date 7/11/2025
Signer ID: K71FNSW911...

Submission Information

Submit the completed application with supporting documentation to:

City of Montgomery
 Planning/Zoning Administrator
 101 Old Plantersville Road
 Montgomery, Texas 77316

Or via email: ctilley@ci.montgomery.tx.us

Additional Information

Date Application received by the City of Montgomery: _____

Owner(s) of record for the above described parcel: _____

Owner(s) of record for the above described parcel:

Signature: _____ Date: _____

Signature: _____ Date: _____

Signature: _____ Date: _____

*Note : Signatures are required for all owners of record for the property proposed for Special Use Permit.
 Attach additional signatures on a separate sheet of paper.*

<h2 style="margin: 0;">Date Received</h2>

Office Use



www.montgomerytexas.gov

101 Old Plantersville Road

Montgomery, TX 77316

Phone: 936-597-6434

Fax: 936-597-6437

permits@ci.montgomery.tx.us

COMMERCIAL BUILDING PERMIT APPLICATION

For the erection of buildings, accessories, repairs, demolition, moving, etc. Expires in 6 months. (180 days); Non-Transferable.

Building Permit # _____

Application Date: _____

911 Designated Jobsite Address: 710 GUNNER

Legal Property Description: CONSTRUCTION/SALES TRAILER Lot: 3 Block: 2 Section: 1

Property Owner: PERRY HOMES, Phone: 936-447-4010 Email: PAULA.FOSTER@PERRYHOMES.COM

Property Owner Mailing Address: 3200 SOUTHWEST FWY, STE 2800, HOUSTON, TX, 77027

Contractor: PERRY HOMES Company Email: _____

Company Address: _____

Field Supervisor Name: CHRIS HAWKINS Email: CHRIS.HAWKINS@PERRYHOMES.COM

Cell Phone: 346-867-4967

Construction Type(s): ☒ New ☐ Addition ☒ Exterior ☐ Interior

Gross Square Foot (sf) of Structure: _____ ☐ Proof of Ownership / Deed Attached

\$0.00 - \$1,000 = \$60.00 Flat Fee
 \$1,001 - \$50,000 = \$15.00 for first \$1,000 + \$5.00 for each additional \$1,000 or fraction thereof
 \$50,001 - \$100,000 = \$260.00 for first \$50,000 + \$4.00 for each additional \$1,000 or fraction thereof
 \$100,001 - \$500,000 = \$460.00 FOR FIRST \$100,000 + \$3.00 for each additional \$1,000 or fraction thereof
 OVER \$500,001 = \$1,660.00 FOR FIRST \$500,000 + \$2.00 for each additional \$1,000 or fraction thereof

PLAN REVIEW FEE IS HALF OF PERMIT FEE - DUE UPON SUBMITTAL

Separate Permits are required for Public Utilities; Electrical; Plumbing; Mechanical; Heating, Ventilation & Air Conditioning; Grading; Alarms; Roofing; Landscaping; Fire Sprinklers and Lawn Sprinklers. I hereby attest that I am the legal owner or authorized agent of the property described on this document. I certify that I am an authorized signer with the authority to submit this application. I certify that I have read and examined this application and attest that the information I am providing is correct. I understand that it is against the law to make a false statement on a government document and that incomplete applications will be denied. I agree to comply with all provisions of laws and ordinances governing this type of work, whether specified herein or not. The approval of this application does not presume to give authority to violate or cancel the provisions of any state or local law regulating construction or the performance of construction.

Applicant Signature: Paula Foster Printed Name: PAULA FOSTER Date: 7/11/2025
 Signer ID: K71FNSW911...

OFFICE USE ONLY

☐ Received for Review by: _____ Date: _____

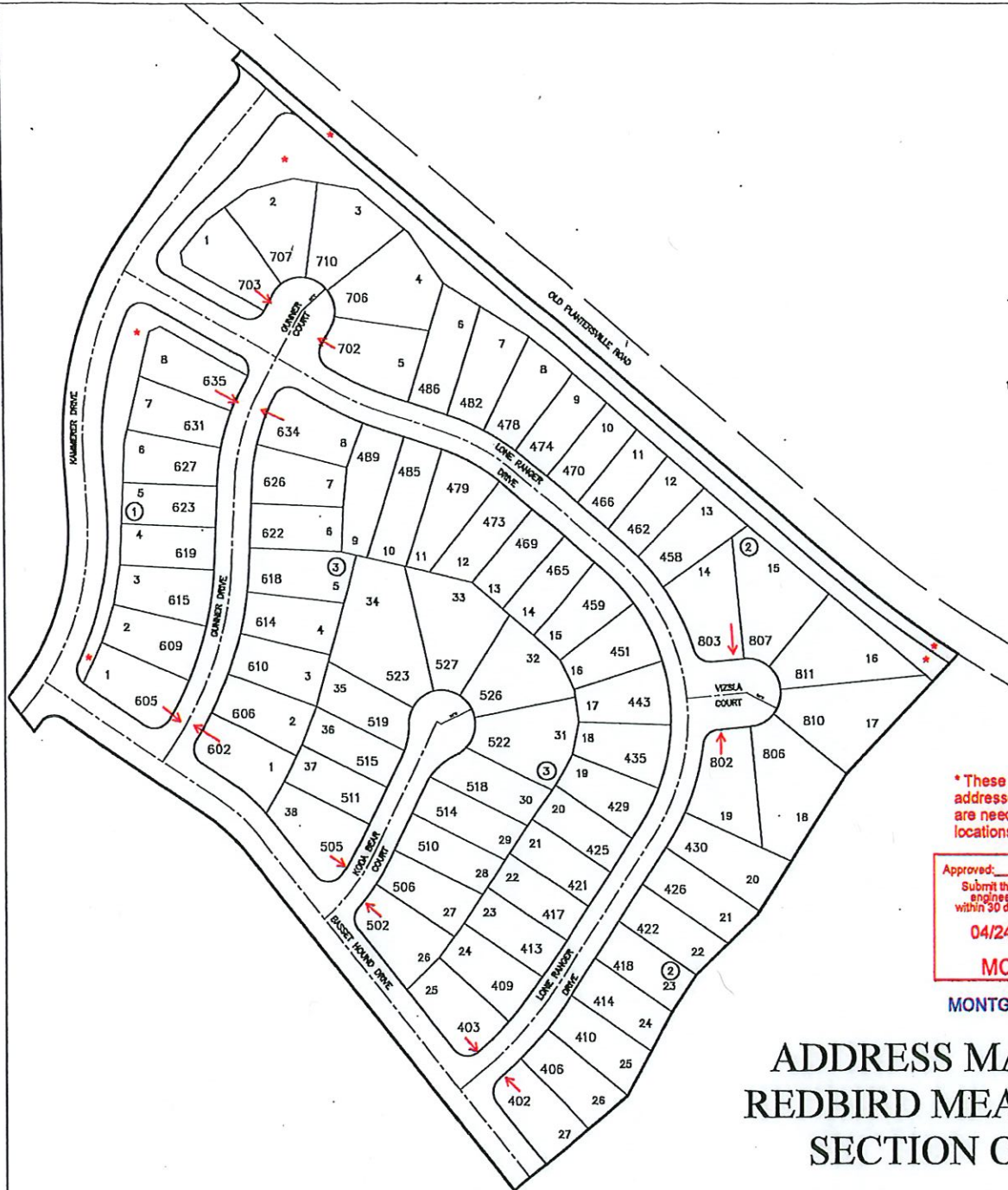
☐ Approved by: _____ Date: _____

Re-inspections=\$75 each.
 Additional inspections required during project=\$100 each.

☐ Fire Marshall Notification

Base Application Fee:	\$ 300.00
+ Fee Based on Valuation:	\$
Total Fees Due:	\$
Receipt #:	

Revision: 1/9/2025



* These reserves will be addressed as utilities are needed at specific locations.

Approved: TD
 Submit this address plat to the engineer's office for review within 30 days of the date below.
 04/24/2024 10:31
 MCECD - 911

MONTGOMERY, 77316

ADDRESS MAP OF REDBIRD MEADOWS SECTION ONE

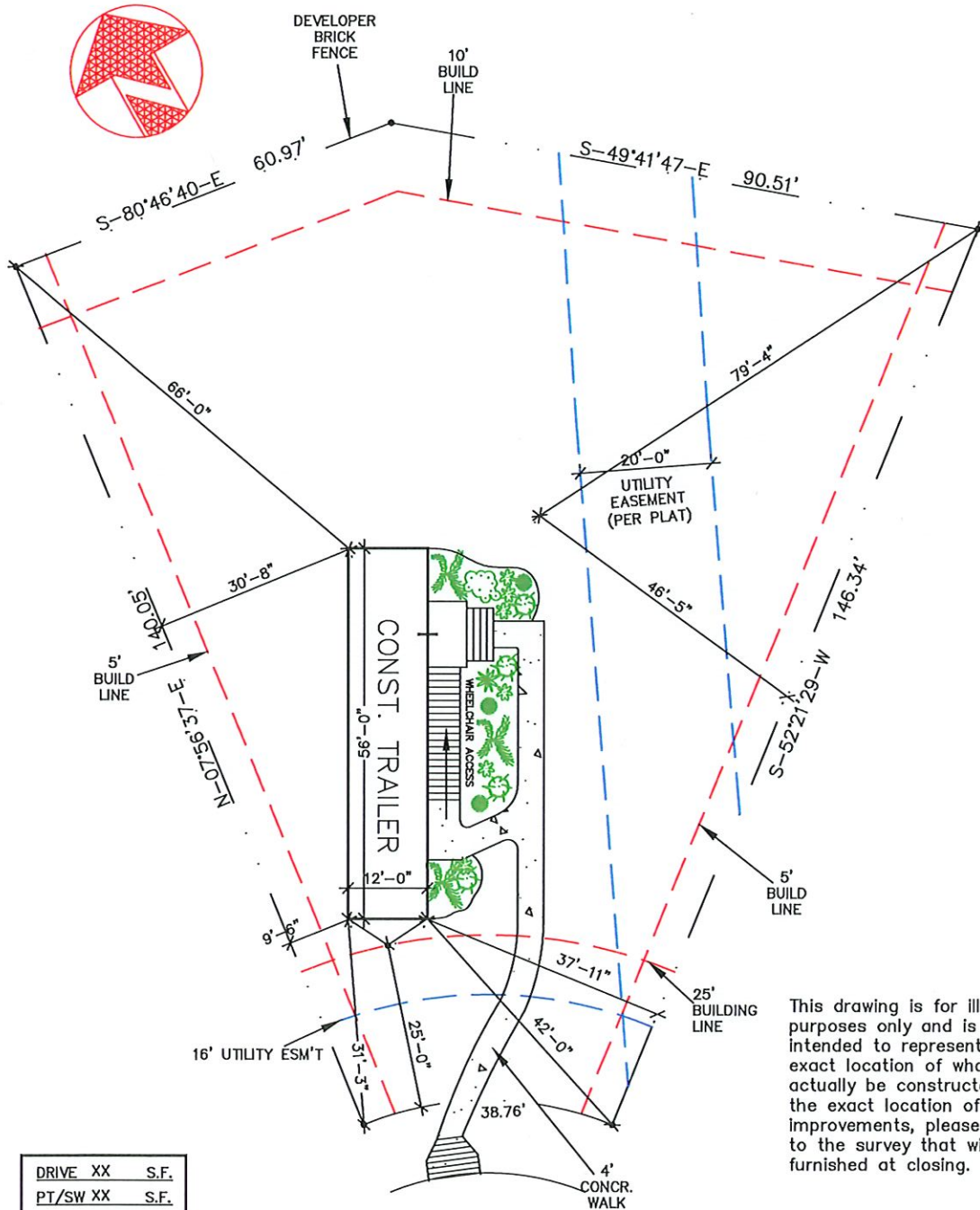
A SUBDIVISION OF 27.18 ACRES OF LAND SITUATED IN THE
 ZACHARIAH LANDRUM SURVEY, ABSTRACT A-22
 MONTGOMERY COUNTY, TEXAS.

OWNERS: REDBIRD MEADOW DEVELOPMENT, LLC
 A TEXAS LIMITED LIABILITY COMPANY
 5910 FM 2920 RD, SUITE B
 SPRING, TX 77388
 (281) 350-6262

DEVELOPER: REDBIRD MEADOW DEVELOPMENT, LLC
 A TEXAS LIMITED LIABILITY COMPANY
 5910 FM 2920 RD, SUITE B
 SPRING, TX 77388
 (281) 350-6262

SURVEYOR:
LJA SURVEYING, INC.
 3500 W Sam Houston Parkway S
 Suite 115 Houston, Texas 77042
 Phone 713.553.5200
 Fax 713.553.5204
 TIFELS Firm No. 16194382

ENGINEER:
LJA Engineering, Inc.
 3500 W Sam Houston Parkway S
 Suite 600 Houston, Texas 77042
 Phone 713.553.5200
 Fax 713.553.5028
 FRN - F-1389



This drawing is for illustration purposes only and is not intended to represent the exact location of what may actually be constructed. For the exact location of all improvements, please refer to the survey that will be furnished at closing.

DRIVE XX S.F.
PT/SW XX S.F.
B/W+ 0.00 L.F.

LOT SIZE= 13512 S.F.
BUILDING COVERAGE= XX S.F.
TOTAL=XX S.F. XX %

GUNNER COURT
50' R.O.W.

PERRY HOMES DESIGN

© 2025 - PERRY HOMESSM
ARCHITECTURE & INTERIORS

3200 SOUTHWEST FWY, STE 2800

HOUSTON, TEXAS

Address: 710 GUNNER COURT
Lot: 03 Block: 02 Section: 01
Subdivision: BRIARLEY Panel No.
COUNTY: MONTGOMERY COUNTY, TEXAS Job Number: 20388.0007
Scale: 1" = 20'-0" Drawn By: SAJ
Date: 02/06/25 BA030201.DWG



CITY OF MONTGOMERY

101 Old Plantersville Road
Montgomery, TX 77316
Tel: 936-597-6434
Fax: 936-597-6437

October 9, 2025

Mayor Countryman
City Council Members

RE: Planning and Zoning Commission Recommendation

Mayor and City Council Members,

On October 8, 2025, the City of Montgomery Planning and Zoning Commission ("the Commission") considered the special use permit request by Perry Homes, builder, to place a temporary construction trailer on a residential lot located at 710 Gunner Court in the Redbird Meadows Development (known as Briarley), pursuant to Section 98-27(a) of the City of Montgomery Code of Ordinances ("the Code").

Sec. 98-27. – Special use permits.

- (a) The city council by an affirmative four-fifths vote, may by ordinance grant a special permit for special uses in any district, for those uses listed under "CC" in the table of permitted uses in [section 98-88](#), or which are otherwise not expressly permitted by this chapter, and may impose appropriate conditions and safeguards, including a specified period of time for the permit, to protect property and property values in the neighborhood. A special use permit may be revoked or canceled by the city council upon violation of any permit granted. Before authorization of any of such special uses, the request therefor shall be referred to the planning and zoning commission for study and report concerning the effect of the proposed use on the comprehensive plan and on the character and development of the neighborhood.

Upon thorough review of the request with the supporting information, the Commission recommends to the City Council, approval of the request by Perry Homes, builder, for a special use permit to place a temporary construction trailer on a residential lot located at 710 Gunner Court in the Redbird Meadows Development (known as Briarley), subject to the following conditions:

1. This special use permit shall expire on December 31, 2027.
2. The trailer and surrounding area must be kept in good condition, free of litter, debris, and overgrown vegetation throughout its use.
3. Activities associated with the trailer must comply with the city noise ordinance.
4. The City may conduct periodic inspections to ensure compliance with all permit conditions and ordinances. Non-compliance may result in revocation of the permit.

Mayor and City Council Members
Page 2
October 9, 2025

5. Upon expiration of the permit, the construction trailer must be disconnected, all utilities properly capped, and the trailer removed. The vacant lot must be cleared of all rubbish and debris and restored to its original condition as platted for a single-family dwelling.
6. Any proposed changes to this permit must be brought back for review by the Planning and Zoning Commission and the City Council.

The motion passed with a vote of 4-0, with 1 member absent.

Respectfully,

Corinne Tilley
Development Service Administrator

Montgomery City Council
AGENDA REPORT

Meeting Date: 11/10/2025	Budgeted Amount: NONE
Department: Administration	Prepared By: WGA

Subject

Consideration and possible action on the acceptance of the Quitclaim Deed for the Lake Creek Village Homeowners Association.

Recommendation

WGA and Staff recommend that the City Council accept the Quitclaim Deed as presented.

Discussion

The Quitclaim Deed and supporting documents are attached.

The Lake Creek Village Homeowners Association is transferring ownership of the storm sewer infrastructure and private roadway improvements, as described in Exhibit A, to the City of Montgomery.

As a reminder, Council took action to accept the referenced storm sewer and roadway infrastructure at the September 10, 2024, Council meeting following the repairs to the storm sewer.

Approved By

City Staff	Ruby Beaven	Date: 10/27/2025
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October 28, 2025

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

Re: Quitclaim Deed
Lake Creek Village Homeowners Association
City of Montgomery

Dear Mayor and City Council:

Lake Creek Village Homeowners Association is looking to transfer ownership of the proposed storm sewer infrastructure and private roadway improvements, as outlined in Exhibit A, to the City of Montgomery.

As a reminder, Council took action to accept the referenced storm sewer and roadway infrastructure at the September 10, 2024, Council meeting following the repairs to the storm sewer. The storm sewer was repaired back in June of this year. Execution of the attached quitclaim deed would formally transfer ownership of the storm sewer, and roadways into the City's maintenance purview. We recommend approving the Quitclaim Deed as presented and accepting ownership of the referenced storm sewer infrastructure and roadway improvements.

If you have any questions or comments, please do not hesitate to contact me.

Sincerely,

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

Chris Roznovsky, PE
City Engineer

CVR/jtd

Z:\00574 (City of Montgomery)_900 General Consultation\Correspondence\Letters\2025\2025.10.27 MEMO to Council RE Lake Creek Village Quitclaim Deed for the Lake Creek Village Homeowner's Association .docx

Enclosures: Quitclaim Deed

Cc (via email): Ms. Corinne Tilley – City of Montgomery, Planning & Development Administrator & Code Enforcement Officer
Mr. Brent Walker – City of Montgomery, City Administrator
Mr. Mike Muckleroy – City of Montgomery, Director of Public Works
Ms. Ruby Beaven – City of Montgomery, City Secretary
Mr. Alan Petrov – Johnson Petrov, LLP, City Attorney

**QUITCLAIM DEED
(LAKE CREEK VILLAGE)**

NOTICE OF CONFIDENTIALITY RIGHTS: IF YOU ARE A NATURAL PERSON, YOU MAY REMOVE OR STRIKE ANY OR ALL OF THE FOLLOWING INFORMATION FROM ANY INSTRUMENT THAT TRANSFERS AN INTEREST IN REAL PROPERTY BEFORE IT IS FILED FOR RECORD IN THE PUBLIC RECORDS: YOUR SOCIAL SECURITY NUMBER OR YOUR DRIVER'S LICENSE NUMBER.

STATE OF TEXAS	§
	§
COUNTY OF MONTGOMERY	§

Lake Creek Village Homeowner's Association ("Grantor"), in consideration of the sum of Ten Dollars (\$10.00) and other good and valuable consideration, the receipt and sufficiency of which are acknowledged, has QUITCLAIMED and does QUITCLAIM to the City of Montgomery, Texas, a governmental entity and political subdivision of the State of Texas ("Grantee"), all of Grantor's right, title, and interest in and to the real property improvements in Montgomery County, Texas, fully described in Exhibit "A," specifically the storm sewer infrastructure and private roadways (collectively, the "Improvements").

TO HAVE AND TO HOLD the Improvement, together with all and singular the rights and appurtenances to it in any way belonging, to Grantee, its successors, and its assigns forever, WITHOUT ANY WARRANTIES OR REPRESENTATIONS BY GRANTOR, EXPRESS OR IMPLIED, OR ARISING BY OPERATION OF LAW, INCLUDING BUT NOT LIMITED TO ANY WARRANTY OF CONDITION, MERCHANTABILITY, HABITABILITY, OR FITNESS FOR A PARTICULAR USE, OR WITH RESPECT TO THE VALUE, PROFITABILITY, OR MARKETABILITY OF THE IMPROVEMENTS; so that neither Grantor nor Grantor's heirs, administrators, executors, successors, or assigns will have, claim, or demand any right or title to the Improvements or any part of it.

Grantee, by its acceptance of this deed, assumes payment of all standby charges, ad valorem taxes, and assessments for the 2025 calendar year and later calendar years not yet due and payable, each to the extent attributable to all or part of the Improvements.

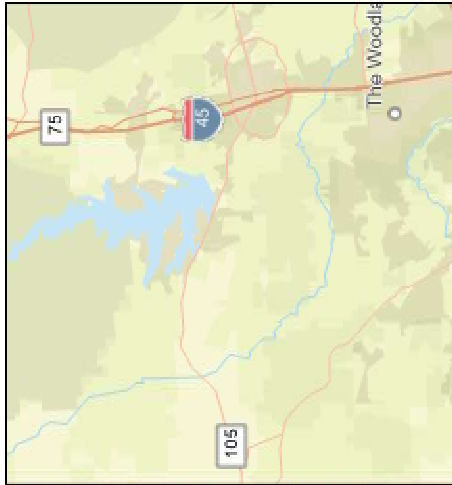
Grantee's address is: 101 Old Plantersville Road
Montgomery, Texas 77356
Montgomery County.

EXECUTED as of _____, 2025.

GRANTOR:
LAKE CREEK VILLAGE HOMEOWNER'S
ASSOCIATION

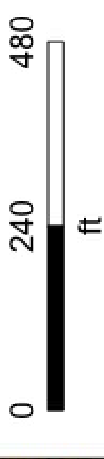
By: _____
Name: _____
Title: _____

EXHIBIT “A”



Legend

- City Limits
- Lake Creek Subdivision
- Right - of - Way Dedication
- Storm Sewer Dedication

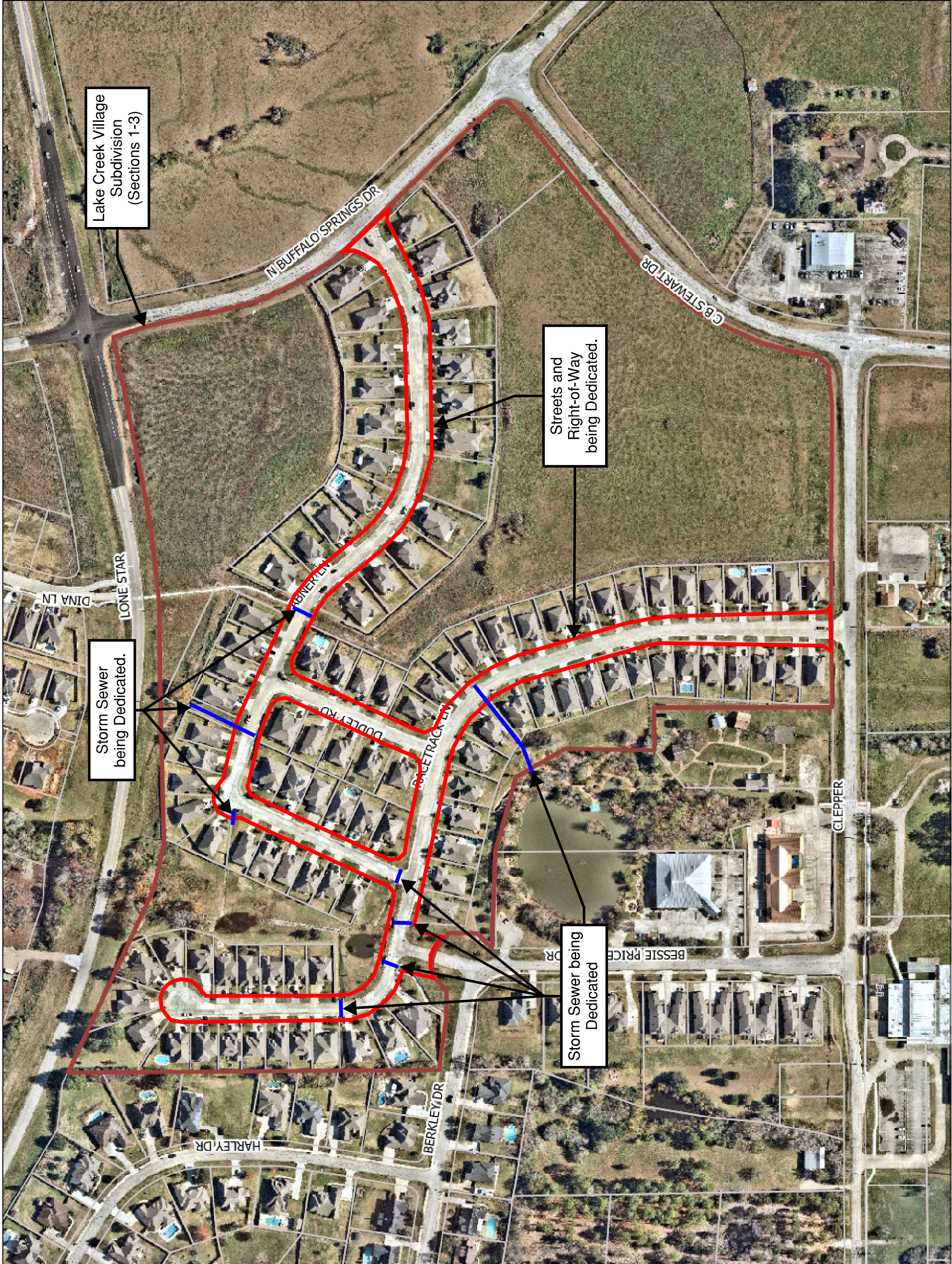


ArcGIS Web Map

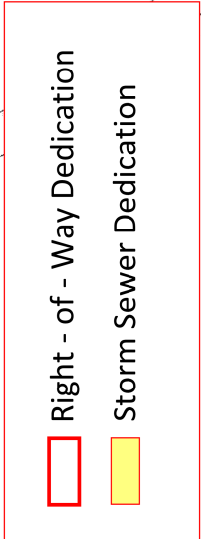


Disclaimer: This product is offered for graphical purposes only and may not be suitable for legal, engineering, or surveying purposes. The information shown on this exhibit represents the approximate location of property, municipal boundaries or facilities.

WGA



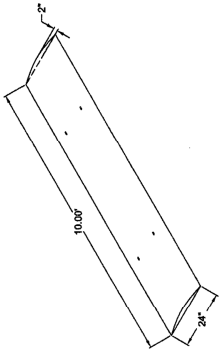
City of Montgomery, City Engineer Signature Valid for One (1) Year	Date
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$$\begin{aligned} \text{FL IN (N)} &= 287.05 \\ \text{FL IN (E)} &= 287.88 \\ \text{FL OUT (W)} &= 285.01 \end{aligned}$$


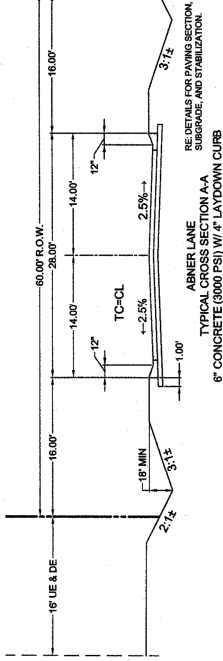
RESIDUAL 734.72 ACRES
PHILIP LEFEVRE & HOLLY LEFEVRE
CF 99058838
RPRMCT

UPSIZEX EXISTING 18" CULVERT TO 2-30" RCP CULVERTS @ 2.0%. BACKFILL WITH CEMENT STABILIZED SAND (6" MIN. TOP AND 12" MIN. SIDE COVER) AND COMPACT TO 98% STD. EFFORT. PLACE AND COMPACT 3" TYPE "D" ASPHALT PAVEMENT. INCLUDE SAFETY END TREATMENTS (4 EA). GRADE TO DRAIN.

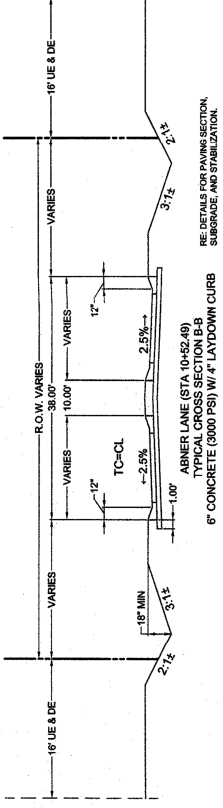
NOTE:
CONTRACTOR TO REMOVE AND
REPLACE EXISTING ASPHALT AS
NEEDED TO PRE-CONSTRUCTION
CONDITION OR BETTER.



MODULAR RUBBER
SPEED BUMP DETAIL
SCALE: N.T.S.



ABNER LANE
TYPICAL CROSS SECTION A-A
6" CONCRETE (3000 PSI) W/ 4" LAYDOWN CURB

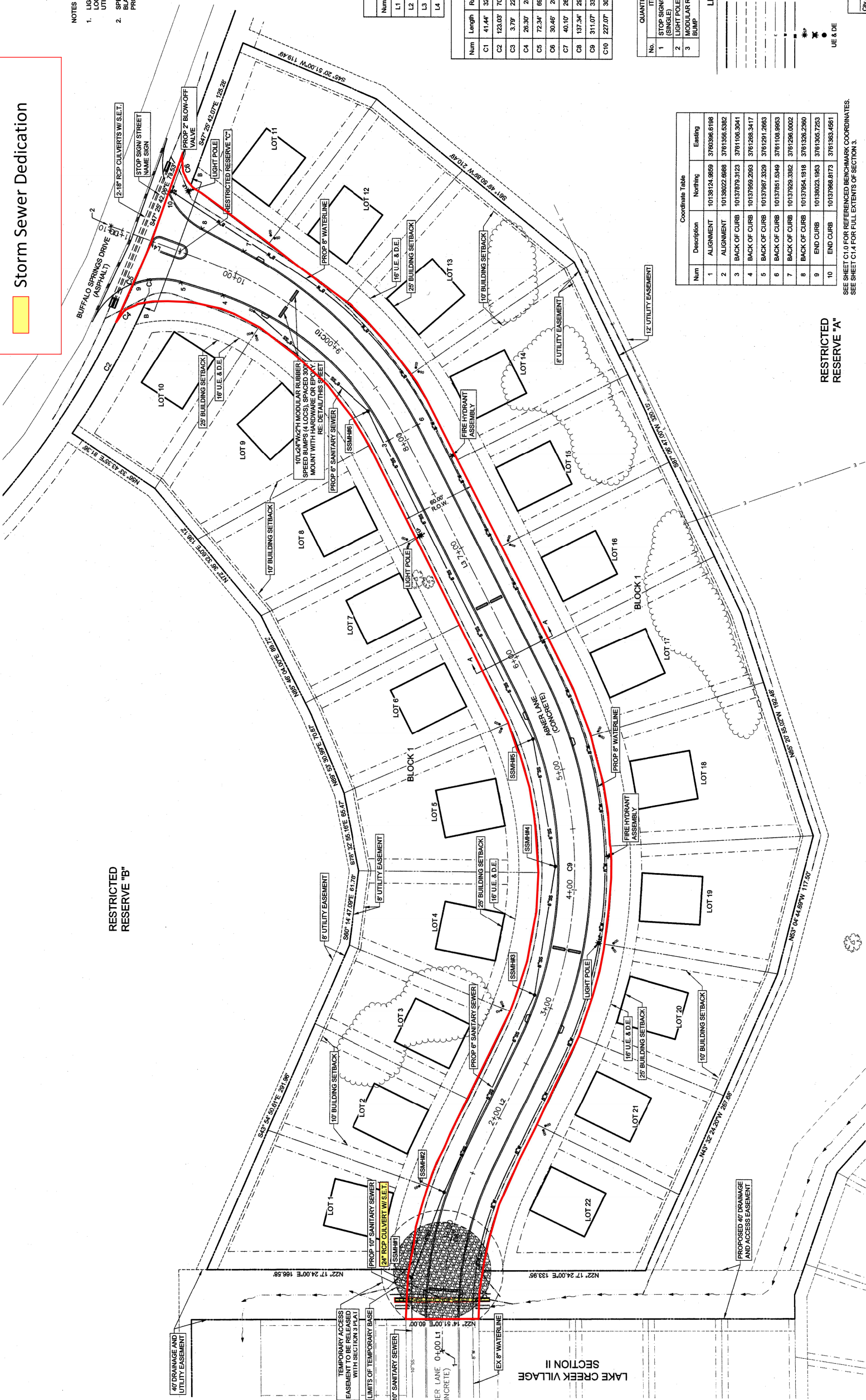


ABNER LANE (STA 10+62.49)
TYPICAL CROSS SECTION B-B
6" CONCRETE (3000 PSI) W/ 4" LAYDOWN CURB

- Right - of - Way Dedication
- Storm Sewer Dedication

LAKE CREEK VILLAGE SECTION THREE
8.249 ACRES
BLOCK 1 22 LOTS
3 RESERVES
TOTAL 1 BLOCK
22 LOTS
3 RESERVES

- NOTES
- LIGHT POLES BY OTHERS, FOR REFERENCE LOCATION ONLY. COORDINATE WITH ELECTRIC UTILITY.
 - SPEED BUMPS SHALL INCLUDE HIGH VISIBILITY PRODUCT.



Curve Table			Chord Bearing & Distance	
Num	Length	Radius	Delta	
C1	41.44'	329.22'	007.2117°	N64° 10' 53.06\"W 41.41'
C2	123.03'	705.00'	009.9990°	S38° 26' 14.90\"E 122.88'
C3	3.79'	224.78'	000.9689°	N13° 12' 06.45\"E 3.79'
C4	26.30'	28.00'	053.8202°	N14° 30' 40.34\"W 25.35'
C5	72.34'	690.00'	006.0071°	S44° 25' 29.81\"E 72.31'
C6	30.46'	28.00'	062.3360°	N78° 35' 46.86\"W 28.88'
C7	40.10'	269.22'	008.5340°	N63° 31' 40.82\"W 40.09'
C8	137.34'	299.22'	028.2981°	N54° 38' 45.40\"W 136.14'
C9	311.07'	337.86'	052.7348°	S67° 51' 53.41\"E 300.21'
C10	227.07'	300.89'	043.2504°	N64° 08' 32.00\"E 221.71'

Line Table			Chord Bearing & Distance	
Num	Bearing	Distance		
L1	S07° 14' 57.09\"E	25.88'		
L2	S41° 29' 50.02\"E	100.00'		
L3	N68° 46' 04.00\"E	225.60'		
L4	N42° 34' 16.84\"E	83.05'		

QUANTITY TABLE			AMOUNT	
No.	ITEM		1 EA	
1	STOP SIGN/STREET SIGN (SINGLE)		1 EA	
2	LIGHT POLE		3 EA	
3	MODULAR RUBBER SPEED BUMP		4 LOTS	

LEGEND

- RIGHT OF WAY LINE
- PROPERTY LINE
- EX EASEMENT
- PROP EASEMENT
- PROP BUILDING LINE
- EX ELECTRICAL
- PROP WATER LINE (SIZED NOTED)
- PROP SANITARY SEWER LINE (SIZED NOTED)
- LIGHT POLE
- PROP FIRE HYDRANT ASSEMBLY
- PROP SANITARY SEWER MANHOLE
- UTILITY EASEMENT & DRAINAGE EASEMENT
- UE & DE

Coordinate Table			Easting	
Num	Description	North		
1	ALIGNMENT	10138124.9859	3760396.6198	
2	ALIGNMENT	10138022.6688	3761355.5382	
3	BACK OF CURB	10137979.3123	3761105.3041	
4	BACK OF CURB	10137959.2093	3761268.3417	
5	BACK OF CURB	10137987.3329	3761291.2683	
6	BACK OF CURB	10137851.5349	3761106.9853	
7	BACK OF CURB	10137929.3392	3761296.0002	
8	BACK OF CURB	10137854.1818	3761326.2380	
9	END CURB	10138023.1953	3761305.7253	
10	END CURB	10137988.6173	3761363.4561	

SEE SHEET C1.0 FOR REFERENCED BENCHMARK COORDINATES.
SEE SHEET C1.4 FOR FULL EXTENTS OF SECTION 3.

RESTRICTED
RESERVE "A"

Montgomery City Council
AGENDA REPORT

Meeting Date: 11/10/2025	Budgeted Amount: NONE
Department: Administration	Prepared By: WGA

Subject

Consideration and possible action on the acceptance of a Feasibility Study Summary Memo on the KIH Revocable Trust development (Dev. No. 2507).

Recommendation

WGA and Staff recommend that the City accept the findings in the Feasibility Study Summary Memo as presented.

Discussion

The Feasibility Study Summary Memo and supporting documents are attached.

The development includes the addition of two single-family homes on a 5.107-acre tract located at 1140 College Street, which is west of FM 149 located along the northern Right-of-Way of College Street.

Approved By

City Staff	Ruby Beaven	Date: 10/27/2025
------------	-------------	------------------



October 28, 2025

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

Re: Feasibility Study Summary Memo
KIH Revocable Trust Tract (Dev. No. 2507)
City of Montgomery

Dear Mayor and Council:

KIH Revocable Trust ("the Developer") has requested the City of Montgomery (the "City") to perform a feasibility study for the City to serve a single-family residential development on a 5.107-acre tract located at 1140 College Street which is west of FM 149 located along the northern right-of-way of College Street.

It is our understanding that the proposed development currently includes the construction of two single-family homes, along with associated private access, utility easements, and drainage easements. If any additional homes are proposed in the future, the Developer will be required to further subdivide the property accordingly and must also into the agreement governing the maintenance and operation of the associated private utilities within the development. Please note that the final land plan may affect both the estimated development costs. A copy of the preliminary site layout is included as **Exhibit A**.

Water and Sanitary Sewer Service

Based on the updated preliminary site layout and the information provided by the Developer, the estimated utility capacity requirements for the proposed single-family residential tract are 2,500 gpd for water usage and 2,250 gpd for sanitary sewer usage. Based on similar developments within the City, we estimate a water usage of approximately 720 gpd and a sanitary sewer usage of 500 gpd for two single-family residences. These values represent the projected average daily usage at full build-out of the development.

The Developer shall be responsible for the design and construction of all water and sewer improvements necessary to serve the Tract. The water distribution system shall be designed to connect to the City's existing water main located along the southern right-of-way of College Street. From this connection, the Developer shall extend a public waterline within a recorded public utility easement to provide service to each proposed lot. Each residence shall be equipped with an individual water meter installed within the proposed easement in accordance with City standards and specifications.

The sanitary sewer system shall be designed to connect to the City's existing sanitary sewer main located along the northern right-of-way of College Street. The Developer shall construct a manhole at the point of connection and design a private grinder pump system to serve the development. An agreement between the property owners of the individual lots is required to define ownership, operation, and maintenance responsibilities for the private grinder pump system.



All direct tie-ins to the City's water and sanitary sewer systems shall be performed by the City, at the cost of the Developer. All public utility construction is subject to inspection by the City Engineer.

Drainage

Any required onsite storm sewer system and detention system will be designated private and remain the responsibility of the Developer to maintain. All drainage and detention improvements must be designed per the City's current Code of Ordinances, requiring compliance with the City's floodplain regulations and all applicable Montgomery County Drainage Criteria Manual Standards. Failure to design and construct the drainage facilities per Montgomery County Criteria potentially jeopardizes the issuances of the Certificate of Occupancy for the proposed homes.

The Developer is responsible for providing engineering plans and specifications for the drainage and detention system interior to the development to the City Engineer for review and approval prior to commencing construction, and to obtain all required Planning and Zoning Commission, City Council, and development approvals and permits.

Paving and Platting

Based on the latest site plan from the Developer, the proposed development will utilize the existing connection to College Street, with shared private access for each proposed lot. Any proposed improvements to the existing driveway connection at College Street will require review and approval from the City Engineer.

Due to the extension of the public waterline, the tract must go through both the preliminary and final plat processes outlined in Section 78 of the City's Code of Ordinances. Minor plats are not permitted when public utilities are being extended, as outlined in the City's Code of Ordinances. The tract is currently designated as a Historical Landmark. The Developer must consult and adhere to the procedures outlined in Section 98 of the City's Code of Ordinances to obtain approval for any proposed modifications.

Development Costs

The Developer will need to design and construct the onsite water, sanitary sewer, paving, and drainage facilities to serve the proposed tract. The public waterline extension will be required to be designed by a professional engineer licensed in the State of Texas and submitted to the City for review and approval. The Developer will also need to pay water and wastewater impact fees to the City. The impact fees will be assessed at the time of recordation of the final plat and collected prior to receiving water and sanitary sewer taps. The estimated ADF provided by the developer requires the equivalent use of (2) 5/8"- inch water tap for the single-family homes. These sizes are based on our best judgment and are subject to change based on the Developer's final land plan and timing of the final plat.



An escrow agreement has been Executed by the Developer and the City, and funds have been deposited to cover the cost of this feasibility study. An estimated additional deposit of \$13,500, as seen in **Exhibit E**, will be required to cover the City's remaining expenses for the development, which includes administrative costs, legal fees, plan reviews, developer and construction coordination, and construction inspection services of the proposed utility extensions. This is with the assumption that the development will require 3 plan reviews.

These additional funds must be deposited into the escrow prior to any work being completed by the City, and do not include the engineering costs associated with the design of the offsite improvements.

Below is a summary of the estimated total costs of potential projects that could be associated with the development:

Escrow Account	\$13,500.00
Water Impact Fee	\$5,392.00
Wastewater Impact Fee	\$4,184.00
Total Estimated Costs	\$23,076.00

These estimates are based on the projected water and wastewater usage provided by the Developer. The actual costs will depend on the final land plan, design, and construction costs.

Next Steps

If the Developer chooses to proceed with the proposed development, the following steps must be completed:

1. Provide the additional escrow deposit as requested.
2. Request to Planning & Zoning for proposed modification of a Historical Landmark
3. Obtain all necessary special use permits or variances, if required.
4. The Property Owners must enter into a shared agreement outlining the ownership and maintenance responsibilities for the onsite grinder pump, road, and any drainage facilities.
5. Submit a preliminary plat and private site civil drawings to the City Engineer for review.
6. Upon approval of the preliminary plat/plan, submit the final plat and pay all applicable impact fees prior to recordation.
7. Submit building plans for review to Building Official



October 28, 2025

Thank you for the opportunity to complete this feasibility study and offer our recommendations. Please contact me or Zachary Timms, should you have any questions.

If you have any questions or comments, please contact me.

Sincerely,

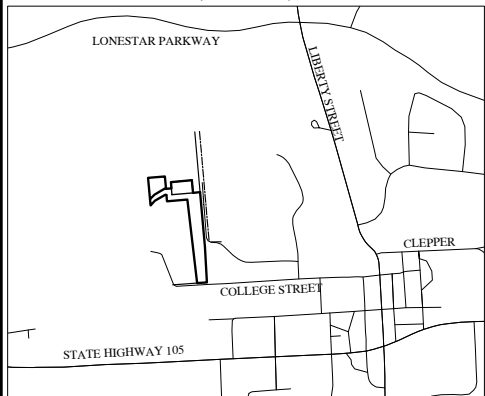
Chris Roznovsky, PE
City Engineer

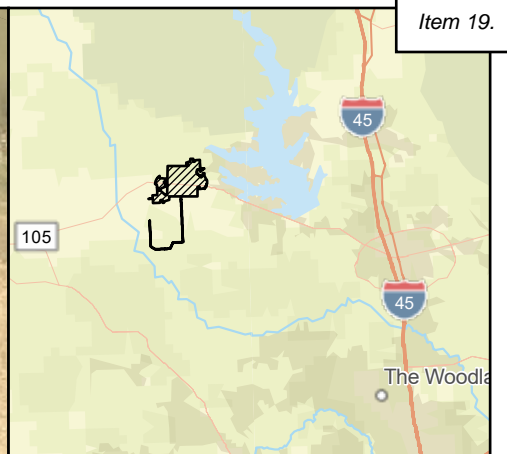
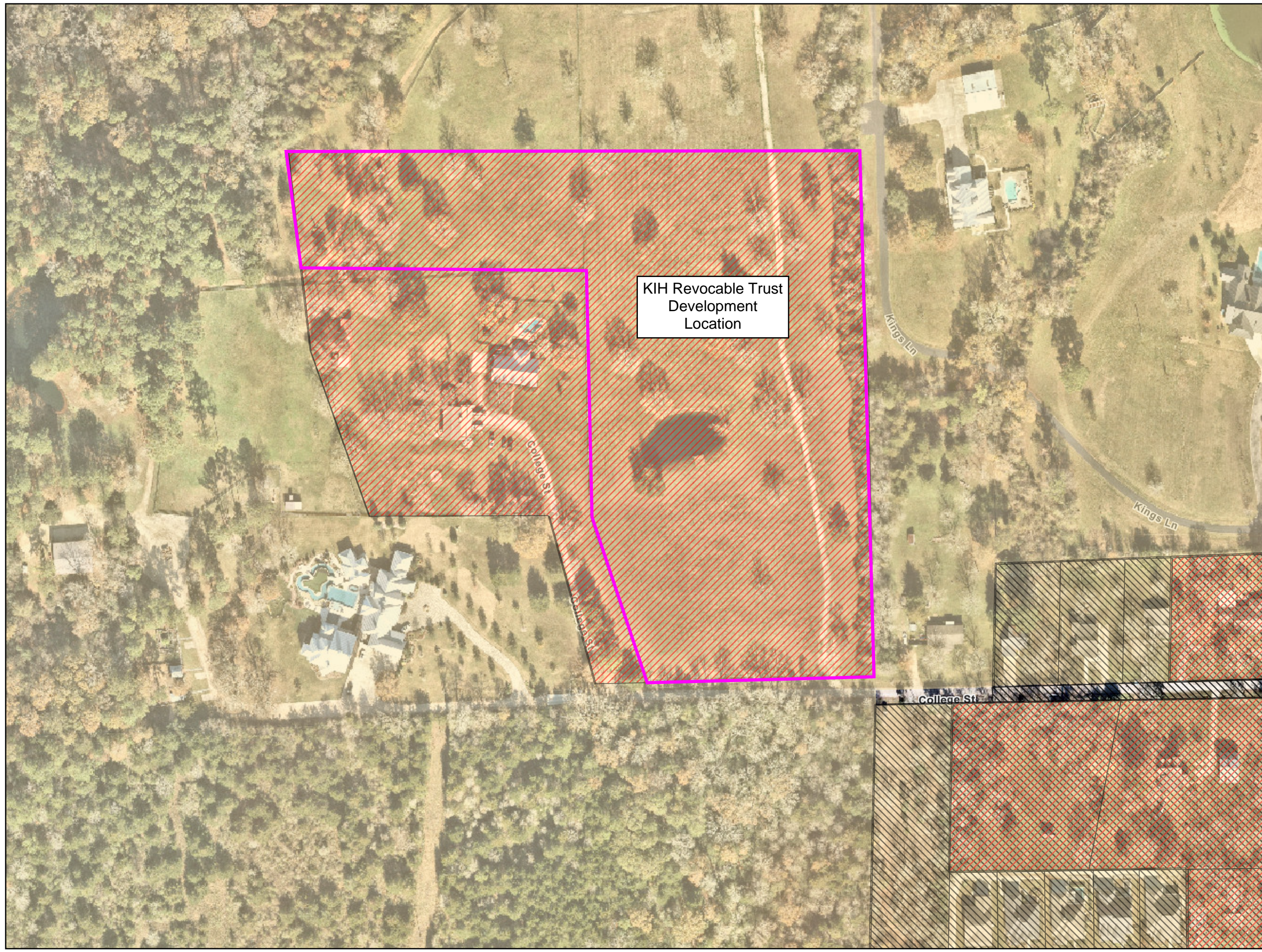
CVR/jtd

Z:\00574 (City of Montgomery)\156-KIH Revocable Trust (Dev. No. 2507)\Feasibility Study\Report\KIH Revocable Trust Feasibility Study Summary Memo.docx

Exhibits: A. Tract Boundary/Site Plan
 B. Zoning
 C. Utility Exhibit
 D. Impact Fee Summary
 E. Escrow Agreement Calculation

Cc (via email): Mr. Brent Walker – City of Montgomery, City Administrator
 Ms. Ruby Beaven – City of Montgomery, City Secretary
 Ms. Corinne Tilley – City of Montgomery, Code Enforcement Officer and Planning &
 Zoning Administrator
 Planning & Zoning Commission – City of Montgomery





Legend

- City Limits
- Extraterritorial Jurisdictions

Historical Zones

- Historical Preservation
- Historical Landmark

Zoning

- Historical Preservation
- Historical Landmark
- Commercial
- Industrial
- Institutional
- Multi-Family
- Planned Development
- Residential

Tract Boundary

- KIH Revocable Trust Development Location

Zoning Map Exhibit B



Disclaimer: This product is offered for graphical purposes only and may not be suitable for legal, engineering, or surveying purposes. The information shown on this exhibit represents the approximate location of property, municipal boundaries or facilities.



