

**Notice of City Council
AGENDA**

July 25, 2023 at 6:00 PM

NOTICE IS HEREBY GIVEN that a Meeting of the Montgomery City Council will be held on **Tuesday, July 25, 2023, 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 will be recorded and uploaded to the City’s website.

CALL TO ORDER

INVOCATION

PLEDGE OF ALLEGIANCE TO FLAGS

VISITOR/CITIZENS FORUM:

Citizens are invited to speak for three (3) minutes on matters relating to City Government that relate to agenda or non-agenda items. Prior to speaking, each speaker must be recognized by the Presiding Officer. All speakers should approach the podium to address Council and give their name and address before sharing their comments. City Council may not discuss or take any action on an item, but may place the issue on a future agenda.

CONSIDERATION AND POSSIBLE ACTION:

- 1.** Consideration and possible action on a parking variance request from Home Depot USA, Inc.
- 2.** Public Hearing and consideration and possible action on Lone Star Estates Partial Replat No. 1.
- 3.** Transportation Advisory Committee Charter Adoption
- 4.** Consideration and possible action regarding the proposal submitted by Ward, Getz & Associates, PLLC for completion of an amendment application for the Texas Pollution Discharge Elimination System (TPDES) Permit for Town Creek Wastewater Treatment Plant.

DEPARTMENTAL REPORTS:

- 5.** Sales Tax Report
- 6.** June 2023 Municipal Court Report
- 7.** Police & Code Enforcement Report
- 8.** Utility Operations Report (H2O)
- 9.** Public Works Report
- 10.** Engineers report 2023
- 11.** City Administrator Report

EXECUTIVE SESSION:

No executive Session items at time of publication.

POSSIBLE ACTION FROM EXECUTIVE SESSION:

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.

ADJOURNMENT

/s/ Nici Browe

Nici Browe, City Secretary. TRMC

I certify that the attached notice of meeting was posted on the bulletin board at City of Montgomery City Hall, 101 Old Plantersville Road, Montgomery, Texas, on July 20, 2023 at 1:00 p.m.

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 accommodations.

**Montgomery City Council
AGENDA REPORT**

| | |
|------------------------------------|-------------------------------|
| Meeting Date: July 25, 2023 | Budgeted Amount: N/A |
| Department: Admin | Prepared By: G. Palmer |

Subject

Consideration and possible action on a parking variance request from Home Depot USA, Inc.

Recommendation

Approve the parking variance with the following conditions:

- Installation of the proposed traffic light at Buffalo Springs Drive and Eva Street/SH105 and reconstruction of Buffalo Springs Drive between Eva Street and Lone Star Parkway
- Screening of the rooftop equipment on the building (through revisions to the proposed landscape plan)
- 100% masonry exterior construction that is either brick or natural stone (not the proposed split-face concrete block)

Discussion

Workshop with the City Council held on July 24, 2023

CITY REQUIREMENTS:

B – Commercial (Sec. 98-286.3) Each lot plan shall have off-street parking at a ratio of not less than 0.75 square feet of parking space for each one square foot of gross building area.
Minimum parking space size = 9’ x 18’ (162 sqft)

PROJECT AREA CALCS:

Gross building area = 137,812 square feet
Required parking space area = 103,359 square feet
@ 9’ x 19’ (171 sqft) stall dimensions = 604 parking spaces

VARIANCE REQUEST:

Proposed number of customer-available parking = 399 spaces (206 spaces less than required by code)
Parking dedicated for seasonal display, etc. = 43 spaces
Total parking spaces on site = 442 spaces

| | | |
|--------------------|-------------|------------------|
| | | |
| City Administrator | Gary Palmer | Date: 07/19/2023 |



Variance Request Application

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

Item 1.

Upon completion return application to dmccorquodale@ci.montgomery.tx.us

Contact Information

Property Owner(s): Milestone 105 Investments LTD, a Texas limited partnership.

Address: 9800 Richmond Ave., Suite 490, Houston, TX Zip Code: 77042

Email Address: Jordan.Corbitt@kimley-horn.com Phone: (770) 545-6103
The Home Depot U.S.A., Inc.

Applicants: Kimley-Horn as project representative for both Owner and Home Depot

Address: 11720 Amber Park Dr, Suite 600, Alpharetta, GA, 30009

Email Address: Jordan.Corbitt@Kimley-Horn.com Phone: (770) 545-6103

Parcel Information

Property Identification Number (MCAD R#): 3014-02-00500

Legal Description: provided to city via land survey

Street Address or Location: NEQ Hwy 105 and Buffalo Springs Drive

Acreage: 11.81 Present Zoning: B - Commercial Present Land Use: Vacant

Variance Request

Applicant is requesting a variance from the following:

City of Montgomery Ordinance No.: Article IV Section(s): 98-286

Ordinance wording as stated in Section (98-286):

Commercial District (B). Each lot plan for professional or commercial use (B) shall have off-street parking at a ratio of not less then 0.75 square feet of parking space for each one square foot of gross building area.

Detail the variance request by comparing what the ordinance states to what the applicant is requesting:

Per Section 98-286 & 98-289, the prototypical Home Depot store is required to provide a minimum of 605 parking stalls with 9'x18' dimensions. The Home Depot requires 9'x19' parking stalls and a minimum 25' drive aisle to ensure safety and provide a better customer experience. Using 9'x19' stalls, and due to topography constraints, Home Depot's site can only accommodate 442 stalls, 43 of which will be needed by Home Depot for storage/display of their typical outdoor uses such as rental trucks, trailers, equipment, and other display items. Total parking available to customers will be 399 stalls. The intent of this variance request is to allow Home Depot to operate beneath code parking requirements by 206 stalls.

Public Hearings

Parties in interest and citizens shall have an opportunity to be heard at public hearings conducted by the Planning and Zoning Commission and the City Council before any variance to a district regulation, restriction, or boundary shall become effective. Regularly scheduled meetings are as follows and will be held accordingly unless public notice has been given of a change of dates:

Planning and Zoning Commission: **1st Tuesday of every month at 6:00 p.m.**

City Council: **2nd and 4th Tuesday of every month at 6:00 p.m.**

Finding of Undue Hardship

In order to grant a variance, the Board must make the following findings to determine that an undue hardship exists:

1. That literal enforcement of the controls will create an unnecessary hardship or practical difficulty in the development of the affected property; and
2. That the situation causing the hardship or difficulty is neither self-imposed nor generally affecting all or most properties in the same zoning district; and
3. That the relief sought will not injure the permitted use of adjacent conforming property; and
4. That the granting of a variance will be in harmony with the spirit and purpose of these regulations.
5. Financial hardship alone is not an “undue hardship” if the property can be used, meeting the requirements of the zoning district it is located in.

Factors not Considered

A variance shall not:

1. Be granted to relieve a self-created or personal hardship,
2. Be based solely upon economic gain or loss,
3. Permit or allow any person a privilege or advantage in developing a parcel of land not permitted or allowed by these Regulations to other parcels of land in the same particular zoning district,
4. Result in undue hardship upon another parcel of land.



May 12, 2023

City of Montgomery
101 Old Plantersville Road
Montgomery, TX 77316

RE: *Variance Request Narrative*
Home Depot Parking Variance – Buffalo Springs Drive and Highway 105

To Whom it May Concern:

This variance request application is being submitted to the City of Montgomery on behalf of the current property owner, Milestone 105 Investments LTD, and the potential developer, The Home Depot, who proposes to construct a prototypical Home Depot retail store with an attached garden center at the intersection of Buffalo Springs Drive and Highway 105. The intent for the proposed store is to serve the community of Montgomery, TX by offering services and goods typical of a home improvement store.

Per Section 98-286 in the City of Montgomery Code of Ordinances, "Each lot plan for professional or commercial use (B) shall have off-street parking at a ratio of not less than 0.75 square feet of parking space for each one square foot of gross building area." The total area of building, vestibules, and garden center equals 137,812 square feet. At a ratio of 0.75, the total required parking square footage is 103,359 square feet. This equates to 605 parking stalls at 171 square feet each (9'x19').

This variance application is to request that Home Depot be allowed to operate at 399 customer-available stalls, for the following reasons.

- With 350 front field stalls being adequate to service the Home Depot, adding an additional 206 to meet code requirements will not increase customer experience or operational efficiency.
- Due to site constraints, such as topography, requiring any more parking stalls will force Home Depot to decrease the size of their retail center and/or garden center, which would also decrease the amount, and quality, of services they could offer to the Montgomery community. Reducing the store size would also negatively impact the city and community from the amount of sales and revenue that the store will generate for the city.

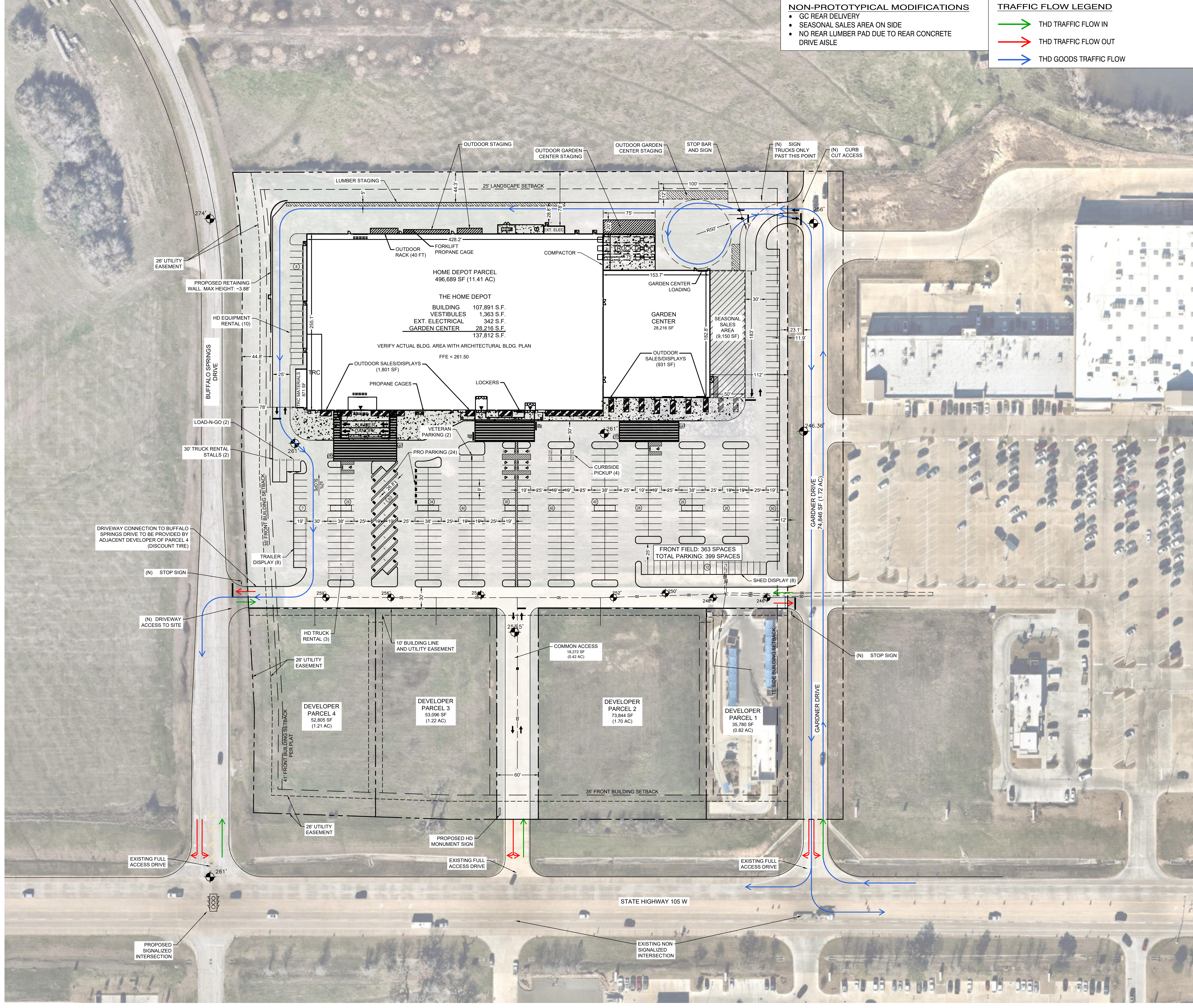
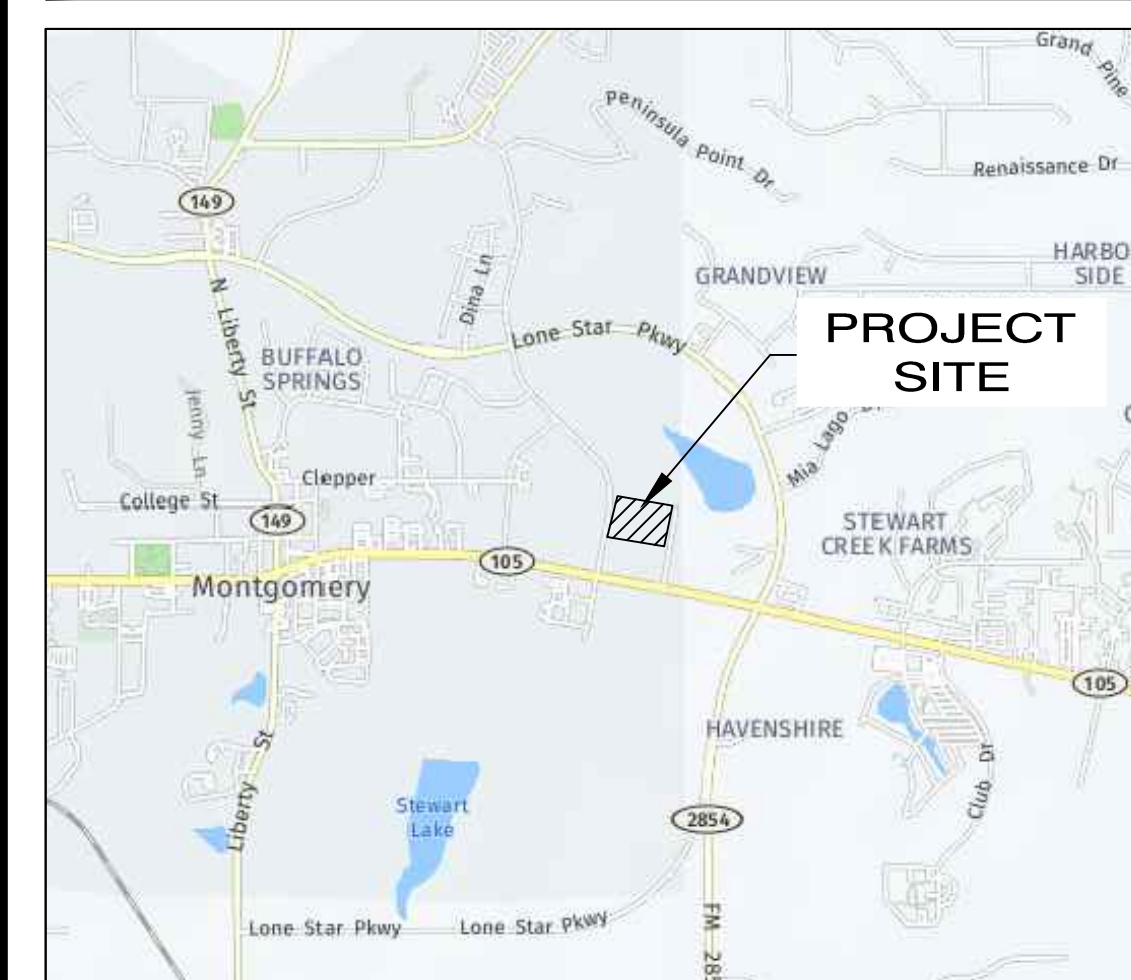
Please do not hesitate to contact me at 770-545-6103 or at Jordan.Corbitt@kimley-horn.com should you have any questions regarding our application.

Sincerely,

Jordan Corbitt, P.E.
Authorized Representative

- NON-PROTOTYPICAL MODIFICATIONS**
- GC REAR DELIVERY
 - SEASONAL SALES AREA ON SIDE
 - NO REAR LUMBER PAD DUE TO REAR CONCRETE DRIVE AISLE

- TRAFFIC FLOW LEGEND**
- THD TRAFFIC FLOW IN
 - THD TRAFFIC FLOW OUT
 - THD GOODS TRAFFIC FLOW



SITE AREA

| | | |
|----------------------------|-----------------|-------------------|
| THE HOME DEPOT PARCEL | 11.39 AC | 496,240 SF |
| THD UNUSABLE AREA | 0.42 AC | 18,272 SF |
| TOTAL THD SITE AREA | 11.81 AC | 514,512 SF |
| DEVELOPER PARCEL 1 | 0.82 AC | 35,780 SF |
| DEVELOPER PARCEL 2 | 1.70 AC | 73,844 SF |
| DEVELOPER PARCEL 3 | 1.22 AC | 53,096 SF |
| DEVELOPER PARCEL 4 | 1.21 AC | 52,805 SF |
| MILESTONE BOULEVARD | 1.72 AC | 74,846 SF |
| TOTAL SITE AREA | 18.48 AC | 804,883 SF |

BUILDING AREA

| | |
|--------------------------|-------------------|
| THE HOME DEPOT | 107,891 SF |
| GARDEN CENTER | 28,216 SF |
| EXTERIOR ELECTRICAL ROOM | 342 SF |
| VESTIBULES | 1,363 SF |
| TOTAL THD AREA | 137,812 SF |

PARKING REQUIRED
0.75 SF PER 1 SF OF GROSS BUILDING AREA = 103,359 SF
USING 9x19' PARKING STALLS

PARKING REQUIRED

| | |
|--------------------------|-------------------|
| THE HOME DEPOT | 481 STALLS |
| GARDEN CENTER | 124 STALLS |
| TOTAL THD PARKING | 605 STALLS |

PARKING PROVIDED

| | |
|--------------------------|-------------------|
| FRONT FIELD | 363 STALLS |
| SIDE FIELD / REAR | 36 STALLS |
| TOTAL THD PARKING | 399 STALLS |