MINOR PLAT OF
KIH SUBDIVISION
A SUBDIVISION OF 5.107 ACRES
IN THE B RIGBY SURVEY ABSTRACT 31
2 LOTS 1 BLOCK

July 2025

OWNERS:

KIH REVOCABLE TRUST
12820 HIGHWAY 105 W CONROE TX

SURVEYORS:



Proposed private grinder pump to be owned and maintenance by the property Owner's via shared agreement. Connection from each home to the grinder pump must be within a private easement.

THE STATE OF TEXAS
COUNTY OF MONTGOMERY

THAT JAY RICHARD RAY II and CARISSA CYD RAY, Co-Trustees of the KIH REVOCABLE TRUST

ACTING INDIVIDUALLY OR THROUGH THE UNDERSIGNED DULY AUTHORIZED AGENTS, DOES HEREBY ADOPT THIS PLAT DESIGNATING THE HEREIN DESCRIBED REAL PROPERTY AS THE KIH SUBDIVISION, AND DOES HEREBY MAKE SUBDIVISION OF SAID PROPERTY ACCORDING TO THE LINES, STREETS, ALLEYS, PARKS, AND EASEMENTS THEREIN SHOWN, AND DEDICATE TO PUBLIC USE FOREVER ALL AREAS SHOWN ON THIS PLAT AS STREETS, ALLEYS, PARKS, AND EASEMENTS, EXCEPT THOSE SPECIFICALLY INDICATED AS PRIVATE; AND DOES HEREBY WAIVE ANY CLAIMS FOR DAMAGES OCCASIONED BY THE ESTABLISHING OF GRADES AS APPROVED FOR THE STREETS AND ALLEYS DEDICATED, OR OCCASIONED BY THE ALTERATION OF THE SURFACE OF ANY PORTION OF STREETS OR ALLEYS TO CONFORM TO SUCH GRADES AND DOES HEREBY BIND OWNER, AND OWNERS SUCCESSORS AND ASSIGNS TO WARRANT AND FOREVER DEFEND THE TITLE TO THE LAND SO DEDICATED, OWNER HEREBY CERTIFIES THAT OWNER HAS OR WILL COMPLY WITH ALL APPLICABLE REGULATIONS OF THE CITY, AND THAT A ROUGH PROPORTIONALITY EXISTS BETWEEN THE DEDICATIONS, IMPROVEMENTS, AND EXACTIONS REQUIRED UNDER SUCH REGULATIONS AND THE PROJECTED IMPACT OF THE SUBDIVISION.

KIH REVOCABLE TRUST Co-Trustees of the

JAY RICHARD RAY II

CARISSA CYD RAY

STATE OF TEXAS
COUNTY OF MONTGOMERY
BEFORE ME, THE UNDERSIGNED AUTHORITY, ON THIS DAY PERSONALLY APPEARED
KNOWN TO ME TO BE THE PERSON(S) WHOSE NAMES IS SUBSCRIBED TO THE FOREGOING INSTRUMENT AND ACKNOWLEDGED TO ME THAT THE SAME IS THE ACT OF CITY OF MONTGOMERY, TEXAS, AND THAT THEY EXECUTED THE SAME AS AND FOR THE PURPOSES AND CONSIDERATIONS THEREIN EXPRESSED IN THE FOREGOING INSTRUMENT.

GIVEN UNDER MY HAND AND SEAL OF OFFICE THIS : _____ DAY OF _____ 2025

STATE OF TEXAS
COUNTY OF MONTGOMERY
BEFORE ME, THE UNDERSIGNED AUTHORITY, ON THIS DAY PERSONALLY APPEARED
KNOWN TO ME TO BE THE PERSON(S) WHOSE NAMES IS SUBSCRIBED TO THE FOREGOING INSTRUMENT AND ACKNOWLEDGED TO ME THAT THE SAME IS THE ACT OF CITY OF MONTGOMERY, TEXAS, AND THAT THEY EXECUTED THE SAME AS AND FOR THE PURPOSES AND CONSIDERATIONS THEREIN EXPRESSED IN THE FOREGOING INSTRUMENT.

GIVEN UNDER MY HAND AND SEAL OF OFFICE THIS : _____ DAY OF _____ 2025

CITY OF MONTGOMERY

I CHRIS ROZNOVSKY, ENGINEER FOR THE CITY OF MONTGOMERY, HEREBY CERTIFY THAT THIS SUBDIVISION PLAT CONFORMS TO ALL REQUIREMENTS OF THE SUBDIVISION REGULATIONS OF THE CITY AS TO WHICH HIS APPROVAL IS REQUIRED

BY:
CHRIS ROZNOVSKY, P.E.
CITY ENGINEER, CITY OF MONTGOMERY

THIS PLAT AND SUBDIVISION HAS BEEN SUBMITTED TO AND CONSIDERED BY THE CITY ADMINISTRATOR, AND IS HEREBY APPROVED AS SUCH.

DATED THIS _____ OF _____ 2025

BY:
GARY PALMER, CITY ADMINISTRATOR- CITY OF MONTGOMERY

THE STATE OF TEXAS :

COUNTY OF MONTGOMERY :

"I, L. BRANDON STEINMANN, CLERK OF THE COUNTY COURT OF MONTGOMERY COUNTY, TEXAS, DO HEREBY CERTIFY THAT THE WITHIN INSTRUMENT WITH ITS CERTIFICATE OF AUTHENTICATION WAS FILED FOR REGISTRATION IN MY OFFICE ON _____, 2025, AT _____ O'CLOCK _____ M., AND DULY RECORDED ON _____, 2025, AT _____ O'CLOCK _____ M., IN CABINET _____ SHEET _____ OF RECORD OF _____ FOR SAID COUNTY."

WITNESS MY HAND AND SEAL OF OFFICE, AT CONROE, MONTGOMERY COUNTY, TEXAS, THE DAY AND DATE LAST SHOWN ABOVE WRITTEN.

L. BRANDON STEINMANN, CLERK, COUNTY COURT
MONTGOMERY COUNTY, TEXAS

BY _____ DEPUTY

KNOW ALL MEN BY THESE PRESENTS:

THAT I MICHAEL WARREN, DO HEREBY CERTIFY THAT I PREPARED THIS PLAT FROM AN ACTUAL AND ACCURATE SURVEY OF THE LAND AND THAT THE CORNER MONUMENTS SHOWN THEREOF WERE PROPERTY PLACED UNDER MY PERSONAL SUPERVISION, IN ACCORDANCE WITH THE SUBDIVISION REGULATIONS OF THE CITY OF MONTGOMERY, TEXAS

Existing 8" public City of Montgomery sanitary sewer gravity main

- NOTES:
1. BL= BUILDING LINE, DE= DRAINAGE EASEMENT, UE= UTILITY EASEMENT, A/E = ACCESS EASEMENT.
 2. THERE IS A 10' UE ALONG THE FRONT OF ALL LOT LINES
 3. THE BEARING & GRID COORDINATES SHOWN HEREON ARE BASED UPON NAD 83 TEXAS CENTRAL ZONE.

ALL CORNERS ARE 5/8" SET IRON RODS UNLESS SHOWN OTHERWISE

BY GRAPHIC SCALING ONLY THIS PROPERTY LIES IN FLOOD ZONE : X ACCORDING TO FEMA MAP PANEL No. 48339C0370G DATED: AUG 18, 2014



THE COORDINATES AND BEARINGS SHOWN HEREON ARE ARE TEXAS CENTRAL ZONE NO. 4204 STATE PLANE GRID COORDINATES (NAD83) AND MAY BE BROUGHT TO SURFACE BY APPLYING THE FOLLOWING COMBINED SCALE FACTOR 0.999922.



SCALE: 1"=100'

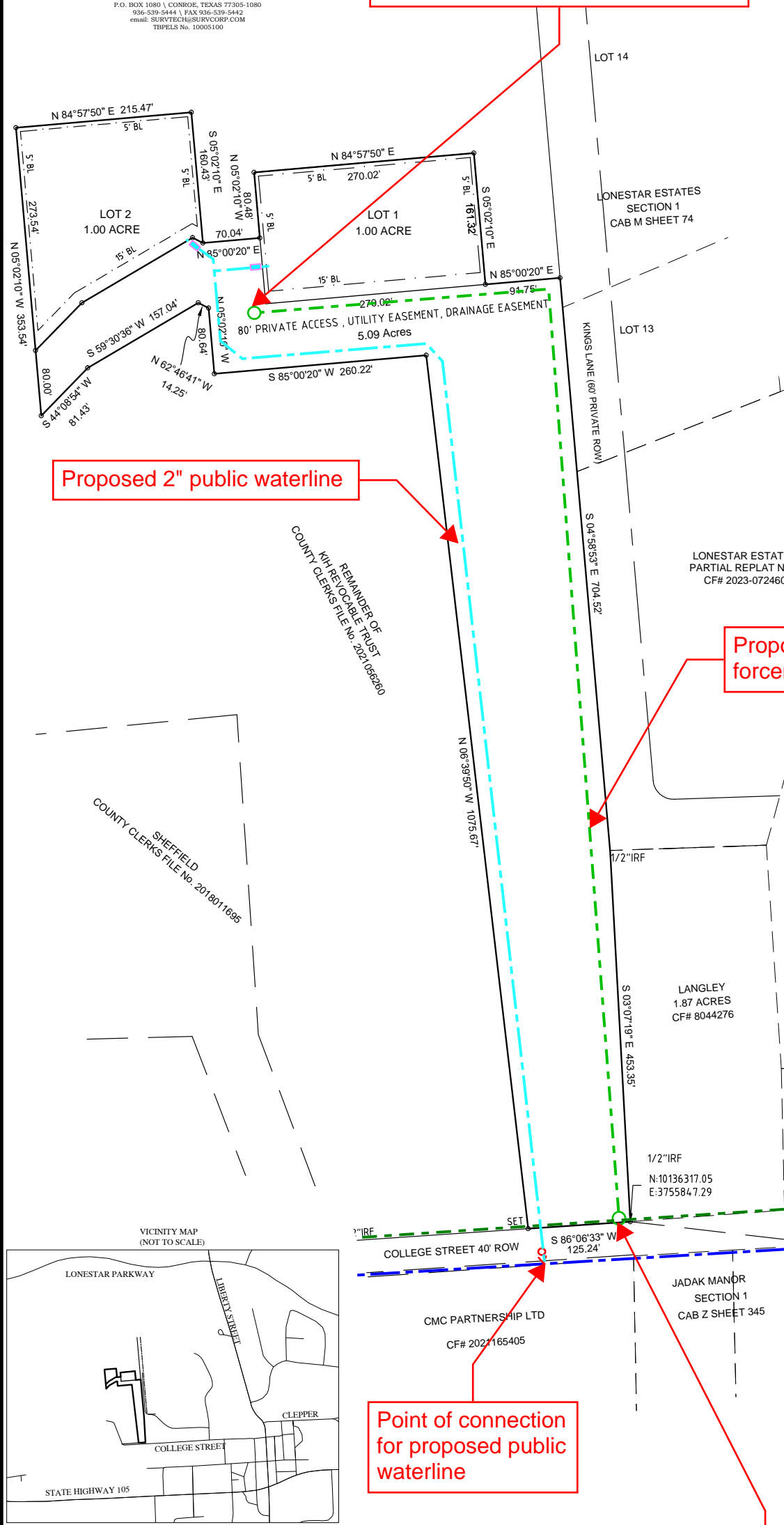
Proposed 2" public waterline

Proposed 2" private forcemain

Existing 6" public City of Montgomery waterline

Point of connection for proposed public waterline

Proposed manhole tie-in into existing sanitary sewer gravity main



EXIHIBIT D: IMPACT FEE SUMMARY

Meter Size	Maximum Capacity (GPM)	Maximum Assessable Water Fee (\$/ESFC)	Maximum Assessable Wastewater Fee (\$/ESFC)	Maximum Assessable Fee (\$/ESFC)
5/8" x 3/4" fitting	25	2,696	2,092	4,788
3/4"	35	4,502	3,494	7,996
1"	55	7,198	5,586	12,784
1 1/2"	120	21,566	16,738	38,303
2"	170	30,543	23,705	54,247
3"	350	62,891	48,811	111,702
4"	600	107,829	83,688	191,517
6"	1,200	215,658	167,376	383,033
8"	1,800	323,487	251,063	574,550

1. These fees were adopted by City Council in September 2025.
2. 5/8" Meter size is used for all connections equal to 1 ESFC (Equal Single Family Connection), and reflects the installation of a 5/8" X 3/4" meter.

ESCROW AGREEMENT, SECTION 2.03 ATTACHMENT

BY AND BETWEEN

THE CITY OF MONTGOMERY, TEXAS,

AND

KIH Revocable Trust

Dev. No. 2507

THE STATE OF TEXAS ⤵

COUNTY OF MONTGOMERY ⤵

As per section 2.03, the Feasibility Study completed an estimate of the additional escrow amount, which was determined for administration costs, legal fees, plan reviews, developer coordination, construction coordination, construction inspection, and warranty of services. The required additional amount is below:

Administration	\$ 1,000
City Attorney	\$ 1,000
City Engineer	\$ 11,500
<hr/>	
TOTAL	\$ 13,500

Note: Any changes to the site plan or phasing of the project may result in changes to the cost to the City. In that event, additional deposits would be required by the Developer.

Montgomery City Council
AGENDA REPORT

Meeting Date: 11/10/2025	Budgeted Amount: NONE
Department: Administration	Prepared By: WGA

Subject

Consideration and possible action authorizing the Mayor to sign Lift Station No. 5 Relocation and Sanitary Sewer Extension Additional Services for Tri-Pointe Homes, Inc and authorizing the city engineer to revise the design.

Recommendation

WGA recommends City Council approve and authorize the Mayor to sign the additional services for Lift Station No. 5 relocation and Sanitary sewer extension project.

Discussion

The Additional Services Memo and supporting documents are attached.

The City previously authorized the design of Lift Station No. 5 Relocation and Sanitary Sewer Extensions under a Development Agreement with Tri Pointe Homes Texas, Inc. Following the completion of our initial design, the Developer provided additional information that necessitates redesigning both the lift station and the sanitary sewer lines to accommodate the revised site elevations.

Approved By

City Staff	Ruby Beaven	Date: 10/27/2025
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Lift Station No. 5 Relocation and Sanitary Sewer Extensions

Additional Services

City of Montgomery

Request: November 10, 2025

This proposal is submitted pursuant to and in accordance with that certain Professional Services Agreement dated May 25, 2021, by and between Ward, Getz & Associates LLC and the City of Montgomery (the “City”).

WGA understands that the City previously authorized the design of Lift Station No. 5 Relocation and Sanitary Sewer Extensions in accordance with a Development Agreement (the “Agreement”) with Tri Pointe Homes Texas, Inc. The previously approved proposal includes the statement that *“Design changes initiated by the City or the Developer after the design is complete may result in a request for additional authorization.”* At or around the completion of our design of the project, we received revised final grading information from the Developer’s engineer which requires redesign of both the lift station and the sanitary sewer lines to accommodate the new elevations.

Redesign of the lift station and gravity sanitary sewer lines included an original depth of approximately 30-ft. WGA received a revised grading plan from the Developer’s engineer which indicated a revised lift station depth of approximately 40-ft and redesigned the lift station and gravity sanitary sewer lines to accommodate. Following discussions with the City and the Developer, it was determined that the grading plan would be further revised to reflect a further revised lift station depth of approximately 32-ft. Revision of the lift station depth to approximately 32-ft results in approximately \$150,000 in construction cost savings to the Developer and ongoing reduced maintenance costs and improved safety to the City.

SCOPE OF WORK

- *Additional Services – Lift Station Design*
 - *Design revisions to the lift station site, depth, and other associated calculations required as a direct result of the revised final grading plan received from the Developer’s engineer.*
- *Additional Services – Gravity Sanitary Sewer & Force Main Design*
 - *Design revisions to the gravity sanitary sewer depth and other associated modifications required as a direct result of the multiple revisions to the final grading plan received from the Developer’s engineer.*



ENGINEERING COST

The cost to perform the scope of services described above is as follows:

Additional Services - Lift Station Design	\$ 5,000	(Lump Sum)
Additional Services - Gravity San. Sewer & Force Main Design	\$ 15,000	(Lump Sum)

WGA requests the City's authorization to proceed with the additional services listed on a lump sum basis, as described above, for a total estimated cost of \$20,000.

SCHEDULE

Additional Services	45 Calendar Days
---------------------	------------------

TOTAL DURATION	45 Calendar Days
-----------------------	-------------------------

Accepted by Client

Regards,

Chris Roznovsky, P.E.
Practice Leader

Signature

Printed Name and Title

Date

Montgomery City Council
AGENDA REPORT

Meeting Date: 11/10/2025	Budgeted Amount: NONE
Department: Administration	Prepared By: WGA

Subject

Consideration and possible action on the Final Plat for Montgomery Bend Section 3 (Dev. No. 2203).

Recommendation

WGA recommends approval of the Final Plat as submitted.

Discussion

The Engineer's Memo and the Final Plat are attached.

The Final Plat for the Montgomery Bend Section 3 has been submitted by the Developer and reviewed by the City Engineer. All comments have been addressed, and the plat is ready for approval.

As pointed out in the City Engineer's memo, review criteria for the plat are based on Chapter 78 Section 61 of the City Code of Ordinances.

As a reminder, 45' lot width from the typical 75' width and 5,400 sf lot areas from the typical 9,000 sf lot area were approved for this development on September 13, 2022.

The Final Plat will be presented to the Planning & Zoning Commission on November 4, 2025.

Approved By

City Staff	Ruby Beaven	Date: 10/27/2025
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October 28, 2025

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

Re: Submission of Final Plat
Montgomery Bend Section 3 (Dev. No. 2203)
City of Montgomery

Dear Mayor and City Council:

We reviewed the Final Plat submission for Montgomery Bend Section 3, owned by Pulte Homes of Texas, LP ("the Owner"), on behalf of the City of Montgomery. The Owner has requested platting of the tract for the development of 85 single-family residential lots and 2 reserves.

As a reminder, this development includes 309 total single-family residential lots with a mix of 45' and 55' lots widths. The Final Plat submitted for approval include the following variances, as approved in the Development Agreement dated September 13, 2022, and the variances approved by City Council on February 14, 2023.

- Lot Size: Minimum size of the residential lots shall have 45' lot widths, 120' lot depths, and a lot area of 5,400sf.

Our review was based on The City of Montgomery's Code of Ordinances, Chapter 78, Section 61 and any other applicable chapters. The Planning & Zoning Commission will be presented with the Final Plat at the November 4th meeting. We offer no objection to the Final Plat, and we recommend Council approve the Final Plat as submitted.

The water and wastewater impact fees being assessed for the development would be \$229,160 and \$177,820 respectively. A check will need to be delivered to City Hall prior to receiving Council approval.

If you have any questions or comments, please do not hesitate to contact me.

Sincerely,

Chris Roznovsky, PE
City Engineer

CVR/jtd

Z:\00574 (City of Montgomery)\115 Montgomery Bend (Pulte Group)\Correspondence\Letters\2025.10.27 MEMO to Council RE Montgomery Bend Section 3 Final Plat.docx

Enclosures: Final Plat – Montgomery Bend Section 3
Cc (via email): Ms. Corinne Tilley – City of Montgomery, Planning & Development Administrator
Mr. Brent Walker – City of Montgomery, City Administrator
Ms. Ruby Beaven – City of Montgomery, City Secretary
Mr. Alan Petrov – Johnson Petrov, LLP, City Attorney

Block #1 Parcel Table		
Parcel #	Area (S.F.)	Area (Ac)
1	6348.51	0.1457
2	6301.61	0.1447
3	6231.52	0.1431
4	6062.49	0.1392
5	5879.96	0.1350
6	5928.30	0.1361
7	5730.21	0.1315
8	7137.49	0.1639

Block #2 Parcel Table		
Parcel #	Area (S.F.)	Area (Ac)
1	6942.43	0.1594
2	5520.00	0.1267
3	5520.00	0.1267
4	5520.00	0.1267
5	5518.15	0.1267
6	8426.57	0.1934
7	13347.89	0.3064
8	7600.30	0.1745
9	5643.39	0.1296
10	5400.00	0.1240
11	5400.00	0.1240
12	5400.00	0.1240
13	5400.00	0.1240
14	5400.00	0.1240
15	5400.00	0.1240
16	5400.00	0.1240
17	6585.87	0.1512
18	6585.87	0.1512
19	5400.00	0.1240

Block #3 Parcel Table		
Parcel #	Area (S.F.)	Area (Ac)
1	5625.00	0.1291
2	5625.00	0.1291
3	5625.00	0.1291
4	5625.00	0.1291
5	5625.00	0.1291
6	5625.00	0.1291
7	5625.00	0.1291
8	5625.00	0.1291
9	5625.00	0.1291
10	5625.00	0.1291
11	5625.00	0.1291
12	5625.00	0.1291
13	5625.00	0.1291
14	5625.00	0.1291
15	5625.00	0.1291

Block #4 Parcel Table		
Parcel #	Area (S.F.)	Area (Ac)
1	7275.79	0.1670
2	5649.70	0.1297
3	5563.23	0.1277
4	5520.00	0.1267
5	5520.00	0.1267
6	5520.00	0.1267
7	5520.00	0.1267
8	5400.00	0.1240
9	5400.00	0.1240
10	5400.00	0.1240
11	6808.99	0.1563

Block #5 Parcel Table		
Parcel #	Area (S.F.)	Area (Ac)
1	5400.00	0.1240
2	5400.00	0.1240
3	5400.00	0.1240
4	5400.00	0.1240
5	5400.00	0.1240
6	5400.00	0.1240
7	5400.00	0.1240
8	5400.00	0.1240
9	6849.38	0.1572
10	6829.58	0.1568
11	5400.00	0.1240
12	5400.00	0.1240
13	5400.00	0.1240
14	5400.00	0.1240
15	5400.00	0.1240
16	5400.00	0.1240
17	5400.00	0.1240
18	5400.00	0.1240
19	5400.00	0.1240

Block #6 Parcel Table		
Parcel #	Area (S.F.)	Area (Ac)
1	7815.16	0.1794
2	6293.70	0.1445
3	9561.36	0.2195
4	8519.78	0.1956
5	8417.74	0.1932
6	8555.95	0.1964
7	6358.33	0.1460
8	7849.91	0.1802
9	7150.38	0.1642
10	6309.04	0.1448
11	6710.94	0.1541
12	6660.01	0.1529
13	7372.83	0.1693

Line Table		
Line #	Length	Direction
L1	27.50'	N03°48'06"W
L2	60.00'	S86°11'54"W
L3	13.27'	S86°11'54"W
L4	95.00'	S86°11'54"W
L5	60.00'	N03°48'06"W
L6	60.00'	S86°11'54"W
L7	11.67'	S03°48'06"E
L8	120.00'	S86°11'54"W
L9	41.20'	S03°48'06"E
L10	120.00'	S86°11'54"W
L11	4.67'	N03°48'06"W
L12	113.57'	N37°51'19"W
L13	41.42'	N21°28'21"W
L14	42.77'	N08°46'09"W
L15	42.77'	N05°16'04"E
L16	30.56'	N19°18'18"E
L17	55.03'	N31°02'15"E
L18	6.50'	N86°25'37"W
L19	115.46'	N50°43'55"W
L20	185.44'	N48°15'37"W

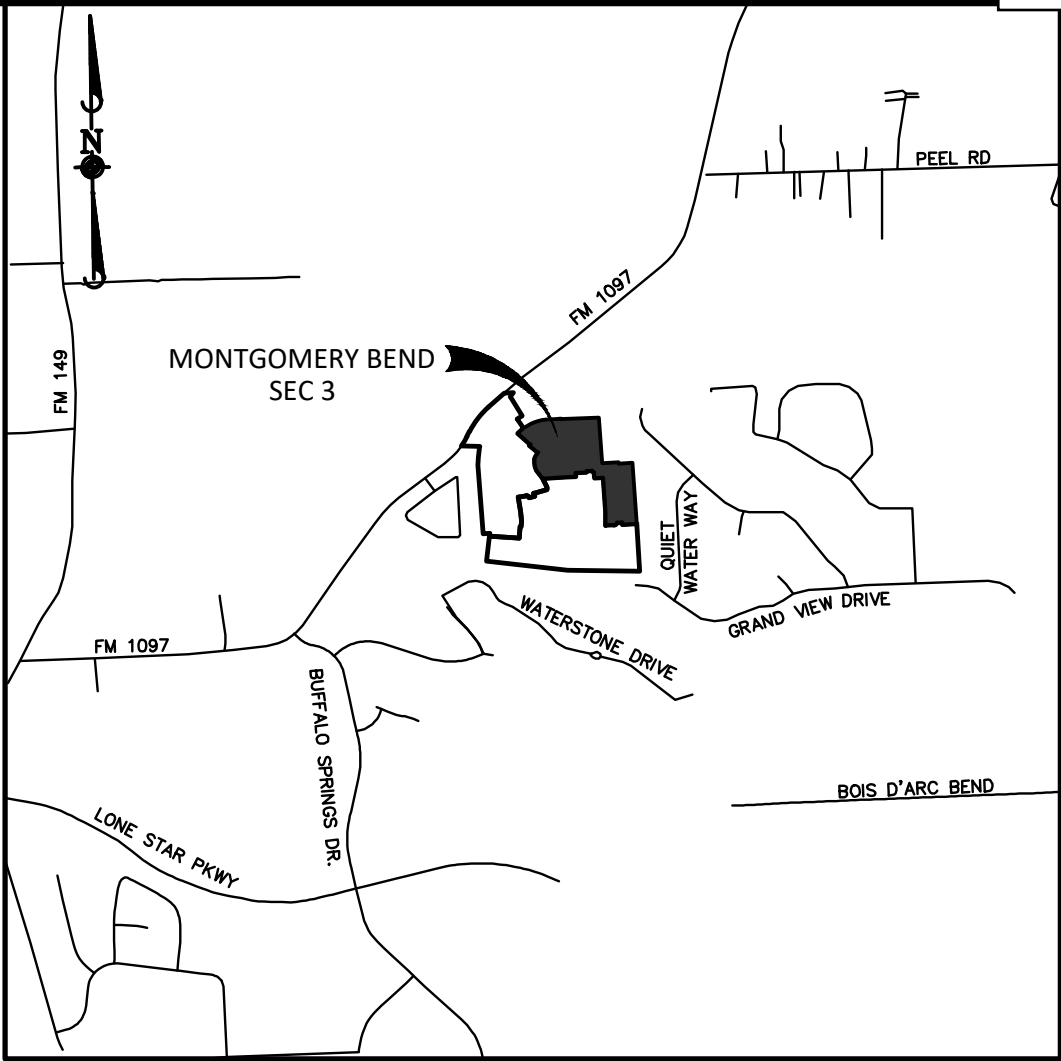
Line Table		
Line #	Length	Direction
L21	88.76'	N48°15'08"E
L22	88.76'	N58°55'05"E
L23	44.43'	N66°55'03"E
L24	44.43'	N72°15'01"E
L25	44.61'	N74°22'28"E
L26	44.66'	N82°54'58"E
L27	103.07'	N87°27'20"E
L28	60.00'	N86°11'54"E
L29	2.47'	S03°48'05"E
L30	17.26'	S03°48'06"E
L31	155.00'	N86°11'54"E
L32	121.75'	N86°11'54"E
L33	15.76'	S86°11'54"W
L34	15.76'	N86°11'54"E
L35	41.51'	N46°23'15"E
L36	41.03'	N60°53'46"E
L37	40.81'	N77°50'53"E
L38	106.50'	S86°11'54"W
L39	10.00'	S03°48'06"E

Reserve Area Table			
Reserve Letter	Area (Sq Ft)	Area (Ac)	Usage Restricted To
A	20,250.00	0.4649	DRAINAGE, LANDSCAPE, OPEN SPACE AND UTILITIES
B	4,258.66	0.0978	LANDSCAPE, OPEN SPACE AND UTILITIES
TOTAL	24,508.66	0.5627	

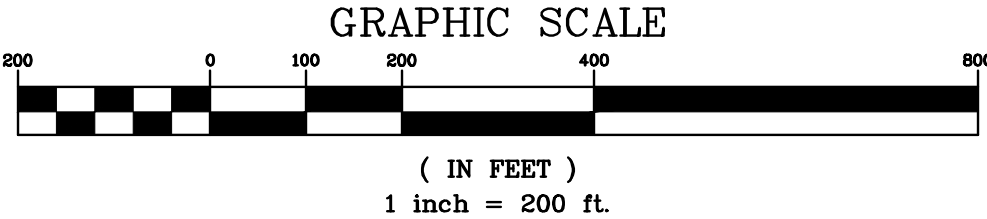
Curve Table					
Curve #	Length	Radius	Delta	CHORD LENGTH	CHORD BEARING
C1	39.27'	25.00'	090°00'00"	35.36'	S41°11'54"W
C2	87.88'	1470.00'	003°25'31"	87.87'	S87°54'40"W
C3	39.27'	25.00'	090°00'00"	35.36'	N48°48'06"W
C4	12.73'	295.00'	002°28'17"	12.72'	N40°30'14"E
C5	84.65'	55.00'	088°11'13"	76.54'	N47°53'42"W
C6	262.47'	325.00'	046°16'19"	255.39'	S64°52'32"W
C7	39.27'	25.00'	090°00'00"	35.36'	N48°48'06"W
C8	39.27'	25.00'	090°00'00"	35.36'	N41°11'54"E
C9	8.56'	85.00'	005°46'19"	8.56'	N06°41'15"W
C10	11.79'	25.00'	027°00'44"	11.68'	S03°55'57"W
C11	113.94'	50.00'	130°33'37"	90.84'	N47°50'29"W
C12	11.79'	25.00'	027°00'44"	11.68'	N80°23'04"E
C13	8.72'	85.00'	005°52'45"	8.72'	N89°02'56"W
C14	38.48'	25.00'	088°11'13"	34.79'	N47°53'42"W
C15	40.06'	25.00'	091°48'47"	35.91'	S42°06'18"W
C16	39.27'	25.00'	090°00'00"	35.36'	N48°48'06"W
C17	18.69'	25.00'	042°50'00"	18.26'	S64°46'54"W
C18	231.84'	50.00'	265°40'01"	73.33'	S03°48'06"E
C19	18.69'	25.00'	042°50'00"	18.26'	S72°23'05"E
C20	39.27'	25.00'	090°00'00"	35.36'	N41°11'54"E
C21	38.48'	25.00'	088°11'13"	34.79'	N47°53'42"W
C22	40.06'	25.00'	091°48'47"	35.91'	N42°06'18"E
C23	38.48'	25.00'	088°11'13"	34.79'	S47°53'42"E
C24	17.68'	25.00'	040°30'51"	17.31'	S65°56'29"W
C25	16.10'	50.00'	018°26'51"	16.03'	S31°58'11"W

Published Coordinates - Montgomery City Control				
Point #	Northing (grid)	Easting (grid)	Elevation	Description
MONT 1	10,135,441.475	3,763,481.913	239.70	3" Brass Cap in Conc.
MONT 2	10,131,532.695	3,757,800.740	301.87	3" Brass Cap in Conc.
MONT 3	10,135,296.374	3,753,373.590	268.73	3" Brass Cap in Conc.
MONT 4	10,139,200.353	3,752,878.057	285.97	3" Brass Cap in Conc.
MONT 7	10,135,557.537	3,758,356.460	291.77	3" Brass Cap in Conc.

Observed Coordinates - Elevation Land Solutions			
Point #	Northing (grid)	Easting (grid)	Elevation
1	10,135,441.371	3,763,481.958	239.89
2	10,131,535.767	3,757,800.807	301.72
3	10,135,296.519	3,753,373.658	268.23
4	10,139,200.404	3,752,878.122	285.89
7	10,135,557.584	3,758,356.516	291.21



VICINITY MAP
MONTGOMERY COUNTY
KEY MAPS: 123L
NOT TO SCALE



ABBREVIATIONS

- AE= AERIAL EASEMENT
- DE= DRAINAGE EASEMENT
- PAE= PRIVATE ACCESS EASEMENT
- PUE= PUBLIC UTILITY EASEMENT
- SSE= SANITARY SEWER EASEMENT
- STM SE= STORM SEWER EASEMENT
- UVE= UNOBSTRUCTED VISIBILITY EASEMENT
- UE= UTILITY EASEMENT
- WLE= WATER LINE EASEMENT
- BL= BUILDING LINE
- ROW= RIGHT-OF-WAY
- MCDR= MONTGOMERY COUNTY DEED RECORDS
- MCMR= MONTGOMERY COUNTY MAP RECORDS
- MCDF= MONTGOMERY COUNTY CLERK'S FILE
- MCOPR= MONTGOMERY COUNTY OFFICIAL PUBLIC RECORDS
- MCOPRRP= MONTGOMERY COUNTY OFFICIAL PUBLIC RECORDS OF REAL PROPERTY
- CAB= CABINET
- VOL. _ PG._= VOLUME, PAGE
- FND= FOUND
- IR= IRON ROD
- SET 5/8" IRON ROD W/ CAP (UNLESS OTHERWISE NOTED)
- STREET NAME CHANGE

FINAL PLAT
MONTGOMERY BEND
SEC 3

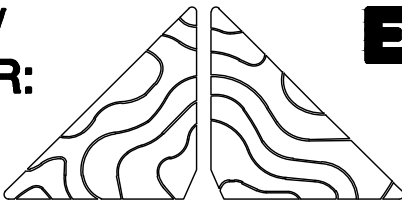
A SUBDIVISION OF 16.33 ACRES OF LAND
OUT OF THE
OWEN SHANNON SURVEY, A-36
MONTGOMERY COUNTY, TEXAS

85 LOTS 2 RESERVES 6 BLOCKS
OCTOBER 2025

OWNER/
DEVELOPER:

PULTE HOMES OF TEXAS, L.P.,
a Texas Limited Partnership
1311 BROADFIELD BLVD., SUITE 100
HOUSTON, TX 77084
281-749-8000

ENGINEER/
SURVEYOR:



ELEVATION
land solutions
TBPE REGISTRATION NUMBER F-22671
9709 LAKESIDE BLVD, SUITE 200
THE WOODLANDS, TX 77381 832-823-2200
TBPS REGISTRATION NUMBER 10194692

GRAPHIC SCALE



(IN FEET)
1 inch = 100 ft.

ABBREVIATIONS

AE=	AERIAL EASEMENT
DE=	DRAINAGE EASEMENT
SSE=	SANITARY SEWER EASEMENT
STM SE=	STORM SEWER EASEMENT
UVE=	UNOBSTRUCTED VISIBILITY EASEMENT
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CAB. __, SHT. __=	CABINET, SHEET
VOL. __, PG. __=	VOLUME, PAGE
FND=	FOUND
IR=	IRON ROD
	SET 5/8" IRON ROD W/ CAP (UNLESS OTHERWISE NOTED)
	STREET NAME CHANGE

A CALLED 0.0918 ACRES
TO JACOB ABRAHAM
MCCF No. 2025033460
MCOPR

A CALLED 0.0918 ACRES
TO JOSH ADAIR
MCCF No. 2025033461
MCOPR

GRAND HARBOR
SECTION 14
CAB. Z, SHT. 499
MCMR

GRAND HARBOR
SECTION TEN
CAB. Z, SHT. 760
MCMR

FINAL PLAT MONTGOMERY BEND SEC 3

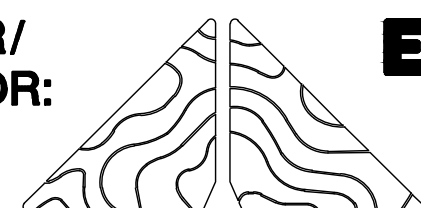
A SUBDIVISION OF 16.33 ACRES OF LAND
OUT OF THE
OWEN SHANNON SURVEY, A-36
MONTGOMERY COUNTY, TEXAS

85 LOTS 2 RESERVES 6 BLOCKS
OCTOBER 2025

OWNER/
DEVELOPER:

PULTE HOMES OF TEXAS, L.P.,
a Texas Limited Partnership
1311 BROADFIELD BLVD., SUITE 100
HOUSTON, TX 77084
281-749-8000

ENGINEER/
SURVEYOR:



ELEVATION
land solutions
TBPE REGISTRATION NUMBER F-22671
9709 LAKESIDE BLVD, SUITE 200
THE WOODLANDS, TX 77381 832-823-2200
TBPS REGISTRATION NUMBER 10194692

MONTGOMERY BEND
SEC 1
CAB. AA, SHT. 0001
MCMR

REMAINDER OF A
CALLED 79.9 ACRES TO
PULTE HOMES OF TEXAS LP
MCCF No. 2022124616
MCOPR

92' WIDE UE
MCCF No.
2024093267
MCOPR

1' RESERVE
(SEE NOTE #12)

N: 10,143,827.61
E: 3,763,812.06

REMAINDER OF A
CALLED 79.9 ACRES TO
PULTE HOMES OF TEXAS LP
MCCF No. 2022124616
MCOPR

MONTGOMERY
BEND SEC 3

BENCHMARK DETAIL
NOT TO SCALE

REMAINDER OF A
CALLED 79.9 ACRES TO
PULTE HOMES OF TEXAS LP
MCCF No. 2022124616
MCOPR

1' RESERVE
(SEE NOTE #12)

BENCHMARK
(SEE DETAIL)

MONTGOMERY BEND
SEC 1
CAB. AA, SHT. 0001
MCMR

MONTGOMERY BEND
SEC 2
CAB. AA, SHT. 0558
MCMR

FINAL PLAT NOTES:

- The Coordinates shown hereon are Texas Central Zone No. 4203 State Plane Grid Coordinates (NAD83) and may be brought to surface by applying the following combined scale factor of 1.00003.
- All distances shown are SURFACE distances.
- Survey monuments shall be set to the standards of the Texas Society of Professional Land Surveying Practices Act and the General Rules of Procedures and Practices of the Texas Board of Land Surveying and shall bear reference caps as indicated.
- All interior monuments shall be set after construction of utilities and pavement, and after lots are properly graded. Lot corners will be set 5/8" iron rods with plastic caps stamped "ELS".
- Benchmark shown hereon are based on National Geodetic Survey Monument Designation HGCSO 81, PID No. AJ6405 having published information as follows:
Elevation: 212.4 feet, NAVD88
- According to Map No. 48339C0200G of the Federal Emergency Management Agency's Flood Insurance Rate Maps for Montgomery County, Texas, dated August 18, 2014, this tract of land lies within Unshaded Zone "X"; defined as areas determined to be outside the 0.2% annual chance floodplain.
- Each lot shall be restricted to a Single-Family Residential Uses; such uses may be more restrictively defined by private restrictions recorded in the real property records.
- All building lines (BL) along the right-of-way are as shown hereon.
- In addition to the building lines shown, all lots shall have a minimum 5' side yard and 10' rear yard setback unless otherwise noted. The City of Montgomery City Council approved these variances on February 14, 2023.
- All easements are centered on lot lines unless shown otherwise.
- There are no pipelines or pipeline easements through this subdivision.
- One foot reserve dedicated to the public in fee as a buffer separation between the side or ends of streets where such streets abut adjacent property, the condition of such dedication being that when the adjacent property is subdivided in a recorded plat the one foot reserve shall thereupon become vested in the public for street right-of-way purposes and the fee title thereto shall revert to and revest in the dedicator, his heirs, assigns, or successors.
- The subject tract is hereby granted the following variance listed within the executed Development Agreement, dated September 13, 2022. A variance for lot size to be a minimum of 45 feet wide and 120 feet long and an area of 5,400 square feet.

N81°44'46"E
3,378.08'
PUBLISHED GRID
COORDINATES:
N: 10,142,172.3330
E: 3,760,892.5770
Elev = 257.88', GEOID '09
SURFACE COORDINATES
(SCALED WITH ELS SCALE
FACTOR):
N: 10,142,476.60
E: 3,760,995.40

MONTGOMERY BEND
SEC 2
CAB. AA, SHT. 0558
MCMR

MONT1
PUBLISHED GRID
COORDINATES:
N: 10,135,441.4753
E: 3,763,481.91322
Elev = 239.70', GEOID '09
SURFACE COORDINATES
(SCALED WITH ELS SCALE
FACTOR):
N: 10,135,745.54
E: 3,763,594.82

STATE OF TEXAS §
COUNTY OF MONTGOMERY §

That Pulte Homes of Texas, L.P., a Texas Limited Partnership, acting by and through BRYAN HAHN, Vice President of Land Acquisition, PULTE NEVADA I, LLC, its general partner, herein acting individually or through the undersigned duly authorized agents, does hereby adopt this plat designating the herein described real property as the MONTGOMERY BEND Sec 3 Subdivision, and does hereby make subdivision of said property according to the lines, streets, alleys, parks, and easements therein shown, and dedicate to public use forever all areas shown on this plat as streets, alleys, parks, and easements, except those specifically indicated as private; and does hereby waive any claims for damages occasioned by the establishing of grades as approved for the streets and alleys dedicated, or occasioned by the alteration of the surface of any portion of streets or alleys to conform to such grades and does hereby bind Owner, and Owner's successors and assigns to warrant and forever defend the title to the land so dedicated.

Owner hereby certifies that Owner has or will comply with all applicable regulations of the city, and that a rough proportionality exists between the dedications, improvements, and exactions required under such regulations and the projected impact of the subdivision.

IN TESTIMONY WHEREOF, Owner, has caused these presents to be signed by BRYAN HAHN, Vice President of Land Acquisition, Pulte Nevada I, LLC, as the act of Pulte Homes of Texas, L.P., Pulte Nevada I, LLC, hereunto affixed this _____ day of _____, 20____

PULTE HOMES OF TEXAS, L.P.,
a Texas limited partnership

By: PULTE NEVADA I, LLC,
a Texas limited liability company
Its General Partner

By: _____
BRYAN HAHN
Vice President of Land Acquisition

KNOW ALL MEN BY THESE PRESENTS:

That I, Paul R. Bretherton, do hereby certify that I prepared this plat from an actual and accurate survey of the land and that corner monuments shown thereof were properly placed under my personal supervision, in accordance with the subdivision regulations of the City of Montgomery, Texas.

Paul R. Bretherton
Texas Registration No. 5977

I, L. Brandon Steinmann, Clerk of the County Court of Montgomery County, Texas, do hereby certify that the within instrument with it's certificate of authentication was filed for registration in my office on _____, 20____, at _____ o'clock, ____M., and duly recorded on _____, 20____, at _____ o'clock, ____M., in cabinet _____, sheet _____, of record of _____ for said county.

Witness my hand and seal of office, at Conroe, Montgomery County, Texas, the day and date last above written

L. Brandon Steinmann, Clerk, County Court,
Montgomery County, Texas

By: _____
Deputy

I, Chris Roznovsky, Engineer for the City of Montgomery, Texas, hereby certify that this subdivision plat conforms to all requirements of the subdivision regulations of the city as to which his approval is required.

Chris Roznovsky, P.E.
City Engineer – City of Montgomery

This plat and subdivision has been submitted to and considered by the City Planning and Zoning Commission, and is hereby approved by such commission.

Dated this _____ day of _____, 20____

By: _____
William Simpson, Chairman
Planning and Zoning Commission

This plat and subdivision has been submitted to and considered by the City Council of the City of Montgomery, Texas, and is hereby approved by such council.

Dated this _____ day of _____, 20____

By: _____
Sara Countryman, Mayor

Attest: _____
Ruby Beaven, City Secretary

STATE OF TEXAS §
COUNTY OF MONTGOMERY §

Before me, notary public in and for the State of _____, on this day personally appeared BRYAN HAHN, Vice President of Land Acquisition, of Pulte Nevada I, LLC, a Delaware Limited Liability Company, known to me to be the person(s) whose names are subscribed to the foregoing instrument and acknowledged to me that the same is the act of Pulte Homes of Texas, L.P., a Texas Limited Partnership, and that they executed the same as and as the act of such limited partnership and for the purposes and considerations therein expressed in the foregoing instrument.

GIVEN UNDER MY HAND AND SEAL OF OFFICE, this
_____ Day of _____, 20____

Notary Public in and for the State of _____

My Commission expires _____

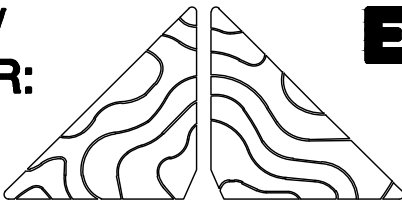
FINAL PLAT
MONTGOMERY BEND
SEC 3

A SUBDIVISION OF 16.33 ACRES OF LAND
OUT OF THE
OWEN SHANNON SURVEY, A-36
MONTGOMERY COUNTY, TEXAS

85 LOTS 2 RESERVES 6 BLOCKS
OCTOBER 2025

OWNER/
DEVELOPER: PULTE HOMES OF TEXAS, L.P.,
a Texas Limited Partnership
1311 BROADFIELD BLVD., SUITE 100
HOUSTON, TX 77084
281-749-8000

ENGINEER/
SURVEYOR:



ELEVATION
land solutions
TBPE REGISTRATION NUMBER F-22671
9709 LAKESIDE BLVD, SUITE 200
THE WOODLANDS, TX 77381 832-823-2200
TBPS REGISTRATION NUMBER 10194692

Montgomery City Council
AGENDA REPORT

Meeting Date: 11/10/2025	Budgeted Amount: NONE
Department: Administration	Prepared By: WGA

Subject

Consideration and possible action on the Preliminary Plats for Briarley (formerly known as Redbird Meadows) Kammerer Drive Extension and Pond A1 (Dev. No. 2006).

Recommendation

WGA recommends approval of the Preliminary Plats as submitted.

Discussion

The Engineer's Memo and the Preliminary Plats are attached.

The Preliminary Plats for the Briarley (formerly known as Redbird Meadows) Kammerer Drive Extension and Pond A1 has been submitted by the Developer and reviewed by the City Engineer. All comments have been addressed, and the plats are ready for approval.

As pointed out in the City Engineer's memo, review criteria for the plats are based on Chapter 78 Section 60 of the City Code of Ordinances.

The Preliminary Plat will be presented to the Planning & Zoning Commission on November 4, 2025.