INCLUDED IN PARKING PROVIDED

| | |
|-------------------------------------|-----------|
| ACCESSIBLE STALLS (8 REQ @ 301-400) | 10 STALLS |
| PRO PARKING | 24 STALLS |
| VETERAN PARKING | 2 STALLS |
| CURBSIDE PICKUP | 4 STALLS |
| SEASONAL SALES AREA | 9,150 SF |
| 0 STALLS | |

NOT INCLUDED IN PARKING PROVIDED

| | |
|-----------------------------------|-------------------|
| LOAD-N-GO | 2 STALLS |
| THD TRUCK RENTAL | 5 STALLS |
| TRAILER DISPLAY | 8 STALLS |
| SHED DISPLAY | 8 STALLS |
| THD EQUIPMENT RENTAL | 10 STALLS |
| CART CORRALS | 10 STALLS |
| ACCESSORY PARKING NOT INCLUDED | 43 STALLS |
| TOTAL THD PARKING PROVIDED | 442 STALLS |

ZONING CLASSIFICATION

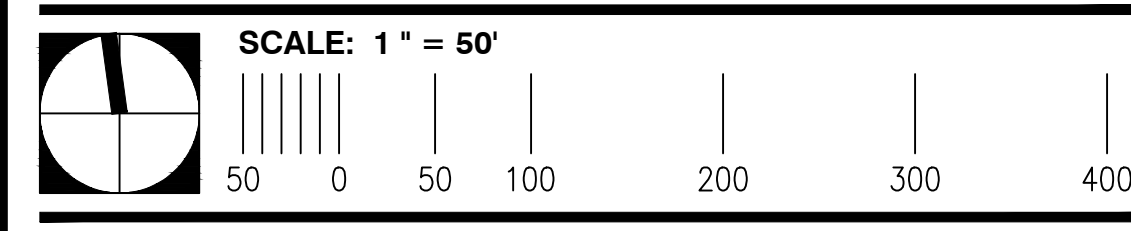
| | |
|--|--------------------|
| JURISDICTION | CITY OF MONTGOMERY |
| ZONING CLASSIFICATION | COMMERCIAL (B) |
| THD USE PERMITTED BY RIGHT | YES |
| OUTDOOR STORAGE/DISPLAY PERMITTED BY RIGHT | NO |

BULK REGULATIONS

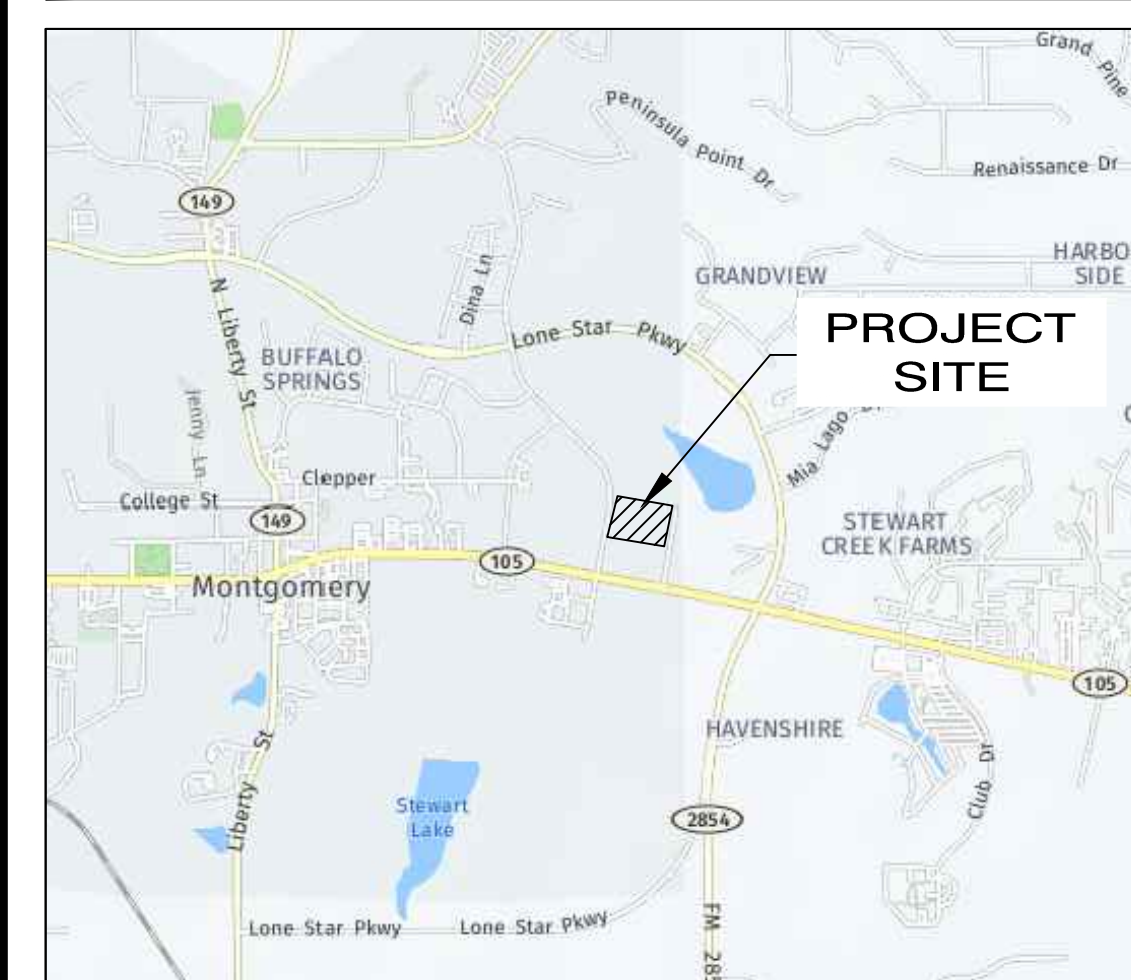
| | REQUIRED | PROVIDED |
|----------------------------|----------|----------|
| MIN. FRONT SETBACK (BLDG.) | 35' | 108' |
| MIN. SIDE SETBACK (BLDG.) | 15' | 78' |
| MIN. REAR SETBACK (BLDG.) | 25' | N/A |
| MIN. LANDSCAPE BUFFER | 25' | 44' |
| MAX. IMPERVIOUS COVERAGE | SILENT | TBD |
| MAX. FLOOR AREA RATIO | SILENT | 0.28 |
| MAX. BUILDING HEIGHT | 45' | 24' |

THE HOME DEPOT
MONTGOMERY, TX
HIGHWAY 105 &
BUFFALO SPRINGS DRIVE

DRAWING ISSUE DATE: 06.27.2023
HD SITE SELECTION NUMBER: SS-02885.0001



- NON-PROTOTYPICAL MODIFICATIONS**
- GC REAR DELIVERY
 - SEASONAL SALES AREA ON SIDE
- TRAFFIC FLOW LEGEND**
- THD TRAFFIC FLOW IN
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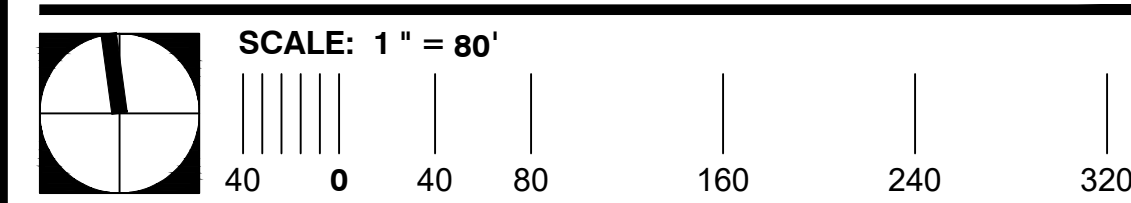
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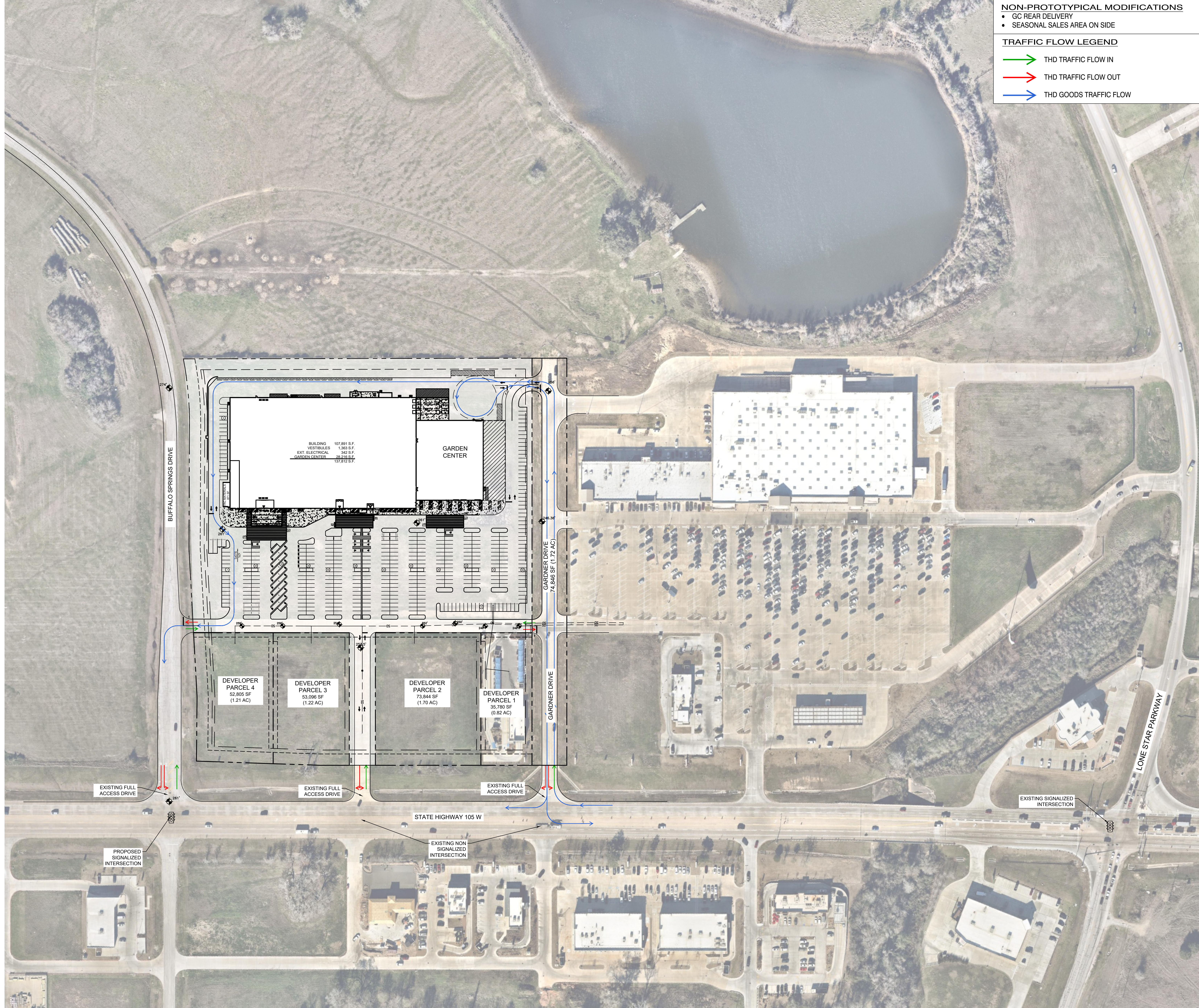
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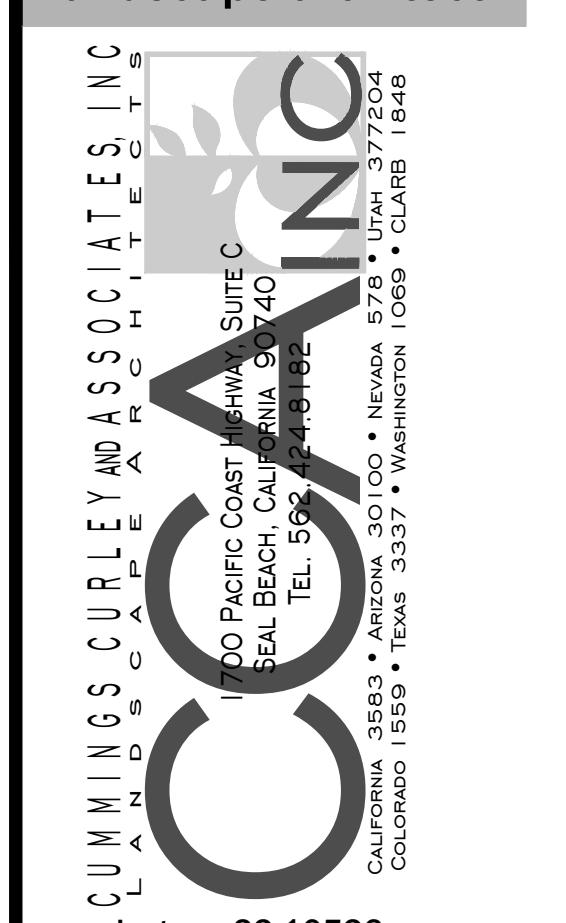
THE HOME DEPOT
MONTGOMERY, TX
 HIGHWAY 105 &
 BUFFALO SPRINGS DRIVE

DRAWING ISSUE DATE: 06.27.2023
 HD SITE SELECTION NUMBER: SS-02885.0001



TX - SITE PLAN 5





project no. 22-10526
owner



THE HOME DEPOT
2455 PACES FERRY ROAD, C-19
ATLANTA, GA 30339-4024
PHONE: (770) 433-8211

project info
HD-MONTGOMERY
HIGHWAY 105 BUFFALO SPRINGS
DRIVE
STORE: 0000
prototype:
4C-2021.01 | 3/11/22

issue dates
submission: date
PERMIT 06/05/2023
BID 00/00/00
CONSTRUCTION 00/00/00
revisions:
PLAN CHECK 06/05/2023

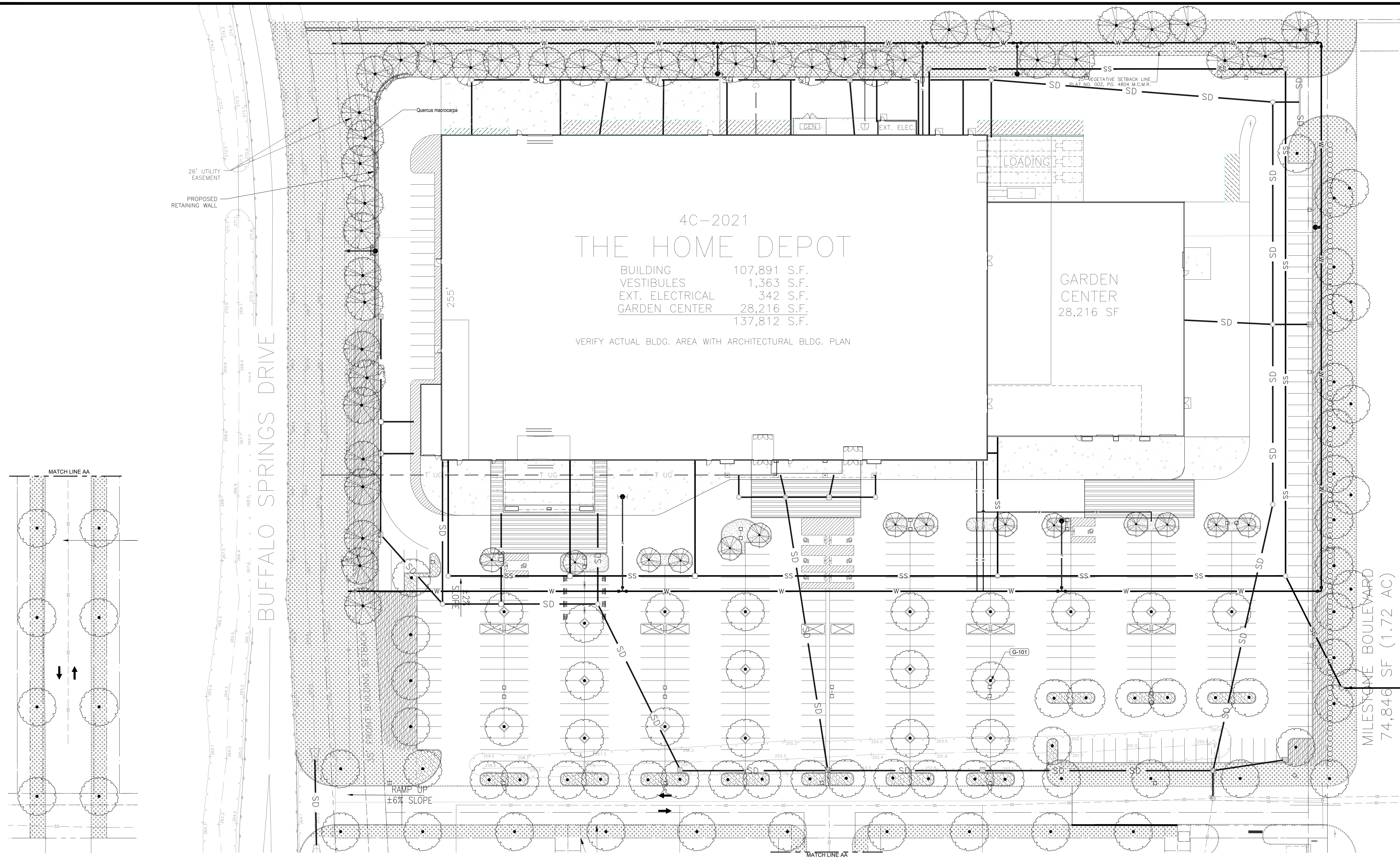
designed by: RC
checked by: RC



DATE: 6/05/2023
sheet info

PLANTING PLAN
L1.0

civil



4C-2021 THE HOME DEPOT

| | |
|-----------------|--------------|
| BUILDING | 107,891 S.F. |
| VESTIBULES | 1,363 S.F. |
| EXT. ELECTRICAL | 342 S.F. |
| GARDEN CENTER | 28,216 S.F. |
| | 137,812 S.F. |