Approved By

City Staff	Ruby Beaven	Date: 10/27/2025
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October 27, 2025

City Council
City of Montgomery
101 Old Plantersville Rd.
Montgomery, Texas 77316

Re: Submission of Preliminary Plats
Briarley Kammerer Drive Extension and Pond A1 (Dev. No. 2006)
City of Montgomery

Dear Mayor and City Council:

We reviewed the Preliminary Plats submission for Briarley Kammerer Drive Extension and Pond A1, owned by Johnson Development ("the Owner"), on behalf of the City of Montgomery. The Owner is requesting approval of the preliminary plats. Our review was based on The City of Montgomery's Code of Ordinances, Chapter 78, Section 60 and any other applicable chapters.

It should be noted that the Kammerer Drive Extension plat encompasses the extension of the existing Kammerer Dr. right of way and the proposed Briarley recreational center. We offer no objection to the preliminary plats, and we recommend Council approve the preliminary plats as submitted.

The Planning & Zoning Commission will be presented with the preliminary plats at the November 4th meeting. We offer no objection to the preliminary plats, and we recommend Council approve the preliminary plats as submitted.

If you have any questions or comments, please contact me.

Sincerely,

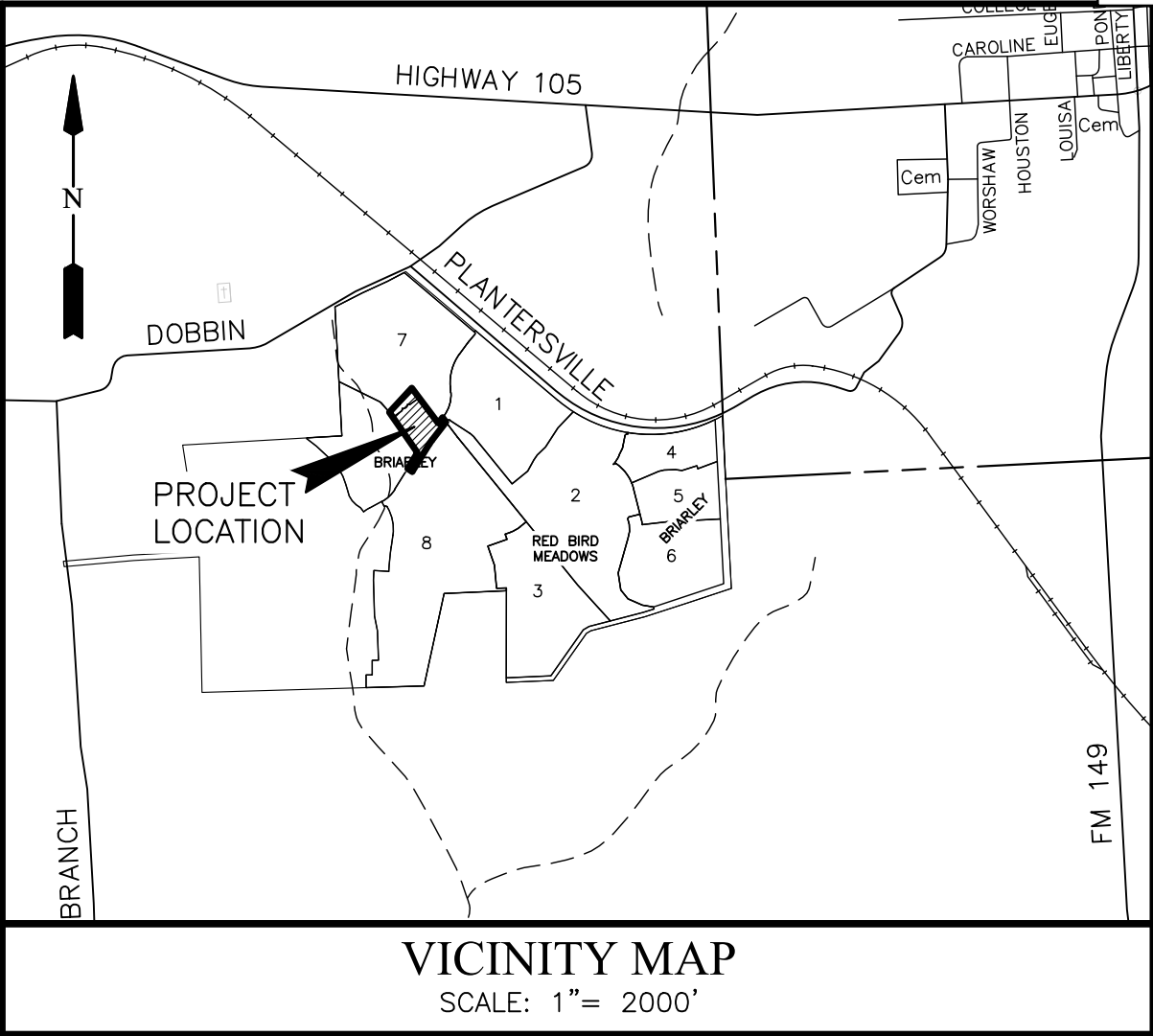
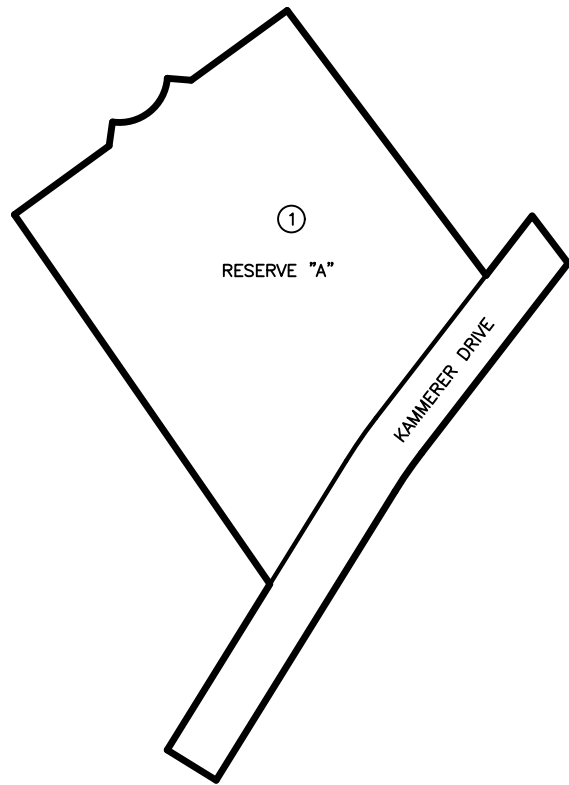
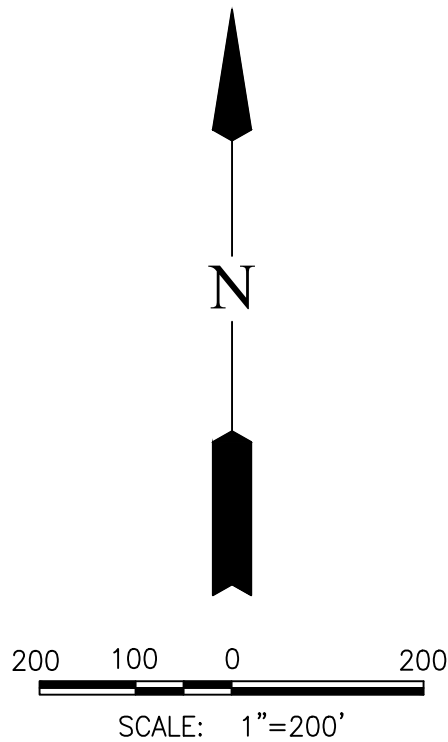
Chris Roznovsky, PE
City Engineer

CVR/jtd

Z:\00574 (City of Montgomery)\123 Briarley-RedBird Meadows (Dev. No. 2006)\Correspondence\Letters\2025.10.27 MEMO TO Council Briarley Kammerer Drive Extension and Pond A1 Preliminary Plats .docx

Enclosure: Preliminary Plats

Cc (via email): Ms. Corinne Tilley – City of Montgomery, Planning & Development Administrator
Mr. Brent Walker – City of Montgomery, City Administrator
Ms. Ruby Beaven – City of Montgomery, City Secretary
Mr. Alan Petrov – Johnson Petrov, LLP, City Attorney



PRELIMINARY PLAT OF
BRIARLEY
KAMMERER DRIVE EXTENSION
(DEVELOPMENT NO. 2006)

A SUBDIVISION OF 4.269 ACRES OF LAND SITUATED IN
THE ZACHARIAH LANDRUM SURVEY, ABSTRACT 22
CITY OF MONTGOMERY, MONTGOMERY COUNTY, TEXAS.

OWNER: JDS OLD PLANTERSVILLE ROAD LLC
A TEXAS LIMITED LIABILITY COMPANY
5005 RIVERWAY, SUITE 500
HOUSTON, TEXAS 77056
(281) 350-6262

REDBIRD MEADOW DEVELOPMENT, LLC
A TEXAS LIMITED LIABILITY COMPANY
5910 FM 2920 ROAD, SUITE B
SPRING, TEXAS 77388
(281) 350-6262

DEVELOPER: REDBIRD MEADOW DEVELOPMENT, LLC
A TEXAS LIMITED LIABILITY COMPANY
5910 FM 2920 ROAD, SUITE B
SPRING, TEXAS 77388
(281) 350-6262

DATE: OCTOBER 21, 2025

0 LOTS
1 BLOCK
1 RESERVE
3.355 ACRES IN RESERVES

SURVEYOR:
LJA Surveying, Inc.
3600 W Sam Houston Parkway S Phone 713.953.5200
Suite 175 Fax 713.953.5026
Houston, Texas 77042 T.B.P.E.L.S. Firm No. 10194382

ENGINEER:
LJA Engineering, Inc.
3600 W Sam Houston Parkway S Phone 713.953.5200
Suite 600 Fax 713.953.5026
Houston, Texas 77042 FRN - F-1386

THAT I STEPHEN P. MATOVICH, DO HEREBY CERTIFY THAT I PREPARED THIS PLAT FROM AN ACTUAL AND ACCURATE SURVEY OF THE LAND AND THAT THE CORNER MONUMENTS SHOWN THEREOF WERE PROPERLY PLACED UNDER MY PERSONAL SUPERVISION, IN ACCORDANCE WITH THE SUBDIVISION REGULATIONS OF THE CITY OF MONTGOMERY, TEXAS.

STEPHEN P. MATOVICH, R.P.L.S.
REGISTERED PROFESSIONAL LAND SURVEYOR
TEXAS REGISTRATION NO. 5347

I THE UNDERSIGNED, ENGINEER FOR THE CITY OF MONTGOMERY, HEREBY CERTIFY THAT THIS SUBDIVISION PLAT CONFORMS TO ALL REQUIREMENTS OF THE SUBDIVISION REGULATIONS OF THE CITY AS TO WHICH HIS APPROVAL IS REQUIRED.

CITY ENGINEER – CITY OF MONTGOMERY

STATE OF TEXAS
COUNTY OF MONTGOMERY

THAT JDS OLD PLANTERSVILLE ROAD LLC, A TEXAS LIMITED LIABILITY COMPANY, HEREIN ACTING INDIVIDUALLY OR THROUGH THE UNDERSIGNED DULY AUTHORIZED AGENTS, DOES HEREBY ADOPT THIS PLAT DESIGNATING THE HEREIN DESCRIBED REAL PROPERTY AS THE BRIARLEY KAMMERER DRIVE EXTENSION SUBDIVISION, AND DOES HEREBY MAKE SUBDIVISION OF SAID PROPERTY ACCORDING TO THE LINES, STREETS, ALLEYS, PARKS, AND EASEMENTS THEREIN SHOWN, AND DEDICATE TO PUBLIC USE FOREVER ALL AREAS SHOWN ON THIS PLAT AS STREETS, ALLEYS, PARKS, AND EASEMENTS, EXCEPT THOSE SPECIFICALLY INDICATED AS PRIVATE; AND DOES HEREBY WAIVE ANY CLAIMS FOR DAMAGES OCCASIONED BY THE ESTABLISHING OF GRADES AS APPROVED FOR THE STREETS AND ALLEYS DEDICATED, OR OCCASIONED BY THE ALTERATION OF THE SURFACE OF ANY PORTION OF STREETS OR ALLEYS TO CONFORM TO SUCH GRADES AND DOES HEREBY BIND OWNER, AND OWNER'S SUCCESSORS AND ASSIGNS TO WARRANT AND FOREVER DEFEND THE TITLE TO THE LAND SO DEDICATED.

OWNER HEREBY CERTIFIES THAT OWNER HAS OR WILL COMPLY WITH ALL APPLICABLE REGULATIONS OF THE CITY, AND THAT A ROUGH PROPORTIONALITY EXISTS BETWEEN THE DEDICATIONS, IMPROVEMENTS, AND EXACTIONS REQUIRED UNDER SUCH REGULATIONS AND THE PROJECTED IMPACT OF THE SUBDIVISION.

IN TESTIMONY WHEREOF, THE JDS OLD PLANTERSVILLE ROAD LLC, A TEXAS LIMITED LIABILITY COMPANY, HAS CAUSED THESE PRESENTS TO BE SIGNED BY MEMORIAL DEVELOPMENT SERVICES, INC., ITS MANAGER, THEREUNTO AUTHORIZED BY ITS PRESIDENT, L. MICHAEL COX, THIS THE DAY OF , 2025.

JDS OLD PLANTERSVILLE ROAD LLC,
A TEXAS LIMITED LIABILITY COMPANY

BY: MEMORIAL DEVELOPMENT SERVICES, INC.
A TEXAS CORPORATION
ITS MANAGER

BY: L. MICHAEL COX, PRESIDENT

STATE OF TEXAS
COUNTY OF MONTGOMERY

BEFORE ME, THE UNDERSIGNED AUTHORITY, ON THIS DAY PERSONALLY APPEARED L. MICHAEL COX, PRESIDENT OF MEMORIAL DEVELOPMENT SERVICES, INC., A TEXAS CORPORATION, MANAGER OF JDS OLD PLANTERSVILLE ROAD LLC, A TEXAS LIMITED LIABILITY COMPANY, KNOWN TO ME TO BE THE PERSON WHOSE NAME IS SUBSCRIBED TO THE FOREGOING INSTRUMENT AND ACKNOWLEDGED TO ME THAT HE EXECUTED THE SAME FOR THE PURPOSES AND CONSIDERATIONS THEREIN EXPRESSED, AND IN THE CAPACITY THEREIN AND HEREIN SET OUT AND AS THE ACT AND DEED OF SAID CORPORATION.

GIVEN UNDER MY HAND AND SEAL OF OFFICE, THIS DAY OF , 2025.

NOTARY PUBLIC IN AND FOR THE STATE OF TEXAS

THIS PLAT AND SUBDIVISION HAS BEEN SUBMITTED TO AND CONSIDERED BY THE CITY PLANNING AND ZONING COMMISSION, AND IS HEREBY APPROVED BY SUCH COMMISSION.

DATED THIS DAY OF , 2025.

BY: BILL SIMPSON, CHAIRPERSON
PLANNING AND ZONING COMMISSION

THIS PLAT AND SUBDIVISION HAS BEEN SUBMITTED TO AND CONSIDERED BY THE CITY COUNCIL OF THE CITY OF MONTGOMERY, TEXAS, AND IS HEREBY APPROVED BY SUCH COUNCIL.

DATED THIS DAY OF , 2025.

BY: SARA COUNTRYMAN, MAYOR

ATTEST: RUBY BEAVEN, CITY SECRETARY

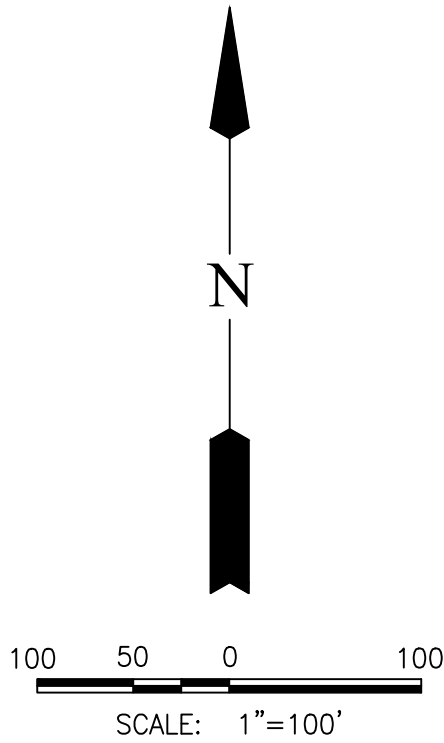
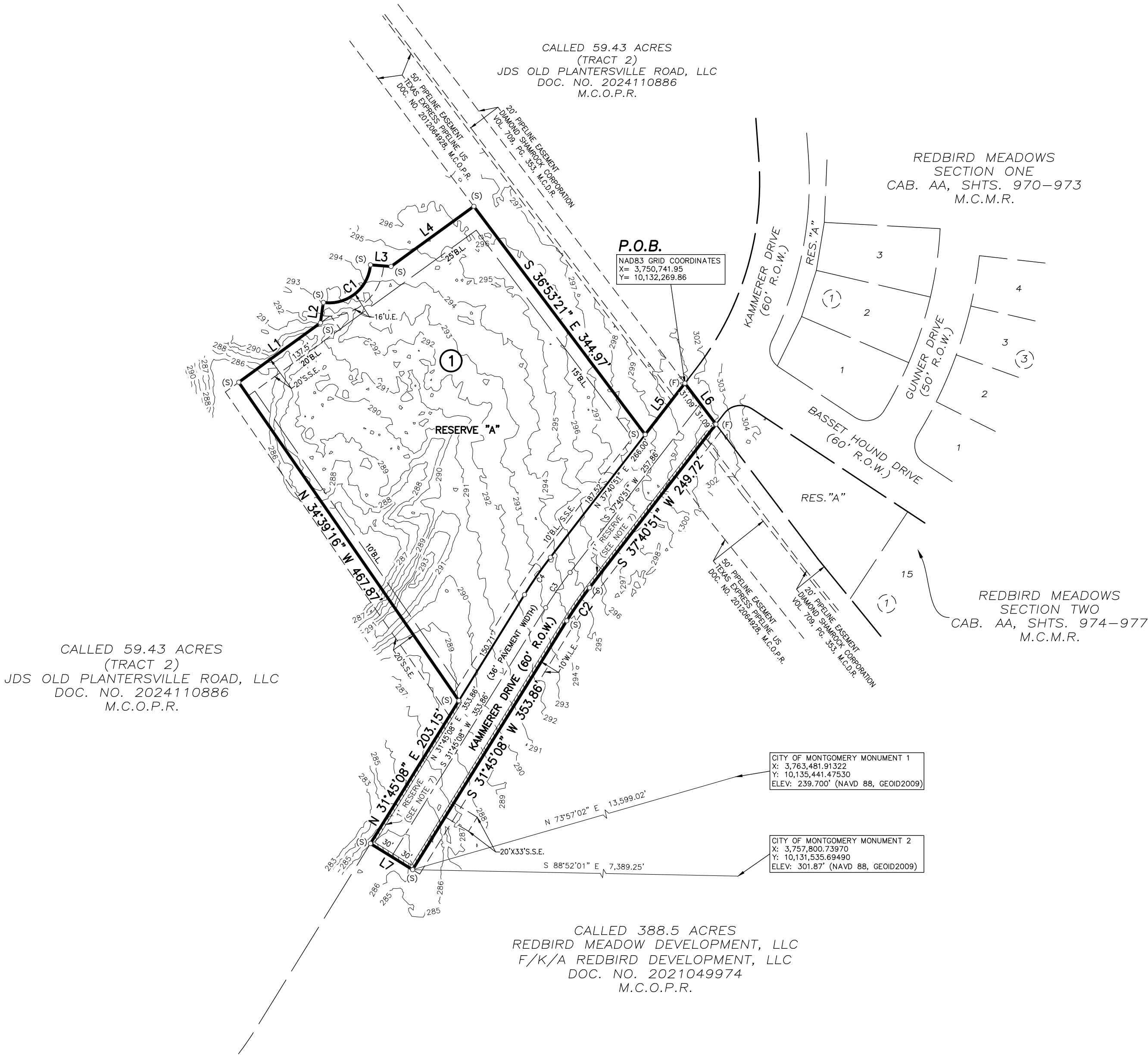
STATE OF TEXAS
COUNTY OF MONTGOMERY

I, L. BRANDON STEINMANN, CLERK OF THE COUNTY COURT OF MONTGOMERY COUNTY, TEXAS, DO HEREBY CERTIFY THAT THE WITHIN INSTRUMENT WITH ITS CERTIFICATE OF AUTHENTICATION WAS FILED FOR REGISTRATION IN MY OFFICE ON , 2025, AT O'CLOCK .M., AND DULY RECORDED ON , 2025, AT O'CLOCK .M., IN CABINET SHEET , OF RECORD OF MAP FOR SAID COUNTY.

WITNESS MY HAND AND SEAL OF OFFICE, AT CONROE, MONTGOMERY COUNTY, TEXAS, THE DAY AND DATE LAST ABOVE WRITTEN.

L. BRANDON STEINMANN, CLERK, COUNTY COURT,
MONTGOMERY COUNTY, TEXAS

BY: DEPUTY



RESERVE TABLE			
RESERVE	ACREAGE	SQ.FT.	TYPE
A	3.355	146,130	RESTRICTED TO RECREATION CENTER

NOTES:

- ALL BEARINGS AND COORDINATES SHOWN HEREON ARE BASED ON THE TEXAS COORDINATE SYSTEM, CENTRAL ZONE, NAD83 (NA2011) EPOCH 2010.00, STATE PLANE GRID COORDINATES (NAD83) MAY BE BROUGHT TO SURFACE BY UTILIZING THE COMBINED SCALE FACTOR 0.99997.
- PER SECTION 2.5 OF THE AMENDED DEVELOPMENT AGREEMENT DATED AUGUST 8, 2023, ALL SIDE LOT SETBACKS TO BE 5 FEET UNLESS SHOWN OTHERWISE.
- ALL RESIDENTIAL LOTS SHALL HAVE A 10' REAR BUILD LINE IN ACCORDANCE WITH SECTION 98-122(A) OF THE CODE OF ORDINANCES FOR THE CITY OF MONTGOMERY, TEXAS
- BY GRAPHIC PLOTTING ONLY, THE SUBJECT TRACT LIES WITHIN ZONE "X" (UNSHADED) AS SHOWN ON THE FEDERAL EMERGENCY MANAGEMENT AGENCY (FEMA) FLOOD INSURANCE RATE MAP (FIRM) MAP NO. 48339C0200G, MAP REVISED AUGUST 18, 2014. LJA DOES NOT WARRANT NOR SUBSCRIBE TO THE ACCURACY OR SCALE OF SAID MAPS.
- A DEVELOPMENT AGREEMENT WITH AMENDMENTS BETWEEN THE CITY OF MONTGOMERY AND THE DEVELOPER WITH AN EFFECTIVE DATE OF AUGUST 8, 2023, ALLOWS FOR VARIANCES TO ROAD IMPROVEMENTS WILL HAVE A 60' RIGHT OF WAY WITH A 36' WIDE CURB AND GUTTER STREET. MINOR RESIDENT STREETS WILL HAVE MINIMUM PAVEMENT WIDTH OF 24' AND RIGHT OF WAY WIDTH OF 50'. MINIMUM YARD SET BACK BETWEEN ADJACENT LOTS IS REDUCED TO FIVE FEET SETBACK ON EACH PROPERTY LINE, AND AT LEAST 20% OF SHARED SIDE LOT LINES BETWEEN TWO ADJACENT HOMES WILL HAVE NO LESS THAN 15 FEET SIDE YARD SETBACKS. ADDITIONALLY, MAXIMUM 47% OF LOTS MAY BE MINIMUM OF 60 FEET WIDE AND 8,400 SQ.FT.
- BLANKET EASEMENT AGREEMENT BETWEEN REDBIRD MEADOW DEVELOPMENT, LLC AND JDS OLD PLANTERSVILLE ROAD LLC, AS SET OUT IN CLERK'S FILE NO. 2024110887.
- ONE-FOOT RESERVE TO BECOME AUTOMATICALLY DEDICATED FOR STREET PURPOSES WHEN ADJACENT PROPERTY IS RECORDED IN A PLAT.

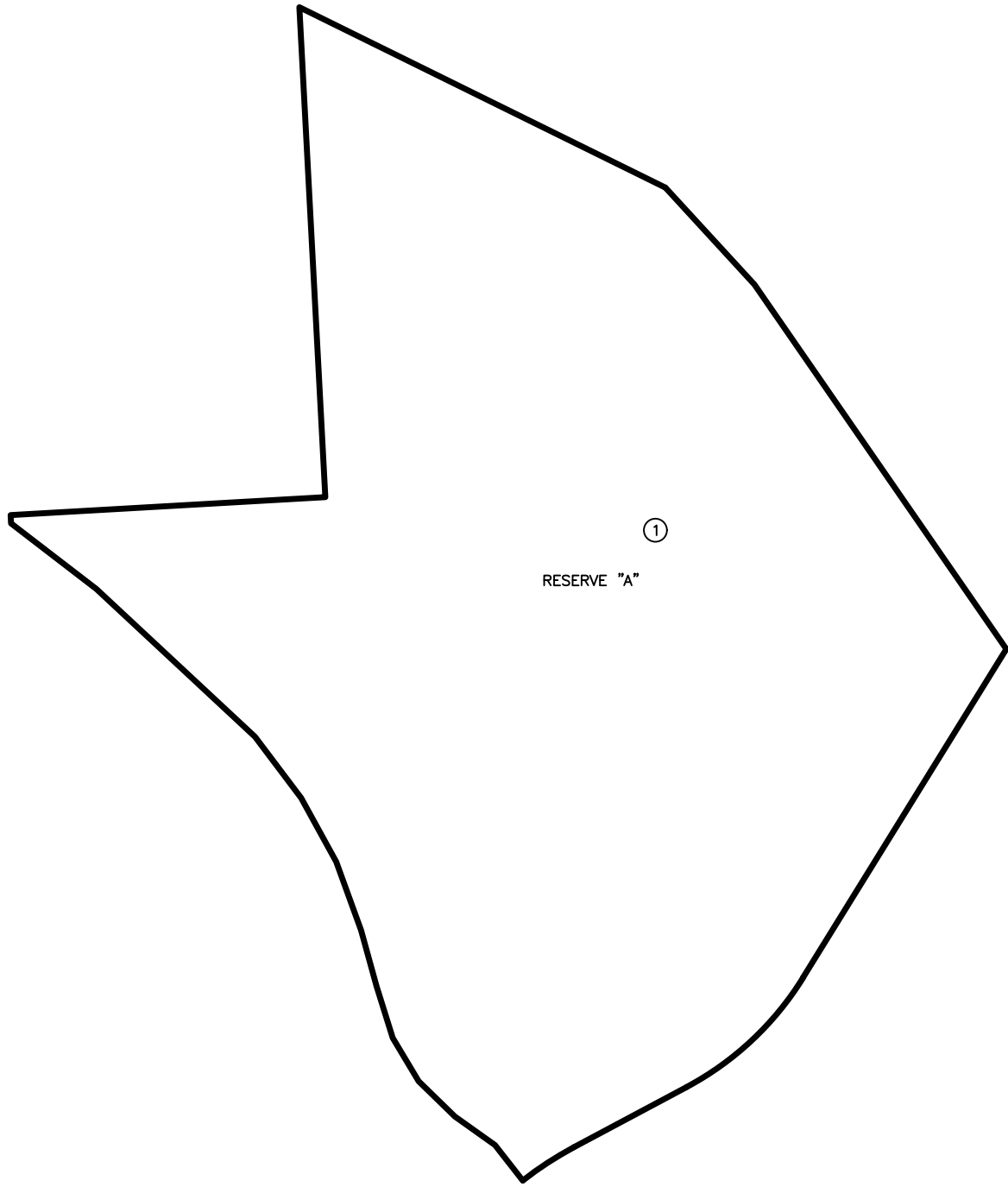
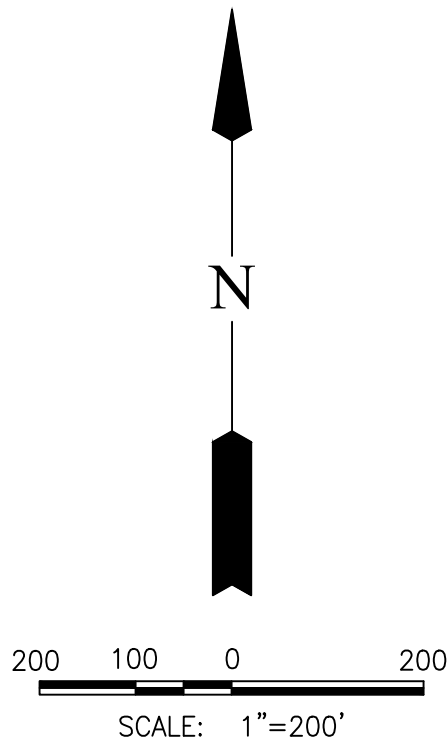
LEGEND

- B.L. INDICATES BUILDING LINE
R.O.W. INDICATES RIGHT OF WAY
RES. INDICATES RESERVE
DOC. NO. INDICATES DOCUMENT NUMBER
CAB. INDICATES CABINET
SHTS. INDICATES SHEETS
VOL. INDICATES VOLUME
PG. INDICATES PAGE
ELEV. INDICATES ELEVATION
P.O.B. INDICATES POINT OF BEGINNING
P.W. INDICATES PAVEMENT WIDTH
F/K/A INDICATES FORMERLY KNOWN AS
M.C.M.R. INDICATES MONTGOMERY COUNTY MAP RECORDS
M.C.D.R. INDICATES MONTGOMERY COUNTY DEED RECORDS
M.C.O.P.R. INDICATES MONTGOMERY COUNTY OFFICIAL PUBLIC RECORDS
(S) INDICATES SET 5/8-INCH IRON ROD WITH CAP STAMPED "LJA SURVEY"
(F) INDICATES FOUND 5/8-INCH IRON ROD WITH CAP STAMPED "LJA SURVEY"

LINE TABLE		
LINE	BEARING	DISTANCE
L1	N 53°59'32" E	122.02'
L2	N 08°07'45" E	25.00'
L3	S 85°23'24" E	25.00'
L4	N 53°59'32" E	123.68'
L5	N 37°40'51" E	78.49'
L6	S 37°07'58" E	62.17'
L7	N 58°14'52" W	60.00'

CURVE TABLE					
CURVE	RADIUS	DELTA	ARC	CHORD BEARING	CHORD
C1	50.00'	93°31'08"	81.61'	N 51°22'10" E	72.85'
C2	470.00'	5°55'43"	48.63'	S 34°42'59" W	48.61'
C3	500.00'	5°55'43"	51.74'	S 34°42'59" W	51.71'
C4	530.00'	5°55'43"	54.84'	N 34°42'59" E	54.82'

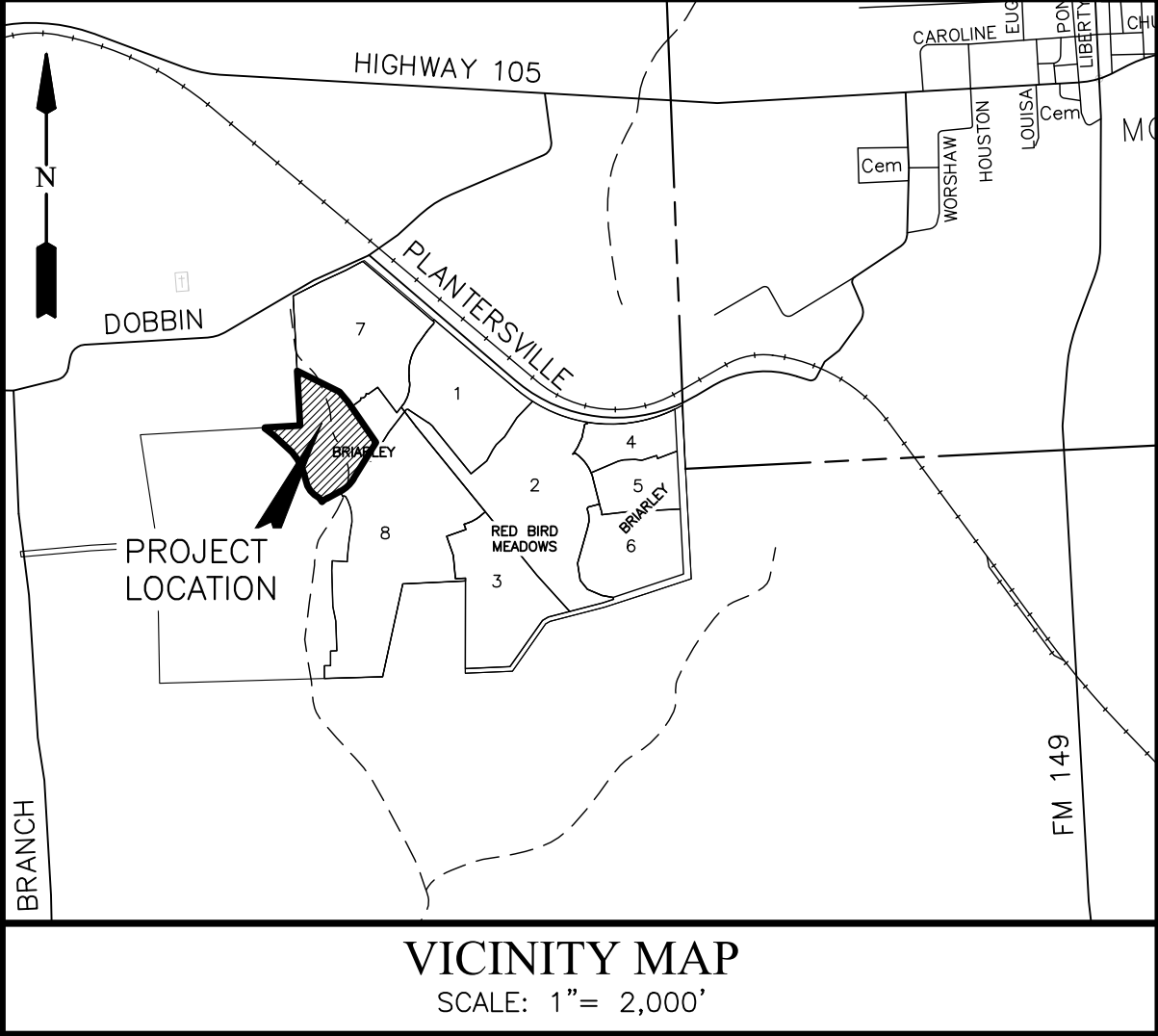
BRIARLEY
KAMMERER DRIVE
EXTENSION



PRELIMINARY PLAT OF
BRIARLEY
POND A1

(DEVELOPMENT NO. 2006)

A SUBDIVISION OF 18.747 ACRES OF LAND SITUATED IN
THE ZACHARIAH LANDRUM SURVEY, ABSTRACT 22
CITY OF MONTGOMERY, MONTGOMERY COUNTY, TEXAS.



KEY MAP NO. 122Y & 122Z

OWNER: JDS OLD PLANTERSVILLE ROAD LLC
A TEXAS LIMITED LIABILITY COMPANY
5005 RIVERWAY, SUITE 500
HOUSTON, TEXAS 77056
(281) 350-6262

REDBIRD MEADOW DEVELOPMENT, LLC
A TEXAS LIMITED LIABILITY COMPANY
5910 FM 2920 ROAD, SUITE B
SPRING, TEXAS 77388
(281) 350-6262

DEVELOPER: REDBIRD MEADOW DEVELOPMENT, LLC
A TEXAS LIMITED LIABILITY COMPANY
5910 FM 2920 ROAD, SUITE B
SPRING, TEXAS 77388
(281) 350-6262

DATE: OCTOBER 21, 2025

0 LOTS
1 BLOCKS
1 RESERVE
18.747 ACRES IN RESERVE

SURVEYOR:
LJA Surveying, Inc.
3600 W Sam Houston Parkway S Phone 713.953.5200
Suite 175 Fax 713.953.5026
Houston, Texas 77042 T.B.P.E.L.S. Firm No. 10194382

ENGINEER:
LJA Engineering, Inc.
3600 W Sam Houston Parkway S Phone 713.953.5200
Suite 600 Fax 713.953.5026
Houston, Texas 77042 FRN - F-1386

THAT I STEPHEN P. MATOVICH, DO HEREBY CERTIFY THAT I PREPARED THIS PLAT FROM AN ACTUAL AND ACCURATE SURVEY OF THE LAND AND THAT THE CORNER MONUMENTS SHOWN THEREOF WERE PROPERLY PLACED UNDER MY PERSONAL SUPERVISION, IN ACCORDANCE WITH THE SUBDIVISION REGULATIONS OF THE CITY OF MONTGOMERY, TEXAS.

STEPHEN P. MATOVICH, R.P.L.S.
REGISTERED PROFESSIONAL LAND SURVEYOR
TEXAS REGISTRATION NO. 5347

I THE UNDERSIGNED, ENGINEER FOR THE CITY OF MONTGOMERY, HEREBY CERTIFY THAT THIS SUBDIVISION PLAT CONFORMS TO ALL REQUIREMENTS OF THE SUBDIVISION REGULATIONS OF THE CITY AS TO WHICH HIS APPROVAL IS REQUIRED.

CITY ENGINEER – CITY OF MONTGOMERY

STATE OF TEXAS
COUNTY OF MONTGOMERY

THAT JDS OLD PLANTERSVILLE ROAD LLC, A TEXAS LIMITED LIABILITY COMPANY, HEREIN ACTING INDIVIDUALLY OR THROUGH THE UNDERSIGNED DULY AUTHORIZED AGENTS, DOES HEREBY ADOPT THIS PLAT DESIGNATING THE HEREIN DESCRIBED REAL PROPERTY AS THE BRIARLEY POND A1 SUBDIVISION, AND DOES HEREBY MAKE SUBDIVISION OF SAID PROPERTY ACCORDING TO THE LINES, STREETS, ALLEYS, PARKS, AND EASEMENTS THEREIN SHOWN, AND DEDICATE TO PUBLIC USE FOREVER ALL AREAS SHOWN ON THIS PLAT AS STREETS, ALLEYS, PARKS, AND EASEMENTS, EXCEPT THOSE SPECIFICALLY INDICATED AS PRIVATE; AND DOES HEREBY WAIVE ANY CLAIMS FOR DAMAGES OCCASIONED BY THE ESTABLISHING OF GRADES AS APPROVED FOR THE STREETS AND ALLEYS DEDICATED, OR OCCASIONED BY THE ALTERATION OF THE SURFACE OF ANY PORTION OF STREETS OR ALLEYS TO CONFORM TO SUCH GRADES AND DOES HEREBY BIND OWNER, AND OWNER’S SUCCESSORS AND ASSIGNS TO WARRANT AND FOREVER DEFEND THE TITLE TO THE LAND SO DEDICATED.

OWNER HEREBY CERTIFIES THAT OWNER HAS OR WILL COMPLY WITH ALL APPLICABLE REGULATIONS OF THE CITY, AND THAT A ROUGH PROPORTIONALITY EXISTS BETWEEN THE DEDICATIONS, IMPROVEMENTS, AND EXACTIONS REQUIRED UNDER SUCH REGULATIONS AND THE PROJECTED IMPACT OF THE SUBDIVISION.

IN TESTIMONY WHEREOF, THE JDS OLD PLANTERSVILLE ROAD LLC, A TEXAS LIMITED LIABILITY COMPANY, HAS CAUSED THESE PRESENTS TO BE SIGNED BY MEMORIAL DEVELOPMENT SERVICES, INC., ITS MANAGER, THEREUNTO AUTHORIZED BY ITS PRESIDENT, L. MICHAEL COX, THIS THE _____ DAY OF _____, 2025.

JDS OLD PLANTERSVILLE ROAD LLC,
A TEXAS LIMITED LIABILITY COMPANY

BY: MEMORIAL DEVELOPMENT SERVICES, INC.
A TEXAS CORPORATION
ITS MANAGER

BY: _____
L. MICHAEL COX, PRESIDENT

STATE OF TEXAS
COUNTY OF MONTGOMERY

BEFORE ME, THE UNDERSIGNED AUTHORITY, ON THIS DAY PERSONALLY APPEARED L. MICHAEL COX, PRESIDENT OF MEMORIAL DEVELOPMENT SERVICES, INC., A TEXAS CORPORATION, MANAGER OF JDS OLD PLANTERSVILLE ROAD LLC, A TEXAS LIMITED LIABILITY COMPANY, KNOWN TO ME TO BE THE PERSON WHOSE NAME IS SUBSCRIBED TO THE FOREGOING INSTRUMENT AND ACKNOWLEDGED TO ME THAT HE EXECUTED THE SAME FOR THE PURPOSES AND CONSIDERATIONS THEREIN EXPRESSED, AND IN THE CAPACITY THEREIN AND HEREIN SET OUT AND AS THE ACT AND DEED OF SAID CORPORATION.

GIVEN UNDER MY HAND AND SEAL OF OFFICE, THIS _____ DAY OF _____, 2025.

NOTARY PUBLIC IN AND FOR THE STATE OF TEXAS

THIS PLAT AND SUBDIVISION HAS BEEN SUBMITTED TO AND CONSIDERED BY THE CITY PLANNING AND ZONING COMMISSION, AND IS HEREBY APPROVED BY SUCH COMMISSION.

DATED THIS _____, DAY OF _____, 2025.

BY: _____
BILL SIMPSON, CHAIRPERSON
PLANNING AND ZONING COMMISSION

THIS PLAT AND SUBDIVISION HAS BEEN SUBMITTED TO AND CONSIDERED BY THE CITY COUNCIL OF THE CITY OF MONTGOMERY, TEXAS, AND IS HEREBY APPROVED BY SUCH COUNCIL.

DATED THIS _____, DAY OF _____, 2025.

BY: _____
SARA COUNTRYMAN, MAYOR

ATTEST: _____
RUBY BEAVEN, CITY SECRETARY

STATE OF TEXAS
COUNTY OF MONTGOMERY

I, L. BRANDON STEINMANN, CLERK OF THE COUNTY COURT OF MONTGOMERY COUNTY, TEXAS, DO HEREBY CERTIFY THAT THE WITHIN INSTRUMENT WITH ITS CERTIFICATE OF AUTHENTICATION WAS FILED FOR REGISTRATION IN MY OFFICE ON _____, 2025, AT _____ O’CLOCK _____M., AND DULY RECORDED ON _____, 2025, AT _____ O’CLOCK _____M., IN CABINET _____ SHEET _____, OF RECORD OF MAP FOR SAID COUNTY.

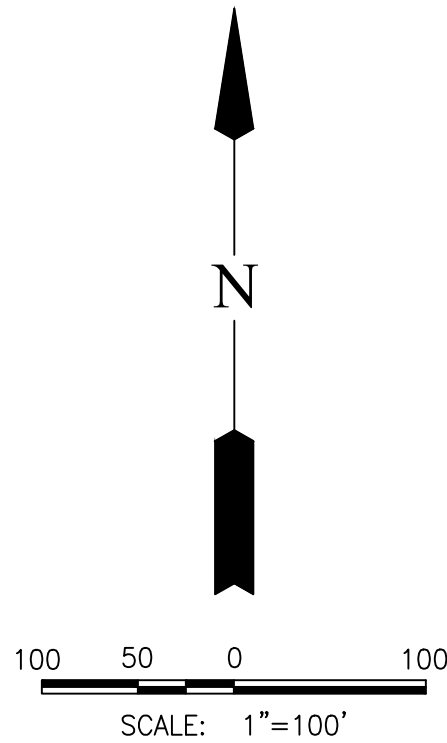
WITNESS MY HAND AND SEAL OF OFFICE, AT CONROE, MONTGOMERY COUNTY, TEXAS, THE DAY AND DATE LAST ABOVE WRITTEN.

L. BRANDON STEINMANN, CLERK, COUNTY COURT,
MONTGOMERY COUNTY, TEXAS

BY: _____
DEPUTY

LEGEND

- B.L. INDICATES BUILDING LINE
R.O.W. INDICATES RIGHT OF WAY
RES. INDICATES RESERVE
DOC. NO. INDICATES DOCUMENT NUMBER
CAB. INDICATES CABINET
SHTS. INDICATES SHEETS
ELEV. INDICATES ELEVATION
P.O.B. INDICATES POINT OF BEGINNING
F/K/A INDICATES FORMERLY KNOWN AS
M.C.M.R. INDICATES MONTGOMERY COUNTY MAP RECORDS
M.C.O.P.R. INDICATES MONTGOMERY COUNTY OFFICIAL PUBLIC RECORDS
(S) INDICATES SET 5/8-INCH IRON ROD WITH CAP STAMPED "LJA SURVEY"



CALLED 59.43 ACRES
(TRACT 2)
JDS OLD PLANTERSVILLE ROAD, LLC
DOC. NO. 2024110886
M.C.O.P.R.

CALLED 44.201 ACRES
PROMOCON USA, LLC
DOC. NO. 2019008141
M.C.O.P.R.

P.O.B.
NAD83 GRID COORDINATES
X= 3,749,646.96
Y= 10,132,069.49

(PROPOSED)
RESERVE "A"
BRIARLEY
KAMMERER DRIVE EXTENSION

RESERVE "A"
(RESTRICTED TO DETENTION)
18.747 ACRES, 816,621 SQ.FT.

CITY OF MONTGOMERY MONUMENT 1
X: 3,763,481.91322
Y: 10,135,441.47530
ELEV: 239.700' (NAVD 88, GEOID2009)

CITY OF MONTGOMERY MONUMENT 2
X: 3,757,800.73970
Y: 10,131,535.69490
ELEV: 301.87' (NAVD 88, GEOID2009)

CALLED 388.5 ACRES
REDBIRD MEADOW DEVELOPMENT, LLC
F/K/A REDBIRD DEVELOPMENT, LLC
DOC. NO. 2021049974
M.C.O.P.R.

CALLED 388.5 ACRES
REDBIRD MEADOW DEVELOPMENT, LLC
F/K/A REDBIRD DEVELOPMENT, LLC
DOC. NO. 2021049974
M.C.O.P.R.

NOTES:

- ALL BEARINGS AND COORDINATES SHOWN HEREON ARE BASED ON THE TEXAS COORDINATE SYSTEM, CENTRAL ZONE, NAD83 (NA2011) EPOCH 2010.00, STATE PLANE GRID COORDINATES (NAD83) MAY BE BROUGHT TO SURFACE BY UTILIZING THE COMBINED SCALE FACTOR 0.99997.
- BY GRAPHIC PLOTTING ONLY, THE SUBJECT TRACT LIES WITHIN ZONE "X" (UNSHADED) AS SHOWN ON THE FEDERAL EMERGENCY MANAGEMENT AGENCY (FEMA) FLOOD INSURANCE RATE MAP (FIRM) MAP NO. 48339C0200G, MAP REVISED AUGUST 18, 2014. LJA DOES NOT WARRANT NOR SUBSCRIBE TO THE ACCURACY OR SCALE OF SAID MAPS.
- A DEVELOPMENT AGREEMENT WITH AMENDMENTS BETWEEN THE CITY OF MONTGOMERY AND THE DEVELOPER WITH AN EFFECTIVE DATE OF AUGUST 8, 2023, ALLOWS FOR VARIANCES TO ROAD IMPROVEMENTS WILL HAVE A 60' RIGHT OF WAY WITH A 36' WIDE CURB AND GUTTER STREET. MINOR RESIDENT STREETS WILL HAVE MINIMUM PAVEMENT WIDTH OF 24' AND RIGHT OF WAY WIDTH OF 50'. MINIMUM YARD SET BACK BETWEEN ADJACENT LOTS IS REDUCED TO FIVE FEET SETBACK ON EACH PROPERTY LINE, AND AT LEAST 20% OF SHARED SIDE LOT LINES BETWEEN TWO ADJACENT HOMES WILL HAVE NO LESS THAN 15 FEET SIDE YARD SETBACKS. ADDITIONALLY, MAXIMUM 47% OF LOTS MAY BE MINIMUM OF 60 FEET WIDE AND 8,400 SQ.FT.
- BLANKET EASEMENT AGREEMENT BETWEEN REDBIRD MEADOW DEVELOPMENT, LLC AND JDS OLD PLANTERSVILLE ROAD LLC, AS SET OUT IN CLERK'S FILE NO. 2024110887.

CURVE TABLE						
CURVE	RADIUS	DELTA	ARC	CHORD	BEARING	CHORD
C1	370.00'	30°07'58"	194.59'	S 46°49'07" W	192.35'	
C2	430.00'	9°50'27"	73.85'	S 56°57'52" W	73.76'	

LINE TABLE		
LINE	BEARING	DISTANCE
L1	S 42°34'04" E	158.70'
L2	S 61°53'05" W	154.14'
L3	N 37°57'21" W	54.33'
L4	N 54°45'32" W	59.53'
L5	N 45°43'16" W	60.99'
L6	N 30°48'34" W	60.99'
L7	N 17°24'42" W	65.33'
L8	N 15°27'26" W	70.00'
L9	N 19°55'08" W	87.91'
L10	N 28°50'32" W	87.91'
L11	N 36°58'05" W	92.43'
L12	N 52°27'58" W	129.91'
L13	N 03°17'05" W	10.00'

BRIARLEY
POND A1

Montgomery City Council
AGENDA REPORT

Meeting Date: November 10, 2025	Budgeted Amount: N/A
Department: Administration	Prepared By: Ruby Beaven

Subject

Consideration and possible action on a Resolution of the City Council of the City of Montgomery, Texas, approving a request by the Montgomery Economic Development Corporation (MEDC) for an expenditure not to exceed eight hundred fifty thousand dollars (\$850,000) for the design, fabrication, and installation of wayfinding signs; and providing an effective date.

Recommendation

Staff recommend approval of the Resolution for an MEDC project for the design, fabrication, and installation of wayfinding signs for an expenditure not to exceed eight hundred fifty thousand dollars (\$850,000).

Discussion

Texas Local Government Code, requires that a Type B Corporation authorized by a city with a population of 20,000 or less that approves a project requiring an expenditure of \$10,000 or more may not undertake the project until the governing body of the city adopts a resolution authorizing the project.

Subsection 505.158(a), Texas Local Government Code defines an authorized "project" for a Type B Economic Development Corporation created by a city with a population of 20,000 or less to include expenditures found by the corporation's board of directors to promote new or expanded business development.

The City of Montgomery City Council recognizes the importance of clear and effective wayfinding signage to enhance navigation, promote local businesses, and improve the overall visitor experience within the City.

The Montgomery Economic Development Corporation (MEDC) has submitted a formal request for funding not to exceed Eight Hundred Fifty Thousand Dollars (\$850,000) for the purpose of designing, fabricating, and installing wayfinding signs throughout key areas of the City of Montgomery.

The proposed expenditure aligns with the City's strategic goals for economic development, tourism, and community engagement.

Approved By

City Administrator	Brent Walker	Date: 10/27/2025
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RESOLUTION NO. 2025 - XX

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF MONTGOMERY, TEXAS, APPROVING A REQUEST BY THE MONTGOMERY ECONOMIC DEVELOPMENT CORPORATION (MEDC) FOR AN EXPENDITURE NOT TO EXCEED EIGHT HUNDRED FIFTY THOUSAND DOLLARS (\$850,000) FOR THE DESIGN, FABRICATION, AND INSTALLATION OF WAYFINDING SIGNS; AND PROVIDING AN EFFECTIVE DATE.

WHEREAS, the City of Montgomery City Council recognizes the importance of clear and effective wayfinding signage to enhance navigation, promote local businesses, and improve the overall visitor experience within the City; and

WHEREAS, the Montgomery Economic Development Corporation (MEDC) has submitted a formal request for funding not to exceed Eight Hundred Fifty Thousand Dollars (\$850,000) for the purpose of designing, fabricating, and installing wayfinding signs throughout key areas of the City of Montgomery; and

WHEREAS, the proposed expenditure aligns with the City's strategic goals for economic development, tourism, and community engagement;

NOW, THEREFORE, BE IT RESOLVED BY THE CITY COUNCIL OF THE CITY OF MONTGOMERY, TEXAS:

SECTION 1. That the City Council hereby approves the MEDC's request for an expenditure not to exceed Eight Hundred Fifty Thousand Dollars (\$850,000) for the design, fabrication, and installation of wayfinding signs.

SECTION 2. That the MEDC shall coordinate with City staff to ensure compliance with all applicable procurement policies, design standards, and installation requirements.

SECTION 3. That this Resolution shall take effect immediately upon its passage.

PASSED, ADOPTED, AND APPROVED this 10th day of November 2025, at a Regular Meeting of the City Council of the City of Montgomery.

CITY OF MONTGOMERY, TEXAS

Sara Countryman, Mayor

ATTEST:

Ruby Beaven, City Secretary

Montgomery City Council
AGENDA REPORT

Meeting Date: 11/10/2025	Budgeted Amount:
Department: Administration	Prepared By: WGA

Subject

Consideration and possible action on an Ordinance of the City Council of the City of Montgomery, Texas, amending Section 90-56 of the Montgomery City Code and adopting new monthly service rates and charges for water and sewer service for consumers inside and outside the city; Repealing all city ordinances in conflict; Providing a severability clause; Providing a Texas Open Meetings Act clause; and Providing for an effective date.

Recommendation

WGA and Staff recommend the adoption of the Ordinance as presented or table for future action.

Discussion

The Ordinance is attached for review.

After the budget workshop held on October 14, 2025, the rates were adjusted in accordance with the City's Financial Advisor's recommendations to implement a stair-step structure for single-family rates, maintaining consistency with neighboring jurisdictions.

Approved By

City Staff	Ruby Beaven	Date: 11/03/2025
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ORDINANCE NO. 2025-XX

AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF MONTGOMERY, TEXAS, AMENDING SECTION 90-56 OF THE MONTGOMERY CITY CODE AND ADOPTING NEW MONTHLY SERVICE RATES AND CHARGES FOR WATER AND SEWER SERVICE FOR CONSUMERS INSIDE AND OUTSIDE THE CITY; REPEALING ALL CITY ORDINANCES IN CONFLICT; PROVIDING A SEVERABILITY CLAUSE; PROVIDING A TEXAS OPEN MEETINGS ACT CLAUSE; AND PROVIDING FOR AN EFFECTIVE DATE.

WHEREAS, Chapter 90 of the Code of Ordinances of the City of Montgomery, Texas, authorizes the City Council, by ordinance, to establish monthly service rates and charges for water and sewer services inside and outside the City; and

WHEREAS, the City Council for the City of Montgomery finds that, to protect the health, safety, and general welfare of the citizens of Montgomery, Texas and to satisfy the requirement of State and Federal regulatory agencies, the monthly rates and charges for said water and sewer services should be increased; and

WHEREAS, having received advice and input from the City Engineer, the City Financial Advisor and City Staff, the City Council has determined appropriate rate and fee schedules for certain utility services based on historical data and other factors related to the costs of providing such services; and

WHEREAS, the City Council believes it is appropriate to adopt new residential and commercial water and sewer rates and charges as set out in Appendixes "A" attached hereto.

NOW, THEREFORE, BE IT ORDAINED BY THE CITY COUNCIL OF THE CITY OF MONTGOMERY, TEXAS THAT:

Section 1. The Recitals set forth above are hereby found to be true and correct and are adopted as the findings of the City Council.

Section 2. Section 90-56 of the Montgomery City Code is amended to read as follows:

Section 90-56. Monthly Rates and Charges.

The City Council shall periodically adopt by ordinance monthly rates and charges for water and sewer service inside and outside the City. The schedule of such rates and charges shall be kept on file in the city secretary's office.

Section 3. The schedule of monthly rates and charges for water and sewer service as set forth on the attached Appendix A is hereby approved and adopted.

Section 4. All provisions of the ordinances of the City of Montgomery in conflict with the provisions of this Ordinance are hereby repealed, and all other provisions of the Ordinances of the City of Montgomery not in conflict with the provisions of this Ordinance shall remain in full force and effect.

Section 5. If any provision, section, subsection, sentence, paragraph, sentence, clause or phrase of this Ordinance or the application of same to any person or set of circumstances, shall for any reason be held to be unconstitutional, void, or invalid or otherwise unenforceable, the invalidity or unenforceability shall not affect other provisions of this Ordinance or their application to other sets of circumstances and to this end all provisions of this Ordinance are declared to be severable.

Section 6. It is hereby officially found and determined that the meeting at which this Ordinance was considered was open to the public as required and that the public notice of the time, place, and purpose of said meeting was given as required by the Open Meetings Act, Chapter 551 of the Texas Government Code.

Section 7. This Ordinance shall become effective and be in full force from December 1, 2025 after publication as required by law.

PASSED, APPROVED AND ADOPTED this the 10th day of November, 2025.

CITY OF MONTGOMERY, TEXAS

Sara Countryman, Mayor

ATTEST:

Ruby Beaven, City Secretary

Appendix "A"

		IN CITY				OUT OF CITY			
		Water Rates		Sanitary Sewer Rates		Water Rates		Sanitary Sewer Rates	
Single Family	0-2,000 gal	\$ 18.00	0-2,000 gal	\$ 14.50	0-2,000 gal	\$ 20.00	0-2,000 gal	\$ 16.00	
	2,000 - 4,000 gal	\$ 3.00	2,000 - 4,000 gal	\$ 3.00	2,000 - 4,000 gal	\$ 3.00	2,000 - 4,000 gal	\$ 3.00	
	4,000 - 6,000 gal	\$ 3.75	4,000 - 6,000 gal	\$ 3.75	4,000 - 6,000 gal	\$ 3.50	4,000 - 6,000 gal	\$ 3.50	
	6,000 - 8,000 gal	\$ 4.50	6,000 - 8,000 gal	\$ 4.50	6,000 - 8,000 gal	\$ 5.00	6,000 - 8,000 gal	\$ 4.50	
	8,000 - 10,000 gal	\$ 5.50	8,000 - 10,000 gal	\$ 5.50	8,000 - 10,000 gal	\$ 6.00	8,000 - 10,000 gal	\$ 6.00	
	10,000 - 15,000 gal	\$ 6.25	10,000 - 15,000 gal	\$ 6.00	10,000 - 15,000 gal	\$ 7.00	10,000 - 15,000 gal	\$ 6.50	
	15,000 - 20,000 gal	\$ 7.50	15,000 - 20,000 gal	\$ 7.00	15,000 - 20,000 gal	\$ 7.50	15,000 - 20,000 gal	\$ 7.50	
	20,000 gal +	\$ 8.00	20,000 gal +	\$ 7.50	20,000 gal +	\$ 8.00	20,000 gal +	\$ 8.00	
		Water Rates		Sanitary Sewer Rates		Water Rates		Sanitary Sewer Rates	
Commercial	0-2,000 gal	\$ 45.00	0-2,000 gal	\$ 45.00	0-2,000 gal	\$ 67.50	0-2,000 gal	\$ 67.50	
	2,000 - 4,000 gal	\$ 5.00	2,000 - 4,000 gal	\$ 6.00	2,000 - 4,000 gal	\$ 7.50	2,000 - 4,000 gal	\$ 6.38	
	4,000 - 6,000 gal	\$ 5.50	4,000 - 6,000 gal	\$ 6.50	4,000 - 6,000 gal	\$ 8.25	4,000 - 6,000 gal	\$ 7.50	
	6,000 - 8,000 gal	\$ 6.50	6,000 - 8,000 gal	\$ 7.00	6,000 - 8,000 gal	\$ 9.75	6,000 - 8,000 gal	\$ 8.63	
	8,000 - 10,000 gal	\$ 7.00	8,000 - 10,000 gal	\$ 7.50	8,000 - 10,000 gal	\$ 10.50	8,000 - 10,000 gal	\$ 10.13	
	10,000 - 15,000 gal	\$ 8.50	10,000 - 15,000 gal	\$ 8.00	10,000 - 15,000 gal	\$ 12.75	10,000 - 15,000 gal	\$ 11.63	
	15,000 - 20,000 gal	\$ 9.50	15,000 - 20,000 gal	\$ 9.00	15,000 - 20,000 gal	\$ 14.25	15,000 - 20,000 gal	\$ 13.13	
	20,000 gal +	\$ 11.00	20,000 gal +	\$ 15.00	20,000 gal +	\$ 16.50	20,000 gal +	\$ 14.63	
		Water Rates		Sanitary Sewer Rates					
Multi Family	0-30000 gal	\$ 1,000.00	Base	\$ 600.00					
	30000 gal +	\$ 8.00	Per 1000 gal	\$ 14.00					
		Water Rates		Sanitary Sewer Rates					
Institutional	0-30000 gal	\$ 500.00	Base	\$ 400.00					
	30000 gal +	\$ 7.00	Per 1000 gal	\$ 400.00					
		Meter > 1"		Meter < 1"					
Irrigation ⁽¹⁾	0-2,000 gal	\$ 44.00	0-2,000 gal	\$ 23.00					
	2,000 - 4,000 gal	\$ 4.25	2,000 - 4,000 gal	\$ 4.25					
	4,000 - 6,000 gal	\$ 5.00	4,000 - 6,000 gal	\$ 5.00					
	6,000 - 8,000 gal	\$ 5.75	6,000 - 8,000 gal	\$ 5.75					
	8,000 - 10,000 gal	\$ 6.75	8,000 - 10,000 gal	\$ 6.75					
	10,000 - 15,000 gal	\$ 7.75	10,000 - 15,000 gal	\$ 7.75					
	15,000 - 20,000 gal	\$ 8.75	15,000 - 20,000 gal	\$ 8.75					
	20,000 gal +	\$ 10.00	20,000 gal +	\$ 9.75					

Montgomery City Council
AGENDA REPORT

Meeting Date: November 10, 2025	Budgeted Amount: N/A
Department: Administration	Prepared By: Ruby Beaven

Subject

Consideration and possible action on an Ordinance of the City Council of the City of Montgomery, Texas, repealing article II, License, of Chapter 6, Alcoholic Beverages, of the Montgomery City Code for the purpose of removing certain city licensing requirements that duplicate the requirements of the Texas Alcoholic Beverage Commission.

Recommendation

Staff recommend approval of the Ordinance for Article II, License, of Chapter 6, Alcoholic Beverages, of the Montgomery City Code to repeal in its entirety.

Discussion

Before issuing a license or permit for the sale or distribution of alcoholic beverages within the City, the State requires the City to be notified of any application and for the City to certify that the activity is allowed at the requested location within the City. The Montgomery City Code currently requires that any person wishing to sell or distribute alcoholic beverages within the City also obtain a license from the City for such sale or distribution. The current licensing requirement of the Montgomery City Code is duplicative of the licensing requirement of the State and provides no additional information or benefit to the City beyond that currently being provided by the State. The 89th Regular Session of the Texas Legislature passed SB1008, effective September 1, 2025, which prohibits a City from charging a licensing fee to sellers or distributors of alcoholic beverages if such persons have paid a licensing or permitting fee to the State. The current City of Montgomery licensing requirement of Article II, of Chapter 6, of the Montgomery City Code creates an administrative burden and cost for the City with no additional benefit to the City.

The Ordinance request is for Article II, License, of Chapter 6, Alcoholic Beverages, of the Montgomery City Code to repeal in its entirety. All other portions of Chapter 6 of the Montgomery City Code shall remain in full force and effect.

Approved By

City Administrator	Brent Walker	Date: 11/04/2025
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ORDINANCE NO. _____

AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF MONTGOMERY, TEXAS, REPEALING ARTICLE II, LICENSE, OF CHAPTER 6, ALCOHOLIC BEVERAGES, OF THE MONTGOMERY CITY CODE FOR THE PURPOSE OF REMOVING CERTAIN CITY LICENSING REQUIREMENTS THAT DUPLICATE THE REQUIREMENTS OF THE TEXAS ALCOHOLIC BEVERAGE COMMISSION.

WHEREAS, the State of Texas requires any person engaging in the sale or distribution of alcoholic beverages to obtain a license or permit for such activity from the State; and

WHEREAS, before issuing a license or permit for the sale or distribution of alcoholic beverages within the City, the State requires the City to be notified of any application and for the City to certify that the activity is allowed at the requested location within the City; and

WHEREAS, the Montgomery City Code currently requires that any person wishing to sell or distribute alcoholic beverages within the City also obtain a license from the City for such sale or distribution; and

WHEREAS, the current licensing requirement of the Montgomery City Code is duplicative of the licensing requirement of the State and provides no additional information or benefit to the City beyond that currently being provided by the State; and

WHEREAS, the 89th Regular Session of the Texas Legislature passed SB1008, effective September 1, 2025, which prohibits a City from charging a licensing fee to sellers or distributors of alcoholic beverages if such persons have paid a licensing or permitting fee to the State; and

WHEREAS, the City Council of the City of Montgomery finds that the licensing requirement of Article II, of Chapter 6, of the Montgomery City Code creates an administrative burden and cost for the City with no additional benefit to the City.

NOW, THEREFORE, BE IT ORDAINED BY THE CITY COUNCIL OF THE CITY OF MONTGOMERY, TEXAS THAT:

Section 1. The Recitals set forth above are found to be true and correct and are adopted as the finding of the City Council.

Section 2. Article II, License, of Chapter 6, Alcoholic Beverages, of the Montgomery City Code is hereby repealed in its entirety. All other portions of Chapter 6 of the Montgomery City Code shall remain in full force and effect.

Section 3. If any provision, section, exception, subsection, paragraph, sentence, clause or phrase of this Ordinance or the application of same to any person or set of circumstances, shall for any reason be held unconstitutional, void, invalid, or otherwise unenforceable, the invalidity or unenforceability shall not affect other provisions of this Ordinance or their application to other sets of circumstances and to this end all provisions of this Ordinance are declared to be severable.

Section 4. It is hereby officially found and determined that the meeting at which this Ordinance was considered was open to the public as required and that public notice of the time, place, and purpose of said meeting was given as required by the Open Meetings Act, Chapter 551 of the Texas Government Code.

Section 5. This ordinance shall be effective immediately upon its passage and adoption.

PASSED, APPROVED AND ADOPTED this the 10th day of November, 2025.

CITY OF MONTGOMERY, TEXAS

Mayor Sara Countryman

ATTEST:

Ruby Beaven, CPM, MMC, TRMC

Montgomery City Council
AGENDA REPORT

Meeting Date: November 10, 2025	Budgeted Amount: N/A
Department: Police Department	Prepared By: Joe Belmares

Subject

Consideration and possible action authorizing the Police Department to donate unused outdated Watch Guard in car camera equipment and accessories and 2 electronic long gun locks.

Recommendation

Authorize the Police Department to donate unused equipment to multiple Law Enforcement Agencies

Discussion

The City of Montgomery Police Department would like to formally offer a donation of equipment no longer in service with our agency.

Attached is an 8-page list detailing the components of **WatchGuard in-car camera systems**, along with **two electronic gun locks**. These items are in **fair condition**; however, they are no longer compatible with our current vehicle fleet or the department's **Axon camera system**.

While these units are **not supported by the original vendor**, they may still function with **third-party service providers**. Due to incompatibility with our upgraded systems, these items are being made available for donation to any agency or organization that may find value in repurposing them.

Approved By

Lieutenant	Joe Belmares	Date: October 14, 2025
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DESCRIPTION	MANUFACTURER	MODEL	SERIAL NUMBER	MAC ID NUMBER	FCCID	MISC
GROVE	MIKROTIK	GROOVE S2HPN	6F0206C84F3E		TV7GRV-A52HPN	E:6C:3B:6B:94:F5:9A, W:6C:3B:94:F5:9B
GROVE	MIKROTIK	GROOVE S2	98F80AC47657/904/R2		TV7GRV-A52HPN	E:01:74:4D:28:35:B7:10, W:01:74:4D:28:35::B7:11
POE SWITCH	WATCHDOG	SMART POE GIGE SWITCH	WGA00574	00:1D:96:07:22:81		
POE SWITCH	WATCHDOG	SMART POE GIGE SWITCH	WGA00574	00:1D:96:07:22:69		
POE SWITCH	WATCHDOG	SMART POE GIGE SWITCH	WGA00574	00:1D:96:07:22:BD		
POE SWITCH	WATCHDOG	SMART POE GIGE SWITCH	WGA00574	00:1D:96:07:1F:D8		
POE SWITCH	WATCHDOG	SMART POE GIGE SWITCH	WGA00574	00:1D:96:07:23:06		
POE SWITCH	WATCHDOG	SMART POE GIGE SWITCH	WGA00574	00:1D:96:02:C7:B5		
POE SWITCH	WATCHDOG	SMART POE GIGE SWITCH	WGA00574	00:1D:96:07:22:5C		
POE SWITCH	WATCHDOG	SMART POE GIGE SWITCH	WGA00574	00:1D:96:07:22:AE		
POE SWITCH	WATCHDOG	SMART POE GIGE SWITCH	WGA00574	00:1D:96:02:C7:BB		
BACK SEAT CAM	WARDMAY	WDM-V6001B-CM/L	S/N:2016110028385			
BACK SEAT CAM	WARDMAY	WDM-V6001B-CM/L	S/N:2017040013928			
BACK SEAT CAM	WARDMAY	WDM-V6001B-CM/L	S/N:GHT2020073036232			
BACK SEAT CAM	WARDMAY	WDM-V6001B-CM/L	S/N:2017090018211			
BACK SEAT CAM	WARDMAY	WDM-V6001B-CM/L	S/N:2016030021399			
BACK SEAT CAM	WARDMAY	WDM-V6001B-CM/L	S/N:2016030021409			
BACK SEAT CAM	WARDMAY	WDM-V6001B-CM/L	S/N:2017110018994			
BACK SEAT CAM	WARDMAY	WDM-V6001B-CM/L	S/N:2017090018204			
BACK SEAT CAM	WARDMAY	WDM-V6001B-CM/L	S/N:201712201611			
BACK SEAT CAM	WARDMAY	WDM-V6001B-CM/L	S/N:2019053020155			
BACK SEAT CAM	WARDMAY	WDM-V6001B-CM/L	S/N:GHT2020052932722			
BACK SEAT CAM	WARDMAY	WDM-V6001B-CM/L	S/N:2019053020186			
BACK SEAT CAM	WARDMAY	WDM-V6001B-CM/L	?			NO BRACKET
BACK SEAT CAM	WARDMAY	WDM-V6001B-CM/L	?			NO BRACKET
4RE DISPLAY	WATCH GUARD	WGA00370-200	DIS4-017390			
4RE DISPLAY	WATCH GUARD	WGA00370-200	DIS4-01727			
4RE DISPLAY	WATCH GUARD	WGA00370-200	DIS4-016509			
4RE DISPLAY	WATCH GUARD	WGA00370-200	DIS4-017384			
4RE DISPLAY	WATCH GUARD	WGA00370-200	DIS4-013560			
4RE DISPLAY	WATCH GUARD	WGA00370-300	DIS5-011283			
4RE DISPLAY	WATCH GUARD	WGA00370-400	DIS6-021517			
4RE DISPLAY	WATCH GUARD	WGA00370-300	DIS5-012106			
4RE DISPLAY	WATCH GUARD	WGA00370-300	DIS5-004155			
4RE DISPLAY	WATCH GUARD	WGA00370-300	DIS5-011318			
4RE DISPLAY	WATCH GUARD	WGA00370-300	DIS5-011106			
4RE DISPLAY	WATCH GUARD	WGA00370-300	DIS5-011346			
4RE DISPLAY	WATCH GUARD	WGA00370-400	DIS6-021336			
4RE DISPLAY	WATCH GUARD	WGA00370-300	DIS5-008984			
BODY CAM CHARGING DOCK	WATCH GUARD	WG-3938D-24				
BODY CAM CHARGING DOCK	WATCH GUARD	WG-3938D-24				
BODY CAM CHARGING DOCK	WATCH GUARD	WG-3938D-24				
BODY CAM CHARGING DOCK	WATCH GUARD	WG-3938D-24				
BODY CAM CHARGING DOCK	WATCH GUARD	WG-3938D-24				
BODY CAM CHARGING DOCK	WATCH GUARD	WG-3938D-24				
BODY CAM CHARGING DOCK	WATCH GUARD	WG-3938D-24				
BODY CAM CHARGING DOCK	WATCH GUARD	WG-3938D-24				
BODY CAM CHARGING DOCK	WATCH GUARD	WG-3938D-24				
BODY CAM CHARGING DOCK	WATCH GUARD	WG-3938D-24				
BODY CAM CHARGING DOCK	WATCH GUARD	WG-3938D-24				
BODY CAM CHARGING DOCK	WATCH GUARD	WG-3938D-24				
BODY CAM CHARGING DOCK	WATCH GUARD	WG-3938D-24				
BODY CAM CHARGING DOCK	WATCH GUARD	WG-3938D-24				
FRONT DASH CAM	WATCH GUARD	WGA00496	CAM5-002493			
FRONT DASH CAM	WATCH GUARD	WGA00543-200	CAM7-126857			
FRONT DASH CAM	WATCH GUARD	WGA00543-100	CAM7-102860			
FRONT DASH CAM	WATCH GUARD	WGA00496	CAM5-013638			
FRONT DASH CAM	WATCH GUARD	WGA00496	CAM5-006585			
FRONT DASH CAM	WATCH GUARD	WGA00543-200	CAM7-126864			
FRONT DASH CAM	WATCH GUARD	WGA00543-200	CAM7-141276			
FRONT DASH CAM	WATCH GUARD	WGA00543	CAM7-004584			
FRONT DASH CAM	WATCH GUARD	WGA00496	CAM5-010850			
FRONT DASH CAM	WATCH GUARD	WGA00543-200	CAM7-139837			
FRONT DASH CAM	WATCH GUARD	WGA00543-200	CAM7-107023			
FRONT DASH CAM	WATCH GUARD	WGA00543-200	CAM7-158656			
FRONT DASH CAM	WATCH GUARD	WGA00496	CAM5-008815			
FRONT DASH CAM	WATCH GUARD	WGA00496	CAM5-016706			
FRONT DASH CAM BRACKETS	WATCH GUARD	WGP02225-230				
FRONT DASH CAM BRACKETS	WATCH GUARD	WGP02225-102				
FRONT DASH CAM BRACKETS	WATCH GUARD	WGP02225-230				
FRONT DASH CAM BRACKETS	WATCH GUARD	WGP02225-130				
FRONT DASH CAM BRACKETS	WATCH GUARD	WGP02225-102				
FRONT DASH CAM BRACKETS	WATCH GUARD	WGP02225-102				
FRONT DASH CAM BRACKETS	WATCH GUARD	WGP02225-100				
FRONT DASH CAM BRACKETS	WATCH GUARD	WGP02225-102				

4RE DVR	WATCH GUARD	WGA00480-101	DVR2-028267		
4RE DVR	WATCH GUARD	WGA00480-101	DVR2-068915		
4RE DVR	WATCH GUARD	WGA00480-101	DVR2-038511		
4RE DVR	WATCH GUARD	WGA00480-101	DVR2-039513		
4RE DVR	WATCH GUARD	WGA00480-101	DVR2-017502		
4RE DVR	WATCH GUARD	WGA00480-101	DVR2-018123		
4RE DVR	WATCH GUARD	WGA00480-101	DVR2-068950		
4RE DVR	WATCH GUARD	WGA00480-101	DVR2-068981		
BODY CAM VISTA WIFI	WATCH GUARD	WGA00600-100	WFC1-067978		
BODY CAM VISTA WIFI	WATCH GUARD	WGA00600-100	WFC1-066547		
BODY CAM VISTA WIFI	WATCH GUARD	WGA00600-100	WFC1-066551		
BODY CAM VISTA WIFI	WATCH GUARD	WGA00600-100	WFC1-066546		
BODY CAM VISTA WIFI	WATCH GUARD	WGA00600-100	WFC1-068447		
BODY CAM VISTA WIFI	WATCH GUARD	WGA00600-200	WFC1-141962	YJV-VST100	IC:9073A-VST100
BODY CAM VISTA WIFI	WATCH GUARD	WGA00600-200	WFC1-151035	YJV-VST100	IC:9073A-VST100
BODY CAM VISTA WIFI	WATCH GUARD	WGA0060-200	WFC1-102824	YJV-VST100	IC:9073A-VST100
BODY CAM VISTA WIFI	WATCH GUARD	WGA0060-200	WFC1-132570	YJV-VST100	IC:9073A-VST100
BODY CAM VISTA WIFI	WATCH GUARD	WGA0060-200	WFC1-145684	YJV-VST100	IC:9073A-VST100
BODY CAM VISTA WIFI	WATCH GUARD	WGA0060-200	WFC1-141266	YJV-VST100	IC:9073A-VST100
BODY CAM VISTA WIFI	WATCH GUARD	WGA0060-300	WFC1-101637	YJV-VST100	IC:9073A-VST100
BODY CAM VISTA WIFI	WATCH GUARD	WGA0060-200	WFC1-102815	YJV-VST100	IC:9073A-VST100 (BROKEN)
BODY CAM VISTA WIFI	WATCH GUARD	WGA0060-200	WFC1-101641	YJV-VST100	IC:9073A-VST100 (BROKEN)
VISTA TRANSFER STATION	WATCH GUARD	WGA00555-500	VTs1-007801	00:1D:96:06:5A:00	8 STATION
BODY CAM MAGNETIC CHEST MOUNT	WATCH GUARD				
BODY CAM MAGNETIC CHEST MOUNT	WATCH GUARD				
BODY CAM MAGNETIC CHEST MOUNT	WATCH GUARD				
BODY CAM MAGNETIC CHEST MOUNT	WATCH GUARD				
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BODY CAM MAGNETIC CHEST MOUNT	WATCH GUARD				
BODY CAM MAGNETIC CHEST MOUNT	WATCH GUARD				
BODY CAM MAGNETIC CHEST MOUNT	WATCH GUARD				
MICROPHONE	WATCH GUARD	MIC-WRL-TRN-420	WGA00366	YJV-TRN420	9073A-TRN420, LRT1-109988
MICROPHONE	WATCH GUARD	MIC-WRL-TRN-420	WGA00366	YJV-TRN420	9073A-TRN420, LRT1-109988
MICROPHONE CHARGER	WATCH GUARD	MIC-WRL-CHG-410	WGA000359-400	YJV-CHG410	9073A-CHG410, LRTB-064399
MICROPHONE CHARGER	WATCH GUARD	MIC-WRL-CHG-410	WGA000359-400	YJV-CHG410	9073A-CHG410, LRTB-064399
MICROPHONE CHARGER	WATCH GUARD	MIC-WRL-CHG-410	WGA000359-400	YJV-CHG410	9073A-CHG410, LRTB-064399
MOLLE BODY CAM CHEST MOUNT					
MOLLE BODY CAM CHEST MOUNT					
MOLLE BODY CAM CHEST MOUNT					
MOLLE BODY CAM CHEST MOUNT					
MOLLE BODY CAM CHEST MOUNT					
MOLLE BODY CAM CHEST MOUNT					
MOLLE BODY CAM CHEST MOUNT					
BRACKET	WATCH GUARD	WGP02225-203			
BRACKET	WATCH GUARD	WGP02225-203			
BRACKET	WATCH GUARD	WGP02225-203			
BRACKET	WATCH GUARD	WGP02225-203			
BRACKET	WATCH GUARD	WGP02225-203			
BRACKET	WATCH GUARD	WGP02225-203			
BRACKET	WATCH GUARD	WGP02225-203			
QUICK CONNECT BODY CAM CHARGER	WATCH GUARD				
QUICK CONNECT BODY CAM CHARGER	WATCH GUARD				
QUICK CONNECT BODY CAM CHARGER	WATCH GUARD				
QUICK CONNECT BODY CAM CHARGER	WATCH GUARD				

Montgomery City Council
AGENDA REPORT

Meeting Date: November 10, 2025	Budgeted Amount: N/A
Department: Administration	Prepared By: Ruby Beaven

Subject

Consideration and possible action on a Resolution of the City Council of the City of Montgomery, Texas, to cast votes for candidates for the Board of Directors of Montgomery Central Appraisal District.

Recommendation

Staff recommends Council to cast votes for one or more candidates for appointment to the Board of Directors of the Montgomery Central Appraisal District for terms beginning on January 1, 2026.

Discussion

The Montgomery Central Appraisal District Board, has presented the official ballot for the upcoming election to appoint two (2) directors to serve a four-year term beginning January 1, 2026.

Each taxing unit's governing body is entitled to cast its votes for the candidate(s) of its choice from the names listed on the ballot. Included with the ballot are the biographies for each of the nominated candidates. Votes may be cast for a single candidate or distributed among multiple candidates.

When submitting your votes, be sure to clearly indicate the number of votes assigned to each candidate. Pursuant to the voting entitlement calculations under Texas Property Tax Code Section 6.03(d), City of Montgomery has two (2) votes.

Each governing body that casts its votes for one or more of the candidates must formally adopt a resolution naming the person(s) for whom it votes, the number of votes cast for each person, and submit a certified copy to the chief appraiser. The vote must be by resolution.

The resolution, or a certified copy thereof, together with the completed Certification of Ballot, must be delivered by 5pm before December 15, 2025.

Approved By

City Administrator	Brent Walker	Date: 10/24/2025
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MONTGOMERY CENTRAL APPRAISAL DISTRICT
SHERRY C. HUNTER, RPA, CCA
CHIEF APPRAISER



109 GLADSTELL ST., CONROE, TX 77301
P.O. BOX 2233, CONROE, TX 77305
936-756-3354 | WWW.MCAD-TX.ORG

City of Montgomery
Mayor Sara Countryman
101 Old Plantersville Rd
Montgomery, Texas 77356

October 21, 2025

Re: VOTING BALLOT FOR THE ELECTION TO APPOINT TWO (2) DIRECTORS TO THE MONTGOMERY CENTRAL APPRAISAL DISTRICT'S BOARD OF DIRECTORS

In accordance with the Texas Property Tax Code, Sections 6.0301 and 6.03, and the procedures governing the appointment of directors to the Montgomery Central Appraisal District Board, we are pleased to present the official ballot for the upcoming election to appoint two (2) directors to serve a four-year term beginning January 1, 2026.

Each taxing unit's governing body is entitled to cast its votes for the candidate(s) of its choice from the names listed on the enclosed ballot. Included with the ballot are the biographies for each of the nominated candidates. Votes may be cast for a single candidate or distributed among multiple candidates. Please refer to the Texas Property Tax Code Section 6.03(c) for guidance.

When submitting your votes, be sure to clearly indicate the number of votes assigned to each candidate.

Pursuant to the voting entitlement calculations under Texas Property Tax Code Section 6.03(d), **City of Montgomery** has **2** votes.

Each governing body that casts its votes for one or more of the candidates must formally adopt a resolution naming the person(s) for whom it votes, the number of votes cast for each person, and submit a certified copy to the chief appraiser. **The vote must be by resolution.**

The resolution, or a certified copy thereof, together with the completed Certification of Ballot, must be delivered to **The Office of the Chief Appraiser, at 109 Gladstell St., Conroe, Texas 77301 or by mail at PO Box 2233, Conroe, TX 77305 by 5pm before December 15, 2025.** The outside of the envelope should be marked "Ballot for Board of Directors." Ballots that arrive after that date and time will not be counted.

The resolutions, or a certified copy thereof, together with the completed Certification of Ballot can also be submitted **via e-mail to MCADBOD@mcad-tx.org**, with a Subject line stating, "Ballot for Board of Directors". **Emails must be received before December 15, 2025, to be counted as timely.** If submitting the ballot via e-mail, the original must also be mailed to the address shown above via regular first-class mail.



MONTGOMERY CENTRAL APPRAISAL DISTRICT
SHERRY C. HUNTER, RPA, CCA
CHIEF APPRAISER



109 GLADSTELL ST., CONROE, TX 77301
P.O. BOX 2233, CONROE, TX 77305
936-756-3354 | WWW.MCAD-TX.ORG

The chief appraiser will count the votes specified under the provisions contained within the Texas Property Tax Code. The chief appraiser will then declare the results and notify the winners, the nominees, and the presiding officers of each taxing unit before December 31, 2025.

The 2 candidates receiving the most votes will be appointed to the board of directors for a four-year term. A tie vote will be resolved by a method of chance chosen by the chief appraiser.

Should you have any questions regarding the voting process or the candidates, please contact us via email at MCADBOD@mcad-tx.org.

We appreciate your participation in this important process and your continued support of the Montgomery Central Appraisal District.

Sincerely,
Sherry C. Hunter, RPA, CCA
Chief Appraiser

Enclosures: Official Ballot
 Resolution to Cast Votes
 Candidates' Bios



MONTGOMERY CENTRAL APPRAISAL DISTRICT
SHERRY C. HUNTER, RPA, CCA
CHIEF APPRAISER



109 GLADSTELL ST., CONROE, TX 77301
P.O. BOX 2233, CONROE, TX 77305
936-756-3354 | WWW.MCAD-TX.ORG

**OFFICIAL BALLOT FOR APPOINTMENT OF DIRECTORS
TO THE MONTGOMERY CENTRAL APPRAISAL DISTRICT
BOARD OF DIRECTORS**

For a 4-Year Term Beginning January 1, 2026

Name of Taxing Unit: _____

INSTRUCTION NOTE:

Vote for the candidate or candidates of your choice by indicating the number of your entitled votes cast for each candidate of your choice on the line next to the candidate's name.

CANDIDATE	VOTES CAST
Tim Arthur	_____
Arthur Bredehoft	_____
Tom Czulewicz	_____
Doug Frankhouser	_____
Casey Olson	_____
Charles Shirley	_____
Frank Smith	_____

Signature of Presiding Officer

**Please return this completed Ballot to MCAD, with a supporting resolution from the taxing unit's governing body,
BEFORE December 15, 2025.**

Good afternoon,

Please find the brief biography for one of the City of Conroe's Nominees, Tim Arthur:

Tim Arthur is a 30-year resident of Montgomery County. He graduated from the U.S. Coast Guard Academy in 1978 with High Honors in the field of Ocean Engineering. He worked for ExxonMobil for 40 years doing Multi-Billion dollar major projects both domestically and internationally. He retired in 2020 as a Senior Executive and is an active supporter of Conroe City Management.



Sami H. Quinlan

Interim City Secretary

City of Conroe

300 W. Davis

Conroe TX 77301

Ph 936-522-3012

Fx 936-522-3009

squinlan@cityofconroe.org

"To Protect and Serve the Citizens of Conroe and Exceed their Expectations."



Arthur J. Bredehoft
 10 East Cottage Green St.
 The Woodlands, TX 77382-1184
 713-208-9726 (cell) and Email: arthurbredehoft@gmail.com

Objective:

Providing Leadership and Strategic Advice thru Collaboration in bring value for Customers and the Community.

Employment History:
 2021-August

AJB Advisors,LLC.-Consigliere

1998-2020

A.P. Moller-Maersk
 Positions in Sales-Customer Experience and Relationship Development.
 Last Positions: Director of Global Key Account Management

1998-1978

Other Shipping and General Agents Companies.

Education:
 1979

Masters in Business Administration-Marketing:
 Seton Hall University-South Orange, New Jersey

1974

B.A. Political Science:
 Jersey City State College- Jersey City, New Jersey

Community Activities:

Montgomery County Appraisal Director: October 2018-December 2019
 Montgomery County Appraisal Director: January 2022-December 2024

Development Standards Woodlands Township: 2018-2025

Municipal Water Utility Metro Mud-Director: 2022-2026(term)

Former Municipal Water Utility Nbr.47 Director: 2003-2020 (term)
 Former Woodlands Water Agency Trustee; 2015-2020.

Regional H-Water Planning Group: Since August 2022
 Community Water Group: 2024-Advisory In Nature
 Montgomery County Library Advisory Board: 2012-2027

Alden Bridge Residential Design Review Committee: 1999-2018

The Woodlands Home Owners Association, Directors: 2005-2009

Alden Bridge Village Association: 1999-2005
 President: 2003-2005 & Vice President and Area Representative 2003-1999

Adopt-A-Path: Alden Bridge since 1999

George's Coffee Club of The Woodlands, Texas since 2021

Cottage Green Home Owners Association: April 2022-2024; President

Interfaith of The Woodlands- 2003-Current; Board of Advisor.

BIOGRAPHY OF THOMAS S. CZULEWICZ

Born in Erie, Pennsylvania on October 16, 1942. Graduated from Cathedral Preparatory High School. Enlisted in the US Navy on September 21, 1961. Promoted up to the top of the enlisted ranks to Master Chief Petty Officer. Received Limited Duty Officer Commission as Ensign April 1st 1977. Promoted up to Commander. Served as Commanding Officer of the Polaris Missile Facility Atlantic which was the largest nuclear weapons facility at that time. Closed the base down in January 1995. Retired from Navy on 1 October 1995. Was awarded four Meritorious Service Medals, three Navy Commendation Medals and two Navy Achievement Medals. Worked for the American Red Cross as Assistant Manager at Fort Carson Colorado. Served as CEO of the Red Cross Chapter in Huntington, West Virginia. Served as Assistant Manager of the 911 Center in Chester County, PA followed by Serving as Emergency Planning Manager and then Director of Human Services. Retired from Chester county in July of 2005. Co-Founded, with Dianne, my wife, the Gift-A-Vet Foundation. We collect gifts, much like Toys For Tots, for residents of South Carolina Veterans Homes (to date we have collected and distributed to four homes over \$70K in gifts.) Served on the City of Montgomery Planning and Zoning Commission from October 2023 to May 2025. Was elected to serve in Place 3 of the City of Montgomery City Council in May of 2025.

Good morning,

Here is a brief biography for Doug Frankhouser:

Mr. Frankhouser is retired, and his background includes manufacturing. He was an IT professional from 1980 until his retirement in 2017. Mr. Frankhouser received a Bachelors in Business Administration from the University of Houston.



Sami H. Quinlan

Interim City Secretary

City of Conroe

300 W. Davis

Conroe TX 77301

Ph 936-522-3012

Fx 936-522-3009

squinlan@cityofconroe.org

"To Protect and Serve the Citizens of Conroe and Exceed their Expectations."

Casey Olson

I have lived in Montgomery County for 19 years. My wife Jennifer and I have 3 children: twin daughters, Kari and Emily (22), and a son Jeffrey (17). My wife Jenn is a Nurse. Our daughter Emily graduated from Montgomery High School, then pursued her higher education at Lonestar Montgomery graduating with Honors and moving on to Texas A&M in College Station to gain her Bachelor's degree, and currently earning her master's degree from LSU. My daughter Kari graduated from Montgomery High School and then enlisted in the Army. She completed her enlistment time in the Army and is now pursuing higher education at Lonestar Montgomery. Our son Jeffrey is currently a Senior at Montgomery High School and is a member of the MHS varsity Golf Team. I was raised in the farming and ranching industry in Eastern Montana. I attended the University of Mary in North Dakota, Miles Community College in Montana, Chadron State college in Nebraska and Lonestar college in Montgomery. I was partners in a construction company for 9 years building homes and large-scale military housing projects In North Dakota, South Dakota, and Montana. I have worked in the offshore oil and gas industry for the last 15 years, first with Anadarko Petroleum and after the Occidental Petroleum buyout, I am currently still employed by Occidental Petroleum as the Gulf of Mexico Data Advisor and Business Process Owner. I am part owner of a molding and milling company here in Montgomery County (AIM Manufacturing). I sit on the board of directors of the Montgomery Economic Development Corporation, and I am on my second term as a Montgomery City Councilman. I believe my strong business experience and common-sense approach makes me well suited to bring value to the Montgomery Central Appraisal District's Board of Directors.

CHARLES R. SHIRLEY

- Owner, Aidan Capital Management, Inc., a real estate investment and advisory company.
- Treasurer, Montgomery County Hospital District.
- Treasurer, Montgomery County Republican Party.

PROFESSIONAL EXPERIENCE

February 2000 to Present – Aidan Capital Management, Inc.

Aidan Capital works as a partner with various public companies. For almost 25 years, we have provided financing using our own capital and the capital of institutional investors, private equity groups, and hedge funds. We act as a principal in each transaction. Our firm is composed of professionals with over 80 years of experience in the public markets, in real estate development, and the natural resources industries.

January 2023 to Present – Montgomery County Hospital District

In November 2022, I was elected to the Montgomery County Hospital District board of directors. I currently serve as Treasurer.

MCHD provides healthcare to the indigent residents of Montgomery County. In addition to managing its Health Care Assistance Program (HCAP), MCHD operates the county's 911 ambulance service, manages the county's Public Health District and offers a variety of community and professional education programs.

November 1996 to February 2000 – Citigroup (Smith Barney)

Before starting my own investment advisory business, Aidan Capital, I worked as an investment advisor for Smith Barney.

October 1995 to November 1996 – Dole/Kemp '96 presidential campaign

While working for the Department of Energy in Washington, DC, I served as the National Coordinator for Native Americans for Bob Dole presidential campaign.

Education

Washburn University School of Law - Topeka, Kansas
Earned Juris Doctor December 1988

University of Kansas - Lawrence, Kansas
Earned Bachelor's degree in English May 1985

Frank Smith Biography

Frank Smith was born in Austin, Texas, and has been in service to his community his entire adult life. He graduated from Smiley High School in 1966 when he was named the Most Outstanding Player in Texas. Frank was in the United States Marine Corps from 1969-1975, where he was the #1 boot camp recruit. He worked his way up through the ranks, first as a Corporal, then as a Sergeant in his third year, when he was made a squad leader.

In 1982 Frank moved to Montgomery County, Texas and he has resided in that great county ever since. He first lived in Woodbranch for 15 years, where he and his beautiful wife of 48 years raised their two sons, who graduated from New Caney High School. In 1996 Frank and Debby moved to Stonecrest Ranch, where Frank served as one of the original Board Members of the Stonecrest Homeowner's Association.

Frank served as a Board Member of the Splendora Baptist Church, where he also served as a Sunday school teacher, and a Training Union Director. Frank was a founding member of Santa's Kids, providing bicycles to children in need for 12 years. He has been the owner/operator of ET Motors in New Caney for 36 years.

RESOLUTION NO. 2025 - XX

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF MONTGOMERY, TEXAS, TO CAST VOTES FOR CANDIDATES FOR THE BOARD OF DIRECTORS OF MONTGOMERY CENTRAL APPRAISAL DISTRICT.

WHEREAS, pursuant to the Texas Property Tax Code, the District is entitled to cast votes for one or more candidates for appointment to the Board of Directors of the Montgomery Central Appraisal District for terms beginning on January 1, 2026; and

WHEREAS, the City Council of the City of Montgomery has decided to cast its votes for the person(s) named herein below;

NOW, THEREFORE, BE IT RESOLVED BY THE CITY COUNCIL OF THE CITY OF MONTGOMERY, TEXAS:

Section 1: City of Montgomery (Taxing Unit) casts its votes as follows:

Printed Name of Candidate

of Votes

Printed Name of Candidate

of Votes

Section 2: The Mayor is hereby authorized and directed to deliver or cause to be delivered an executed or certified copy of this Resolution to the Chief Appraiser of the Montgomery Central Appraisal District before December 15, 2025.

PASSED, ADOPTED, AND APPROVED this 10th day of November 2025, at a Regular Meeting of the City Council of the City of Montgomery.

CITY OF MONTGOMERY, TEXAS

Sara Countryman, Mayor

ATTEST:

Ruby Beaven, City Secretary

Montgomery City Council
AGENDA REPORT

Meeting Date: November 10, 2025	Budgeted Amount: N/A
Department: Administration	Prepared By: Ruby Beaven

Subject

Consideration and possible action on a Resolution of the City Council of the City of Montgomery, Texas authorizing city staff to remove certain information from the city's website to combat fraud and cybercrime.