VERIFY ACTUAL BLDG. AREA WITH ARCHITECTURAL BLDG. PLAN

Tree canopy coverage requirements
Twenty percent of the gross property area in a district B=commercial zoning district the tree canopy must be located within the interior of the parking lot

| | | | | |
|------------------------------|----------------------|-------------------------------------|-------------------------|-----------------------|
| 99,248.00 sf Canopy Required | | | | |
| 49,624.00 sf Canopy Required | | | | |
| Provided Parking | Provided Site | Canopy AREA | Total Tree Count | Total Canopy |
| 62 | 58 | 46,400 sf | 120 | 96,000 |
| Large Trees 800 sf | | | | |
| Medium Trees 600 sf | | | | |
| Small Trees 300 sf | | | | |
| 14 | | | 14 | 4,200 |
| | | 46,400.00 sf Canopy Provided | 134 | 100,200.00 |
| | | | | Total for Site |

AREA CALCULATIONS:

| | |
|------------------------|---------------------|
| SITE AREA | |
| THE HOME DEPOT PARCEL: | 11.39 AC 496,240 SF |
| THD UNUSABLE AREA: | 0.42 AC 18,272 SF |
| TOTAL SITE AREA: | 11.81 AC 514,512 SF |
| LANDSCAPE AREA: | 114,571.33SF 22.3% |

TREE SCHEDULE

| TREES | QTY | BOTANICAL NAME | COMMON NAME | ROOT | CALIPER | H/S | MATURE CANOPY |
|-------|-----|----------------------------|--------------|------|---------|-----------|---------------|
| | 14 | Cercis canadensis texensis | Texas Redbud | B&B | 2"Cal | | 25 |
| | 41 | Quercus macrocarpa | Burr Oak | B&B | 2"Cal | | 60 |
| | 87 | Ulmus americana | American Elm | B&B | 2"Cal | 7' x 2.5' | 50 |

GROUND COVER SCHEDULE

| GROUND COVERS | QTY | BOTANICAL NAME | COMMON NAME | CONT. | SPACING |
|---------------|-----------|---------------------------|-----------------|------------|---------|
| | 14,917 sf | Glandularia bipinnatifida | Prairie Verbena | 1 gal | 24" oc |
| | 97,752 sf | Zoysia x Zeon® | Zeon® Zoysia | Hydro Seed | |
| | 3,117 sf | Zoysia x Zeon® | Zeon® Zoysia | Sod | |

PLANT SCHEDULE

| SHRUBS | QTY | BOTANICAL NAME | COMMON NAME | CONT. SIZE | |
|-------------|----------|--|---------------------------|------------|----------|
| | 123 | Leucophyllum frutescens 'Bertstar Dwarf' | Bertstar Dwarf Texas Sage | 3 gal | |
| SHRUB AREAS | QTY | BOTANICAL NAME | COMMON NAME | CONT. SIZE | SPACING |
| | 3,492 sf | Lantana urticoides | Texas Lantana | 1 gal | 36" o.c. |

NON-LIVING GROUND COVER SCHEDULE

| SYMBOL | DESCRIPTION | QTY |
|--------|---|---------|
| | (G-101) Rainbow Rock. Pea-sized gravel to 2" rocks. 2" layer. | 2.93 cy |

PLANT SCHEDULE

Table with columns: TREES, QTY, BOTANICAL NAME, COMMON NAME, ROOT, CALIPER, H/S, MATURE CANOPY. Includes rows for Cercis canadensis texensis, Quercus macrocarpa, Ulmus americana, Leucophyllum frutescens 'Bertstar Dwarf', Lantana urticoides, Glandularia bipinnatifida, Zeonia x Zeon®, and Zeonia x Zeon®.

GENERAL PLANTING NOTES

- 1. Installer shall be responsible for making himself familiar with all underground utilities, pipes and structures.
2. The installer shall make himself familiar with all local, regional, County, State and Federal regulations, requirements etc.
3. Installer shall not willfully proceed with construction as designed when it is obvious that unknown obstructions and/or grade differences exist that may not have been known during design.
4. Installer shall have soils tested by a qualified agronomy laboratory.
5. The installer shall secure all plant material for the project upon award of contract but in no instances less than 120 days prior to installation.
6. All plant material shall be approved by the Landscape Architect, Owner or Owner's representative prior to installation.
7. Final location of all plant material shall be subject to the approval of the Construction Manager.
8. See details for staking method and plant pit dimensions.
9. If conflicts arise between size of areas and plans, Installer to contact Construction Manager for resolution.
10. All ground covers to be held back 4" from edge of new shrubs typical and 2" from back of curbs or edge of walks at time of planting.
11. Ground covers shall be triangularly spaced per detail.
12. Trees shall be located minimum 4' from walls, overhead, walks, headers and other trees within the project, unless otherwise shown.
13. Place Deep Root Barrier at new trees that are with in 5' of Curbs or paving unless noted otherwise on the plans.
14. Separate all ground cover and shrub areas from lawn areas with headers as per the installation details.
15. All slopes greater than 3:1 in shrub areas shall be covered jute mesh to prevent soil erosion during plant establishment
16. Remove stakes and trellis from vines and espaliers and secure to walls, fences and posts as per detail
17. In all cases "Root Bound" plant material will not be accepted.
18. No trees are to be planted within or above site storm drain pipes, swales or retention basins.
19. All planting areas including pots irrigated with drip irrigation or low volume irrigation components shall be hand watered by the installer until the plant materials root zones have established enough to effectively access the irrigation water from the drip systems.
20. Planting areas (except lawn and hydroseed areas) to be top dressed with 3" (three inch) min. layer of mulch Shredded Hardwood by Denton Sand & Gravel Inc. or equal.

- 21. Suitable Soil Import
a. General - Topsoil shall be free of roots, clods, stones larger than 1-inch in the greatest dimension, pockets of coarse sand, noxious weeds, sticks, lumber, brush and other litter.
b. Topsoil shall be friable and have sufficient structure in order to give good tilth and aeration to the soil.
c. Gradation limits - soil shall be a sandy loam.
d. Permeability Rate - Hydraulic conductivity rate shall be not less than one inch per hour nor more than 10 inches per hour when tested in accordance with the USDA Handbook Number 60, method 34b or other approved methods.
e. Fertility - The range of the essential elemental concentration in soil shall be as follows for approval of source soil:

Ammonium Bicarbonate/DTPA Extraction parts per million (mg/kilogram) dry weight basis

Table listing nutrient levels: phosphorus 10-40, potassium 100-220, iron 5-35, manganese 0.6-6, zinc 1-8, copper 0.3-5, boron 0.2-1, magnesium 50-150, sodium 0-100, sulfur 25-500, molybdenum 0.1-2.

- f. Acidity - The soil pH range measured in the saturation extract (Method 21a, USDA Handbook Number 60) shall be 6.0 - 7.9.
g. Salinity - The salinity range measured in the saturation extract (Method 3a, USDA Handbook Number 60) shall be 0.5 - 2.5 dS/m.
h. Chloride - The maximum concentration of soluble chloride in the saturation extract (Method 3a, USDA Handbook Number 60) shall be 150 mg/l (parts per million).
i. Boron - The maximum concentration of soluble boron in the saturation extract (Method 3a, USDA Handbook Number 60) shall be 1 mg/l (parts per million).
j. Sodium Adsorption Ratio (SAR) - The maximum SAR shall be 3 measured per Method 20b, USDA Handbook Number 60.
k. Aluminum - Available aluminum measured with the Ammonium Bicarbonate/DTPA Extraction shall be less than 3 parts per million.
l. Soil Organic Matter Content - Sufficient soil organic matter shall be present to impart good physical soil properties but not be excessive to cause toxicity or cause excessive reduction in the volume of soil due to decomposition of organic matter.
m. Calcium Carbonate Content - Free calcium carbonate (limestone) shall not be present for acid-loving plants.
n. Heavy Metals - The maximum permissible elemental concentration in the soil shall not exceed the following concentrations:

Ammonium Bicarbonate/DTPA Extraction parts per million (mg/kilogram) dry weight basis

Table listing heavy metal levels: arsenic 1, cadmium 1, chromium 10, cobalt 2, lead 30, mercury 1, nickel 5, selenium 3, silver 0.5, vanadium 3.

- o. If the soil pH is between 6 and 7, the maximum permissible elemental concentration shall be reduced 50%. If the soil pH is less than 6.0, the maximum permissible elemental concentration shall be reduced 75%. No more than three metals shall be present at 50% or more of the above values.
Phytotoxic constituent, herbicides, hydrocarbons etc. - Germination and growth of monocots and dicots shall not be restricted more than 10% compared to the reference soil. Growth inhibiting constituents must not be present.

- 20. Organic soil amendment
a. Composted aerobic humus compost without presence of decomposition products. The organic matter content shall be at least 50% on dry weight basis.
b. The pH of the material shall be between 6 and 7.5.
c. The salt content shall be less than 6 millimol/cm @ 25° C. (ECe less than 6) in a saturated paste extract.
d. Boron content of the saturated extract shall be less than 1.0 part per million.
e. Silicon content (acid-insoluble ash) shall be less than 50%.
f. Calcium carbonate shall not be present if to be applied on alkaline soils.
g. Types of acceptable products are composts, manures, mushroom composts, straw, alfalfa, peat mosses etc. low in salts, low in heavy metals, free from weed seeds, free of pathogens and other deleterious materials.
h. Composted wood products are conditionally acceptable [stable humus must be present]. Wood based products are not acceptable which are based on red wood or cedar.
i. Sludge-based materials are not acceptable.
j. Carbon:nitrogen ratio is between 8:0 and 20:1.
k. SAR (sodium adsorption ratio) less than 5.
l. Seed germination - over 80% germination in saturation extract diluted 1 to 3 in water compared to seeds germinated in deionized water.
m. Germination vigor - equal to or better than seed length for seeds germinated in deionized water.
n. Maturity and stability - Solvita 5 or higher.
o. Molar ratio of ammoniacal nitrogen to nitrate nitrogen less than 2.
p. The compost shall be aerobic without malodorous presence of decomposition products.
q. The maximum particle size shall be 0.5 inch, 80% or more shall pass a No. 4 screen.