Recommendation

Staff recommends approval of the Resolution to remove certain information from the city's website to combat fraud and cybercrime.

Discussion

Individuals have used information from such backup and supporting documents for fraudulent transactions. The City Council wishes to combat fraud and cybercrime while at the same time ensuring that information is provided to the public concerning city business. The request is for City Council to authorize the City Staff to remove and discontinue posting meeting supporting and back-up information on the City's website while continuing to provide such information directly to City Council and Board and Commission Members as well as members of the public who specifically request such information.

Approved By

City Administrator	Brent Walker	Date: 11/04/2025
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RESOLUTION NO. 2025-XX**A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF MONTGOMERY, TEXAS AUTHORIZING CITY STAFF TO REMOVE CERTAIN INFORMATION FROM THE CITY'S WEBSITE TO COMBAT FRAUD AND CYBERCRIME.**

WHEREAS, the City Staff has traditionally posted all backup and supporting documents associated with City Council and Board and Commission meeting agendas on the City's website; and

WHEREAS, individuals have used information from such backup and supporting documents for fraudulent transactions; and

WHEREAS, the City Council wishes to combat fraud and cybercrime while at the same time ensuring that information is provided to the public concerning city business.

NOW, THEREFORE, BE IT RESOLVED BY THE CITY COUNCIL OF THE CITY OF MONTGOMERY, TEXAS THAT:

Section 1. The Recitals set forth above are found to be true and correct.

Section 2. The City Council authorizes the City Staff to remove and discontinue posting meeting supporting and back-up information on the City's website while continuing to provide such information directly to City Council and Board and Commission Members as well as members of the public who specifically request such information.

Section 3. This resolution shall be effective immediately upon its passage and adoption.

PASSED, APPROVED AND ADOPTED this the 10th day of November, 2025.

CITY OF MONTGOMERY, TEXAS

Mayor Sara Countryman

ATTEST:

Ruby Beaven, CPM, MMC, TRMC

Montgomery City Council
AGENDA REPORT

Meeting Date: November 3, 2025	Budgeted Amount: N/A
Department: Municipal Court	Prepared By: Kimberly Duckett

Subject

Municipal Court Report September 2025 and October 2025

Recommendation

Discussion

Approved By

Brent Walker

City Administrator

Date: November 3, 2025



CITY OF MONTGOMERY MUNICIPAL COURT

SEPTEMBER 2025

OCTOBER 2025

KIMBERLY DUCKETT, COURT ADMINISTRATOR

Comparison Chart

Citations and Revenue January 2023 - 2025

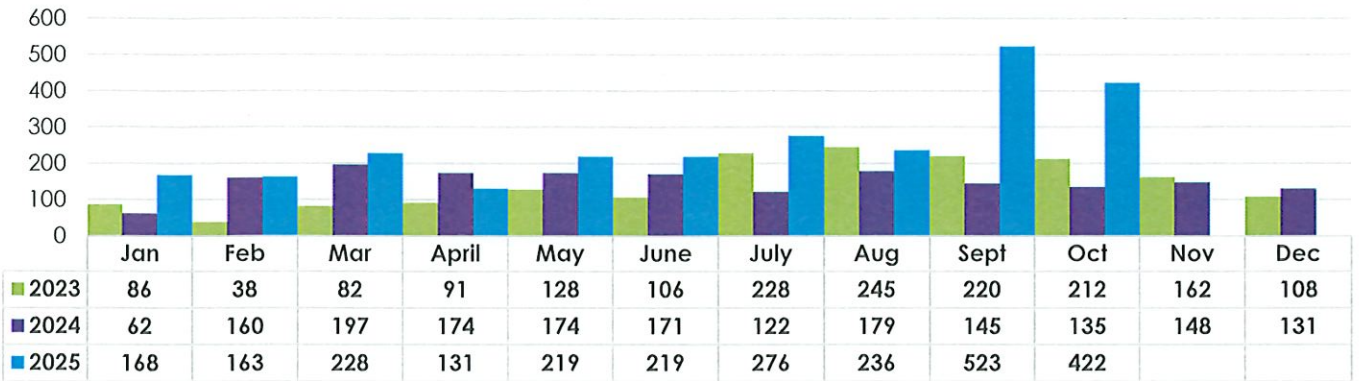
	2023	2024	2025
Jan	86	62	168
Feb	38	160	163
Mar	82	197	228
April	91	174	131
May	128	174	219
June	106	171	219
July	228	122	276
Aug	245	179	236
Sept	220	145	523
Oct	212	135	422
Nov	162	148	
Dec	108	131	

Totals 1706 1798 2585

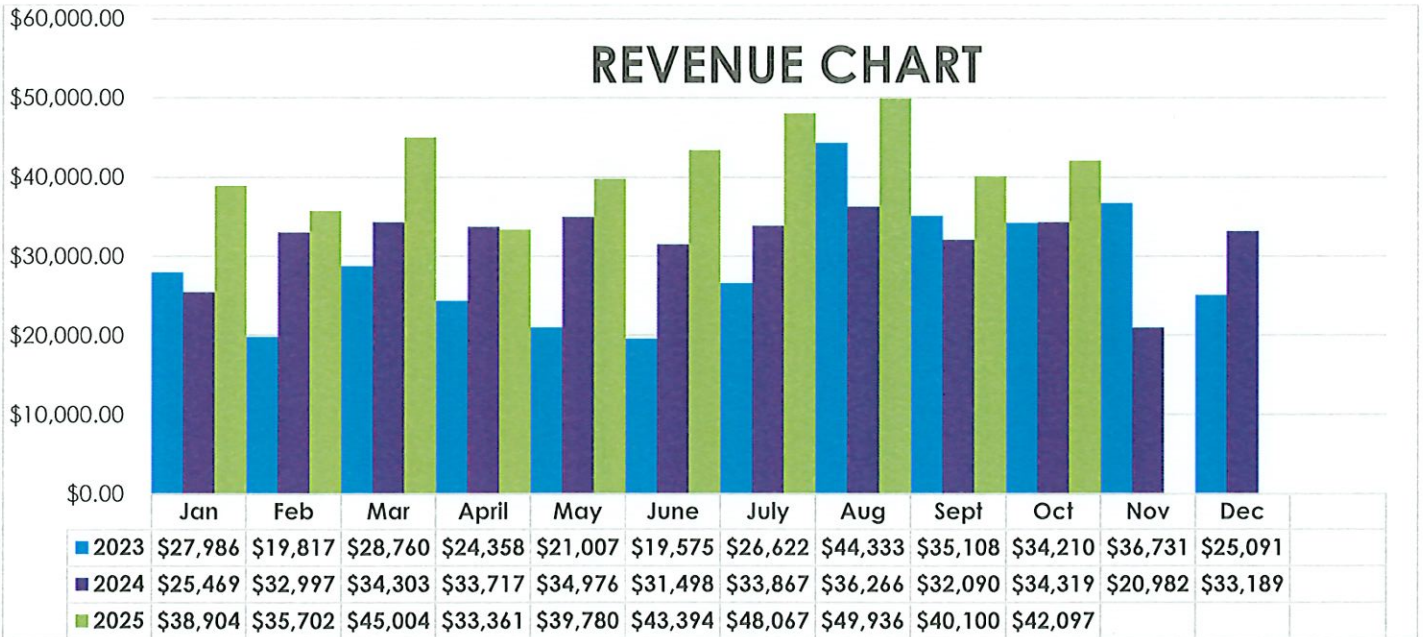
	2023	2024	2025
Jan	\$27,986.26	\$25,469.91	\$38,904.53
Feb	\$19,817.26	\$32,997.74	\$35,702.10
Mar	\$28,760.79	\$34,303.88	\$45,004.03
April	\$24,358.01	\$33,717.99	\$33,361.77
May	\$21,007.77	\$34,976.71	\$39,780.87
June	\$19,575.84	\$31,498.12	\$43,394.92
July	\$26,622.80	\$33,867.49	\$48,067.17
Aug	\$44,333.70	\$36,266.97	\$49,936.55
Sept	\$35,108.51	\$32,090.14	\$40,100.36
Oct	\$34,210.67	\$34,319.49	\$42,097.87
Nov	\$36,731.64	\$20,982.42	
Dec	\$25,091.27	\$33,189.92	

Totals \$343,604.52 \$383,680.78 \$416,350.17

CITATIONS



REVENUE CHART



Montgomery City Council
AGENDA REPORT

Meeting Date: November 10, 2025	Budgeted Amount:
Department: Police	Prepared By: Anthony Solomon

Subject

September 2025 PD & CE/PZA Report & October 2025 PD Report

Recommendation**Discussion****Approved By**

City Administrator	Brent Walker	Date: October 6, 2025
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Activity Report

September 1, 2025 – September 30, 2025

Patrol Division

• Calls for Service	-	199
• Total Reports	-	34
• Citations Issued	- 183	
• Warnings Issued	-	347
• Arrests	-	19
• Accidents	-	11

Investigation Division

- Total number of assigned cases to C.I.D. for the month: 6

Breakdown by Offense Category

• DWI/DUI	-	2
• Reckless Driving	-	1
• Drug Arrests	-	1
• Warrant Arrests	- 10	
• Theft	-	4
• Fraud	-	2
• Reckless Driving	-	1
• Burglary of MV	-	1

Personnel/Training

The following training sessions were completed during the month of September 2025:

- Developing Leaders Week 3
 - Sgt Voytko
 - Sgt Graves
 - Sgt McRae
- Sex offender training
 - Officer Pagan
- Crime Scene
 - Officer Pagan
- Training Coordinator Conference
 - Sgt. Voytko
- Breathalyzer / Intoxilyzer
 - Sgt Graves
 - Officer D. Jones

Major Incidents



- No major incidents occurred in September.

Upcoming Events

- Christmas Parade – December 13th

Traffic and Safety Initiatives

- We are actively monitoring commercial vehicle traffic on Old Plantersville Road. When necessary, officers are redirecting commercial vehicles to the appropriate entrance in order to ensure proper traffic flow and compliance with city ordinances.



City of Montgomery



Item 30.

September 2025
Code Enforcement Officer
Planning/Zoning Administrator
Monthly Report

Code Enforcement:	Abatement Warrant	2
	Field investigations	7
	Inquiry	25
	Nuisance	4
	Outside jurisdiction	20
	Oversized vehicles	2
	Traffic signal/signs	2
	Work without permit	3
Planning and Zoning:	Inquiry	27
	Outside jurisdiction	8
	SUP	1
	Zoning letter	1
MEDC:	Inquiry	2
	Outside jurisdiction	1
	Projects: Wayfinding signs (legal notice for expenditure) Historic Downtown and McCown Street	
Administration:	Invoice; generate	12
	Invoice; reconcile	1
	Inquiry	33
	Open records req	2
	Permit reviews	25
	Pre-development	2
	Sign variance	1
	Ch 78; Ch 98; UDO New municipal bldg. and reestablish "Snoball" lease	

Prepared by: Corinne Tilley



Activity Report

October 1, 2025 – October 31, 2025

Patrol Division

• Calls for Service	-	182
• Total Reports	-	48
• Citations Issued	- 234	
• Warnings Issued	-	289
• Arrests	-	18
• Accidents	-	17

Investigation Division

- Total number of assigned cases to C.I.D. for the month: 7

Breakdown by Offense Category

• DWI	-	7
• Driving While DL Invalid	- 2	
• Drug Arrests	-	4
• Warrant Arrests	- 2	
• Theft	-	3
• Fraud	-	4
• Driving While DL Invalid	- 2	
• Assault/Intimidation	-	3

Personnel/Training

The following training sessions were completed during the month of October 2025:

Major Incidents

- No major incidents occurred in October.

Upcoming Events

- Christmas Parade – December 13th

Traffic and Safety Initiatives

- We will participate in TxDOT's Impaired Driving Mobilization this December. The initiative aims to reduce roadway fatalities by identifying and stopping impaired drivers while discouraging others from driving under the influence.

Montgomery City Council
AGENDA REPORT

Meeting Date: November 10, 2025	Budgeted Amount: N/A
Department: Administration	Prepared By: Maryann Carl

Subject

Financial Report September 2025

Recommendation

Approve the Finance report for the period ending September 30, 2025.

Discussion

Just a reminder the totals reflected on the attached report will change as we continue to receive invoices for last fiscal year.

Approved By

City Administrator	Brent Walker	Date: 11/03/2025
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City of Montgomery

Financial Report

As of September 30, 2025



City of Montgomery, TX

Item 31.

Budget Report Group Summary

For Fiscal: 2024-2025 Period Ending: 09/30/2025

ExpCategory;RevCategor...	Original Total Budget	Current Total Budget	Period Activity	Fiscal Activity	Variance Favorable (Unfavorable)	Percent Remaining
Fund: 100 - General Fund						
Revenue						
Department: 00 - Revenue						
41 - Taxes	5,939,738.00	5,939,738.00	459,351.76	6,075,331.88	135,593.88	2.28%
42 - Licenses & Permits	487,500.00	487,500.00	101,636.50	683,052.11	195,552.11	40.11%
43 - Intergovernmental	1,050.00	1,050.00	0.00	3,035.65	1,985.65	189.11%
44 - Fine & Fees	228,510.00	228,510.00	25,275.95	291,057.28	62,547.28	27.37%
46 - Miscellaneous Revenues	299,354.00	299,354.00	41,681.32	587,933.81	288,579.81	96.40%
Department: 00 - Revenue Total:	6,956,152.00	6,956,152.00	627,945.53	7,640,410.73	684,258.73	9.84%
Revenue Total:	6,956,152.00	6,956,152.00	627,945.53	7,640,410.73	684,258.73	9.84%
Expense						
Department: 10 - Administration						
51 - Personnel / Personnel Services	884,840.00	884,840.00	66,772.47	774,029.38	110,810.62	12.52%
52 - Services	948,800.00	948,800.00	281,631.95	1,422,584.48	-473,784.48	-49.94%
53 - Supplies	71,156.00	71,156.00	5,842.99	79,417.01	-8,261.01	-11.61%
54 - Other Operations	650,000.00	650,000.00	0.00	0.00	650,000.00	100.00%
55 - Capital Outlay	1,000.00	1,000.00	-25.00	538,304.84	-537,304.84	53,730.48%
Department: 10 - Administration Total:	2,555,796.00	2,555,796.00	354,222.41	2,814,335.71	-258,539.71	-10.12%
Department: 11 - Police						
51 - Personnel / Personnel Services	2,012,515.00	2,012,515.00	146,180.92	1,947,646.28	64,868.72	3.22%
52 - Services	135,720.00	135,720.00	61,705.99	189,206.44	-53,486.44	-39.41%
53 - Supplies	203,486.00	203,486.00	10,962.26	214,624.50	-11,138.50	-5.47%
55 - Capital Outlay	355,651.00	355,651.00	15,679.14	300,821.39	54,829.61	15.42%
Department: 11 - Police Total:	2,707,372.00	2,707,372.00	234,528.31	2,652,298.61	55,073.39	2.03%
Department: 12 - Public Works						
51 - Personnel / Personnel Services	320,160.00	320,160.00	22,929.10	277,470.18	42,689.82	13.33%
52 - Services	696,675.00	696,675.00	93,093.77	650,431.80	46,243.20	6.64%
53 - Supplies	74,705.00	74,705.00	4,773.54	50,354.22	24,350.78	32.60%
55 - Capital Outlay	93,000.00	93,000.00	1,004.30	28,907.30	64,092.70	68.92%
Department: 12 - Public Works Total:	1,184,540.00	1,184,540.00	121,800.71	1,007,163.50	177,376.50	14.97%
Department: 13 - Court						
51 - Personnel / Personnel Services	247,787.00	247,787.00	19,356.67	240,353.35	7,433.65	3.00%
52 - Services	70,800.00	70,800.00	6,230.77	64,508.22	6,291.78	8.89%
53 - Supplies	15,456.00	15,456.00	1,238.48	17,102.25	-1,646.25	-10.65%
55 - Capital Outlay	3,000.00	3,000.00	0.00	0.00	3,000.00	100.00%
Department: 13 - Court Total:	337,043.00	337,043.00	26,825.92	321,963.82	15,079.18	4.47%
Expense Total:	6,784,751.00	6,784,751.00	737,377.35	6,795,761.64	-11,010.64	-0.16%
Total Revenues	6,956,152.00	6,956,152.00	627,945.53	7,640,410.73	684,258.73	9.84%
Total Expenses	6,784,751.00	6,784,751.00	737,377.35	6,795,761.64	-11,010.64	-0.16%
Fund: 100 - General Fund Surplus (Deficit):	171,401.00	171,401.00	-109,431.82	844,649.09	673,248.09	-392.79%
Fund: 150 - Montgomery PID						
Revenue						
Department: 00 - Revenue						
41 - Taxes	46,595.00	46,595.00	0.00	46,269.35	-325.65	0.70%
Department: 00 - Revenue Total:	46,595.00	46,595.00	0.00	46,269.35	-325.65	0.70%
Revenue Total:	46,595.00	46,595.00	0.00	46,269.35	-325.65	0.70%

Budget Report

For Fiscal: 2024-2025 Period Ending: 09/30/2025

ExpCategory;RevCategor...	Original Total Budget	Current Total Budget	Period Activity	Fiscal Activity	Variance Favorable (Unfavorable)	Percent Remaining
Expense						
Department: 15 - Montgomery PID						
54 - Other Operations	45,995.00	45,995.00	0.00	0.00	45,995.00	100.00%
Department: 15 - Montgomery PID Total:	45,995.00	45,995.00	0.00	0.00	45,995.00	100.00%
Expense Total:	45,995.00	45,995.00	0.00	0.00	45,995.00	100.00%
Total Revenues	46,595.00	46,595.00	0.00	46,269.35	-325.65	0.70%
Total Expenses	45,995.00	45,995.00	0.00	0.00	45,995.00	100.00%
Fund: 150 - Montgomery PID Surplus (Deficit):	600.00	600.00	0.00	46,269.35	45,669.35	-7,611.56%
Fund: 200 - Capital Projects						
Revenue						
Department: 00 - Revenue						
43 - Intergovernmental	0.00	0.00	0.00	3,368.00	3,368.00	0.00%
46 - Miscellaneous Revenues	0.00	0.00	202,040.29	1,054,423.12	1,054,423.12	0.00%
49 - Other Financing Uses	0.00	0.00	0.00	3,174,213.52	3,174,213.52	0.00%
Department: 00 - Revenue Total:	0.00	0.00	202,040.29	4,232,004.64	4,232,004.64	0.00%
Revenue Total:	0.00	0.00	202,040.29	4,232,004.64	4,232,004.64	0.00%
Expense						
Department: 20 - Capital Projects						
52 - Services	0.00	0.00	284,794.72	746,689.24	-746,689.24	0.00%
53 - Supplies	0.00	0.00	0.00	6,166.00	-6,166.00	0.00%
55 - Capital Outlay	0.00	0.00	163,997.83	3,364,237.37	-3,364,237.37	0.00%
Department: 20 - Capital Projects Total:	0.00	0.00	448,792.55	4,117,092.61	-4,117,092.61	0.00%
Expense Total:	0.00	0.00	448,792.55	4,117,092.61	-4,117,092.61	0.00%
Total Revenues	0.00	0.00	202,040.29	4,232,004.64	4,232,004.64	0.00%
Total Expenses	0.00	0.00	448,792.55	4,117,092.61	-4,117,092.61	0.00%
Fund: 200 - Capital Projects Surplus (Deficit):	0.00	0.00	-246,752.26	114,912.03	114,912.03	0.00%
Fund: 300 - Water & Sewer						
Revenue						
Department: 00 - Revenue						
44 - Fine & Fees	1,204,700.00	1,204,700.00	172,415.83	688,717.08	-515,982.92	42.83%
45 - Charges for Services	2,804,860.00	2,804,860.00	318,949.53	3,009,330.41	204,470.41	7.29%
46 - Miscellaneous Revenues	277,193.00	277,193.00	7,427.12	97,007.56	-180,185.44	65.00%
Department: 00 - Revenue Total:	4,286,753.00	4,286,753.00	498,792.48	3,795,055.05	-491,697.95	11.47%
Revenue Total:	4,286,753.00	4,286,753.00	498,792.48	3,795,055.05	-491,697.95	11.47%
Expense						
Department: 30 - Water & Sewer						
51 - Personnel / Personnel Services	667,266.00	667,266.00	47,294.57	580,967.75	86,298.25	12.93%
52 - Services	1,458,070.00	1,458,070.00	169,443.06	1,436,567.19	21,502.81	1.47%
53 - Supplies	282,318.00	282,318.00	45,820.88	339,876.97	-57,558.97	-20.39%
54 - Other Operations	1,856,099.00	1,856,099.00	225,026.92	1,323,085.00	533,014.00	28.72%
55 - Capital Outlay	23,000.00	23,000.00	1,004.30	24,537.61	-1,537.61	-6.69%
Department: 30 - Water & Sewer Total:	4,286,753.00	4,286,753.00	488,589.73	3,705,034.52	581,718.48	13.57%
Expense Total:	4,286,753.00	4,286,753.00	488,589.73	3,705,034.52	581,718.48	13.57%
Total Revenues	4,286,753.00	4,286,753.00	498,792.48	3,795,055.05	-491,697.95	11.47%
Total Expenses	4,286,753.00	4,286,753.00	488,589.73	3,705,034.52	581,718.48	13.57%
Fund: 300 - Water & Sewer Surplus (Deficit):	0.00	0.00	10,202.75	90,020.53	90,020.53	0.00%
Fund: 400 - MEDC						
Revenue						
Department: 00 - Revenue						
41 - Taxes	865,000.00	865,000.00	57,547.44	934,989.53	69,989.53	8.09%
45 - Charges for Services	7,000.00	7,000.00	0.00	8,298.66	1,298.66	18.55%

Budget Report

For Fiscal: 2024-2025 Period Ending: 09/30/2025

ExpCategory;RevCategor...	Original Total Budget	Current Total Budget	Period Activity	Fiscal Activity	Variance Favorable (Unfavorable)	Percent Remaining
46 - Miscellaneous Revenues	80,000.00	80,000.00	9,566.67	113,881.49	33,881.49	42.35%
Department: 00 - Revenue Total:	952,000.00	952,000.00	67,114.11	1,057,169.68	105,169.68	11.05%
Revenue Total:	952,000.00	952,000.00	67,114.11	1,057,169.68	105,169.68	11.05%
Expense						
Department: 40 - MEDC						
52 - Services	258,564.00	258,564.00	31,559.88	57,658.46	200,905.54	77.70%
53 - Supplies	9,200.00	9,200.00	67.88	6,525.85	2,674.15	29.07%
54 - Other Operations	663,354.00	663,354.00	32,355.48	525,039.92	138,314.08	20.85%
55 - Capital Outlay	0.00	0.00	228,778.71	231,078.71	-231,078.71	0.00%
Department: 40 - MEDC Total:	931,118.00	931,118.00	292,761.95	820,302.94	110,815.06	11.90%
Expense Total:	931,118.00	931,118.00	292,761.95	820,302.94	110,815.06	11.90%
Total Revenues	952,000.00	952,000.00	67,114.11	1,057,169.68	105,169.68	11.05%
Total Expenses	931,118.00	931,118.00	292,761.95	820,302.94	110,815.06	11.90%
Fund: 400 - MEDC Surplus (Deficit):	20,882.00	20,882.00	-225,647.84	236,866.74	215,984.74	-1,034.31%
Fund: 500 - Debt Service						
Revenue						
Department: 00 - Revenue						
41 - Taxes	481,750.00	481,750.00	1,349.32	499,830.23	18,080.23	3.75%
46 - Miscellaneous Revenues	685,999.00	685,999.00	58,153.89	697,900.69	11,901.69	1.73%
Department: 00 - Revenue Total:	1,167,749.00	1,167,749.00	59,503.21	1,197,730.92	29,981.92	2.57%
Revenue Total:	1,167,749.00	1,167,749.00	59,503.21	1,197,730.92	29,981.92	2.57%
Expense						
Department: 50 - Debt Service						
56 - Debt Service	1,159,601.00	1,159,601.00	0.00	1,159,400.50	200.50	0.02%
Department: 50 - Debt Service Total:	1,159,601.00	1,159,601.00	0.00	1,159,400.50	200.50	0.02%
Expense Total:	1,159,601.00	1,159,601.00	0.00	1,159,400.50	200.50	0.02%
Total Revenues	1,167,749.00	1,167,749.00	59,503.21	1,197,730.92	29,981.92	2.57%
Total Expenses	1,159,601.00	1,159,601.00	0.00	1,159,400.50	200.50	0.02%
Fund: 500 - Debt Service Surplus (Deficit):	8,148.00	8,148.00	59,503.21	38,330.42	30,182.42	-370.43%
Fund: 700 - Court Security						
Revenue						
Department: 00 - Revenue						
44 - Fine & Fees	7,400.00	7,400.00	808.23	9,084.05	1,684.05	22.76%
46 - Miscellaneous Revenues	5.00	5.00	67.77	625.58	620.58	12,411.60%
Department: 00 - Revenue Total:	7,405.00	7,405.00	876.00	9,709.63	2,304.63	31.12%
Revenue Total:	7,405.00	7,405.00	876.00	9,709.63	2,304.63	31.12%
Expense						
Department: 70 - Court Security						
52 - Services	2,300.00	2,300.00	0.00	0.00	2,300.00	100.00%
Department: 70 - Court Security Total:	2,300.00	2,300.00	0.00	0.00	2,300.00	100.00%
Expense Total:	2,300.00	2,300.00	0.00	0.00	2,300.00	100.00%
Total Revenues	7,405.00	7,405.00	876.00	9,709.63	2,304.63	31.12%
Total Expenses	2,300.00	2,300.00	0.00	0.00	2,300.00	100.00%
Fund: 700 - Court Security Surplus (Deficit):	5,105.00	5,105.00	876.00	9,709.63	4,604.63	-90.20%
Fund: 710 - Child Safety						
Revenue						
Department: 00 - Revenue						
44 - Fine & Fees	100.00	100.00	0.00	147.33	47.33	47.33%

Budget Report

For Fiscal: 2024-2025 Period Ending: 09/30/2025

ExpCategory;RevCategor...	Original Total Budget	Current Total Budget	Period Activity	Fiscal Activity	Variance Favorable (Unfavorable)	Percent Remaining
46 - Miscellaneous Revenues	1.00	1.00	0.93	8.01	7.01	701.00%
Department: 00 - Revenue Total:	101.00	101.00	0.93	155.34	54.34	53.80%
Revenue Total:	101.00	101.00	0.93	155.34	54.34	53.80%
Total Revenues	101.00	101.00	0.93	155.34	54.34	53.80%
Total Expenses	0.00	0.00	0.00	0.00	0.00	0.00%
Fund: 710 - Child Safety Total:	101.00	101.00	0.93	155.34	54.34	53.80%
Fund: 720 - Truancy Prevention						
Revenue						
Department: 00 - Revenue						
44 - Fine & Fees	7,000.00	7,000.00	812.47	9,132.05	2,132.05	30.46%
46 - Miscellaneous Revenues	5.00	5.00	57.05	493.05	488.05	9,761.00%
Department: 00 - Revenue Total:	7,005.00	7,005.00	869.52	9,625.10	2,620.10	37.40%
Revenue Total:	7,005.00	7,005.00	869.52	9,625.10	2,620.10	37.40%
Total Revenues	7,005.00	7,005.00	869.52	9,625.10	2,620.10	37.40%
Total Expenses	0.00	0.00	0.00	0.00	0.00	0.00%
Fund: 720 - Truancy Prevention Total:	7,005.00	7,005.00	869.52	9,625.10	2,620.10	37.40%
Fund: 730 - Jury - Local						
Revenue						
Department: 00 - Revenue						
44 - Fine & Fees	125.00	125.00	16.25	182.64	57.64	46.11%
46 - Miscellaneous Revenues	1.00	1.00	0.62	3.43	2.43	243.00%
Department: 00 - Revenue Total:	126.00	126.00	16.87	186.07	60.07	47.67%
Revenue Total:	126.00	126.00	16.87	186.07	60.07	47.67%
Total Revenues	126.00	126.00	16.87	186.07	60.07	47.67%
Total Expenses	0.00	0.00	0.00	0.00	0.00	0.00%
Fund: 730 - Jury - Local Total:	126.00	126.00	16.87	186.07	60.07	47.67%
Fund: 750 - Court Technology						
Revenue						
Department: 00 - Revenue						
44 - Fine & Fees	6,050.00	6,050.00	668.39	7,531.04	1,481.04	24.48%
46 - Miscellaneous Revenues	40.00	40.00	133.88	1,471.12	1,431.12	3,577.80%
Department: 00 - Revenue Total:	6,090.00	6,090.00	802.27	9,002.16	2,912.16	47.82%
Revenue Total:	6,090.00	6,090.00	802.27	9,002.16	2,912.16	47.82%
Expense						
Department: 75 - Court Technology						
52 - Services	1,000.00	1,000.00	0.00	999.62	0.38	0.04%
Department: 75 - Court Technology Total:	1,000.00	1,000.00	0.00	999.62	0.38	0.04%
Expense Total:	1,000.00	1,000.00	0.00	999.62	0.38	0.04%
Total Revenues	6,090.00	6,090.00	802.27	9,002.16	2,912.16	47.82%
Total Expenses	1,000.00	1,000.00	0.00	999.62	0.38	0.04%
Fund: 750 - Court Technology Surplus (Deficit):	5,090.00	5,090.00	802.27	8,002.54	2,912.54	-57.22%
Fund: 800 - Hotel Occupancy						
Revenue						
Department: 00 - Revenue						
41 - Taxes	3,500.00	3,500.00	0.00	4,713.90	1,213.90	34.68%
46 - Miscellaneous Revenues	40.00	40.00	96.48	1,125.30	1,085.30	2,713.25%
Department: 00 - Revenue Total:	3,540.00	3,540.00	96.48	5,839.20	2,299.20	64.95%
Revenue Total:	3,540.00	3,540.00	96.48	5,839.20	2,299.20	64.95%

Budget Report

For Fiscal: 2024-2025 Period Ending: 09/30/2025

ExpCategory;RevCategor...	Original Total Budget	Current Total Budget	Period Activity	Fiscal Activity	Variance Favorable (Unfavorable)	Percent Remaining
Expense						
Department: 80 - Hotel Occupancy						
53 - Supplies	0.00	0.00	0.00	90.61	-90.61	0.00%
54 - Other Operations	3,500.00	3,500.00	0.00	2,000.00	1,500.00	42.86%
Department: 80 - Hotel Occupancy Total:	3,500.00	3,500.00	0.00	2,090.61	1,409.39	40.27%
Expense Total:	3,500.00	3,500.00	0.00	2,090.61	1,409.39	40.27%
Total Revenues	3,540.00	3,540.00	96.48	5,839.20	2,299.20	64.95%
Total Expenses	3,500.00	3,500.00	0.00	2,090.61	1,409.39	40.27%
Fund: 800 - Hotel Occupancy Surplus (Deficit):	40.00	40.00	96.48	3,748.59	3,708.59	-9,271.48%
Fund: 850 - Police Asset						
Revenue						
Department: 00 - Revenue						
44 - Fine & Fees	0.00	0.00	105.67	105.67	105.67	0.00%
46 - Miscellaneous Revenues	0.00	0.00	52.03	633.69	633.69	0.00%
Department: 00 - Revenue Total:	0.00	0.00	157.70	739.36	739.36	0.00%
Revenue Total:	0.00	0.00	157.70	739.36	739.36	0.00%
Total Revenues	0.00	0.00	157.70	739.36	739.36	0.00%
Total Expenses	0.00	0.00	0.00	0.00	0.00	0.00%
Fund: 850 - Police Asset Total:	0.00	0.00	157.70	739.36	739.36	0.00%
Fund: 860 - Shop w/a Cop						
Revenue						
Department: 00 - Revenue						
46 - Miscellaneous Revenues	4,010.00	4,010.00	119.48	10,280.34	6,270.34	156.37%
Department: 00 - Revenue Total:	4,010.00	4,010.00	119.48	10,280.34	6,270.34	156.37%
Revenue Total:	4,010.00	4,010.00	119.48	10,280.34	6,270.34	156.37%
Expense						
Department: 86 - Shop w/a Cop						
54 - Other Operations	4,000.00	4,000.00	0.00	4,395.37	-395.37	-9.88%
Department: 86 - Shop w/a Cop Total:	4,000.00	4,000.00	0.00	4,395.37	-395.37	-9.88%
Expense Total:	4,000.00	4,000.00	0.00	4,395.37	-395.37	-9.88%
Total Revenues	4,010.00	4,010.00	119.48	10,280.34	6,270.34	156.37%
Total Expenses	4,000.00	4,000.00	0.00	4,395.37	-395.37	-9.88%
Fund: 860 - Shop w/a Cop Surplus (Deficit):	10.00	10.00	119.48	5,884.97	5,874.97	58,749.70%
Fund: 880 - CCPD - Crime Control & Prevention District						
Revenue						
Department: 00 - Revenue						
41 - Taxes	0.00	0.00	57,547.44	472,487.21	472,487.21	0.00%
46 - Miscellaneous Revenues	0.00	0.00	1,336.79	5,221.66	5,221.66	0.00%
Department: 00 - Revenue Total:	0.00	0.00	58,884.23	477,708.87	477,708.87	0.00%
Revenue Total:	0.00	0.00	58,884.23	477,708.87	477,708.87	0.00%
Expense						
Department: 88 - CCPD						
52 - Services	0.00	0.00	0.00	48,533.00	-48,533.00	0.00%
53 - Supplies	0.00	0.00	2,450.00	12,450.00	-12,450.00	0.00%
Department: 88 - CCPD Total:	0.00	0.00	2,450.00	60,983.00	-60,983.00	0.00%
Expense Total:	0.00	0.00	2,450.00	60,983.00	-60,983.00	0.00%
Total Revenues	0.00	0.00	58,884.23	477,708.87	477,708.87	0.00%
Total Expenses	0.00	0.00	2,450.00	60,983.00	-60,983.00	0.00%
Fund: 880 - CCPD - Crime Control & Prevention District Surplus (Defi...	0.00	0.00	56,434.23	416,725.87	416,725.87	0.00%
Report Surplus (Deficit):	218,508.00	218,508.00	-452,752.48	1,825,825.63	1,607,317.63	-735.59%

Budget Report

For Fiscal: 2024-2025 Period Ending: 09/30/2025

Fund Summary

Fund	Original Total Budget	Current Total Budget	Period Activity	Fiscal Activity	Variance Favorable (Unfavorable)
100 - General Fund	171,401.00	171,401.00	-109,431.82	844,649.09	673,248.09
150 - Montgomery PID	600.00	600.00	0.00	46,269.35	45,669.35
200 - Capital Projects	0.00	0.00	-246,752.26	114,912.03	114,912.03
300 - Water & Sewer	0.00	0.00	10,202.75	90,020.53	90,020.53
400 - MEDC	20,882.00	20,882.00	-225,647.84	236,866.74	215,984.74
500 - Debt Service	8,148.00	8,148.00	59,503.21	38,330.42	30,182.42
700 - Court Security	5,105.00	5,105.00	876.00	9,709.63	4,604.63
710 - Child Safety	101.00	101.00	0.93	155.34	54.34
720 - Truancy Prevention	7,005.00	7,005.00	869.52	9,625.10	2,620.10
730 - Jury - Local	126.00	126.00	16.87	186.07	60.07
750 - Court Technology	5,090.00	5,090.00	802.27	8,002.54	2,912.54
800 - Hotel Occupancy	40.00	40.00	96.48	3,748.59	3,708.59
850 - Police Asset	0.00	0.00	157.70	739.36	739.36
860 - Shop w/a Cop	10.00	10.00	119.48	5,884.97	5,874.97
880 - CCPD - Crime Control & Prev	0.00	0.00	56,434.23	416,725.87	416,725.87
Report Surplus (Deficit):	218,508.00	218,508.00	-452,752.48	1,825,825.63	1,607,317.63



Pooled Cash Report

City of Montgomery, TX
For the Period Ending 9/30/2025

Item 31.

ACCOUNT #	ACCOUNT NAME	BEGINNING BALANCE	CURRENT ACTIVITY	CURRENT BALANCE
CLAIM ON CASH				
100-10100-00000	Claim on Cash - General Fund 100	2,650,393.30	145,953.68	2,796,346.98
150-10100-00000	Claim on Cash - PID Fund 150	47,094.35	0.00	47,094.35
200-10100-00000	Claim on Cash - Construction Fund 200	(303,681.24)	(25,322.28)	(329,003.52)
300-10100-00000	Claim on Cash - Water & Sewer Fund 300	117,430.89	123,151.69	240,582.58
400-10100-00000	Claim on Cash - MEDC Fund 400	1,820,654.18	(203,474.65)	1,617,179.53
500-10100-00000	Claim on Cash - Debt Service Fund 500	31,372.66	58,991.22	90,363.88
550-10100-00000	Claim on Cash - General Long Term Debt Fund 550	0.00	0.00	0.00
600-10100-00000	Claim on Cash - Grant Acct Fund 600	20.10	0.00	20.10
700-10100-00000	Claim on Cash - Court Security Fund 700	19,598.54	876.00	20,474.54
710-10100-00000	Claim on Cash - Child Safety	279.41	0.93	280.34
720-10100-00000	Claim on Cash - Truancy Prevention	16,365.22	869.52	17,234.74
730-10100-00000	Claim on Cash - Jury-Local	169.20	16.87	186.07
750-10100-00000	Claim on Cash - Court Technology Fund 750	39,646.35	802.27	40,448.62
800-10100-00000	Claim on Cash - Hotel Occupancy Fund 800	29,051.78	96.48	29,148.26
850-10100-00000	Claim on Cash - Police Asset Fund 850	15,560.52	157.70	15,718.22
860-10100-00000	Claim on Cash - Shop w/a Cop	5,765.49	119.48	5,884.97
870-10100-00000	Claim on Cash - PD Drug & Misc	0.00	0.00	0.00
880-10100-00000	Claim on Cash - CCPD	370,291.64	33,582.23	403,873.87
TOTAL CLAIM ON CASH		<u>4,860,012.39</u>	<u>135,821.14</u>	<u>4,995,833.53</u>
CASH IN BANK				
Cash in Bank				
999-10610-00000	Pooled Cash - Operating	4,047,721.50	133,495.04	4,181,216.54
999-10620-00000	Pooled Cash - Construction	276.53	0.79	277.32
999-10630-00000	Pooled Cash - Water & Sewer	0.00	0.00	0.00
999-10640-00000	Pooled Cash - MEDC	749,056.36	2,145.11	751,201.47
999-10650-00000	Pooled Cash - Debt Service	58,653.12	167.88	58,821.00
999-10660-00000	Pooled Cash - Grant	0.00	0.00	0.00
999-10661-00000	Pooled Cash - Grant 1	0.00	0.00	0.00
999-10662-00000	Pooled Cash - Grant 2	0.00	0.00	0.00
999-10670-00000	Pooled Cash - Court Security	0.00	0.00	0.00
999-10675-00000	Pooled Cash - Court Tech	0.00	0.00	0.00
999-10680-00000	Pooled Cash - HOT	0.00	0.00	0.00
999-10685-00000	Pooled Cash - PD Forfeiture	0.00	0.00	0.00
999-10687-00000	Pooled Cash - PD Drug & Misc	0.00	0.00	0.00
999-10699-00000	Pooled Cash - Home Depot Escrow	4,304.88	12.32	4,317.20
TOTAL: Cash in Bank		<u>4,860,012.39</u>	<u>135,821.14</u>	<u>4,995,833.53</u>
Wages Payable				
999-23099-00000	Wages Payable	0.00	0.00	0.00
TOTAL: Wages Payable		<u>0.00</u>	<u>0.00</u>	<u>0.00</u>
TOTAL CASH IN BANK		<u>4,860,012.39</u>	<u>135,821.14</u>	<u>4,995,833.53</u>
DUE TO OTHER FUNDS				
999-24290-00000	Due To Other Funds	4,860,012.39	135,821.14	4,995,833.53
TOTAL DUE TO OTHER FUNDS		<u>4,860,012.39</u>	<u>135,821.14</u>	<u>4,995,833.53</u>

ACCOUNT #	ACCOUNT NAME	BEGINNING BALANCE	CURRENT ACTIVITY	CURREN BALANCE	
Claim on Cash	4,995,833.53	Claim on Cash	4,995,833.53	Cash in Bank	4,995,833.53
Cash in Bank	4,995,833.53	Due To Other Funds	4,995,833.53	Due To Other Funds	4,995,833.53
Difference	0.00	Difference	0.00	Difference	0.00

ACCOUNT #	ACCOUNT NAME	BEGINNING BALANCE	CURRENT ACTIVITY	CURREN BALANCE	
<u>ACCOUNTS PAYABLE PENDING</u>					
100-22099-00000	Accounts Payable Pending	286,585.19	41,128.74	327,713.93	
150-22099-00000	Accounts Payable Pending	0.00	0.00	0.00	
200-22099-00000	Accounts Payable Pending	4,173.93	164,103.69	168,277.62	
300-22099-00000	Accounts Payable Pending	45,222.44	113,523.54	158,745.98	
400-22099-00000	Accounts Payable Pending	0.00	29,594.75	29,594.75	
500-22099-00000	Accounts Payable Pending	0.00	0.00	0.00	
550-22099-00000	Accounts Payable Pending	0.00	0.00	0.00	
600-22099-00000	Accounts Payable Pending	0.00	0.00	0.00	
700-22099-00000	Accounts Payable Pending	0.00	0.00	0.00	
750-22099-00000	Accounts Payable Pending	0.00	0.00	0.00	
800-22099-00000	Accounts Payable Pending	0.00	0.00	0.00	
850-22099-00000	Accounts Payable Pending	0.00	0.00	0.00	
880-22099-00000	Accounts Payable Pending	10,000.00	(22,852.00)	(12,852.00)	
TOTAL ACCOUNTS PAYABLE PENDING		<u>345,981.56</u>	<u>325,498.72</u>	<u>671,480.28</u>	
<u>DUE FROM OTHER FUNDS</u>					
999-12200-00000	Due From Other Funds	(345,981.56)	(325,498.72)	(671,480.28)	
TOTAL DUE FROM OTHER FUNDS		<u>(345,981.56)</u>	<u>(325,498.72)</u>	<u>(671,480.28)</u>	
<u>ACCOUNTS PAYABLE</u>					
999-22000-00000	Accounts Payable Control	<u>345,981.56</u>	<u>325,498.72</u>	<u>671,480.28</u>	
TOTAL ACCOUNTS PAYABLE		<u>345,981.56</u>	<u>325,498.72</u>	<u>671,480.28</u>	
AP Pending	671,480.28	AP Pending	671,480.28	Due From Other Funds	671,480.28
Due From Other Funds	<u>671,480.28</u>	Accounts Payable	<u>671,480.28</u>	Accounts Payable	<u>671,480.28</u>
Difference	<u>0.00</u>	Difference	<u>0.00</u>	Difference	<u>0.00</u>



Pooled Cash Report

City of Montgomery, TX
For the Period Ending 9/30/2025

Item 31.

ACCOUNT #	ACCOUNT NAME	BEGINNING BALANCE	CURRENT ACTIVITY	CURRENT BALANCE	
<u>CLAIM ON CASH</u>					
100-10110-00000	Claim on Pooled Investments - General Fund	2,974,829.29	10,396.41	2,985,225.70	
150-10110-00000	Claim on Pooled Investments - PID	0.00	0.00	0.00	
200-10110-00000	Claim on Pooled Investments - Construction	5,013,422.31	17,520.83	5,030,943.14	
300-10110-00000	Claim on Pooled Investments - Water & Sewer	2,004,856.47	6,517.25	2,011,373.72	
400-10110-00000	Claim on Pooled Investments - MEDC	2,123,599.03	7,421.56	2,131,020.59	
500-10110-00000	Claim on Pooled Investments - Debt Service	6,504.92	511.99	7,016.91	
550-10110-00000	Claim on Pooled Investments - Long Term Debt	0.00	0.00	0.00	
600-10110-00000	Claim on Pooled Investments - Grants	0.00	0.00	0.00	
800-10110-00000	Claim on Pooled Investments - HOT	0.00	0.00	0.00	
850-10110-00000	Claim on Pooled Investments - Police Assets	0.00	0.00	0.00	
TOTAL CLAIM ON CASH		<u>12,123,212.02</u>	<u>42,368.04</u>	<u>12,165,580.06</u>	
<u>CASH IN BANK</u>					
Cash in Bank					
997-10610-00000	Pooled Inv - General Fund	2,564,743.03	8,963.23	2,573,706.26	
997-10611-00000	Pooled Inv - General Fund Reimb	410,086.26	1,433.18	411,519.44	
997-10620-00000	Pooled Inv - Infrastructure	54,051.47	188.88	54,240.35	
997-10621-00000	Pooled Inv - Mobility	11,573.99	40.46	11,614.45	
997-10622-00000	Pooled Inv - Building Fund	794,875.29	2,777.91	797,653.20	
997-10629-00000	Pooled Inv - ARPA	389,149.22	1,360.01	390,509.23	
997-10630-00000	Pooled Inv - Utility Fund	1,864,856.48	6,517.25	1,871,373.73	
997-10640-00000	Pooled Inv - MEDC General	1,618,201.70	5,655.30	1,623,857.00	
997-10641-00000	Pooled Inv - MEDC Reimb	273,897.21	957.23	274,854.44	
997-10642-00000	Pooled Inv - MEDC Downtown	231,500.12	809.03	232,309.15	
997-10650-00000	Pooled Inv - TR C of O 2024	3,763,772.34	13,153.57	3,776,925.91	
997-10651-00000	Pooled Inv - Debt Service TWDB	146,504.91	511.99	147,016.90	
TOTAL: Cash in Bank		<u>12,123,212.02</u>	<u>42,368.04</u>	<u>12,165,580.06</u>	
TOTAL CASH IN BANK		<u>12,123,212.02</u>	<u>42,368.04</u>	<u>12,165,580.06</u>	
<u>DUE TO OTHER FUNDS</u>					
997-24290-00000	Due To Other Funds	12,123,212.02	42,368.04	12,165,580.06	
TOTAL DUE TO OTHER FUNDS		<u>12,123,212.02</u>	<u>42,368.04</u>	<u>12,165,580.06</u>	
Claim on Cash	12,165,580.06	Claim on Cash	12,165,580.06	Cash in Bank	12,165,580.06
Cash in Bank	12,165,580.06	Due To Other Funds	12,165,580.06	Due To Other Funds	12,165,580.06
Difference	0.00	Difference	0.00	Difference	0.00

ACCOUNT #	ACCOUNT NAME	BEGINNING BALANCE	CURRENT ACTIVITY	CURREN BALANCE
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City of Montgomery, TX

Budget Report

Account Summary

For Fiscal: 2024-2025 Period Ending: 09/30/2025

		Original Total Budget	Current Total Budget	Period Activity	Fiscal Activity	Variance Favorable (Unfavorable)	Percent Remaining
Fund: 100 - General Fund							
Revenue							
Department: 00 - Revenue							
100-00-41100-0000000	Ad Valorem Taxes - Current	1,548,638.00	1,548,638.00	3,694.73	1,640,495.51	91,857.51	105.93 %
100-00-41110-0000000	Ad Valorem Taxes - Delinquent	5,000.00	5,000.00	115.85	31,833.23	26,833.23	636.66 %
100-00-41120-0000000	Penalty & Interest - Current	10,000.00	10,000.00	667.04	10,388.18	388.18	103.88 %
100-00-41130-0000000	Penalty & Interest - Delinquent	3,000.00	3,000.00	74.59	3,108.51	108.51	103.62 %
100-00-41140-0000000	Rendition Penalty	100.00	100.00	2.32	1,346.91	1,246.91	1,346.91 %
100-00-41230-0000000	Right of Way Use Fees	6,000.00	6,000.00	0.00	7,140.75	1,140.75	119.01 %
100-00-41300-0000000	Franchise Tax	95,000.00	95,000.00	106,046.08	116,259.27	21,259.27	122.38 %
100-00-41400-0000000	Sales Tax	2,830,000.00	2,830,000.00	230,189.76	2,814,952.47	-15,047.53	0.53 %
100-00-41405-0000000	Sales Tax ILO AdVal Tax	1,415,000.00	1,415,000.00	115,094.88	1,407,476.74	-7,523.26	0.53 %
100-00-41410-0000000	Mixed Beverage Tax	27,000.00	27,000.00	3,466.51	42,330.31	15,330.31	156.78 %
100-00-42110-0000000	Vendor/Beverage Permits	2,500.00	2,500.00	645.00	3,580.00	1,080.00	143.20 %
100-00-42210-0000000	Building Permits/MEP	485,000.00	485,000.00	100,991.50	679,472.11	194,472.11	140.10 %
100-00-43413-0000000	Lease Funds - PD	1,050.00	1,050.00	0.00	3,035.65	1,985.65	289.11 %
100-00-44110-0000000	Fines	216,260.00	216,260.00	20,000.65	258,785.58	42,525.58	119.66 %
100-00-44205-0000000	Wrecker Service Fees	250.00	250.00	0.00	650.00	400.00	260.00 %
100-00-44210-0000000	Sign Fees	3,000.00	3,000.00	400.00	1,875.00	-1,125.00	37.50 %
100-00-44215-0000000	Plats, Zoning, Misc.	6,000.00	6,000.00	2,215.05	10,061.27	4,061.27	167.69 %
100-00-44220-0000000	Culverts	1,000.00	1,000.00	0.00	1,765.00	765.00	176.50 %
100-00-44250-0000000	Credit Card Fees	2,000.00	2,000.00	2,660.25	17,920.43	15,920.43	896.02 %
100-00-46110-0000000	Community Building Rental	10,000.00	10,000.00	1,300.00	13,350.00	3,350.00	133.50 %
100-00-46200-0000000	Interest Income	2,000.00	2,000.00	9,268.82	116,518.90	114,518.90	5,825.95 %
100-00-46210-0000000	Interest Income - Inv	80,000.00	80,000.00	10,396.41	128,995.19	48,995.19	161.24 %
100-00-46840-0000000	Transfers In - MEDC	187,354.00	187,354.00	15,612.83	187,354.00	0.00	0.00 %
100-00-46900-0000000	Unanticipated Income	20,000.00	20,000.00	5,103.26	141,715.72	121,715.72	708.58 %
Department: 00 - Revenue Total:		6,956,152.00	6,956,152.00	627,945.53	7,640,410.73	684,258.73	9.84%
Revenue Total:		6,956,152.00	6,956,152.00	627,945.53	7,640,410.73	684,258.73	9.84%
Expense							
Department: 10 - Administration							
100-10-51010-0000000	Wages	664,622.00	664,622.00	49,544.96	581,611.68	83,010.32	12.49 %
100-10-51015-0000000	Overtime	697.00	697.00	0.00	9,386.87	-8,689.87	-1,246.75 %
100-10-51020-0000000	Payroll Taxes	53,120.00	53,120.00	3,586.95	41,669.49	11,450.51	21.56 %
100-10-51100-0000000	Health Insurance	91,258.00	91,258.00	8,194.14	87,724.23	3,533.77	3.87 %
100-10-51120-0000000	Unemployment Insurance	790.00	790.00	0.00	660.42	129.58	16.40 %
100-10-51130-0000000	Workers Comp	1,805.00	1,805.00	150.08	1,351.23	453.77	25.14 %
100-10-51150-0000000	Retirement Expense	71,828.00	71,828.00	5,296.34	51,111.18	20,716.82	28.84 %
100-10-51160-0000000	Employee Assistance Program	720.00	720.00	0.00	514.28	205.72	28.57 %
100-10-52100-0000000	Legal Fees	100,000.00	100,000.00	179,010.53	599,022.73	-499,022.73	-499.02 %
100-10-52120-0000000	Audit Fees	36,000.00	36,000.00	0.00	33,500.00	2,500.00	6.94 %
100-10-52310-0000000	Copier/Fax Machine	11,000.00	11,000.00	1,495.94	13,128.08	-2,128.08	-19.35 %
100-10-52340-0000000	Leases - Parks and Recreation	0.00	0.00	0.00	11.22	-11.22	0.00 %
100-10-52340-4690806	Leases - Parks and Recreation - Ad...	0.00	0.00	0.00	865.05	-865.05	0.00 %
100-10-52410-0000000	Telephone	8,250.00	8,250.00	825.92	6,791.82	1,458.18	17.67 %
100-10-52501-0000000	Advertising/Promotion	2,000.00	2,000.00	0.00	1,194.89	805.11	40.26 %
100-10-52502-0000000	Legal Notices & Publications	12,000.00	12,000.00	2,598.27	7,483.57	4,516.43	37.64 %
100-10-52503-0000000	Recording Fees	3,000.00	3,000.00	1,000.00	1,000.00	2,000.00	66.67 %
100-10-52505-0000000	Codification	5,000.00	5,000.00	66.00	2,757.04	2,242.96	44.86 %
100-10-52506-0000000	Records Mgt/Retention	1,500.00	1,500.00	1,624.00	2,224.00	-724.00	-48.27 %
100-10-52507-0000000	Records Requests FOIA Program	6,300.00	6,300.00	0.00	6,548.86	-248.86	-3.95 %
100-10-52512-0000000	General Consultant Fees	235,000.00	235,000.00	7,745.07	140,308.44	94,691.56	40.29 %

Budget Report

For Fiscal: 2024-2025 Period Ending: 09/30/2025

		Original Total Budget	Current Total Budget	Period Activity	Fiscal Activity	Variance Favorable (Unfavorable)	Percent Remaining
100-10-52519-0000000	Records Shredding	1,000.00	1,000.00	0.00	1,261.49	-261.49	-26.15 %
100-10-52520-0000000	Inspections/Permits	364,000.00	364,000.00	53,747.17	413,182.42	-49,182.42	-13.51 %
100-10-52544-0000000	Tax Assessor Fees	20,000.00	20,000.00	4,729.00	20,903.89	-903.89	-4.52 %
100-10-52545-0000000	Election	60,000.00	60,000.00	0.00	17,929.00	42,071.00	70.12 %
100-10-52546-0000000	Support Staff	0.00	0.00	0.00	27,928.56	-27,928.56	0.00 %
100-10-52549-0000000	Computer Technology	51,750.00	51,750.00	1,439.24	72,756.83	-21,006.83	-40.59 %
100-10-52552-0000000	Code Enforcement	0.00	0.00	225.00	225.00	-225.00	0.00 %
100-10-52553-0000000	Audio Visual Services	0.00	0.00	27,125.81	27,125.81	-27,125.81	0.00 %
100-10-52554-0000000	Software Upgrades	30,000.00	30,000.00	0.00	24,885.00	5,115.00	17.05 %
100-10-52557-0000000	Medical Exams & Testing	2,000.00	2,000.00	0.00	1,550.78	449.22	22.46 %
100-10-53100-0000000	Operating Supplies	2,500.00	2,500.00	275.98	2,990.50	-490.50	-19.62 %
100-10-53105-0000000	Printing & Office supplies	4,500.00	4,500.00	136.41	5,374.03	-874.03	-19.42 %
100-10-53106-0000000	Postage	3,500.00	3,500.00	179.62	1,874.31	1,625.69	46.45 %
100-10-53410-0000000	Travel & Training	20,000.00	20,000.00	99.30	10,417.37	9,582.63	47.91 %
100-10-53411-0000000	Travel & Training - Council	2,500.00	2,500.00	20.00	3,776.98	-1,276.98	-51.08 %
100-10-53420-0000000	Community Relations	5,000.00	5,000.00	0.00	5,953.27	-953.27	-19.07 %
100-10-53425-0000000	Dues & Subscriptions	4,000.00	4,000.00	0.00	3,429.05	570.95	14.27 %
100-10-53427-0000000	Vendor Subscriptions	0.00	0.00	-17.00	-17.00	17.00	0.00 %
100-10-53431-0000000	Insurance - Liability	1,948.00	1,948.00	249.13	13,062.96	-11,114.96	-570.58 %
100-10-53432-0000000	Insurance - Property	2,708.00	2,708.00	241.55	2,888.60	-180.60	-6.67 %
100-10-53434-0000000	Insurance - Bond	500.00	500.00	0.00	0.00	500.00	100.00 %
100-10-53440-0000000	Employee Appreciation	5,000.00	5,000.00	0.00	3,474.45	1,525.55	30.51 %
100-10-53451-0000000	Misc Expenses - Other	1,000.00	1,000.00	0.00	2,635.84	-1,635.84	-163.58 %
100-10-53454-0000000	CC Merchant Fees	18,000.00	18,000.00	4,658.00	23,556.65	-5,556.65	-30.87 %
100-10-54110-0000000	380 Sales Tax Rebate	490,000.00	490,000.00	0.00	0.00	490,000.00	100.00 %
100-10-54120-0000000	380 Ad Valorem Tax Rebate	160,000.00	160,000.00	0.00	0.00	160,000.00	100.00 %
100-10-55310-0000000	CO - Furniture	1,000.00	1,000.00	0.00	687.97	312.03	31.20 %
100-10-55415-0000000	CO - Miscellaneous	0.00	0.00	-25.00	537,616.87	-537,616.87	0.00 %
Department: 10 - Administration Total:		2,555,796.00	2,555,796.00	354,222.41	2,814,335.71	-258,539.71	-10.12 %
Department: 11 - Police							
100-11-51010-0000000	Wages	1,407,127.00	1,407,127.00	103,089.96	1,358,145.07	48,981.93	3.48 %
100-11-51015-0000000	Overtime	60,000.00	60,000.00	2,892.20	60,961.33	-961.33	-1.60 %
100-11-51020-0000000	Payroll Taxes	113,461.00	113,461.00	7,771.33	108,531.25	4,929.75	4.34 %
100-11-51100-0000000	Health Insurance	221,356.00	221,356.00	17,296.19	218,211.10	3,144.90	1.42 %
100-11-51120-0000000	Unemployment Insurance	2,106.00	2,106.00	0.00	1,103.60	1,002.40	47.60 %
100-11-51130-0000000	Workers Comp	47,666.00	47,666.00	3,801.71	42,814.22	4,851.78	10.18 %
100-11-51150-0000000	Retirement Expense	158,549.00	158,549.00	11,329.53	155,565.40	2,983.60	1.88 %
100-11-51160-0000000	Employee Assistance Program	2,250.00	2,250.00	0.00	2,314.31	-64.31	-2.86 %
100-11-52210-0000000	Auto Repairs	35,000.00	35,000.00	8,371.28	56,397.85	-21,397.85	-61.14 %
100-11-52255-0000000	Equipment repairs	5,000.00	5,000.00	3,379.18	3,379.18	1,620.82	32.42 %
100-11-52310-0000000	Copier/Fax Machine	6,000.00	6,000.00	591.71	6,073.65	-73.65	-1.23 %
100-11-52410-0000000	Telephone	12,720.00	12,720.00	825.93	10,739.81	1,980.19	15.57 %
100-11-52506-0000000	Records Mgt/Retention	500.00	500.00	0.00	0.00	500.00	100.00 %
100-11-52519-0000000	Records Shredding	0.00	0.00	0.00	49.63	-49.63	0.00 %
100-11-52547-0000000	Mobil Data Terminal	14,000.00	14,000.00	0.00	10,397.73	3,602.27	25.73 %
100-11-52549-0000000	Computer Technology	51,500.00	51,500.00	48,537.89	94,107.59	-42,607.59	-82.73 %
100-11-52552-0000000	Code Enforcement	2,500.00	2,500.00	0.00	2,500.00	0.00	0.00 %
100-11-52557-0000000	Medical Exams & Testing	2,000.00	2,000.00	0.00	885.00	1,115.00	55.75 %
100-11-52561-0000000	Radio Fees	6,500.00	6,500.00	0.00	4,676.00	1,824.00	28.06 %
100-11-53100-0000000	Operating Supplies	6,000.00	6,000.00	44.30	7,479.31	-1,479.31	-24.66 %
100-11-53105-0000000	Printing & Office supplies	4,000.00	4,000.00	0.00	1,647.83	2,352.17	58.80 %
100-11-53106-0000000	Postage	500.00	500.00	0.00	34.62	465.38	93.08 %
100-11-53130-0000000	Uniforms & Safety Equip	10,000.00	10,000.00	223.96	9,589.81	410.19	4.10 %
100-11-53131-0000000	Protective Gear	10,000.00	10,000.00	0.00	0.00	10,000.00	100.00 %
100-11-53132-0000000	Emergency Equipment	16,500.00	16,500.00	0.00	12,838.15	3,661.85	22.19 %
100-11-53133-0000000	Tools	500.00	500.00	0.00	74.98	425.02	85.00 %
100-11-53140-0000000	Fuel	65,000.00	65,000.00	6,542.20	69,278.89	-4,278.89	-6.58 %
100-11-53145-0000000	Radios	15,000.00	15,000.00	0.00	20,755.48	-5,755.48	-38.37 %

Budget Report

For Fiscal: 2024-2025 Period Ending: 09/30/2025

		Original Total Budget	Current Total Budget	Period Activity	Fiscal Activity	Variance Favorable (Unfavorable)	Percent Remaining
100-11-53410-0000000	Travel & Training	25,000.00	25,000.00	183.00	24,695.07	304.93	1.22 %
100-11-53420-0000000	Community Relations	6,500.00	6,500.00	0.00	11,338.53	-4,838.53	-74.44 %
100-11-53425-0000000	Dues & Subscriptions	2,500.00	2,500.00	0.00	1,571.00	929.00	37.16 %
100-11-53431-0000000	Insurance - Liability	27,954.00	27,954.00	3,019.86	41,570.12	-13,616.12	-48.71 %
100-11-53432-0000000	Insurance - Property	11,032.00	11,032.00	889.50	12,860.64	-1,828.64	-16.58 %
100-11-53440-0000000	Employee Appreciation	3,000.00	3,000.00	0.00	583.07	2,416.93	80.56 %
100-11-53451-0000000	Misc Expenses - Other	0.00	0.00	59.44	307.00	-307.00	0.00 %
100-11-55310-0000000	CO - Furniture	2,000.00	2,000.00	0.00	0.00	2,000.00	100.00 %
100-11-55311-0000000	CO - Police Cars	93,351.00	93,351.00	5,720.19	83,695.41	9,655.59	10.34 %
100-11-55312-0000000	CO - Emergency Lights, Decals	20,000.00	20,000.00	-175.00	13,879.06	6,120.94	30.60 %
100-11-55313-0000000	CO - Computers Equipment	27,000.00	27,000.00	0.00	15,962.74	11,037.26	40.88 %
100-11-55314-0000000	CO - Radar	8,000.00	8,000.00	3,300.00	3,300.00	4,700.00	58.75 %
100-11-55316-0000000	CO - Ballistic Vests & Shields	8,500.00	8,500.00	0.00	4,607.86	3,892.14	45.79 %
100-11-55317-0000000	CO - Patrol Weapons	26,000.00	26,000.00	4,409.95	29,607.34	-3,607.34	-13.87 %
100-11-55318-0000000	CO - Traffic Equipment	25,000.00	25,000.00	0.00	25,000.00	0.00	0.00 %
100-11-55319-0000000	CO - Investigate & Testing Equipme...	12,000.00	12,000.00	1,025.00	13,539.97	-1,539.97	-12.83 %
100-11-55325-0000000	CO - Heavey Equipment Upkeep	11,800.00	11,800.00	1,399.00	1,189.13	10,610.87	89.92 %
100-11-55396-0000000	CO - Vehicle Replacement - CPF 240...	15,000.00	15,000.00	0.00	0.00	15,000.00	100.00 %
100-11-55412-0000000	CO - Public Safety Technology	107,000.00	107,000.00	0.00	110,039.88	-3,039.88	-2.84 %
Department: 11 - Police Total:		2,707,372.00	2,707,372.00	234,528.31	2,652,298.61	55,073.39	2.03%
Department: 12 - Public Works							
100-12-51010-0000000	Wages	225,161.00	225,161.00	16,246.61	198,292.59	26,868.41	11.93 %
100-12-51015-0000000	Overtime	5,500.00	5,500.00	660.18	4,831.52	668.48	12.15 %
100-12-51020-0000000	Payroll Taxes	17,832.00	17,832.00	1,280.99	15,926.96	1,905.04	10.68 %
100-12-51100-0000000	Health Insurance	41,792.00	41,792.00	2,773.30	33,102.29	8,689.71	20.79 %
100-12-51120-0000000	Unemployment Insurance	878.00	878.00	13.28	452.15	425.85	48.50 %
100-12-51130-0000000	Workers Comp	6,713.00	6,713.00	350.16	4,759.61	1,953.39	29.10 %
100-12-51150-0000000	Retirement Expense	21,909.00	21,909.00	1,604.58	19,655.06	2,253.94	10.29 %
100-12-51160-0000000	Employee Assistance Program	375.00	375.00	0.00	450.00	-75.00	-20.00 %
100-12-52110-0000000	Engineering	110,000.00	110,000.00	54,980.61	239,460.53	-129,460.53	-117.69 %
100-12-52210-0000000	Auto Repairs	6,000.00	6,000.00	80.81	5,090.70	909.30	15.16 %
100-12-52221-0000000	Bldg Repairs-City Hall	26,000.00	26,000.00	889.63	5,801.19	20,198.81	77.69 %
100-12-52222-0000000	Bldg Repairs - Comm Center	5,000.00	5,000.00	309.05	1,991.11	3,008.89	60.18 %
100-12-52224-0000000	City Hall Cleaning	13,000.00	13,000.00	1,200.00	12,480.00	520.00	4.00 %
100-12-52231-0000000	Park Maint - Memory Pk	10,000.00	10,000.00	197.39	20,750.04	-10,750.04	-107.50 %
100-12-52232-0000000	Park Maint - Fernland	10,000.00	10,000.00	-1.24	15,535.10	-5,535.10	-55.35 %
100-12-52233-0000000	Park Maint - Cedar Brake Park	10,000.00	10,000.00	473.78	24,530.21	-14,530.21	-145.30 %
100-12-52234-0000000	Park Maint - Homecoming Park	10,000.00	10,000.00	593.61	1,581.33	8,418.67	84.19 %
100-12-52235-0000000	Mowing	140,000.00	140,000.00	19,100.00	133,410.00	6,590.00	4.71 %
100-12-52240-0000000	Downtown Repairs	2,000.00	2,000.00	0.00	337.44	1,662.56	83.13 %
100-12-52250-0000000	Vehicles & Equipment - Maint	3,500.00	3,500.00	342.65	3,967.89	-467.89	-13.37 %
100-12-52255-0000000	Equipment repairs	4,000.00	4,000.00	0.00	6,487.68	-2,487.68	-62.19 %
100-12-52265-0000000	Streets - Contract Labor	250,000.00	250,000.00	0.00	69,000.48	180,999.52	72.40 %
100-12-52270-0000000	Mosquito Spraying	6,500.00	6,500.00	1,800.00	8,100.00	-1,600.00	-24.62 %
100-12-52410-0000000	Telephone	9,000.00	9,000.00	1,074.43	8,383.51	616.49	6.85 %
100-12-52421-0000000	Utilities - Street Lights	15,500.00	15,500.00	2,840.35	17,135.98	-1,635.98	-10.55 %
100-12-52422-0000000	Utilities - Downtown Utilities	1,500.00	1,500.00	76.03	1,063.70	436.30	29.09 %
100-12-52423-0000000	Utilities - Cedar Brake Park	2,200.00	2,200.00	246.32	2,090.86	109.14	4.96 %
100-12-52424-0000000	Utilities - Homecoming Park	1,200.00	1,200.00	121.86	988.46	211.54	17.63 %
100-12-52425-0000000	Utilities - Fernland Park	6,000.00	6,000.00	572.47	5,470.54	529.46	8.82 %
100-12-52426-0000000	Utilities - City Hall	14,300.00	14,300.00	3,142.48	13,225.43	1,074.57	7.51 %
100-12-52427-0000000	Utilities - Community Center Buildi...	6,500.00	6,500.00	960.61	8,453.05	-1,953.05	-30.05 %
100-12-52428-0000000	Utilities - Memory Park	9,000.00	9,000.00	2,078.61	18,552.94	-9,552.94	-106.14 %
100-12-52429-0000000	Utilities - 213 Prairie	1,885.00	1,885.00	505.96	1,563.20	321.80	17.07 %
100-12-52430-0000000	Utilities - Electronic Sign-City	1,590.00	1,590.00	153.13	844.42	745.58	46.89 %
100-12-52549-0000000	Computer Technology	22,000.00	22,000.00	1,355.23	24,136.01	-2,136.01	-9.71 %
100-12-53100-0000000	Operating Supplies	8,000.00	8,000.00	110.70	3,766.97	4,233.03	52.91 %
100-12-53105-0000000	Printing & Office supplies	1,600.00	1,600.00	419.80	2,492.38	-892.38	-55.77 %

Budget Report

For Fiscal: 2024-2025 Period Ending: 09/30/2025

		Original Total Budget	Current Total Budget	Period Activity	Fiscal Activity	Variance Favorable (Unfavorable)	Percent Remaining
100-12-53106-0000000	Postage	750.00	750.00	0.00	0.00	750.00	100.00 %
100-12-53130-0000000	Uniforms & Safety Equip	4,700.00	4,700.00	289.22	3,045.61	1,654.39	35.20 %
100-12-53133-0000000	Tools	3,300.00	3,300.00	100.33	3,554.51	-254.51	-7.71 %
100-12-53140-0000000	Fuel	14,000.00	14,000.00	1,888.98	11,422.52	2,577.48	18.41 %
100-12-53180-0000000	Cedar Break Park - S&E	2,000.00	2,000.00	106.93	1,512.17	487.83	24.39 %
100-12-53181-0000000	Homecoming Park - S&E	2,000.00	2,000.00	106.94	881.56	1,118.44	55.92 %
100-12-53182-0000000	Fernland Park -S&E	2,000.00	2,000.00	212.13	1,591.97	408.03	20.40 %
100-12-53183-0000000	Memory Park - S&E	2,000.00	2,000.00	106.94	739.13	1,260.87	63.04 %
100-12-53184-0000000	Community Building - S&E	2,000.00	2,000.00	106.94	657.11	1,342.89	67.14 %
100-12-53220-0000000	Street Repairs - Minor	10,000.00	10,000.00	0.00	1,326.56	8,673.44	86.73 %
100-12-53230-0000000	Streets & Drainage - S&E	2,000.00	2,000.00	434.81	809.81	1,190.19	59.51 %
100-12-53235-0000000	Culverts	1,000.00	1,000.00	0.00	950.46	49.54	4.95 %
100-12-53338-0000000	Street Signs	3,300.00	3,300.00	165.78	2,014.65	1,285.35	38.95 %
100-12-53410-0000000	Travel & Training	5,500.00	5,500.00	0.00	3,609.94	1,890.06	34.36 %
100-12-53420-0000000	Community Relations	1,000.00	1,000.00	0.00	0.00	1,000.00	100.00 %
100-12-53425-0000000	Dues & Subscriptions	2,000.00	2,000.00	0.00	1,433.09	566.91	28.35 %
100-12-53431-0000000	Insurance - Liability	5,027.00	5,027.00	598.89	8,386.96	-3,359.96	-66.84 %
100-12-53432-0000000	Insurance - Property	1,528.00	1,528.00	125.15	1,972.50	-444.50	-29.09 %
100-12-53451-0000000	Misc Expenses - Other	1,000.00	1,000.00	0.00	186.32	813.68	81.37 %
100-12-55110-0000000	CO - General Improvements	20,000.00	20,000.00	0.00	3,894.76	16,105.24	80.53 %
100-12-55120-0000000	CO - Drainage Improvements	10,000.00	10,000.00	0.00	0.00	10,000.00	100.00 %
100-12-55185-0000000	CO - Park Improvements	40,000.00	40,000.00	0.00	0.00	40,000.00	100.00 %
100-12-55313-0000000	CO - Computers Equipment	0.00	0.00	0.00	474.94	-474.94	0.00 %
100-12-55320-0000000	CO - Public Works Items	23,000.00	23,000.00	1,004.30	24,537.60	-1,537.60	-6.69 %
Department: 12 - Public Works Total:		1,184,540.00	1,184,540.00	121,800.71	1,007,163.50	177,376.50	14.97%
Department: 13 - Court							
100-13-51010-0000000	Wages	176,058.00	176,058.00	13,842.77	169,481.47	6,576.53	3.74 %
100-13-51015-0000000	Overtime	2,400.00	2,400.00	0.00	2,366.58	33.42	1.39 %
100-13-51020-0000000	Payroll Taxes	13,786.00	13,786.00	1,015.25	13,085.04	700.96	5.08 %
100-13-51100-0000000	Health Insurance	35,075.00	35,075.00	2,968.84	35,550.85	-475.85	-1.36 %
100-13-51120-0000000	Unemployment Insurance	351.00	351.00	0.00	189.00	162.00	46.15 %
100-13-51130-0000000	Workers Comp	478.00	478.00	50.02	447.52	30.48	6.38 %
100-13-51150-0000000	Retirement Expense	19,264.00	19,264.00	1,479.79	18,847.18	416.82	2.16 %
100-13-51160-0000000	Employee Assistance Program	375.00	375.00	0.00	385.71	-10.71	-2.86 %
100-13-52130-0000000	Judge's Fee	12,000.00	12,000.00	750.00	10,000.00	2,000.00	16.67 %
100-13-52135-0000000	Prosecutors Fees	10,000.00	10,000.00	900.00	10,350.00	-350.00	-3.50 %
100-13-52310-0000000	Copier/Fax Machine	11,500.00	11,500.00	906.70	10,298.78	1,201.22	10.45 %
100-13-52410-0000000	Telephone	5,350.00	5,350.00	814.84	5,013.23	336.77	6.29 %
100-13-52506-0000000	Records Mgt/Retention	1,600.00	1,600.00	1,504.00	1,504.00	96.00	6.00 %
100-13-52512-0000000	General Consultant Fees	0.00	0.00	0.00	374.50	-374.50	0.00 %
100-13-52519-0000000	Records Shredding	350.00	350.00	0.00	404.87	-54.87	-15.68 %
100-13-52549-0000000	Computer Technology	30,000.00	30,000.00	1,355.23	26,562.84	3,437.16	11.46 %
100-13-53100-0000000	Operating Supplies	2,500.00	2,500.00	0.00	2,623.45	-123.45	-4.94 %
100-13-53105-0000000	Printing & Office supplies	1,400.00	1,400.00	61.47	689.00	711.00	50.79 %
100-13-53106-0000000	Postage	3,500.00	3,500.00	179.62	4,577.42	-1,077.42	-30.78 %
100-13-53130-0000000	Uniforms & Safety Equip	100.00	100.00	0.00	0.00	100.00	100.00 %
100-13-53410-0000000	Travel & Training	2,000.00	2,000.00	466.00	2,532.30	-532.30	-26.62 %
100-13-53420-0000000	Community Relations	400.00	400.00	0.00	0.00	400.00	100.00 %
100-13-53425-0000000	Dues & Subscriptions	300.00	300.00	0.00	240.00	60.00	20.00 %
100-13-53431-0000000	Insurance - Liability	1,948.00	1,948.00	249.13	3,062.96	-1,114.96	-57.24 %
100-13-53432-0000000	Insurance - Property	2,708.00	2,708.00	241.55	2,888.60	-180.60	-6.67 %
100-13-53433-0000000	Crime Insurance	500.00	500.00	40.71	488.52	11.48	2.30 %
100-13-53451-0000000	Misc Expenses - Other	100.00	100.00	0.00	0.00	100.00	100.00 %
100-13-55310-0000000	CO - Furniture	3,000.00	3,000.00	0.00	0.00	3,000.00	100.00 %
Department: 13 - Court Total:		337,043.00	337,043.00	26,825.92	321,963.82	15,079.18	4.47%
Expense Total:		6,784,751.00	6,784,751.00	737,377.35	6,795,761.64	-11,010.64	-0.16%
Fund: 100 - General Fund Surplus (Deficit):		171,401.00	171,401.00	-109,431.82	844,649.09	673,248.09	-392.79%

Budget Report

For Fiscal: 2024-2025 Period Ending: 09/30/2025

		Original Total Budget	Current Total Budget	Period Activity	Fiscal Activity	Variance Favorable (Unfavorable)	Percent Remaining
Fund: 150 - Montgomery PID							
Revenue							
Department: 00 - Revenue							
150-00-41150-0000000	PID Tax Revenue	46,595.00	46,595.00	0.00	46,269.35	-325.65	0.70 %
	Department: 00 - Revenue Total:	46,595.00	46,595.00	0.00	46,269.35	-325.65	0.70%
	Revenue Total:	46,595.00	46,595.00	0.00	46,269.35	-325.65	0.70%
Expense							
Department: 15 - Montgomery PID							
150-15-54150-0000000	PID Property Tax Reimb	45,995.00	45,995.00	0.00	0.00	45,995.00	100.00 %
	Department: 15 - Montgomery PID Total:	45,995.00	45,995.00	0.00	0.00	45,995.00	100.00%
	Expense Total:	45,995.00	45,995.00	0.00	0.00	45,995.00	100.00%
	Fund: 150 - Montgomery PID Surplus (Deficit):	600.00	600.00	0.00	46,269.35	45,669.35	-7,611.56%
Fund: 200 - Capital Projects							
Revenue							
Department: 00 - Revenue							
200-00-43401-0000000	Other - Proceeds GLO	0.00	0.00	0.00	3,368.00	3,368.00	0.00 %
200-00-46210-0000000	Interest Income - Inv	0.00	0.00	17,521.62	217,437.12	217,437.12	0.00 %
200-00-46835-0000000	Transfers In - Impact Fees	0.00	0.00	167,852.00	636,986.00	636,986.00	0.00 %
200-00-46849-0000000	Transfers In - MEDC - Other	0.00	0.00	16,666.67	200,000.00	200,000.00	0.00 %
200-00-49205-0000000	Developer Contributions	0.00	0.00	0.00	2,205,646.10	2,205,646.10	0.00 %
200-00-49210-0000000	Sale of Capital Asset	0.00	0.00	0.00	968,567.42	968,567.42	0.00 %
	Department: 00 - Revenue Total:	0.00	0.00	202,040.29	4,232,004.64	4,232,004.64	0.00%
	Revenue Total:	0.00	0.00	202,040.29	4,232,004.64	4,232,004.64	0.00%
Expense							
Department: 20 - Capital Projects							
200-20-52110-0000400	Eng - Old Plantersville Waterline Ext	0.00	0.00	2,532.50	54,885.12	-54,885.12	0.00 %
200-20-52110-0000500	Eng - Old Plantersville Force Main E...	0.00	0.00	0.00	5,486.25	-5,486.25	0.00 %
200-20-52110-0001100	Eng - Sanitary Sewer & Manhole Re...	0.00	0.00	1,968.50	21,139.75	-21,139.75	0.00 %
200-20-52110-0001400	Eng - Buffalo Springs Dr. Road Impr.	0.00	0.00	0.00	3,348.00	-3,348.00	0.00 %
200-20-52110-0001500	Eng - Buffalo Springs Dr & SH-105 T...	0.00	0.00	0.00	7,274.25	-7,274.25	0.00 %
200-20-52110-0001600	Eng - WP #2 Improvements	0.00	0.00	14,347.76	64,764.97	-64,764.97	0.00 %
200-20-52110-0001700	Eng - FM 1097 Sanitary Sewer Impr...	0.00	0.00	0.00	34,662.93	-34,662.93	0.00 %
200-20-52110-0001800	Eng - Lone Star Pkwy WL Ext	0.00	0.00	6,119.06	44,369.06	-44,369.06	0.00 %
200-20-52110-0001900	Eng - LS 10 Improvements Phase II	0.00	0.00	2,850.00	52,819.06	-52,819.06	0.00 %
200-20-52110-0002000	Eng - LS 5 Relocation	0.00	0.00	25,170.18	102,412.68	-102,412.68	0.00 %
200-20-52110-0002100	Eng-WP #3 Booster Pump Add	0.00	0.00	6,177.81	13,031.56	-13,031.56	0.00 %
200-20-52110-0002200	Eng-College St Drainage	0.00	0.00	2,662.81	45,902.81	-45,902.81	0.00 %
200-20-52110-4690706	Eng - WP #4	0.00	0.00	60,877.50	60,877.50	-60,877.50	0.00 %
200-20-52111-0002400	Eng - Town Creek WWTP Exp	0.00	0.00	162,088.60	232,347.30	-232,347.30	0.00 %
200-20-52515-017B366	Grant Admin Expenses - GLO All Pro...	0.00	0.00	0.00	3,368.00	-3,368.00	0.00 %
200-20-53450-0000400	Misc - Old Plantersville Waterline Ext	0.00	0.00	0.00	5,271.00	-5,271.00	0.00 %
200-20-53450-0001100	Misc - Sanitary Sewer & Manhole R...	0.00	0.00	0.00	895.00	-895.00	0.00 %
200-20-55130-0000400	Cons - Old Plantersville Waterline E...	0.00	0.00	13,842.00	1,017,344.00	-1,017,344.00	0.00 %
200-20-55130-0001600	Cons - WP #2 Improvements	0.00	0.00	131,850.00	2,061,594.00	-2,061,594.00	0.00 %
200-20-55135-0000500	Cons - Old Plantersville Force Main	0.00	0.00	18,305.83	1,749.83	-1,749.83	0.00 %
200-20-55135-0001100	Cons - Sanitary Sewer & Manhole R...	0.00	0.00	0.00	190,197.04	-190,197.04	0.00 %
200-20-55135-0001101	Cons - 2023 Sanitary Sewer Rehab ...	0.00	0.00	0.00	1,127.00	-1,127.00	0.00 %
200-20-55135-0001700	Cons - FM 1097 Sanitary Sewer Imp...	0.00	0.00	0.00	112,404.00	-112,404.00	0.00 %
200-20-55140-0001400	Cons - Buffalo Springs Dr Road Impr	0.00	0.00	0.00	-27,955.50	27,955.50	0.00 %
200-20-55140-0001500	Cons - Buffalo Springs Dr & SH 105 T...	0.00	0.00	0.00	7,777.00	-7,777.00	0.00 %
	Department: 20 - Capital Projects Total:	0.00	0.00	448,792.55	4,117,092.61	-4,117,092.61	0.00%
	Expense Total:	0.00	0.00	448,792.55	4,117,092.61	-4,117,092.61	0.00%
	Fund: 200 - Capital Projects Surplus (Deficit):	0.00	0.00	-246,752.26	114,912.03	114,912.03	0.00%

Budget Report

For Fiscal: 2024-2025 Period Ending: 09/30/2025

		Original Total Budget	Current Total Budget	Period Activity	Fiscal Activity	Variance Favorable (Unfavorable)	Percent Remaining
Fund: 300 - Water & Sewer							
Revenue							
Department: 00 - Revenue							
300-00-44200-0000000	Late Charges	18,200.00	18,200.00	2,157.75	22,903.62	4,703.62	125.84 %
300-00-44225-0000000	Meter Box Replacement	1,500.00	1,500.00	540.00	1,710.00	210.00	114.00 %
300-00-44230-0000000	Returned Check Fee	500.00	500.00	30.00	60.00	-440.00	88.00 %
300-00-44235-0000000	EndPoint Charge	500.00	500.00	0.00	1,085.00	585.00	217.00 %
300-00-44240-0000000	Impact Fees - Capital Cost	1,170,000.00	1,170,000.00	167,852.00	636,986.00	-533,014.00	45.56 %
300-00-44250-0000000	Credit Card Fees	10,000.00	10,000.00	1,336.08	17,022.46	7,022.46	170.22 %
300-00-44255-0000000	Disconnect Reconnect	4,000.00	4,000.00	500.00	8,950.00	4,950.00	223.75 %
300-00-45110-0000000	Water Revenue	916,000.00	916,000.00	112,859.15	1,068,346.55	152,346.55	116.63 %
300-00-45115-0000000	Tap Fees/Inspections	450,000.00	450,000.00	52,993.50	402,514.20	-47,485.80	10.55 %
300-00-45116-0000000	Backflow Testing	1,000.00	1,000.00	0.00	0.00	-1,000.00	100.00 %
300-00-45120-0000000	Sewer Revenue	887,000.00	887,000.00	87,972.80	876,890.75	-10,109.25	1.14 %
300-00-45130-0000000	Solid Waste Revenue	285,300.00	285,300.00	28,269.96	316,352.15	31,052.15	110.88 %
300-00-45140-0000000	Grease Trap Inspections	35,000.00	35,000.00	2,990.00	34,580.00	-420.00	1.20 %
300-00-45150-0000000	Application Fee	6,000.00	6,000.00	1,710.00	11,340.00	5,340.00	189.00 %
300-00-45155-0000000	Utility Contracts	2,000.00	2,000.00	-119.96	2,723.36	723.36	136.17 %
300-00-45410-0000000	Lone Star Ground Water Revenue	9,360.00	9,360.00	1,313.48	12,070.60	2,710.60	128.96 %
300-00-45420-0000000	Groundwater Reduction Revenue	213,200.00	213,200.00	30,960.60	284,512.80	71,312.80	133.45 %
300-00-46200-0000000	Interest Income	1,000.00	1,000.00	909.87	15,406.05	14,406.05	1,540.61 %
300-00-46210-0000000	Interest Income - Inv	80,000.00	80,000.00	6,517.25	81,601.51	1,601.51	102.00 %
300-00-46895-0000000	Use of Surplus Funds	196,193.00	196,193.00	0.00	0.00	-196,193.00	100.00 %
Department: 00 - Revenue Total:		4,286,753.00	4,286,753.00	498,792.48	3,795,055.05	-491,697.95	11.47%
Revenue Total:		4,286,753.00	4,286,753.00	498,792.48	3,795,055.05	-491,697.95	11.47%
Expense							
Department: 30 - Water & Sewer							
300-30-51010-0000000	Wages	468,671.00	468,671.00	33,227.35	411,839.10	56,831.90	12.13 %
300-30-51015-0000000	Overtime	5,500.00	5,500.00	660.17	5,200.20	299.80	5.45 %
300-30-51020-0000000	Payroll Taxes	36,646.00	36,646.00	2,497.18	31,477.47	5,168.53	14.10 %
300-30-51100-0000000	Health Insurance	92,777.00	92,777.00	6,616.24	79,643.00	13,134.00	14.16 %
300-30-51120-0000000	Unemployment Insurance	790.00	790.00	20.88	572.78	217.22	27.50 %
300-30-51130-0000000	Workers Comp	10,892.00	10,892.00	650.29	8,691.40	2,200.60	20.20 %
300-30-51150-0000000	Retirement Expense	51,208.00	51,208.00	3,622.46	42,708.10	8,499.90	16.60 %
300-30-51160-0000000	Employee Assistance Program	782.00	782.00	0.00	835.70	-53.70	-6.87 %
300-30-52110-0000000	Engineering	110,000.00	110,000.00	34,628.25	219,159.88	-109,159.88	-99.24 %
300-30-52215-0000000	Repairs & Maintenance	325,000.00	325,000.00	35,428.36	301,474.12	23,525.88	7.24 %
300-30-52219-0000000	Backflow Testing	2,000.00	2,000.00	0.00	0.00	2,000.00	100.00 %
300-30-52245-0000000	Operator	52,500.00	52,500.00	8,550.00	55,575.00	-3,075.00	-5.86 %
300-30-52250-0000000	Vehicles & Equipment - Maint	3,500.00	3,500.00	423.48	4,263.65	-763.65	-21.82 %
300-30-52255-0000000	Utility Projects - Prev Maint	224,000.00	224,000.00	8,944.68	113,501.12	110,498.88	49.33 %
300-30-52310-0000000	Copier/Fax Machine	3,000.00	3,000.00	204.55	1,839.80	1,160.20	38.67 %
300-30-52410-0000000	Telephone	14,750.00	14,750.00	1,447.27	11,875.39	2,874.61	19.49 %
300-30-52431-0000000	Utilities - Water Plants	110,000.00	110,000.00	17,646.93	96,664.79	13,335.21	12.12 %
300-30-52432-0000000	Utilities - WWTP	80,000.00	80,000.00	13,210.19	80,059.99	-59.99	-0.07 %
300-30-52433-0000000	Utilities - Lift Stations	24,200.00	24,200.00	3,399.09	21,729.03	2,470.97	10.21 %
300-30-52441-0000000	Gas For Generators	1,320.00	1,320.00	-39.46	971.65	348.35	26.39 %
300-30-52501-0000000	Advertising/Promotion	1,500.00	1,500.00	0.00	0.00	1,500.00	100.00 %
300-30-52525-0000000	Testing	15,000.00	15,000.00	3,058.90	21,570.90	-6,570.90	-43.81 %
300-30-52530-0000000	Billing & Collections	35,000.00	35,000.00	5,380.93	37,709.42	-2,709.42	-7.74 %
300-30-52531-0000000	Sludge Hauling	75,000.00	75,000.00	0.00	30,716.60	44,283.40	59.04 %
300-30-52532-0000000	Tap Fees & Inspections	75,000.00	75,000.00	10,656.72	108,886.32	-33,886.32	-45.18 %
300-30-52533-0000000	Garbage Pickup	282,300.00	282,300.00	25,106.94	296,143.19	-13,843.19	-4.90 %
300-30-52546-0000000	Support Staff	0.00	0.00	0.00	6,094.44	-6,094.44	0.00 %
300-30-52549-0000000	Computer Technology	24,000.00	24,000.00	1,396.23	28,331.90	-4,331.90	-18.05 %
300-30-53100-0000000	Operating Supplies	80,000.00	80,000.00	23,208.14	120,844.65	-40,844.65	-51.06 %
300-30-53101-0000000	Supplies & Equipment	1,500.00	1,500.00	0.00	162.36	1,337.64	89.18 %
300-30-53105-0000000	Printing & Office Supplies	1,200.00	1,200.00	419.85	1,436.42	-236.42	-19.70 %

Budget Report

For Fiscal: 2024-2025 Period Ending: 09/30/2025

		Original Total Budget	Current Total Budget	Period Activity	Fiscal Activity	Variance Favorable (Unfavorable)	Percent Remaining
300-30-53106-0000000	Postage	1,500.00	1,500.00	179.68	474.09	1,025.91	68.39 %
300-30-53130-0000000	Uniforms & Safety Equip	4,700.00	4,700.00	289.24	3,045.84	1,654.16	35.19 %
300-30-53140-0000000	Fuel	14,000.00	14,000.00	1,888.98	15,835.08	-1,835.08	-13.11 %
300-30-53210-0000000	Chemicals	50,000.00	50,000.00	12,324.77	70,701.00	-20,701.00	-41.40 %
300-30-53410-0000000	Travel & Training	5,500.00	5,500.00	0.00	3,609.92	1,890.08	34.37 %
300-30-53425-0000000	Dues & Subscriptions	2,000.00	2,000.00	0.00	976.07	1,023.93	51.20 %
300-30-53431-0000000	Insurance - Liability	4,978.00	4,978.00	598.89	8,386.96	-3,408.96	-68.48 %
300-30-53432-0000000	Insurance - Property	48,440.00	48,440.00	4,265.90	51,491.68	-3,051.68	-6.30 %
300-30-53433-0000000	Crime Insurance	500.00	500.00	40.71	488.52	11.48	2.30 %
300-30-53440-0000000	Employee Appreciation	2,000.00	2,000.00	0.00	1,021.62	978.38	48.92 %
300-30-53451-0000000	Misc Expenses - Other	1,000.00	1,000.00	0.00	147.50	852.50	85.25 %
300-30-53454-0000000	CC Merchant Fees	35,000.00	35,000.00	2,604.72	23,623.66	11,376.34	32.50 %
300-30-53460-0000000	Operating Permits & Licenses	30,000.00	30,000.00	0.00	37,631.60	-7,631.60	-25.44 %
300-30-54225-0000000	Impact Fees Transfer to CPF	1,170,000.00	1,170,000.00	167,852.00	636,986.00	533,014.00	45.56 %
300-30-54250-0000000	Transfer to Debt Service	686,099.00	686,099.00	57,174.92	686,099.00	0.00	0.00 %
300-30-55330-0000000	CO - Water & Sewer Items	23,000.00	23,000.00	1,004.30	24,537.61	-1,537.61	-6.69 %
Department: 30 - Water & Sewer Total:		4,286,753.00	4,286,753.00	488,589.73	3,705,034.52	581,718.48	13.57%
Expense Total:		4,286,753.00	4,286,753.00	488,589.73	3,705,034.52	581,718.48	13.57%
Fund: 300 - Water & Sewer Surplus (Deficit):		0.00	0.00	10,202.75	90,020.53	90,020.53	0.00%
Fund: 400 - MEDC							
Revenue							
Department: 00 - Revenue							
400-00-41400-0000000	Sales Tax	865,000.00	865,000.00	57,547.44	934,989.53	69,989.53	108.09 %
400-00-45300-0000000	Events Revenue	7,000.00	7,000.00	0.00	8,298.66	1,298.66	118.55 %
400-00-46200-0000000	Interest Income	80,000.00	80,000.00	9,566.67	113,881.49	33,881.49	142.35 %
Department: 00 - Revenue Total:		952,000.00	952,000.00	67,114.11	1,057,169.68	105,169.68	11.05%
Revenue Total:		952,000.00	952,000.00	67,114.11	1,057,169.68	105,169.68	11.05%
Expense							
Department: 40 - MEDC							
400-40-52100-0000000	Legal Fees	0.00	0.00	2,071.00	18,974.50	-18,974.50	0.00 %
400-40-52501-0000000	Advertising/Promotion	0.00	0.00	29,300.00	29,300.00	-29,300.00	0.00 %
400-40-52502-0000000	Legal Notices & Publications	0.00	0.00	188.88	344.88	-344.88	0.00 %
400-40-52505-0000000	Social Media Advertising	3,400.00	3,400.00	0.00	2,659.09	740.91	21.79 %
400-40-52512-0000000	Consulting/Professional Serv	254,164.00	254,164.00	0.00	6,379.99	247,784.01	97.49 %
400-40-52593-0000000	Historical Signage	1,000.00	1,000.00	0.00	0.00	1,000.00	100.00 %
400-40-53310-0000000	Brochures / Printed Lit	1,500.00	1,500.00	0.00	342.00	1,158.00	77.20 %
400-40-53410-0000000	Travel & Training	6,000.00	6,000.00	25.00	4,889.95	1,110.05	18.50 %
400-40-53425-0000000	Dues & Subscriptions	1,200.00	1,200.00	42.88	858.39	341.61	28.47 %
400-40-53451-0000000	Misc Expenses - Other	500.00	500.00	0.00	435.51	64.49	12.90 %
400-40-54110-0000000	380 Sales Tax Rebate	180,000.00	180,000.00	0.00	0.00	180,000.00	100.00 %
400-40-54115-0000000	Econ Dev Grant Prog	20,000.00	20,000.00	0.00	76,621.65	-56,621.65	-283.11 %
400-40-54210-0000000	Transfer Out - General Fund	187,354.00	187,354.00	15,612.83	187,354.00	0.00	0.00 %
400-40-54220-0000000	Transfer to Capital Projects	200,000.00	200,000.00	16,666.67	200,000.00	0.00	0.00 %
400-40-54410-0000000	Quality of Life - Events	76,000.00	76,000.00	75.98	61,064.27	14,935.73	19.65 %
400-40-55180-0000000	Land Acquisition	0.00	0.00	228,778.71	231,078.71	-231,078.71	0.00 %
Department: 40 - MEDC Total:		931,118.00	931,118.00	292,761.95	820,302.94	110,815.06	11.90%
Expense Total:		931,118.00	931,118.00	292,761.95	820,302.94	110,815.06	11.90%
Fund: 400 - MEDC Surplus (Deficit):		20,882.00	20,882.00	-225,647.84	236,866.74	215,984.74	-1,034.31%
Fund: 500 - Debt Service							
Revenue							
Department: 00 - Revenue							
500-00-41100-0000000	Ad Valorem Taxes - Current	475,750.00	475,750.00	1,090.38	484,205.95	8,455.95	101.78 %
500-00-41110-0000000	Ad Valorem Taxes - Delinquent	3,000.00	3,000.00	37.96	12,143.51	9,143.51	404.78 %
500-00-41120-0000000	Penalty & Interest - Current	2,000.00	2,000.00	196.72	2,308.85	308.85	115.44 %
500-00-41130-0000000	Penalty & Interest - Delinquent	1,000.00	1,000.00	24.26	1,171.92	171.92	117.19 %
500-00-46200-0000000	Interest Income	1,000.00	1,000.00	466.98	6,186.00	5,186.00	618.60 %