Maximum total permissible pollutant concentrations in amendment in parts per million on a dry weight basis:

Table listing pollutant levels: arsenic 12, cadmium 15, chromium 100, cobalt 50, nickel 100, copper 100, lead 100, mercury 10, zinc 200, selenium 20, silver 10, vanadium 50, molybdenum 20.

SOIL TESTS FOR SOIL MANAGEMENT

- 1. The Contractor shall be responsible for obtaining soils testing and soil amendment recommendations. Soils testing shall be completed and test results and amendment recommendations submitted to the Owner's Representative a minimum of sixty (60) days before commencement of any planting.
2. The testing laboratory shall be Texas A&M AgriLife Extension Service Soil, Water and Forage Testing Laboratory, 2610 F&B Road College Station, TX 77845 or approved equal as approved by the Owner's Representative.
3. The testing laboratory for soils analysis shall use the following criteria for soil testing: USDA Agricultural Suitability Test per Handbook 60, to include Boron presence and content; and University of California Soil Fertility Test.
4. Interpretations, fertilization and soil amendment recommendations, and comments regarding these tests are required.
5. Infiltration Rate determined by laboratory test or Soil Texture and Infiltration Rate table
6. Soils test sites shall occur not more than 250 feet on center in the planting areas, unless otherwise noted on plans.
7. Samples of all import soil from each source shall also be submitted to the soils testing laboratory for analysis, interpretation and recommendations prior to placement, blending or back-filling.
8. A copy of the plant schedule shall be provided to the lab for review and comment in relation to the results of the soils tests.

PERCOLATION TEST

- 1. The landscape installer shall dig (as test areas) four (4) plant pits of 24" box size, or larger, at four (4) locations minimum within the job site. Pits are to be filled with water. The results of this test shall be reported to the Landscape Architect and owner 48 hours after initiating. Test pits shall be in actual location of trees as shown on the plan. Failure to carry out this test shall make the landscape installer liable for any and all trees that die due to poor water percolation beyond the agreed guarantee period.

landscape architect

CUMMINGS CURLEY AND ASSOCIATES INC. 100 PACIFIC COAST HIGHWAY SUITE C SEAL BEACH, CALIFORNIA 92708 TEL: 949.441.1111 FAX: 949.441.1112 CALIFORNIA 56854 • ANTIQUA 300.100 • NOKIA 5718 • UTAH 771.723.6 CALIFORNIA 1859 • TEXAS 3337 • WASHINGTON 1009 • CLARE 1848

project no. 22-10526

owner

THE HOME DEPOT 2455 PACES FERRY ROAD, C-19 ATLANTA, GA 30339-4024 PHONE: (770) 433-8211

project info

HD-MONTGOMERY HIGHWAY 105 BUFFALO SPRINGS DRIVE STORE: 0000

prototype: 4C-2021.01 | 3/11/22

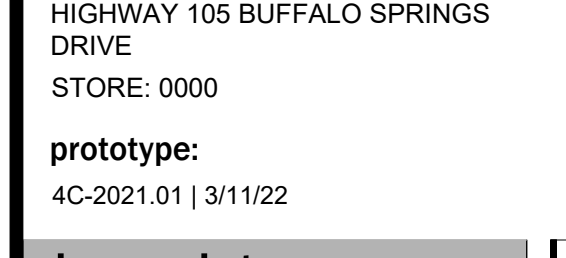
issue dates

Table with columns: submission, date. Rows for PERMIT (06/05/2023), BID (00/00/00), CONSTRUCTION (00/00/00).

revisions: PLAN CHECK 06/05/2023

designed by: RC checked by: RC

seal



DATE: 6/05/2023

sheet info

PLANTING NOTES & SCHEDULES

L1.1

civil

Montgomery City Council
AGENDA REPORT

| | |
|------------------------------------|---------------------------------------|
| Meeting Date: July 25, 2023 | Budgeted Amount: N/A |
| Department: Admin | Prepared By: Dave McCorquodale |

Subject

Public Hearing and consideration and possible action on Lone Star Estates Partial Replat No. 1.

Recommendation

Two steps are needed:

1. Hold Public Hearing.
2. Motion to approve Lone Star Estates Partial Replat No. 1 as presented.

Discussion

The purpose of the replat is to combine Lots 10 and 11 and adjust the lot line between Lot 12 and the combined Lots 10 and 11. See the location map for reference. The city engineers have reviewed the plat and all comments have been addressed.

The replat only affects two property owners in the subdivision and both are joined in the request for replatting. Legal notice of the public hearing was published on July 5th & July 7th and notification letters were mailed to 12 property owners within 200-feet.

Approved By

| | | |
|--|-------------------|------------------|
| Assistant City Administrator & Planning & Development Director | Dave McCorquodale | Date: 07/06/2023 |
| City Administrator | Gary Palmer | Date: 07/06/2023 |

Lone Star Estates Subdivision



Lone Star Estates Subdivision

Lots 10, 11, & 12

6/30/2023, 12:04:41 PM

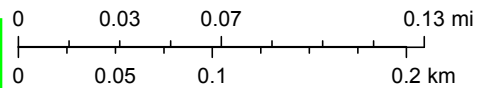
1:4,514

Abstracts

World Transportation

Parcels

Lot Lines



© OpenStreetMap (and) contributors, CC-BY-SA, Esri, HERE, iPC



May 31, 2023

The Planning and Zoning Commission
City of Montgomery
101 Old Plantersville Rd.
Montgomery, Texas 77316

Re: Plat Review (Partial Replat)
Lonestar Estates
City of Montgomery

Dear Commission:

We reviewed the replat submission for the referenced development on behalf of the City of Montgomery (the "City"). Our review was based on the City's Code of Ordinances, Chapter 78 Section 61 and Section 63 and any other applicable chapters. The purpose of the replat is to combine Lots 10 and 11 and adjust the lot line between Lot 12 and the combined Lots 10 and 11.

We offer no objection to the partial replat, and we recommend the Commission approve the partial replat as submitted.

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

Sincerely,

A handwritten signature in blue ink that reads "Chris Roznovsky". The signature is fluid and cursive.

Chris Roznovsky, PE
Engineer for the City

CR/zlgt

Z:\00574 (City of Montgomery)_900 General Consultation\Correspondence\Letters\2023\05.31.2023 MEMO to P&Z Lonestar Estates Partial Replat.docx

Enclosure: Original Plat
Partial Replat

Cc (via email): Mr. Dave McCorquodale – City of Montgomery, Director of Planning & Development,
Mr. Gary Palmer – City of Montgomery, City Administrator
Ms. Nicola Browe – City of Montgomery, City Secretary
Mr. Alan Petrov – Johnson Petrov, LLP, City Attorney

OWNERS ACKNOWLEDGEMENT

STATE OF TEXAS
COUNTY OF MONTGOMERY

We, Norman R. Stewart, Jr. and wife Jennifer H. Stewart along with S. Clay Robinson, Jr. owners hereinafter referred to as Owners (whether one or more) of the 60.6651 acre tract described in the above and foregoing map of Lone Star Estates, do hereby make and establish said subdivision and development plan of said property according to all lines, dedications, restrictions and notations on said maps or plat and hereby dedicate to the use of the public forever, all streets (except those streets designated as private streets), alleys, parks, water courses, drains, easements and public places shown thereon for the purposes and considerations therein expressed; and do hereby bind ourselves, our heirs, successors and assigns to warrant and forever defend the title to the land so dedicated.

FURTHER, Owners have dedicated and by these presents do dedicate to the use of the public for public utility purposes forever unobstructed aerial easements. The aerial easements shall extend horizontally an additional eleven feet, six inches (11' 6") for ten feet (10' 0") perimeter ground easements or five feet, six inches (5' 6") for sixteen feet (16' 0") perimeter ground easements, from a plan sixteen feet (16' 0") above ground level upward, located adjacent to and adjoining said public utility easements that are designated with aerial easements (U.E. and A.E.) as indicated and depicted hereon, whereby the aerial easement totals twenty one feet, six inches (21' 6") in width.

FURTHER, Owners have dedicated and by these presents do dedicate to the use of the public for public utility purposes forever unobstructed aerial easements. The aerial easements shall extend horizontally an additional ten feet (10' 0") for ten feet (10' 0") back-to-back ground easements or seven feet (7' 0") for sixteen feet (16' 0") back-to-back ground easements, from a plan sixteen feet (16' 0") above ground level upward, located adjacent to both sides and adjoining said public utility easements that are designated with aerial easements (U.E. and A.E.) as indicated and depicted hereon, whereby the aerial easement totals thirty feet (30' 0") in width.

FURTHER, Owners do hereby certify that we are the owners of all property immediately adjacent to the boundaries of the above and foregoing plat of Lone Star Estates where building setback lines or public utility easements are to be established outside the boundaries of the above and foregoing plat and do hereby make and establish all building setback lines and dedicate to the use of the public forever all public utility easements shown in said adjacent acreage.

FURTHER, Owners do hereby covenant and agree that those private access easements located within the boundaries of this plat specifically noted as private access easements, shall be hereby established and maintained as private streets by the owners, heirs, successors and assigns to property located within the boundaries of this plat and always available for the general use of said owners and to the public for firemen, fire fighting equipment, police and other emergency vehicles of whatever nature at all times and do hereby bind ourselves, or heirs, successors and assigns to warrant and forever defend the title to the land so designated and established as private access easements.

WITNESS our hands in the City of Montgomery, Texas, this day of September, 1998.

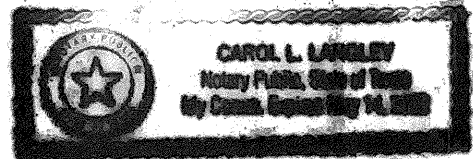
Norman R. Stewart, Jennifer H. Stewart, S. Clay Robinson, Jr. (Signatures)

THE STATE OF TEXAS
COUNTY OF MONTGOMERY

BEFORE ME, the undersigned authority, on this day personally appeared Jennifer H. Stewart, known to me to be the persons whose names are subscribed to the foregoing instrument, and acknowledged to me that the same for the purposes and considerations therein expressed.

GIVEN UNDER MY HAND AND SEAL OF OFFICE, this 29 day of December, 1998.

Notary Public in and for Montgomery County, Texas

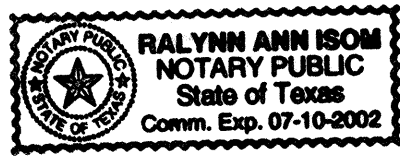


THE STATE OF TEXAS
COUNTY OF MONTGOMERY

BEFORE ME, the undersigned authority, on this day personally appeared S. Clay Robinson Jr., known to me to be the persons whose names are subscribed to the foregoing instrument, and acknowledged to me that the same for the purposes and considerations therein expressed.

GIVEN UNDER MY HAND AND SEAL OF OFFICE, this 27th day of April, 1998.

Notary Public in and for Montgomery County, Texas



THE STATE OF TEXAS
COUNTY OF MONTGOMERY

BEFORE ME, the undersigned authority, on this day personally appeared Norman R. Stewart Jr., known to me to be the persons whose names are subscribed to the foregoing instrument, and acknowledged to me that the same for the purposes and considerations therein expressed.

GIVEN UNDER MY HAND AND SEAL OF OFFICE, this 29 day of December, 1998.

Notary Public in and for Montgomery County, Texas



I, Farm Credit Bank of Texas, owner and holder of a lien against the property described in the plat known as Lone Star Estates, said lien being evidenced by instrument of record in the Clerk's File No. 92-01-1527 of the O.P.R.O.R.P. of Montgomery County, Texas, do hereby in all things subordinate our interest in said property to the purposes and effects of said plat and the dedications and restrictions shown herein to said plat and I hereby confirm that I am the present owner of said lien and have not assigned the same nor any part thereof.

Signature of Travis, Vice-President

STATE OF TEXAS
COUNTY OF MONTGOMERY TRAVIS

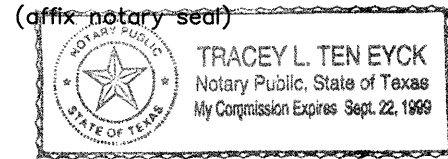
BEFORE ME, the undersigned authority, on this day personally appeared Travis, known to me to be the person, I whose name is subscribed to the foregoing instrument and acknowledged to me that they executed the same for the purposes and considerations therein expressed and in the capacity therein and herein stated, and as the act and deed of said corporation.

GIVEN UNDER MY HAND AND SEAL OF OFFICE, this 13th day of November, 1998.

State of Texas

Notary Public in and for the

Tracey L. Ten Eyck, Print Name, My Commission Expires: 9-22-99



I, Ronald A. Saikowski, P.E. hereby certify that I as City Engineer have reviewed this Subdivision Plat and find it to meet Montgomery Requirements.

Ronald A. Saikowski, P.E., City Engineer

Approved by City of Montgomery

CITY PLANNING COMMISSION

By: Sharon Miller, Chairperson

CITY COUNCIL

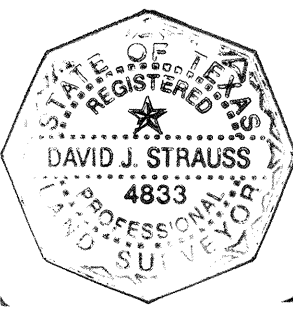
By: Mayor William Cummings

Attested By: Carol Langley, City Secretary

Carol Langley, City Secretary

I hereby certify that this survey was made on the ground, that this plat correctly represents the facts at the time of the survey, and there were no encroachments visible on the ground unless otherwise shown. DATE: October, 1998

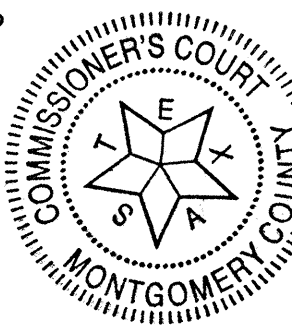
David J. Strauss, R.P.L.S. 4833



I, Mark Turnbull, 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 6-22-1998 at 4:30 o'clock, P.M. and duly recorded on 6-23-1998 at 1:41 o'clock, P.M. in cabinet M sheet 74-16 of record of Maps for said County.

WITNESS MY HAND AND SEAL OF OFFICE, at Conroe, Montgomery County, Texas, the day and date last above written.

Mark Turnbull, Clerk, County Clerk Montgomery County, Texas, By: Deputy



LEGEND:

- B.L. DENOTES BUILDING LINE
P.A.E. DENOTES PRIVATE ACCESS EASEMENT
U.E. DENOTES UTILITY EASEMENT
D.E. DENOTES DRAINAGE EASEMENT
San.Swr.Esmt. DENOTES SANITARY SEWER EASEMENT

KEY MAP

GRAPHIC SCALE

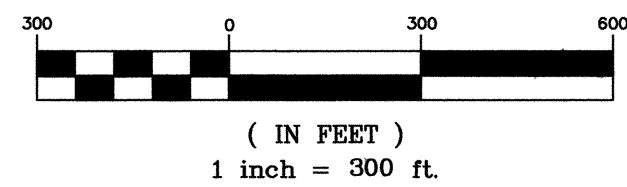


Table with columns: LINE, DIRECTION, DISTANCE. Rows L1 to L5.

Table with columns: CURVE, RADIUS, LENGTH, TANGENT, CHORD, BEARING, DELTA. Rows C1 to C6.

BASIS OF BEARINGS:

WEST LINE OF THE CALLED 20.248 ACRE STEGER TRACT TO ROBINSON TRACT AS DESCRIBED IN DEED RECORDED UNDER C.C.F. NO. 9357632, M.C.D.R.

BENCHMARK:

SET BRASS DISC IN CONCRETE, 82.21' WEST OF C OF JENNY LANE, 39' EAST OF A FENCE, 23' NORTH OF COLLEGE STREET. ELEV. = 306.32'

OWNERS:

NORMAN R. STEWART, JR. AND WIFE JENNIFER H. STEWART
S. CLAY ROBINSON JR.
20.2321 ACRES (881,308 SQ.FT.)

Original Plat

FINAL PLAT
LONE STAR ESTATES SUBDIVISION
60.6651 ACRES (2,642,571 SQ.FT.)
OUT OF THE
BENJAMIN RIGBY SURVEY A - 31
AND
JOHN CORNER SURVEY A - 8
1-BLOCK 13 LOTS- 1 RESERVE
CITY OF MONTGOMERY
MONTGOMERY COUNTY, TEXAS

R.D. SIMONTON
C.C.F. No. 9751462
R.P.R.M.C.T.

CITY OF MONTGOMERY
C.C.F. No. 8701042
R.P.R.M.C.T.

NOW OR FORMERLY
TIMOTHY HATCHETT
NO OWNER OF
RECORD FOUND

NOW OR FORMERLY
R.H. WRIGHT
VOL. 271, PG. 288
M.C.D.R.
210.03'
N83°19'06"E

NOW OR FORMERLY
REBECCA SMITH ET AL
NO OWNER OF
RECORD FOUND

MICHAEL BROOKS
C.C.F. No. 9806762
R.P.R.M.C.T.