Budget Report

For Fiscal: 2024-2025 Period Ending: 09/30/2025

		Original Total Budget	Current Total Budget	Period Activity	Fiscal Activity	Variance Favorable (Unfavorable)	Percent Remaining
500-00-46210-0000000	Interest Income - Inv	100.00	100.00	511.99	5,615.69	5,515.69	5,615.69 %
500-00-46898-0000000	Transfers In - Water & Sewer Funds	684,899.00	684,899.00	57,174.92	686,099.00	1,200.00	100.18 %
Department: 00 - Revenue Total:		1,167,749.00	1,167,749.00	59,503.21	1,197,730.92	29,981.92	2.57%
Revenue Total:		1,167,749.00	1,167,749.00	59,503.21	1,197,730.92	29,981.92	2.57%
Expense							
Department: 50 - Debt Service							
500-50-56100-0000000	Bond Principal	805,000.00	805,000.00	0.00	754,549.75	50,450.25	6.27 %
500-50-56200-0000000	Interest Expense	352,401.00	352,401.00	0.00	402,850.75	-50,449.75	-14.32 %
500-50-56300-0000000	Paying Agent Fees	2,200.00	2,200.00	0.00	2,000.00	200.00	9.09 %
Department: 50 - Debt Service Total:		1,159,601.00	1,159,601.00	0.00	1,159,400.50	200.50	0.02%
Expense Total:		1,159,601.00	1,159,601.00	0.00	1,159,400.50	200.50	0.02%
Fund: 500 - Debt Service Surplus (Deficit):		8,148.00	8,148.00	59,503.21	38,330.42	30,182.42	-370.43%
Fund: 700 - Court Security							
Revenue							
Department: 00 - Revenue							
700-00-44170-0000000	Court Security Fees	7,400.00	7,400.00	808.23	9,084.05	1,684.05	122.76 %
700-00-46200-0000000	Interest Income	5.00	5.00	67.77	625.58	620.58	12,511.60 %
Department: 00 - Revenue Total:		7,405.00	7,405.00	876.00	9,709.63	2,304.63	31.12%
Revenue Total:		7,405.00	7,405.00	876.00	9,709.63	2,304.63	31.12%
Expense							
Department: 70 - Court Security							
700-70-52555-0000000	Security Services	2,300.00	2,300.00	0.00	0.00	2,300.00	100.00 %
Department: 70 - Court Security Total:		2,300.00	2,300.00	0.00	0.00	2,300.00	100.00%
Expense Total:		2,300.00	2,300.00	0.00	0.00	2,300.00	100.00%
Fund: 700 - Court Security Surplus (Deficit):		5,105.00	5,105.00	876.00	9,709.63	4,604.63	-90.20%
Fund: 710 - Child Safety							
Revenue							
Department: 00 - Revenue							
710-00-44120-0000000	MC-Child Safety Fees	100.00	100.00	0.00	147.33	47.33	147.33 %
710-00-46200-0000000	Interest Income	1.00	1.00	0.93	8.01	7.01	801.00 %
Department: 00 - Revenue Total:		101.00	101.00	0.93	155.34	54.34	53.80%
Revenue Total:		101.00	101.00	0.93	155.34	54.34	53.80%
Fund: 710 - Child Safety Total:		101.00	101.00	0.93	155.34	54.34	53.80%
Fund: 720 - Truancy Prevention							
Revenue							
Department: 00 - Revenue							
720-00-44172-0000000	MC-Truancy Prevention Fees	7,000.00	7,000.00	812.47	9,132.05	2,132.05	130.46 %
720-00-46200-0000000	Interest Income	5.00	5.00	57.05	493.05	488.05	9,861.00 %
Department: 00 - Revenue Total:		7,005.00	7,005.00	869.52	9,625.10	2,620.10	37.40%
Revenue Total:		7,005.00	7,005.00	869.52	9,625.10	2,620.10	37.40%
Fund: 720 - Truancy Prevention Total:		7,005.00	7,005.00	869.52	9,625.10	2,620.10	37.40%
Fund: 730 - Jury - Local							
Revenue							
Department: 00 - Revenue							
730-00-44173-0000000	MC-Jury Fees	125.00	125.00	16.25	182.64	57.64	146.11 %
730-00-46200-0000000	Interest Income	1.00	1.00	0.62	3.43	2.43	343.00 %
Department: 00 - Revenue Total:		126.00	126.00	16.87	186.07	60.07	47.67%
Revenue Total:		126.00	126.00	16.87	186.07	60.07	47.67%
Fund: 730 - Jury - Local Total:		126.00	126.00	16.87	186.07	60.07	47.67%

Budget Report

For Fiscal: 2024-2025 Period Ending: 09/30/2025

		Original Total Budget	Current Total Budget	Period Activity	Fiscal Activity	Variance Favorable (Unfavorable)	Percent Remaining
Fund: 750 - Court Technology							
Revenue							
Department: 00 - Revenue							
750-00-44175-0000000	Court Technology Fees	6,000.00	6,000.00	668.39	7,531.04	1,531.04	125.52 %
750-00-44176-0000000	Court Efficiency Fees	50.00	50.00	0.00	0.00	-50.00	100.00 %
750-00-46200-0000000	Interest Income	40.00	40.00	133.88	1,471.12	1,431.12	3,677.80 %
	Department: 00 - Revenue Total:	6,090.00	6,090.00	802.27	9,002.16	2,912.16	47.82%
	Revenue Total:	6,090.00	6,090.00	802.27	9,002.16	2,912.16	47.82%
Expense							
Department: 75 - Court Technology							
750-75-52549-0000000	Computer Technology	1,000.00	1,000.00	0.00	999.62	0.38	0.04 %
	Department: 75 - Court Technology Total:	1,000.00	1,000.00	0.00	999.62	0.38	0.04%
	Expense Total:	1,000.00	1,000.00	0.00	999.62	0.38	0.04%
	Fund: 750 - Court Technology Surplus (Deficit):	5,090.00	5,090.00	802.27	8,002.54	2,912.54	-57.22%
Fund: 800 - Hotel Occupancy							
Revenue							
Department: 00 - Revenue							
800-00-41480-0000000	Hotel Occupancy Taxes	3,500.00	3,500.00	0.00	4,713.90	1,213.90	134.68 %
800-00-46200-0000000	Interest Income	40.00	40.00	96.48	1,125.30	1,085.30	2,813.25 %
	Department: 00 - Revenue Total:	3,540.00	3,540.00	96.48	5,839.20	2,299.20	64.95%
	Revenue Total:	3,540.00	3,540.00	96.48	5,839.20	2,299.20	64.95%
Expense							
Department: 80 - Hotel Occupancy							
800-80-53450-0000000	Misc Expenses	0.00	0.00	0.00	90.61	-90.61	0.00 %
800-80-54520-0000000	Tourism	3,500.00	3,500.00	0.00	2,000.00	1,500.00	42.86 %
	Department: 80 - Hotel Occupancy Total:	3,500.00	3,500.00	0.00	2,090.61	1,409.39	40.27%
	Expense Total:	3,500.00	3,500.00	0.00	2,090.61	1,409.39	40.27%
	Fund: 800 - Hotel Occupancy Surplus (Deficit):	40.00	40.00	96.48	3,748.59	3,708.59	-9,271.48%
Fund: 850 - Police Asset							
Revenue							
Department: 00 - Revenue							
850-00-44380-0000000	Police Asset Forfeitures	0.00	0.00	105.67	105.67	105.67	0.00 %
850-00-46200-0000000	Interest Income	0.00	0.00	52.03	633.69	633.69	0.00 %
	Department: 00 - Revenue Total:	0.00	0.00	157.70	739.36	739.36	0.00%
	Revenue Total:	0.00	0.00	157.70	739.36	739.36	0.00%
	Fund: 850 - Police Asset Total:	0.00	0.00	157.70	739.36	739.36	0.00%
Fund: 860 - Shop w/a Cop							
Revenue							
Department: 00 - Revenue							
860-00-46200-0000000	Interest Income	10.00	10.00	19.48	235.34	225.34	2,353.40 %
860-00-46386-0000000	Shop w/a Cop Donations	4,000.00	4,000.00	100.00	10,045.00	6,045.00	251.13 %
	Department: 00 - Revenue Total:	4,010.00	4,010.00	119.48	10,280.34	6,270.34	156.37%
	Revenue Total:	4,010.00	4,010.00	119.48	10,280.34	6,270.34	156.37%
Expense							
Department: 86 - Shop w/a Cop							
860-86-54510-0000000	Shop w/a Cop	4,000.00	4,000.00	0.00	4,395.37	-395.37	-9.88 %
	Department: 86 - Shop w/a Cop Total:	4,000.00	4,000.00	0.00	4,395.37	-395.37	-9.88%
	Expense Total:	4,000.00	4,000.00	0.00	4,395.37	-395.37	-9.88%
	Fund: 860 - Shop w/a Cop Surplus (Deficit):	10.00	10.00	119.48	5,884.97	5,874.97	58,749.70%

Budget Report

For Fiscal: 2024-2025 Period Ending: 09/30/2025

		Original Total Budget	Current Total Budget	Period Activity	Fiscal Activity	Variance Favorable (Unfavorable)	Percent Remaining
Fund: 880 - CCPD - Crime Control & Prevention District							
Revenue							
Department: 00 - Revenue							
880-00-41400-0000000	Sales Tax	0.00	0.00	57,547.44	472,487.21	472,487.21	0.00 %
880-00-46200-0000000	Interest Income	0.00	0.00	1,336.79	5,221.66	5,221.66	0.00 %
	Department: 00 - Revenue Total:	0.00	0.00	58,884.23	477,708.87	477,708.87	0.00%
	Revenue Total:	0.00	0.00	58,884.23	477,708.87	477,708.87	0.00%
Expense							
Department: 88 - CCPD							
880-88-52345-0000000	Building Lease	0.00	0.00	0.00	30,604.00	-30,604.00	0.00 %
880-88-52545-0000000	Election	0.00	0.00	0.00	17,929.00	-17,929.00	0.00 %
880-88-53410-0000000	Travel & Training	0.00	0.00	0.00	10,000.00	-10,000.00	0.00 %
880-88-53451-0000000	Misc Expenses - Other	0.00	0.00	2,450.00	2,450.00	-2,450.00	0.00 %
	Department: 88 - CCPD Total:	0.00	0.00	2,450.00	60,983.00	-60,983.00	0.00%
	Expense Total:	0.00	0.00	2,450.00	60,983.00	-60,983.00	0.00%
Fund: 880 - CCPD - Crime Control & Prevention District Surplus (Defi...		0.00	0.00	56,434.23	416,725.87	416,725.87	0.00%
	Report Surplus (Deficit):	218,508.00	218,508.00	-452,752.48	1,825,825.63	1,607,317.63	-735.59%

Budget Report

For Fiscal: 2024-2025 Period Ending: 09/30/2025

Fund Summary

Fund	Original Total Budget	Current Total Budget	Period Activity	Fiscal Activity	Variance Favorable (Unfavorable)
100 - General Fund	171,401.00	171,401.00	-109,431.82	844,649.09	673,248.09
150 - Montgomery PID	600.00	600.00	0.00	46,269.35	45,669.35
200 - Capital Projects	0.00	0.00	-246,752.26	114,912.03	114,912.03
300 - Water & Sewer	0.00	0.00	10,202.75	90,020.53	90,020.53
400 - MEDC	20,882.00	20,882.00	-225,647.84	236,866.74	215,984.74
500 - Debt Service	8,148.00	8,148.00	59,503.21	38,330.42	30,182.42
700 - Court Security	5,105.00	5,105.00	876.00	9,709.63	4,604.63
710 - Child Safety	101.00	101.00	0.93	155.34	54.34
720 - Truancy Prevention	7,005.00	7,005.00	869.52	9,625.10	2,620.10
730 - Jury - Local	126.00	126.00	16.87	186.07	60.07
750 - Court Technology	5,090.00	5,090.00	802.27	8,002.54	2,912.54
800 - Hotel Occupancy	40.00	40.00	96.48	3,748.59	3,708.59
850 - Police Asset	0.00	0.00	157.70	739.36	739.36
860 - Shop w/a Cop	10.00	10.00	119.48	5,884.97	5,874.97
880 - CCPD - Crime Control & Prev	0.00	0.00	56,434.23	416,725.87	416,725.87
Report Surplus (Deficit):	218,508.00	218,508.00	-452,752.48	1,825,825.63	1,607,317.63

SALES TAX SNAPSHOT

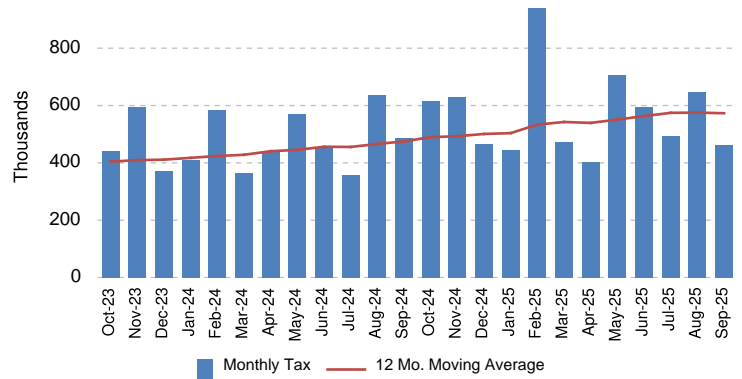
Montgomery

Sep-25

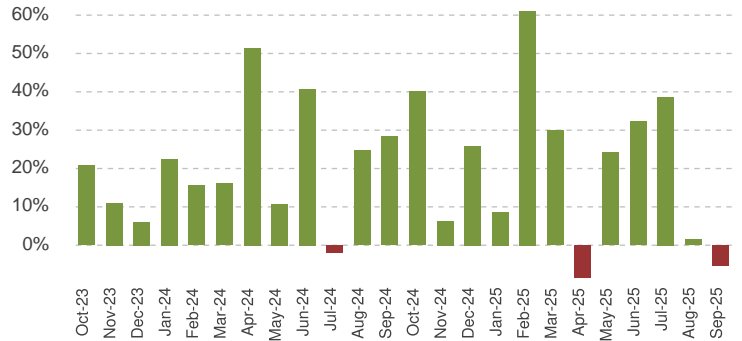
Sales Tax Net Payments

FY Mo.	FY2024	FY2025	YoY % Change
Oct	\$ 440,686	\$ 617,255	40.1%
Nov	\$ 593,535	\$ 631,085	6.3%
Dec	\$ 371,287	\$ 467,262	25.8%
Jan	\$ 408,207	\$ 443,735	8.7%
Feb	\$ 582,824	\$ 939,012	61.1%
Mar	\$ 363,747	\$ 472,785	30.0%
Apr	\$ 441,669	\$ 404,430	-8.4%
May	\$ 569,427	\$ 707,165	24.2%
Jun	\$ 449,977	\$ 594,863	32.2%
Jul	\$ 356,246	\$ 493,830	38.6%
Aug	\$ 636,689	\$ 646,445	1.5%
Sep	\$ 486,519	\$ 460,380	-5.4%
FYTD	\$ 5,700,814	\$ 6,878,247	20.7%
FY Total	\$ 5,700,814		

Sales Tax Net Payments Trend



Sales Tax Net Payments Change - YoY



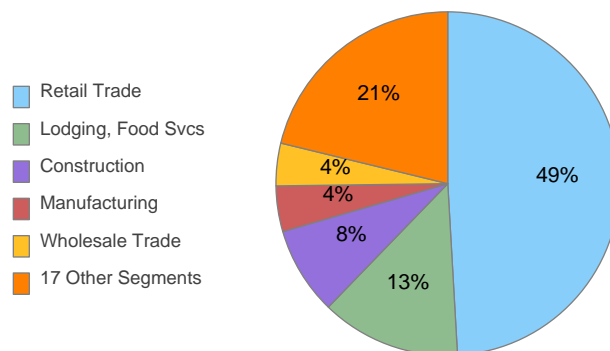
Top 10 Taxpayers

Rank	Company	FYTD Collections	% Total
1	HOME DEPOT U.S.A. INC.		
2	KROGER TEXAS L.P.		
3	MCCOY CORPORATION		
4	PATTERSON-UTI DRILLING COMPANY LLC		
5	THE OTHER SIDE INC.		
6	GOOGLE LLC		
7	ENTERGY TEXAS INC.		
8	AZZIP ENTERPRISES INC.		
9	BROOKSHIRE BROTHERS INC.		
10	RISE COLLECTIVE LLC		
Top 10 Companies		\$ 2,743,479	39.1%
7527	Other Large Companies	\$ 4,148,477	59.1%
Small Companies/Other		\$ 120,569	1.7%
Single Local Tax Rate (SLT)		\$ 5,547	0.1%
Total		\$ 7,018,072	100.0%

Industry Segment Collections Trend - YoY % Chg

SEGMENT	Apr	May	Jun	Jul	Aug	Sep
Retail Trade	39.9%	28.8%	110.8%	53.2%	21.9%	29.6%
Lodging, Food Svcs	9.6%	15.0%	30.9%	14.7%	15.6%	15.9%
Construction	-91.9%	85.1%	-66.0%	-50.1%	31.9%	-28.8%
Information excl. Telecom	34.0%	67.5%	-7.8%	28.1%	10.1%	6.4%
Manufacturing	-54.8%	-23.3%	-37.4%	-166.2%	22.2%	-37.4%
All Others	-10.5%	1.7%	57.5%	13.4%	-38.5%	-60.2%
Total Collections	-8.9%	22.9%	31.1%	38.4%	0.6%	-6.3%

Sales Tax Collections by Industry Segment

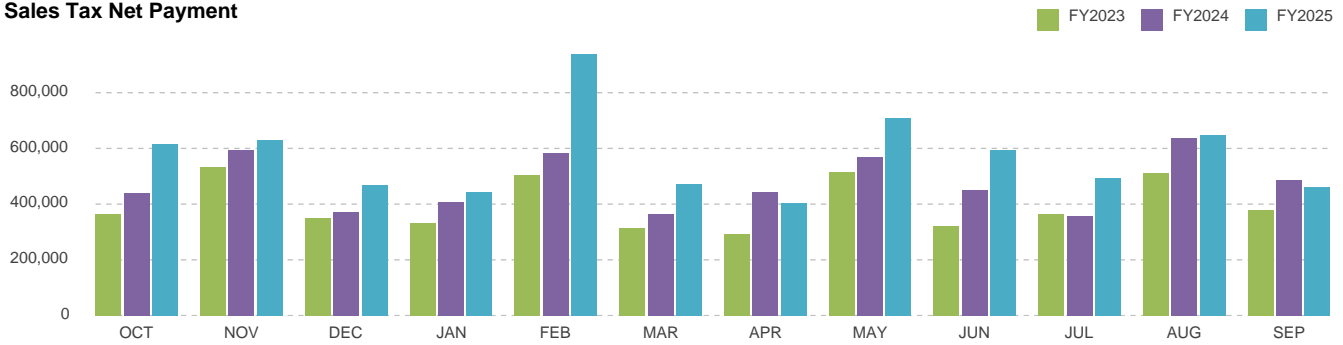


Montgomery - Sales Tax Net Payment Trend

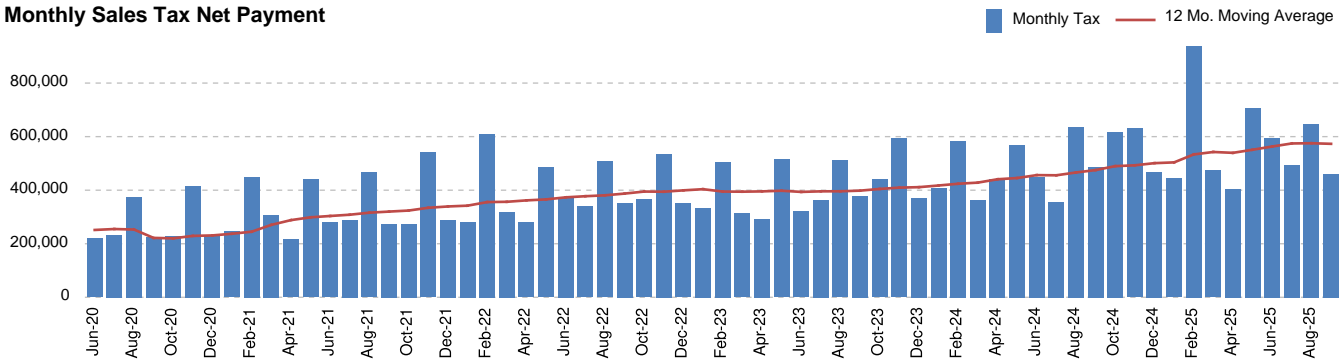
	FISCAL YEAR				
	2021	2022	2023	2024	2025
Oct	\$ 227,918	\$ 274,763	\$ 364,693	\$ 440,686	\$ 617,255
Nov	\$ 416,557	\$ 540,960	\$ 534,537	\$ 593,535	\$ 631,085
Dec	\$ 229,774	\$ 288,958	\$ 349,954	\$ 371,287	\$ 467,262
Jan	\$ 246,167	\$ 281,477	\$ 333,333	\$ 408,207	\$ 443,735
Feb	\$ 450,079	\$ 610,440	\$ 504,516	\$ 582,824	\$ 939,012
Mar	\$ 306,202	\$ 318,775	\$ 313,269	\$ 363,747	\$ 472,785
Apr	\$ 215,207	\$ 278,593	\$ 291,741	\$ 441,669	\$ 404,430
May	\$ 440,193	\$ 484,877	\$ 514,234	\$ 569,427	\$ 707,165
Jun	\$ 279,583	\$ 371,795	\$ 319,648	\$ 449,977	\$ 594,863
Jul	\$ 288,879	\$ 339,254	\$ 363,681	\$ 356,246	\$ 493,830
Aug	\$ 466,306	\$ 506,664	\$ 510,407	\$ 636,689	\$ 646,445
Sep	\$ 273,784	\$ 351,555	\$ 379,179	\$ 486,519	\$ 460,380
YEAR	\$ 3,840,647	\$ 4,648,110	\$ 4,779,193	\$ 5,700,814	\$ 6,878,247
YoY Change		21.0%	2.8%	19.3%	20.7%

Change: FY '25/'24			
Month		Year-to-Date	
\$	%	\$	YTD %
\$ 176,569	40.1%	\$ 176,569	40.1%
\$ 37,550	6.3%	\$ 214,119	20.7%
\$ 95,975	25.8%	\$ 310,094	22.1%
\$ 35,528	8.7%	\$ 345,622	19.1%
\$ 356,188	61.1%	\$ 701,810	29.3%
\$ 109,037	30.0%	\$ 810,848	29.4%
\$ (37,238)	-8.4%	\$ 773,609	24.2%
\$ 137,738	24.2%	\$ 911,347	24.2%
\$ 144,886	32.2%	\$ 1,056,233	25.0%
\$ 137,584	38.6%	\$ 1,193,817	26.1%
\$ 9,756	1.5%	\$ 1,203,573	23.1%
\$ (26,140)	-5.4%	\$ 1,177,433	20.7%

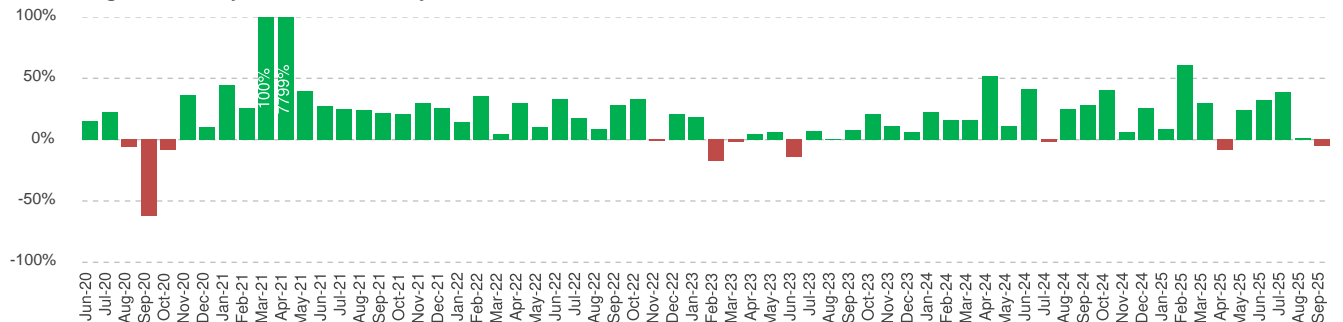
Sales Tax Net Payment



Monthly Sales Tax Net Payment



YoY Change in Monthly Sales Tax Net Payment



Montgomery SALES TAX PAYMENT DETAIL

Sep-25

Fiscal Year: Oct-Sep

COLLECTIONS	Sep-24	Sep-25	Chg. \$ Chg. %	Prior FYTD	Current FYTD	Chg. \$ Chg. %
Current Period	431,215	587,002	155,787 36.1%	5,561,516	6,459,940	898,424 16.2%
Prior Period	12,937	15,073	2,136 16.5%	62,376	105,258	42,882 68.7%
Future Period	40,144	1,087	(39,058) -97.3%	81,995	153,297	71,302 87.0%
Audit	4,196	(143,102)	(147,298) -3510.2%	52,278	211,072	158,794 303.8%
Unidentified	84	227	144 171.6%	2,047	2,247	200 9.8%
Single Local Tax Rate	4,624	5,547	923 20.0%	59,127	86,258	27,131 45.9%
TOTAL	493,201	465,835	(27,366) -5.5%	5,819,338	7,018,072	1,198,734 20.6%
Service Fee	(9,864)	(9,317)	547 5.5%	(116,387)	(140,361)	(23,975) -20.6%
Current Retained	(9,667)	(9,130)	536 5.5%	(114,059)	(137,554)	(23,495) -20.6%
Prior Retained	12,849	12,992	143 1.1%	111,921	138,091	26,170 23.4%
NET PAYMENT	486,519	460,380	(26,140) -5.4%	5,700,814	6,878,247	1,177,433 20.7%

Montgomery
TOP 30 COMPANIES RANK and CHANGE SUMMARY
Sep-25

Fiscal Year: Oct-Sep

Rank*	Company	NAICS Key	Prior Fiscal YTD Sales Tax Collections	Current Fiscal YTD Sales Tax Collections	Change \$	Change %	Current Fiscal YTD % Total Collections
1	HOME DEPOT U.S.A. INC.	9					
2	KROGER TEXAS L.P.	9					
3	MCCOY CORPORATION	9					
4	PATTERSON-UTI DRILLING COMPANY LLC	2					
5	THE OTHER SIDE INC.	22					
6	GOOGLE LLC	11					
7	ENTERGY TEXAS INC.	3					
8	AZZIP ENTERPRISES INC.	22					
9	BROOKSHIRE BROTHERS INC.	9					
10	RISE COLLECTIVE LLC	4					
TOP 10 LARGE** COMPANIES			1,915,513	2,743,479	827,966	43.2%	39.1%
11	DISCOUNT TIRE COMPANY OF TEXAS INC.	9					
12	AMAZON.COM SERVICES LLC (MARKETPLACE)	9					
13	MCKINNEY RESTAURANT 21141 LLC	22					
14	K. HOVNANIAN OF HOUSTON II L.L.C.	4					
15	SCHULTZ PET SUPPLY LLC	9					
16	WHALECO INC	9					
17	EMJ CONSTRUCTION LLC	4					
18	CHEWY INC.	9					
19	BFI WASTE SERVICES OF TEXAS LP	18					
20	JIM'S HARDWARE INC.	9					
21	O'REILLY AUTO ENTERPRISES LLC	9					
22	SUMMIT PRECAST CONCRETE LP	4					
23	TRES HABANEROS/MONTGOMERY LTD.	22					
24	WAL-MART.COM USA LLC (MARKETPLACE)	9					
25	STARBUCKS CORPORATION	22					
26	LOWE'S HOME CENTERS LLC	9					
27	FUBO TV MEDIA INC	12					
28	JEETHO BUSINESS INC.	9					
29	ECKINGER CONSTRUCTION COMPANY	4					
30	AMAZON.COM SERVICES LLC	9					
TOP 30 LARGE COMPANIES			2,848,012	3,949,694	1,101,682	38.7%	56.3%
TOP 100 LARGE COMPANIES			4,107,539	5,309,684	1,202,146	29.3%	75.7%
7,436 OTHER LARGE COMPANIES			1,641,147	1,582,272	(58,875)	-3.6%	22.5%
SMALL COMPANIES \& OTHER			11,526	39,858	28,332	245.8%	0.6%
SINGLE LOCAL TAX RATE COLLECTIONS (SLT)			59,127	86,258	27,131	45.9%	1.2%
TOTAL COLLECTIONS			5,819,338	7,018,072	1,198,734	20.6%	100.0%
STATE COMPTROLLER FEES			118,525	139,825	21,300	18.0%	2.0%
NET PAYMENTS			5,700,814	6,878,247	1,177,433	20.7%	98.0%

* Ranked by Total of Last Fiscal Year + Current Fiscal YTD

** Businesses whose detailed sales tax data is available

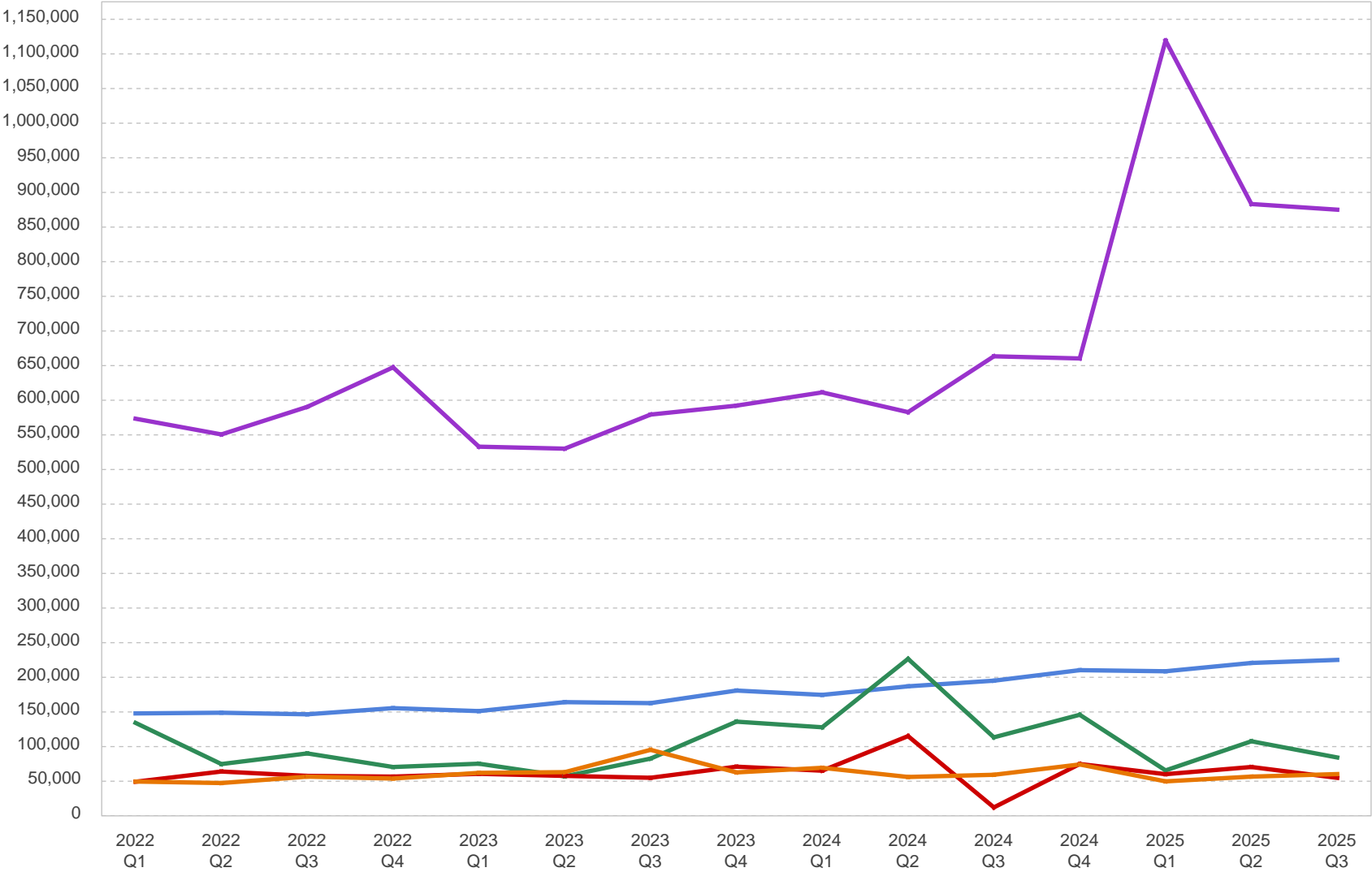
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HdL Companies

INDUSTRY SEGMENT SALES TAX TREND

Montgomery

Item 31.



	2022 Q1	2022 Q2	2022 Q3	2022 Q4	2023 Q1	2023 Q2	2023 Q3	2023 Q4	2024 Q1	2024 Q2	2024 Q3	2024 Q4	2025 Q1	2025 Q2	2025 Q3
Retail Trade	573,357	550,646	590,445	647,495	532,949	530,127	579,319	592,186	611,365	582,860	663,440	660,336	1,119,299	883,276	875,091
Lodging, Food Svcs	147,903	148,876	146,606	155,490	151,234	164,164	162,731	180,883	174,625	187,013	195,129	210,339	208,750	220,749	225,122
Construction	134,245	74,771	90,158	70,517	75,304	57,089	82,671	135,985	127,861	226,644	113,363	145,935	65,599	107,677	84,263
Manufacturing	49,251	64,004	57,707	56,683	60,662	57,687	54,985	70,996	65,205	115,128	12,221	74,852	60,154	70,560	54,860
Wholesale Trade	49,556	47,386	56,585	53,897	62,076	63,062	95,314	62,734	69,364	56,132	59,294	74,211	49,782	56,646	60,310

Montgomery
INDUSTRY SEGMENT RANK & CHANGE
Sep-25

Fiscal Year: Oct-Sep

INDUSTRY SEGMENT*	% Total Current YTD Collections	Prior Fiscal YTD Sales Tax Collections	Current Fiscal YTD Sales Tax Collections	Change	
				\$	%
Retail Trade	51.3%	2,449,851	3,538,004	1,088,152	44.4%
Lodging, Food Svcs	12.6%	737,650	864,960	127,310	17.3%
Construction	5.9%	603,852	403,474	(200,379)	-33.2%
Information excl. Telecom	4.8%	273,327	333,833	60,505	22.1%
Manufacturing	3.8%	263,550	260,427	(3,123)	-1.2%
Top 5	78.4%	4,328,231	5,400,697	1,072,466	24.8%
Wholesale Trade	3.5%	247,524	240,948	(6,575)	-2.7%
Mining, Oil/Gas Extr	3.1%	269,372	210,925	(58,447)	-21.7%
Admin, Support, Waste Mgmt	2.7%	166,545	182,921	16,376	9.8%
Prof, Scientific, Tech Svcs	2.8%	126,411	191,810	65,399	51.7%
Telecom	2.3%	155,182	157,931	2,749	1.8%
Utilities	2.2%	135,720	149,296	13,576	10.0%
Other Services	1.8%	119,144	124,002	4,859	4.1%
Real Estate, Rental, Leasing	1.2%	72,470	84,164	11,694	16.1%
Financial, Insurance	0.7%	45,881	50,264	4,383	9.6%
Ag, Forestry, Fishing, Hunting	0.3%	25,904	19,587	(6,317)	-24.4%
Recreation, Arts, Entmt	0.2%	21,232	14,866	(6,366)	-30.0%
Unidentified	0.4%	2,962	27,591	24,630	831.6%
Transportation, Warehousing	0.2%	13,207	16,663	3,456	26.2%
Health Care, Social Assistance	0.1%	5,319	7,673	2,354	44.3%
Education Services	0.1%	7,492	5,421	(2,071)	-27.6%
Public Admin	0.1%	5,473	6,228	755	13.8%
Company, Enterprise Mgmt	0.0%	617	968	351	56.9%
All Other	21.6%	1,420,454	1,491,260	70,805	5.0%
TOTAL COLLECTIONS	100.0%	5,748,685	6,891,956	1,143,271	19.9%

INDUSTRY SEGMENT	% Change from same month Prior Year					
	Apr	May	Jun	Jul	Aug	Sep
Retail Trade	39.9%	28.8%	110.8%	53.2%	21.9%	29.6%
Lodging, Food Svcs	9.6%	15.0%	30.9%	14.7%	15.6%	15.9%
Construction	-91.9%	85.1%	-66.0%	-50.1%	31.9%	-28.8%
Information excl. Telecom	34.0%	67.5%	-7.8%	28.1%	10.1%	6.4%
Manufacturing	-54.8%	-23.3%	-37.4%	-166.2%	22.2%	-37.4%
All Others	-10.5%	1.7%	57.5%	13.4%	-38.5%	-60.2%
TOTAL COLLECTIONS	-8.9%	22.9%	31.1%	38.4%	0.6%	-6.3%

* Ranked by Current + Prior YTD Collections

Data Source: Texas Comptroller of Public Accounts
Analysis: HdL Companies

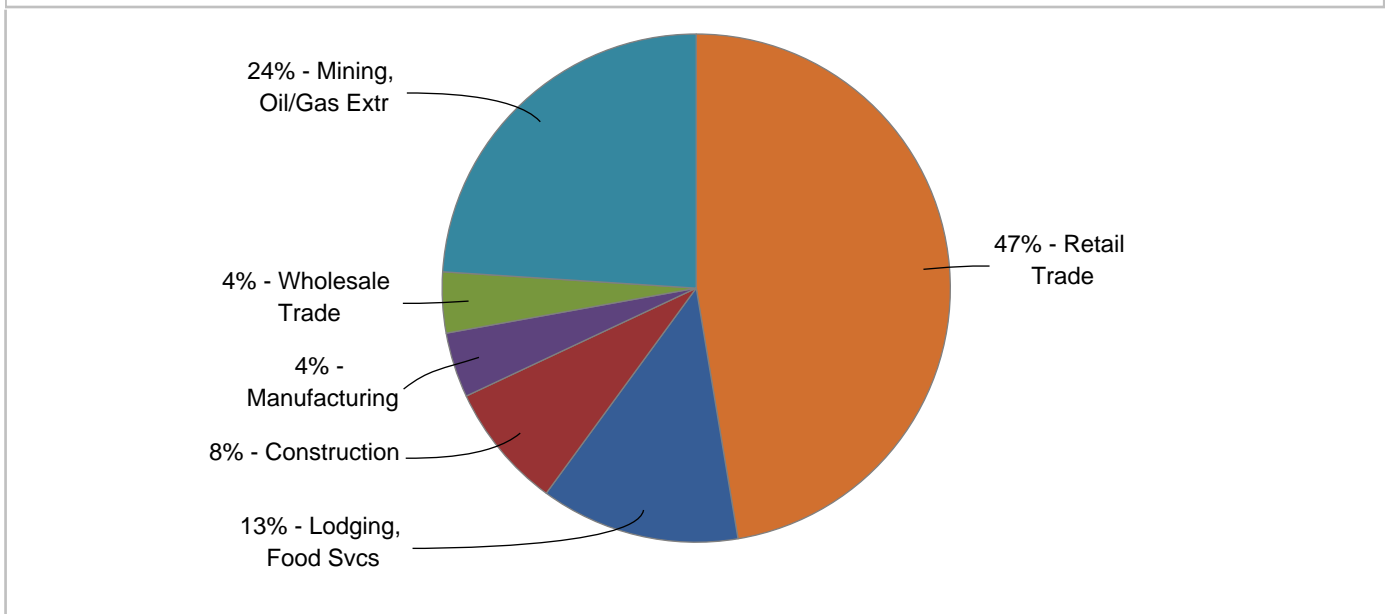
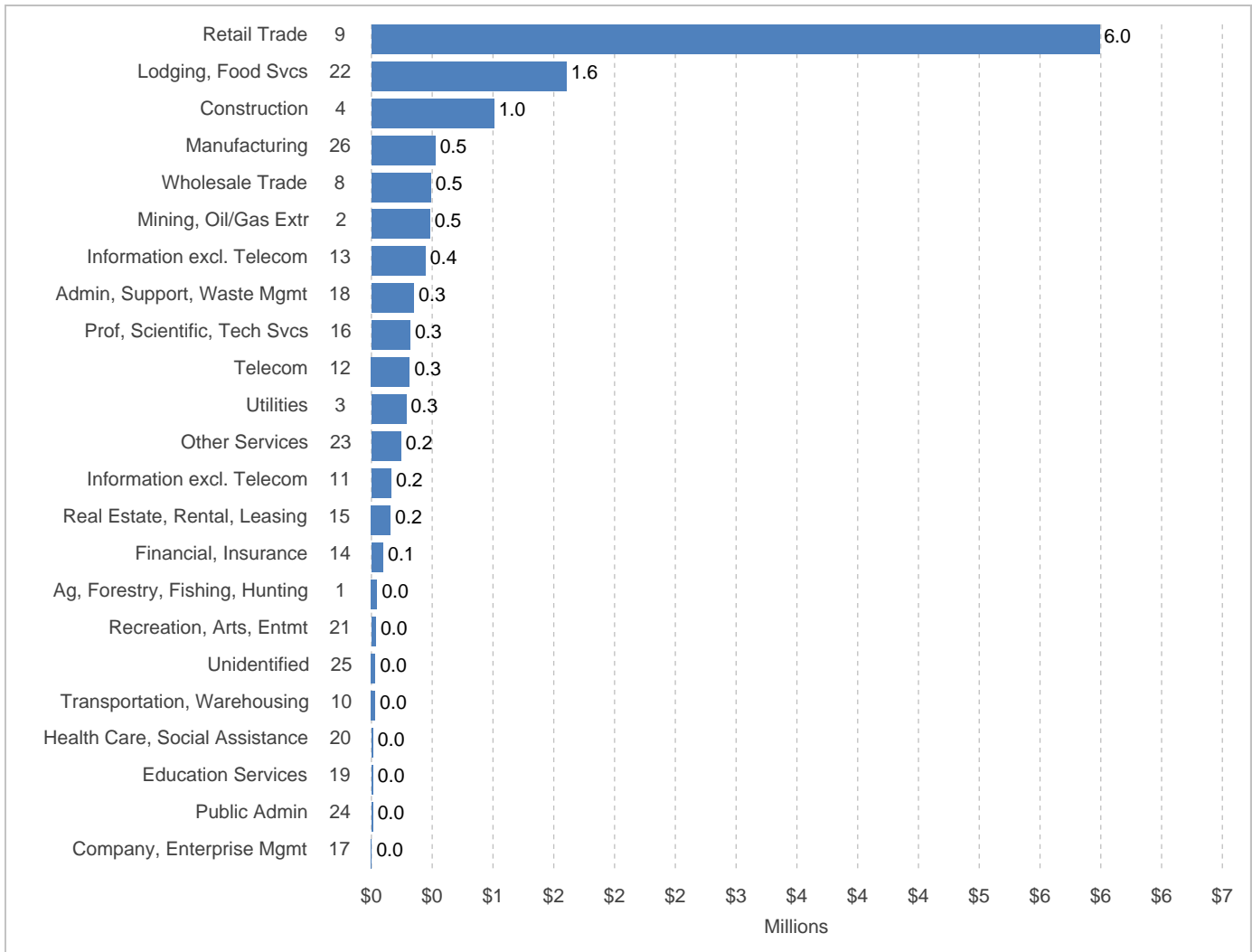
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Montgomery

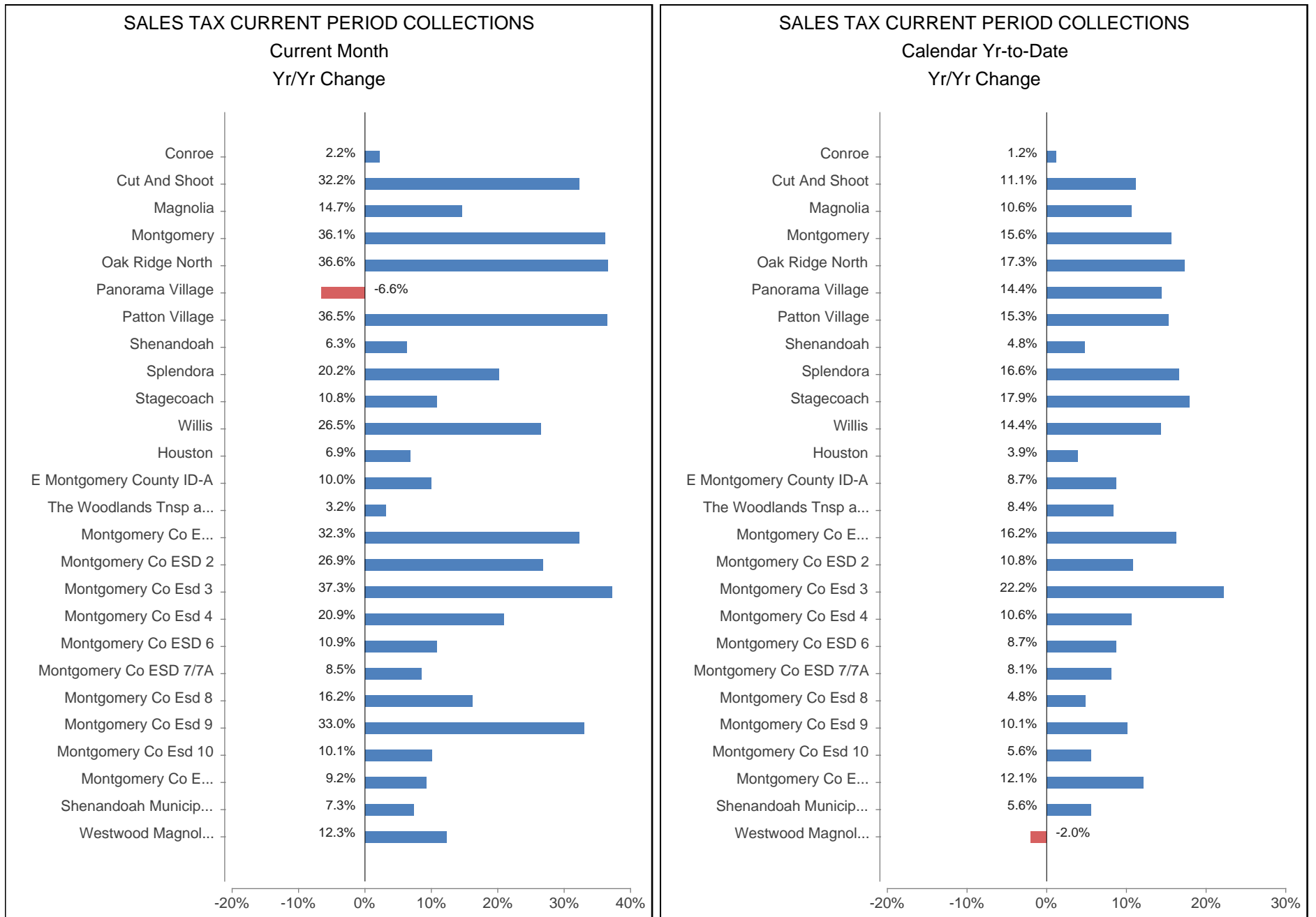
INDUSTRY SEGMENT SALES TAX RANK & DISTRIBUTION

(Prior Fiscal Year + Current Fiscal Year-to-Date)

Sep-25



SALES TAX TREND MONTGOMERY COUNTY Sep-25



NAICS KEY

Code	Industry Segment
1	Ag, Forestry, Fishing, Hunting
2	Mining, Oil/Gas Extr
3	Utilities
4	Construction
5	Manufacturing
6	Included in Key No. 5
7	Included in Key No. 5
8	Wholesale Trade
9	Retail Trade
10	Transportation, Warehousing
11	Information excl. Telecom
12	Telecom
13	Included in Key No. 11
14	Financial, Insurance
15	Real Estate, Rental, Leasing
16	Prof, Scientific, Tech Svcs
17	Company, Enterprise Mgmt
18	Admin, Support, Waste Mgmt
19	Education Services
20	Health Care, Social Assistance
21	Recreation, Arts, Entmt
22	Lodging, Food Svcs
23	Other Services
24	Public Admin
25	Unidentified



Receipt Listing by Product Code
General Ledger Distribution Account Summary

Item 31.

Date Range: 09/01/2025 - 09/30/2025

Distribution GL Account Number	Distribution Amount
Fund: 100	
100-00-41300-0000000 - Franchise Tax	-106,046.08
100-00-42110-0000000 - Vendor/Beverage Permits	-625.00
100-00-42210-0000000 - Building Permits/MEP	-100,991.50
100-00-44210-0000000 - Sign Fees	-400.00
100-00-44215-0000000 - Plats, Zoning, Misc.	-2,215.05
100-00-44250-0000000 - Credit Card Fees	-2,660.25
100-00-46110-0000000 - Community Building Rental	-1,300.00
100-00-46900-0000000 - Unanticipated Income	-5,118.26
100-10-55415-0000000 - Capital Outlay - Miscellaneous	-25.00
100-24000-00000 - Escrow Account	-442,074.34
100-24330-00000 - Sales Tax Payable	-12.84
100 Subtotal:	-661,468.32
Fund: 300	
300-00-44240-0000000 - Impact Fees - Capital Cost	-167,852.00
300-00-44250-0000000 - Miscellaneous Revenue & ETS Revenue	-1,141.08
300-00-45130-0000000 - Solid Waste Revenue	-36.77
300-24330-00000 - Sales Tax Payable	-2.98
300 Subtotal:	-169,032.83
Fund: 850	
850-00-44380-0000000 - Police Asset Forfeitures	-105.67
850 Subtotal:	-105.67
Fund: 860	
860-00-46386-0000000 - Shop w/a Cop Donations	-100.00
860 Subtotal:	-100.00
Grand Total:	-830,706.82

UTILITY/GENERAL FUND REPORT – September 2025

UTILITY ACCOUNT ARREARS

	60 Days	90 Days	120+ Days
Amount	\$826.81	\$532.18	\$24,987.79
GRAND TOTAL:			\$26,346.78

MONTHLY PERMIT TRANSACTIONS

Type	Revenue	Permit Count
Building-Residential Addition, Generators, Demolition	\$ 55,909.00	45
Plumbing	\$ 10,275.00	45
Irrigation	\$ 3,625.00	29
Building-Commercial Remodel	\$ 14,332.50	7
Solar	\$ -	0
Pool	\$ 525.00	2
Sign	\$ 400.00	4
Mechanical	\$ 4,850.00	26
Electrical	\$ 11,475.00	47
TOTAL	\$ 101,391.50	205

UTILITY SERVICE ACCOUNTS

New Water Accts.	42
Disconnected Water Accts.	21
Total Number of Active Accts.	1323

Montgomery City Council
AGENDA REPORT

Meeting Date: November 11, 2025	Budgeted Amount: NA
Department: Public Works	Prepared By: Mike Muckleroy

Subject

Public Works Monthly Report September 2025

Recommendation

Approve the report as presented.

Discussion

Review the report.

Approved By

Public Works Director	Mike Muckleroy	Date: 10/31/2025
City Administrator	Brent Walker	Date: 10/31/2025



101 OLD PLANTERSVILLE ROAD, MONTGOMERY, TEXAS 77316

Telephone: (936) 597-6434

Public Works Department

Monthly Report for September 2025

Water

- Completed monthly cutoff list for nonpayment.
- Completed monthly leak notification door hangers.
- Completed monthly meter verification list.
- Completed monthly check of idle meter list for consumption. No issues were found.
- Completed 13 work orders for activate/deactivate service.
- Completed 8 work orders for endpoint maintenance issues.
- Completed 9 work orders for water leaks.
- Completed 15 work orders for miscellaneous water issues.
- Completed 26 work orders for water taps.
- Repaired leak on 6-inch water main at the corner of Kings Lane and Jenny Lane.
- Replaced entire poly line at the top of the water main on College Street.
- Tightened and replaced packing on gate valve leaking in vault on Eva.
- Discussed private leaks on Racetrack with residents and on Powell Circle.
- Discussed leak with resident on Liberty following meter check.
- Discussed leak on private side with residents on Harley including potential causes.
- Repaired leak at water line blow-off following contractor damage on Lost Wagon.

Wastewater

- Completed 25 work orders for sewer taps.
- Replaced AA batteries in both keypads at sewer plant.

Streets/Drainage/ROW

- Completed 3 work orders for Street ROW – Ditch/Drainage.
- Completed daily utility locates as necessary.
- Completed daily removal of bandit signs as necessary.
- Completed items for weed patrol.

Building/Facility/Vehicle/Equipment Maintenance

- Conducted weekly Safety Inspection Reports.
- Completed monthly light bulb check at all facilities.
- Delivered cases of water to City Hall as requested.
- Completed weekly cleaning of Community Center.
- Completed weekly pre-trip inspections of crew trucks.
- Completed monthly check of all irrigation systems and made repairs as necessary.

PUBLIC WORKS

FIRST RESPONDER

- Completed 4 work orders for general-City Hall maintenance.
- Set up, attended, and cleaned up quarterly Heavy Trash Event.
- Removed swinging doors and hinges separating main room from kitchen at Community Center.
- Mowed city lot on Simonton.
- Repaired plate at the bottom of the back door to PD at City Hall.
- Repaired and reinstalled outlet behind code enforcement officer's desk.
- Lowered and raised flags to honor 9/11.
- Removed all bushes and shrubs on north and south sides of the Community Center.
- Pressure washed all bump stops in parking lot at Jacob's Property.
- Removed trash dumped near railroad tracks on Old Plantersville Road.
- Installed cell phone booster antenna on the Public Works office.

Parks/Recreation

- Posted all park reservation notices.
- Completed 39 work orders for maintenance-parks issues.
- M/W/F cleaning of all restrooms and grounds.
- Fernland docents reported 517 visitors and provided 47 tours for the month.
- Removed fallen limbs on east side of Cedar Brake Park.
- Removed wasp nest under table near sand pit at Cedar Brake Park.
- Reactivated electricity and cleaned up restroom following vandalism over the weekend at Cedar Brake Park.
- Repaired big water fall at Cedar Brake Park.
- Repaired leak in irrigation zone 5 at Community Center.
- Continued to clean restroom, sweep floors in Simonton House and remove cobwebs from Simonton and Hulon houses.
- Dropped off and picked up trailer at Memory Park for Lake Conroe Rotary Club workday.
- Trimmed low hanging branches over sidewalk by stairs and replaced steps going to lower parking lot at Memory Park.
- Repaired Memory Park waterfall.
- Repaired playground equipment at Homecoming and Cedar Brake Parks.
- Installed 2 reserved parking signs in front of the first two spots near front doors of Jacob's Property.
- Repaired leak at zone 16 near irrigation valve at Memory Park.

General

- Attended weekly Leadership Team meetings.
- Completed 11 work orders for maintenance-general issues.
- Completed monthly safety meeting with department and safety officer.
- Attended bi-weekly conference calls with utility operator and engineer.
- Dropped off Quilt Walk containers on Womack.
- Met with Dri Tex regarding Community Center mold issue.

Montgomery City Council
AGENDA REPORT

Meeting Date: November 11, 2025	Budgeted Amount: NA
Department: Public Works	Prepared By: Mike Muckleroy

Subject

Utility Operations Monthly Report September 2025

Recommendation

Approve the report as presented.

Discussion

Review the report.

Approved By

Public Works Director	Mike Muckleroy	Date: 10/31/2025
City Administrator	Brent Walker	Date: 10/31/2025



Water and Wastewater Operations and Management
 375 Lake Meadows Drive, Montgomery, Texas 77356
 Ph:936-588-1166

CITY OF MONTGOMERY

MONTHLY OPERATIONS REPORT

DATE
 11/10/25

<u>METER COUNT</u>	
<i>Total</i>	1,447

<u>CONSUMPTION</u>		
08/31/25	to	09/30/25
Billed Consumption		19,393,429
Estimated Flushing		975,000
Total		20,368,429

Plant Pumpage 21,768,300

Accountability **93.57%**

	<u>Well #2</u>	<u>Well #3</u>	<u>Well #4</u>
Well Pumpage	N/A	12,991,300	8,777,000
Calculated Well GPM	N/A	497	1189
Avg Well Run Hours	N/A	14.5	4.1

CITY OF MONTGOMERY

DATE
11/10/25

MONTHLY OPERATIONS SUMMARY

WASTEWATER TREATMENT PLANT

September 2025

TPDES Permit # WQ0014737001

Expires: 06/01/2027

NPDES Permit # TX0128031

	Effluent Quality Data: Reported for		September-25	Excursion
	<u>Reported</u>	<u>Permitted</u>	<u>Annual Average</u>	
BOD 5 Average	2.43 mg/l	10.00 mg/l	2.51 mg/l	NO
TSS Average	5.18 mg/l	15.00 mg/l	5.22 mg/l	NO
NH3	0.06 mg/l	2.00 mg/l	0.05 mg/l	NO
CL2 Res Min	1.22 mg/l	1.00 mg/l	1.44 mg/l	NO
CL2 Res Max	3.92 mg/l	4.00 mg/l	3.57 mg/l	NO
Oxygen	7.44 mg/l	4.00 mg/l	7.48 mg/l	NO
Flow Average	0.224 mgd	0.400 mgd	0.239 mgd	NO

Effluent Quality Compliant with Discharge Permit ?

YES

The plant was operated within all parameters of our permit.

No violation notices were received from any other local agency.

CITY OF MONTGOMERY
MONTHLY OPERATIONS SUMMARY
GROUND WATER PERMIT PUMPAGE
September 2025

LONE STAR GROUNDWATER CONSERVATION DISTRICT
PERMIT #OP-04072101D/HUP040 & 13012801B AWS - 01/01/25 - 12/31/25

	"Gulf Coast Aquifer" - Jasper	Catahoula Aquifer
Jan-25	6,094,300	6,240,000
Feb-25	5,256,300	6,868,000
Mar-25	7,347,100	8,224,000
Apr-25	7,680,000	8,304,000
May-25	9,852,600	8,637,000
Jun-25	8,811,700	8,053,000
Jul-25	9,068,100	9,493,000
Aug-25	12,637,100	10,278,000
Sep-25	12,991,300	8,777,000
Oct-25		
Nov-25		
Dec-25		
Total Pumpage	79,738,500	41.73% 74,874,000 39.15%
<u>2025 Permitted Withdrawal:</u>	<u>191,081,000</u>	<u>191,250,000</u>

Permit Summary Gulf Coast Aquifier

Historical Use Permit Amount:	92,930,000
2025 Permitted Withdrawal:	92,930,000

Alternative Water Summary

City of Montgomery - Alternate Water Source Permit:	90,000,000
Total 2025 GRP AWS Permitted Withdrawal:	90,000,000

Montgomery City Council
AGENDA REPORT

Meeting Date: November 10, 2025	Budgeted Amount: N/A
Department: Building Permit	Prepared By: Rick Hanna, CBO Building Official

Subject

Building Official Report for September 2025

Recommendation

Approval of the Building Official Report for September 2025

Discussion

Attached are the following items:

Building Permits September 2025

Building Permits Year-To-Date September 2025

Approved By

Ruby Beaven, CPM, MMC, TRMC City Secretary and Director of
Administrative Services

Brent Walker, City Administrator

Date:

Permits by Permit Type Summary

City of Montgomery

09/01/2025 - 09/30/2025

Commercial Alteration	Applications	Permits Issued	# of Plan Reviews	# of Inspections
Commercial Remodel (C/O)	1	1	1	2
Subtotals:	1	1	1	2

Commercial New	Applications	Permits Issued	# of Plan Reviews	# of Inspections
New Commercial	6	4	4	43
Subtotals:	6	4	4	43

Miscellaneous	Applications	Permits Issued	# of Plan Reviews	# of Inspections
Demolition	0	0	0	1
New Occupancy Permit	0	0	0	2
Subtotals:	0	0	0	3

One Stop	Applications	Permits Issued	# of Plan Reviews	# of Inspections
Electrical	44	45	0	4
Lawn Sprinkler	34	29	0	0
Mechanical	29	26	0	1
Plumbing	36	37	0	0
Signage	1	1	3	5
Subtotals:	144	138	3	10

Residential Alteration	Applications	Permits Issued	# of Plan Reviews	# of Inspections
Generator	0	1	0	5
Residential Addition	0	0	0	14
Subtotals:	0	1	0	19

Residential New	Applications	Permits Issued	# of Plan Reviews	# of Inspections
Accessory Building Permit	0	0	0	1
Detached Single Family	26	26	26	433
Manufactured Homes on Private Property	1	1	1	0
Mobile Home in Approved Park	0	0	0	4
Subtotals:	27	27	27	438

Residential One Stop	Applications	Permits Issued	# of Plan Reviews	# of Inspections
Pool / Hot Tub - Residential	1	1	1	13
Subtotals:	1	1	1	13

Totals:	179	172	36	528
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Permits by Permit Type Summary

City of Montgomery

10/01/2024 - 09/30/2025

Commercial Alteration	Applications	Permits Issued	# of Plan Reviews	# of Inspections
Commercial Remodel	4	6	6	65
Subtotals:	4	6	6	65
Commercial New	Applications	Permits Issued	# of Plan Reviews	# of Inspections
New Commercial	13	14	11	457
Subtotals:	13	14	11	457
Commercial One Stop	Applications	Permits Issued	# of Plan Reviews	# of Inspections
Pool / Hot Tub	0	0	0	5
Subtotals:	0	0	0	5
Miscellaneous	Applications	Permits Issued	# of Plan Reviews	# of Inspections
Demolition	2	2	2	2
New Occupancy Permit	11	11	0	20
Subtotals:	13	13	2	22
One Stop	Applications	Permits Issued	# of Plan Reviews	# of Inspections
Electrical	228	226	1	25
Lawn Sprinkler	143	137	0	2
Mechanical	161	153	0	12
Plumbing	210	210	2	21
Signage	17	18	11	19
Subtotals:	759	744	14	79
Other	Applications	Permits Issued	# of Plan Reviews	# of Inspections
Internal City Projects	1	1	1	2
Subtotals:	1	1	1	2
Residential Alter	Applications	Permits Issued	# of Plan Reviews	# of Inspections
Generator	12	13	12	89
Residential Addition	17	17	17	82
Solar Panel	3	4	4	22
Subtotals:	32	34	33	193
Residential New	Applications	Permits Issued	# of Plan Reviews	# of Inspections
Accessory Building	5	4	4	27
Detached Single Family	184	184	224	3040
MH on Private Property	2	2	2	2
MH in Approved Park	1	1	1	22
Subtotals:	192	191	231	3091
Residential 1 Stop	Applications	Permits Issued	# of Plan Reviews	# of Inspections
Pool / Hot Tub	13	16	16	144
Subtotals:	13	16	16	144
Totals:	1027	1019	314	4058

Montgomery City Council
AGENDA REPORT

Meeting Date: 11/10/2025	Budgeted Amount: NONE
Department: Administration	Prepared By: WGA

Subject

Engineer's Monthly Report.

Recommendation

Discussion Only

Discussion

The Engineer's Report is enclosed.

Approved By

City Staff	Ruby Beaven	Date: 10/27/2025
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October 28, 2025

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

Re: Monthly Engineering Report
City Council Meeting November 10, 2025

Dear Mayor and Council:

The following is a brief summary that describes our activities since the October 14, 2025, Council Meeting:

Capital Projects (City Funded):

Capital Improvements Project Exhibit – Enclosed as an attachment is an exhibit showing all Capital Improvements projects within the City.

- 1. Water Plant No. 2 Improvements** – The contractor is wrapping up installation of the well meter and completing all the required bac-t testing for the GST and Well. Due to weather delays and the referenced change order, substantial completion of the water plant is expected this month.



October 17, 2025
Site Restoration Progression

Honorable Mayor and City Council
 City of Montgomery
 Page 2 of 7
 October 28, 2025

2. **Downtown Streetscape Improvements** – Following the October MEDC meeting, the contracts with Ardurra and Kimley Horn have been terminated, and the scope of the project has been revised based on change of priorities. WGA is preparing a proposal for consideration to complete the revised scope of the project including improvements around the Community Center. We intend to present the proposal at the November 18th MEDC special meeting.
3. **McCown St. and Caroline St. Waterline Replacement** – The scope of this project is being revised to be incorporated into the Downtown Streetscape Improvements project. WGA is finalizing the proposal and plans to present it at the November 18th MEDC special meeting.
4. **Town Creek Wastewater Plant Expansion to 0.3 MGD** – On October 20th Halff provided us with the 60% plans and specifications for review. We are currently reviewing the package with the City's Operator and Public Works and plan to provide comments soon.
5. **Water Plant No. 4** – Baxter & Woodman is continuing the design of WP No. 4 and plan to provide us with 60% plans and specifications next month. Due to the revised well design, the City was required to do an update to the previous Hydrogeological report. That update has been completed and is ready to submit to the Lone Star Groundwater Conservation District.
6. **College Street Drainage (ARPA Funds)** – The contract received approval from GrantWorks and is currently under review with the City Attorney. We will continue coordinating with the contractor and City Attorney to finalize the contract. As a reminder, the project was awarded to AR Turnkey Construction Co., Inc. in the amount of \$100,985.00 and 20 calendar days.
7. **Water Plant No. 3 Booster Pump Addition (ARPA Funds)** – We held the pre-con on October 8th and issued the Notice to Proceed on October 13th. The contractor has begun sending in submittals and we are reviewing as received.

Capital Projects (Developer Funded):

1. **Old Plantersville Waterline Extension (Briarley)** – The one-year warranty is set to end on June 3, 2026.
2. **Old Plantersville Force Main Extension (Briarley)** – The one-year warranty inspection was held on October 15th and the punchlist has been issued. As a reminder, the one-year warranty expired on October 25, 2025.
8. **Lift Station No. 10 Phase II Improvements (Taylor Morrison)** – The City received the required deposit on October 24, 2025, and have since executed the contracts and issued the Notice to Proceed. As a reminder, the scope of the project includes the addition of a 3rd lift pump, emergency generator and minor electrical modifications.

Honorable Mayor and City Council
 City of Montgomery
 Page 3 of 7
 October 28, 2025

3. **Lift Station No. 5 Relocation and Sanitary Sewer Extension (Legacy Grove)** – We are finalizing with the design of the lift station relocation required for the Legacy Grove Development. We received TxDOT approval and TCEQ approval. We are coordinating with the surrounding property owners and City Staff to obtain the necessary easements. Additionally, we are working with the Developer's engineer to finalize grading for the proposed Lift Station No. 5.
4. **West Lone Star Parkway Waterline Extension (Legacy Grove)** – We held the pre-con on October 8th and issued the Notice to Proceed on October 13th. The contractor has begun sending in submittals and we are reviewing as received.
5. **Buffalo Springs and CB Stewart Roadway Improvements (BCS Capital)** – The Geotech completed the cores the week of October 20th and expect the final report within the next few weeks. We reviewed the TIA supplied by the Developer and are continuing our review. A summary of our findings, estimated construction costs, and proposal to complete the design and construction administration at the December 2025 council meeting.
6. **Buffalo Springs and CB Stewart Public Infrastructure Improvements (BCS Capital & Church of Montgomery)** – We received confirmation of the project deposit on September 24th and have started design and received the requested additional off-site survey data. As authorized at the August 26th Council meeting, the scope of the project includes the extension of 12" waterline along SH 105, CB Stewart Drive, and Buffalo Springs Drive.
7. **Lawson and Simonton Waterline Loop (Superior Properties)** – We received confirmation of the project deposit on September 24th and held the project kickoff meeting on September 25th. We are waiting on additional survey from the Developer and will continue with the design of the proposed 8" waterline loop and upsizing the existing 8" along Lawson Street upon receipt of the survey data.
8. **SH 105 Public Infrastructure Improvements (HEB)** – The Developer received plan approval for the design of the public utility extensions along the frontage of SH 105 on September 30th. As a reminder, the public infrastructure will be inspected by the City Engineer at the cost of the Developer.

Development Agreements:

1. **Villages of Montgomery** – The Developer has provided comments on the draft development agreement on October 20th. and is currently being reviewed by the City Attorney and WGA. We will continue coordinating with City Staff and the Developer to finalize the Development Agreement.
2. **Mia Lago Reserve** – The Developer requested additional documents to accompany the Development Agreement on October 17th. We are coordinating with City Staff on preparing these requested documents. We will continue coordinating with City Staff and the Developer to finalize the Development Agreement.

Developments:

1. **Plan/Plat Reviews** – Enclosed as an attachment is an exhibit showing all active plan and plat reviews and their status.
2. **Pre-Development Meetings** – Enclosed as an attachment is an exhibit showing the location of the Pre-Development Meetings we have had in the last 45 days.
3. **Ongoing Construction**
 - a. **Briarley Phase 1B Water, Sanitary, Drainage, and Paving** – The contractor has completed installation of the storm and waterline infrastructure, and paving work has begun. As a reminder, the Briarley Phase 1B WSD&P plans were approved at the May 13, 2025, Council meeting.



*October 21, 2025
Paving Progression*

- c. **MUD No. 215 Briarley Lift Station (City of Montgomery Lift Station No. 16)** – It is our understanding that the contractor has completed construction of the lift station, and the lift station is operational. The Developer intends to have the lift station start up on November 5th. The final inspection will be scheduled once all outstanding punchlist items have been completed.

- d. **Legacy Grove Mass Grading & Detention** – The contractor has completed clearing and staking the site. The contractor is continuing with mass grading and has installed all stormwater pollution control measures.



*October 21, 2025
Storm Installation Progression*

- e. **Montgomery Bend Section 3** – The contractor has completed all water, sewer, and drainage work and has begun roadway installation.
- f. **Lone Star Hills (formerly known as Lone Star Ridge) Mass Grading & Drainage** – All work is on hold until natural spring remediation plan is developed.

4. One-Year Warranty Inspections

- a. **Town Creek Crossing Section 1** – We held a warranty re-inspection on October 10, 2023. The Developer and contractor have been non-responsive to addressing the punchlist items. We are pursuing the maintenance bond and are working with the City Attorney to have the work completed.
- b. **Montgomery Bend Lift Station** – The one-year warranty inspection was held on August 7th. The contractor is actively addressing all outstanding punchlist items, and we will continue to coordinate to confirm the completion of all remaining items.

- c. **Montgomery Bend Sections 1** – The one-year warranty inspection was held on August 7th. The punchlist has been issued following the warranty inspection. The contractor is actively addressing all outstanding punchlist items, and we will continue to coordinate to confirm the completion of all remaining items. The bonds for the sidewalk installation deadline extension have been provided and are currently under review by WGA and the City Attorney.
- d. **Montgomery Bend Sections 2** – The one-year warranty inspection was held on October 22nd. The punchlist has been issued following the warranty inspection. The bonds for the sidewalk installation deadline extension have been provided and are currently under review by WGA and the City Attorney.

General Ongoing Activities:

1. **Stewart Creek Wastewater Treatment Plant TPDES Permit Amendment** – The permit application was submitted to the TCEQ in August. We received notification that the application is administratively complete and is about to begin the public comment period. Based on TCEQ review times we anticipate receiving the final permit in July 2026.
2. **TxDOT:**
 - a. **Access Management along SH-105 from Grimes County Line to Shepperd Street** – As a reminder, per TxDOT the project will be moving forward in three phases and is slated to let in September 2027, with the portion within the City being scheduled for phase 3. Based on new plans from TxDOT, the previously proposed raised medians have been removed from the design. We provided a utility exception memo to TxDOT and are finalizing all existing conflicts with TxDOT and their engineer to confirm the required utility relocations.
 - b. **FM 1097 and Buffalo Springs Drive Traffic Signal** – It is our understanding that construction is anticipated to begin in March 2026. The contractor has ordered the long-lead items, which are expected to arrive by February 20, 2026.
 - c. **FM 1097 & Atkins Creek Drainage Improvements** – It is our understanding that TxDOT has begun construction on the final repairs. Lane closures are permitted from 8:30 a.m. to 3:00 p.m. on weekdays, depending on traffic conditions. No work will take place on weekends. Per TxDOT, the repairs will be phased, allowing FM 1097 to be partially operational and is expected to be completed in June 2026.
 - d. **FM 1097 & Hazel Road (Montgomery Bend)** – It is our understanding that the Developer awarded the project and is expected to begin Q4 of 2025 as they wait for materials to be delivered. As a reminder, this signal was required to be constructed and operational prior to the acceptance of Section 4 of Montgomery Bend.
3. **Lone Star Parkway Roadway Expansion** – At their October Commissioners Court meeting, the County approved the contract to begin engineering design of the Lone Star Parkway Expansion from FM 149 to SH 105 on the east side of the City. We are coordinating with the County on the anticipated timeline and review of the design to ensure the City's needs are addressed.

Honorable Mayor and City Council
 City of Montgomery
 Page 7 of 7
 October 28, 2025

4. **Stanley Lake Interconnect** – We met with Stanley Lake MUD on April 11th to discuss the potential emergency interconnect with Stanley Lake MUD. We are continuing to coordinate with their consultants, and the adjacent Developer on the overall scope and requirements of the proposed interconnect.
5. **Biweekly Operations Call** – We are continuing the biweekly operations calls with City Staff and City's operator, Hays Utility North Corporation.
6. **Rate Order Analysis** – WGA is coordinating with the City's Financial Advisory on providing stair stepping rates options for the proposed single-family rates. We plan to discuss as a separate agenda item at this Council meeting.
7. **Kendig Keast Unified Development Ordinance** – We have provided comments to Kendig Keast on the CH 98 Ordinances. We are also coordinating with staff on review of the draft UDO. It is our understanding that KKC has provided a revised schedule timeline that puts final UDO roll out in May 2026.
8. **Clean Water/Drinking Water State Revolving Fund** – It is our understanding that the Project Information Forms have received Board approval and have been ranked for priority. At this time there were no projects selected for the initial invite list, however as the funding process continues the City may be invited to submit if projects fall out of contention. We will continue to coordinate with the TWDB as well as begin to prepare for next year's funding cycle.

Please let me know if you have any questions.

Sincerely,



Chris Roznovsky, PE
 City Engineer

CVR/zlgt

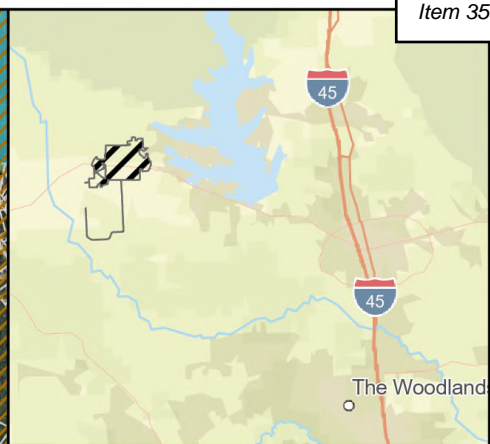
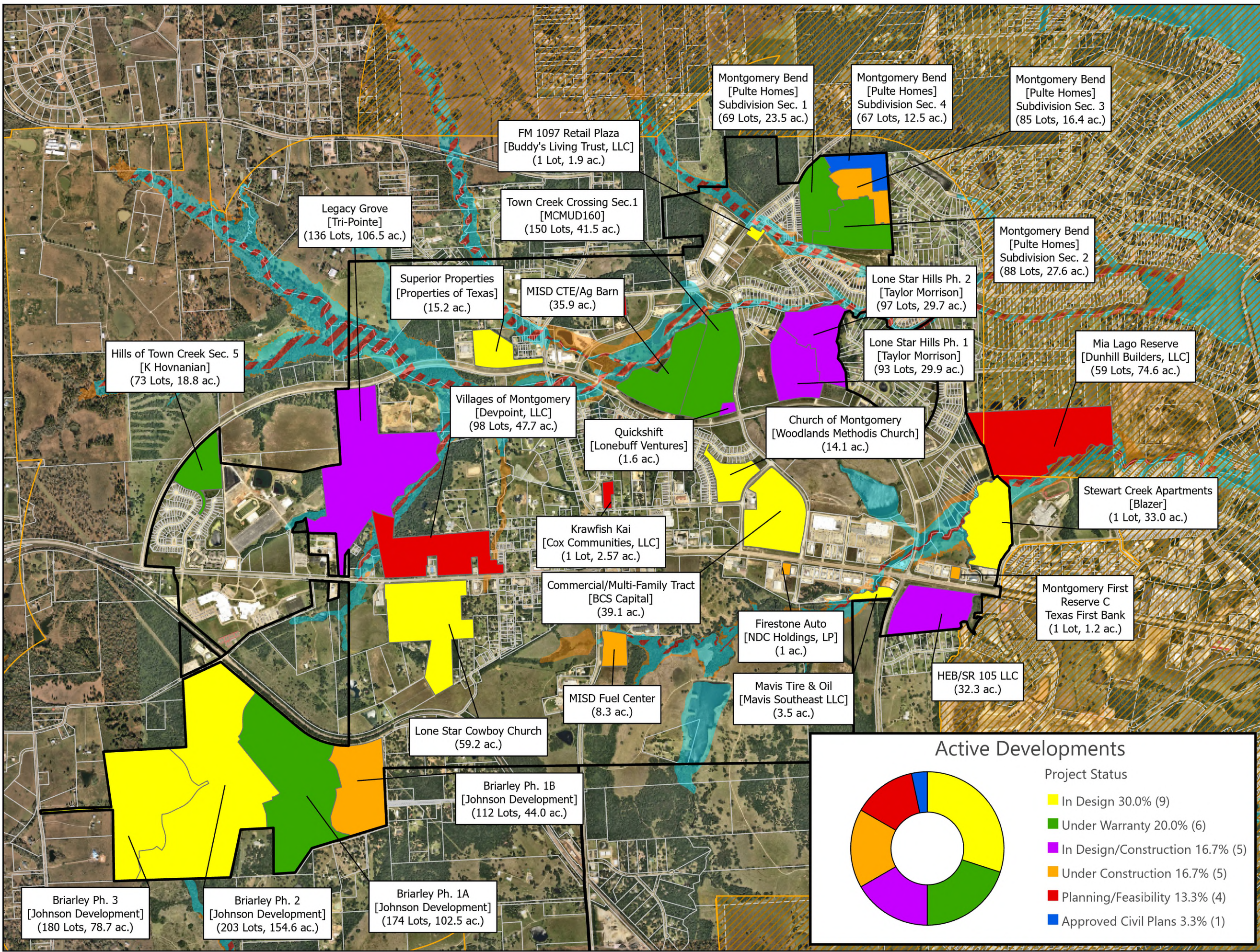
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Attachments – Plan/Plat Review Tracker
 Active Developments Map
 Pre-Development Meeting Map
 Capital Projects Map

Cc (via email): The Planning and Zoning Commission – City of Montgomery
 Mr. Alan Petrov – Johnson Petrov, LLP, City Attorney
 Mr. Brent Walker – City Administrator – City of Montgomery

City of Montgomery
Review Tracker

Development	Dev. No.	Type	Status	1st Submittal Received	1 st Submittal Response	2nd Submittal Received	2nd Submittal Response	3rd Submittal Received	3rd Submittal Response	4th Submittal Received	4th Submittal Response	5th Submittal Received	5th Submittal Response
Briarley Kammerer Drive Extension Preliminary Plat	2006	Plat	Going to P&Z 11/4	9/8/2025	10/1/2025	10/7/2025	10/21/2025						
Briarley Pond A1 Preliminary Plat	2006	Plat	Going to P&Z 11/4	9/8/2025	10/1/2025	10/7/2025	10/21/2025						
Briarley Phase 3 Drainage Analysis	2006	Drainage Analysis	WGA	10/15/2025									
Briarley Kammerer Drive Extension WSD&P (Approved)	2006	Civil Plans	Approved	6/19/2025	7/3/2025	8/19/2025	9/11/2025	9/11/2025	10/13/2025	10/16/2025	10/23/2025		
Briarley Section 7 Preliminary Plat	2006	Plat	WGA	10/2/2025									
Briarley Phase 1B Final Plat (Sections 4, 5, and 6)	2006	Plat	WGA	10/15/2025									
Briarley Section 7 WSD&P plans	2006	Plat	WGA	10/6/2025									
Briarley Section 8 Preliminary Plat	2006	Plat	WGA	10/2/2025									
Montgomery Bend Section 3 Final Plat	2203	Plat	Going to P&Z 11/4	10/4/2025	10/30/2024	10/3/2025	10/21/2025						
Stewart Creek WS&D	2204	Civil Plans	WGA	10/7/2025									
HEB Landscaping Plans (Approved)	2402	Civil Plans	Approved	7/14/2025	8/14/2025	9/16/2025	9/30/2025	10/8/2025	10/24/2025				
Legacy Grove TxDOT Driveway Plans	2409	Civil Plans	WGA	10/16/2025									
Lone Star Ridge/Hills Section 1 (Revision)	2404	Civil Plans	Revision	10/9/2025									
Lone Star Hills Residential DIA (Revision)	2404	Drainage Analysis	Revision	3/14/2024	3/28/2024	5/9/2024	5/29/2024	9/9/2024	10/18/2024	9/26/2025			
BCS Capital Mass Grading & Drainage	2415	Civil Plans	WGA	10/1/2025									
Quickshit Civil Plan (Revision)	2306	Civil Plans	Revision	10/23/2025									
BCS Capital DIA	2415	Drainage Analysis	WGA	10/1/2025									
Church of Montgomery/Montgomery Church	2501	Civil Plans	WGA	8/21/2025	8/28/2025	9/18/2025	10/1/2025	10/15/2025					



Legend

- Montgomery City Limits
- Montgomery ETJ
- Conroe ETJ

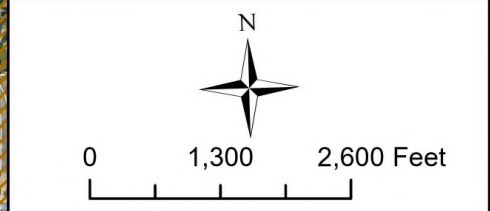
Development Status

- In Design
- In Design/Construction
- Planning/Feasibility
- Under Construction
- Approved Civil Plans
- Under Warranty

Flood Zones

- Floodway
- 100-year
- 500-year

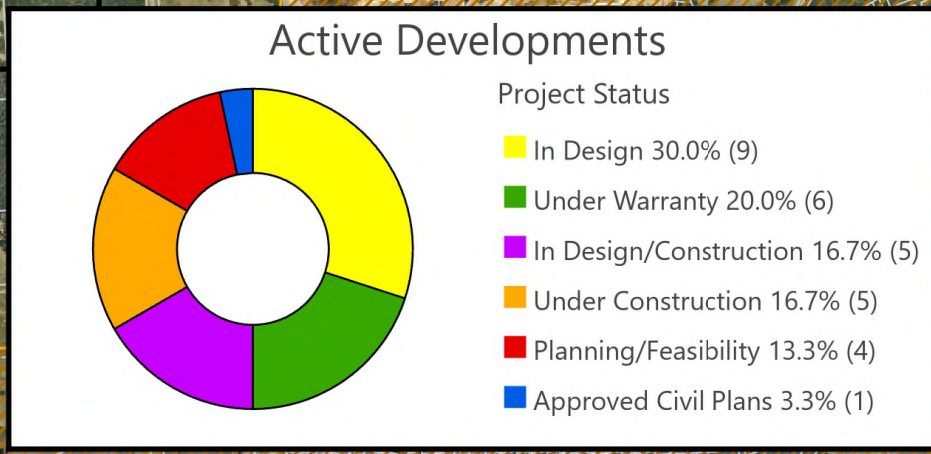
This exhibit only includes Developments that have either executed Development Agreements, or Escrow accounts with the City of Montgomery

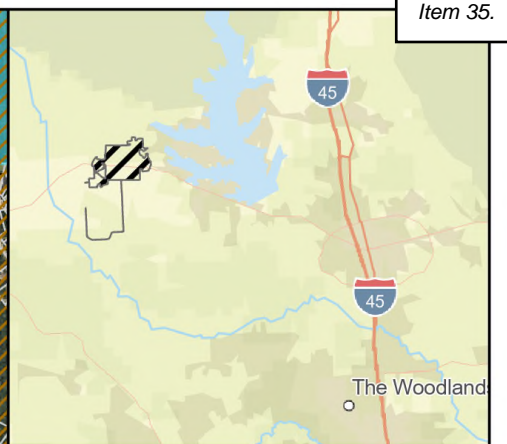
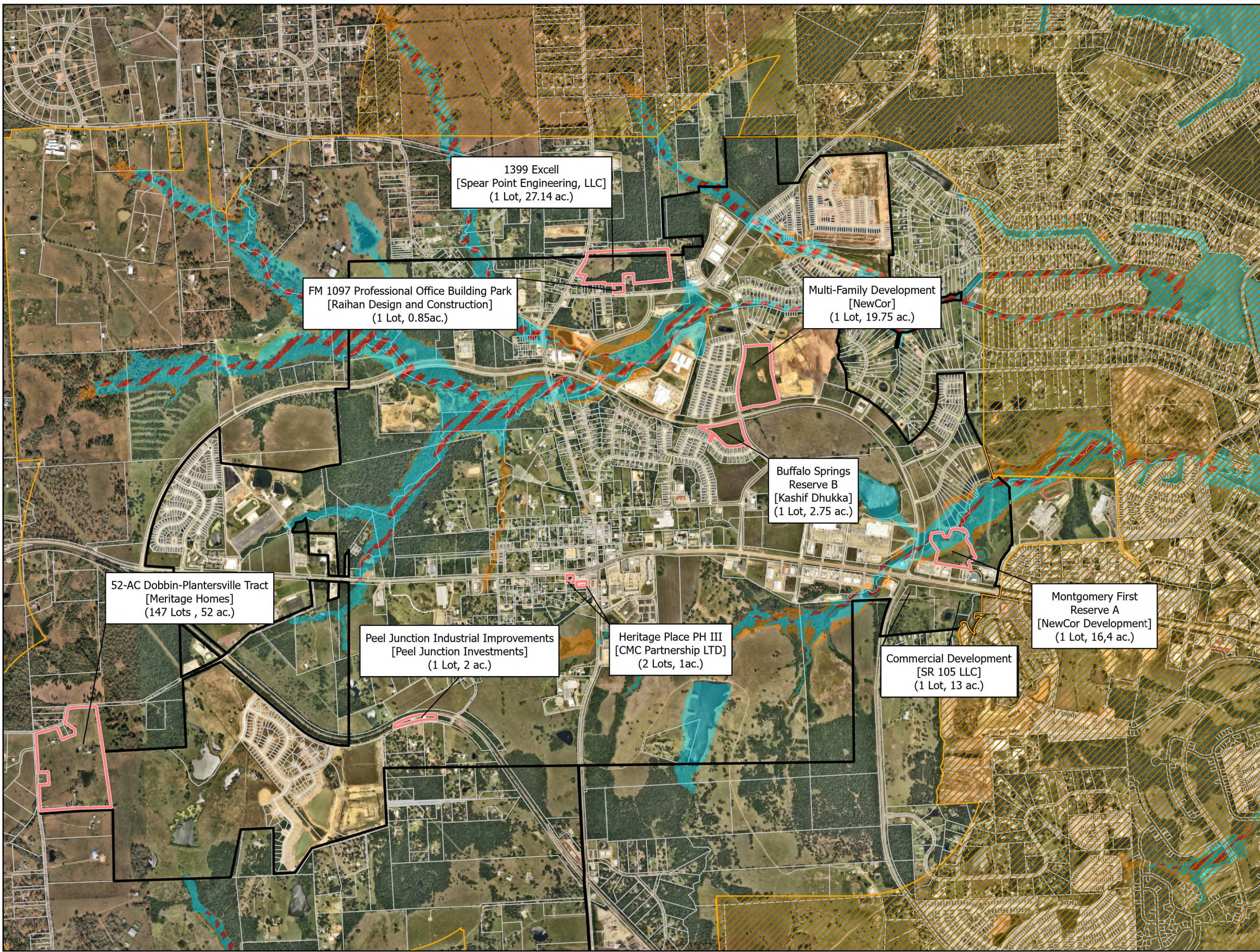


Active Developments Map
October 2025



Disclaimer: This product is offered for graphical purposes only and may not be suitable for legal, engineering, or surveying purposes. The information shown on this exhibit represents the approximate location of property, municipal boundaries or facilities.





Legend

- Montgomery City Limits
- Montgomery ETJ
- Conroe ETJ

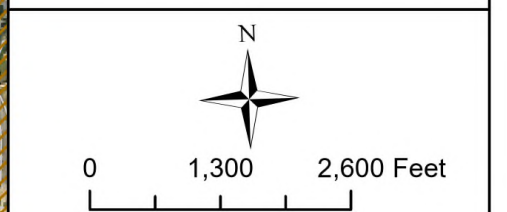
Flood Zones

- Floodway
- 100-year
- 500-year

Aerial Imagery

RGB

- Red: Band_1
- Green: Band_2
- Blue: Band_3

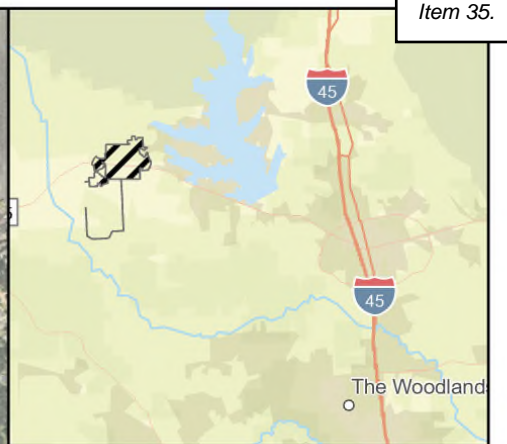
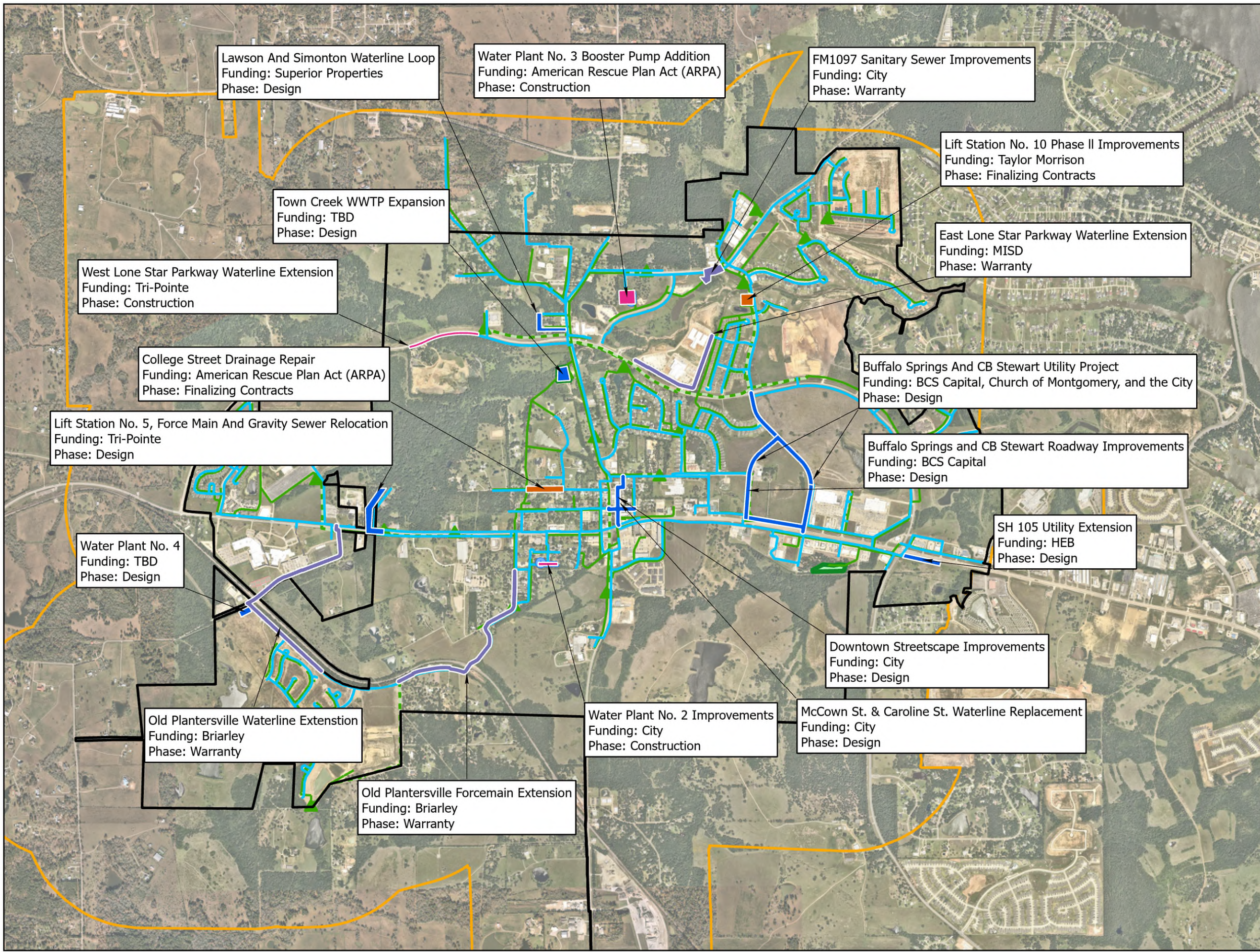


Pre-Developments Map
October 2025



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Legend

- City Limits
- Extraterritorial Jurisdictions

Active Capital Projects

- Design
- Finalizing Contracts
- Warranty
- Construction

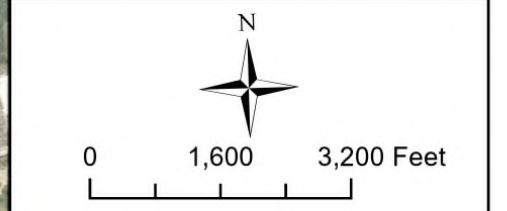
Water Utilities

- Our Agency
- Private
- Well
- Water Plant No. 2

Sanitary Sewer Utilities

- Sanitary Sewer Force Main
- Sanitary Sewer Gravity Main
- Lift Station
- Waste Water Treatment Plant

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Active Capital Projects Map
November 2025



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