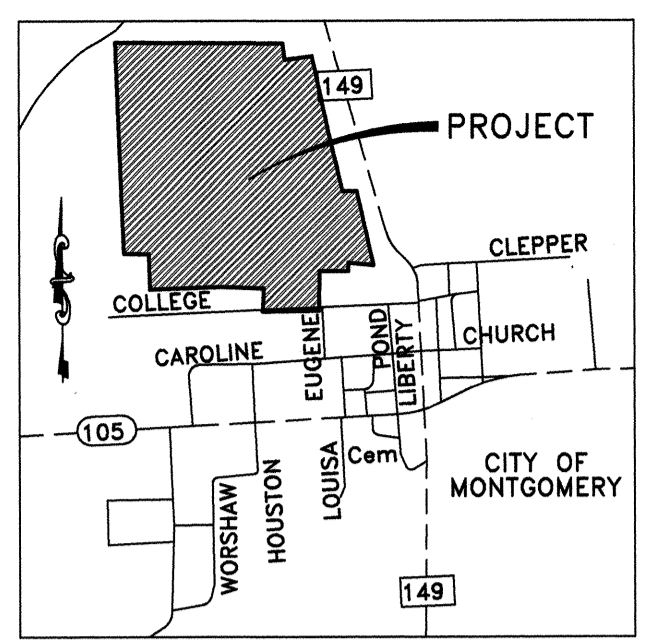
NOW OR FORMERLY
MARGARET TATE
NO OWNER OF
RECORD FOUND

NOW OR FORMERLY
ESTATE OF CORA BOLDEN
NO OWNER OF
RECORD FOUND

NOW OR FORMERLY
REOLA B. SHELTON
NO OWNER OF
RECORD FOUND

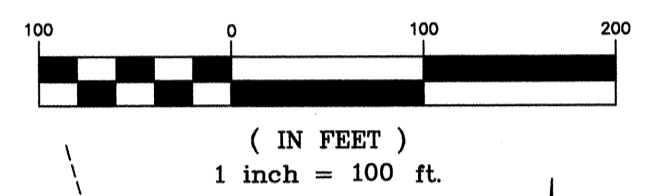
EDWARD O. ARNSWORTH
C.C.F. No. 8921530
R.P.R.M.C.T.

NOW OR FORMERLY
PEARLIE HATCHETT
NO OWNER OF
RECORD FOUND



VICINITY MAP
(NOT TO SCALE)

GRAPHIC SCALE



(IN FEET)
1 inch = 100 ft.



S89°17'30"E 3410.49'

S89°17'30"E 346.00'

831.00'

LOT 6
174,109 sq.ft.
3.9970 acres

LOT 5
145,206 sq.ft.
3.3335 acres

LOT 7
419,113 sq.ft.
9.6215 acres

LOT 4
140,505 sq.ft.
3.2256 acres

LOT 8
194,639 sq.ft.
4.4683 acres

LOT 3
204,531 sq.ft.
4.6954 acres

LOT 13
52,034 sq.ft.
1.1945 acres

DRAINAGE ESMT.
165,772 sq.ft.
3.8056 acres

MATCHLINE SEE SHEET 3 OF 3

LEGEND:

- B.L. DENOTES BUILDING LINE
- P.A.E. DENOTES PRIVATE ACCESS EASEMENT
- U.E. DENOTES UTILITY EASEMENT
- D.E. DENOTES DRAINAGE EASEMENT
- San.Swr.Esmt. DENOTES SANITARY SEWER EASEMENT

ENGINEER AND SURVEYOR

Sitech ENGINEERING CORP.

"The Site Technology Group"
1544 SANDUST ROAD SUITE 100
THE WOODLANDS, TEXAS 77380
OFF. # (281) 363-4039 FAX # (281) 363-3459
e-mail: sittech@flex.net
© COPYRIGHT 1999

OWNERS:
NORMAN R. STEWART, JR. AND WIFE
JENNIFER H. STEWART
40.4330 ACRES (1,761,263 SQ.FT.)
S. CLAY ROBINSON JR.
20.2321 ACRES (881,308 SQ.FT.)

Original Plat

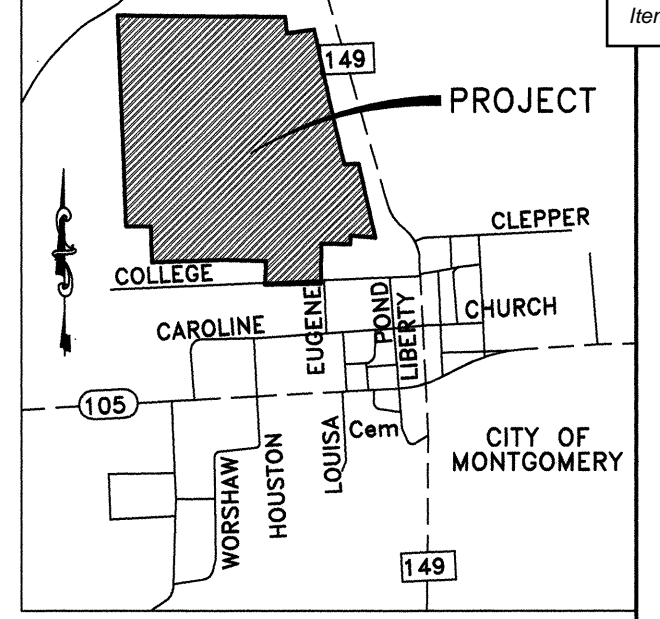
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OUT OF THE
BENJAMIN RIGBY SURVEY A - 31
AND
JOHN CORNER SURVEY A - 8
13 LOTS - 1 BLOCK - 1 RESERVE
CITY OF MONTGOMERY
MONTGOMERY COUNTY, TEXAS

| LINE | DIRECTION | DISTANCE |
|------|-------------|----------|
| L1 | N03°30'29"E | 152.94' |
| L2 | N07°42'25"W | 496.84' |
| L3 | N08°35'37"W | 88.19' |
| L4 | N22°58'53"W | 321.09' |
| L5 | N85°17'38"W | 158.44' |

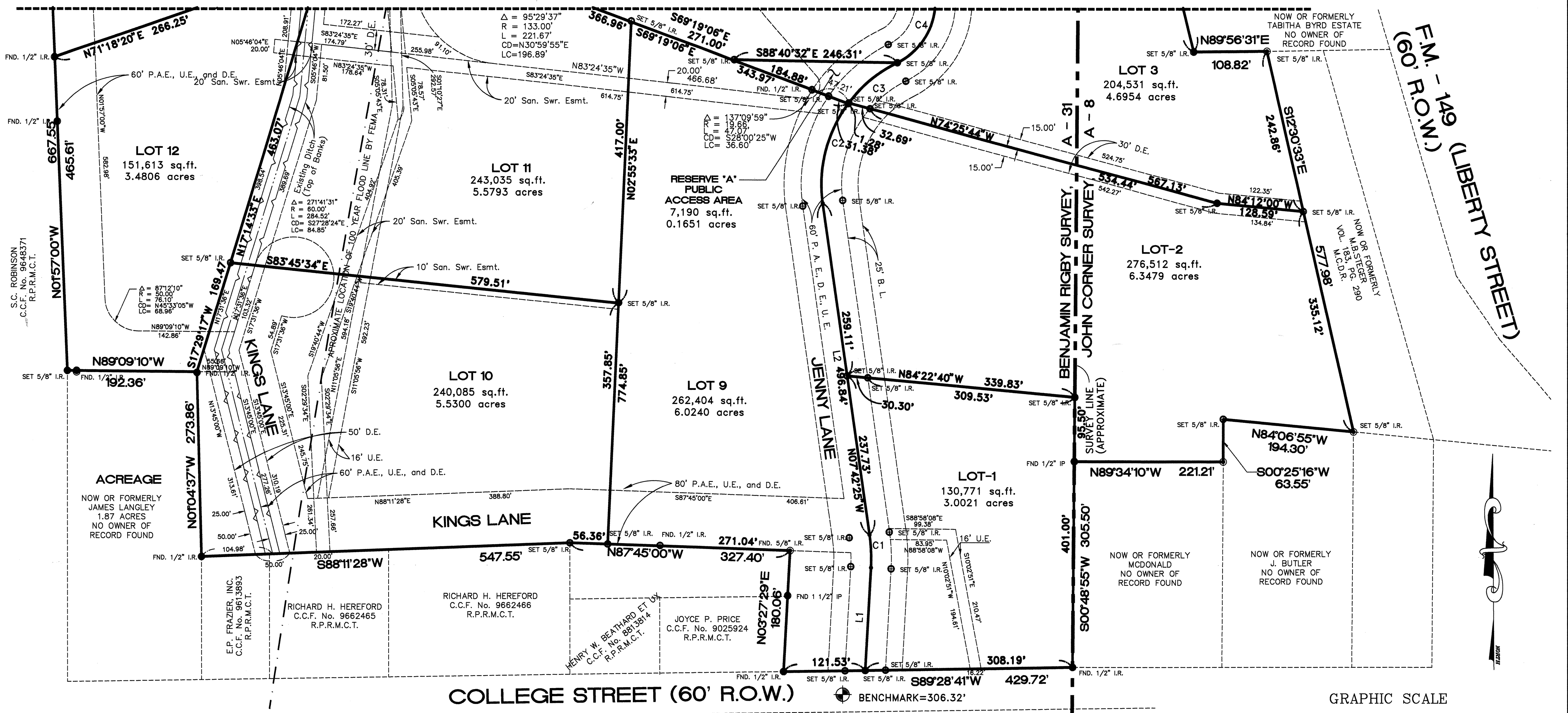
| CURVE | RADIUS | LENGTH | DELTA | CHORD | BEARING |
|-------|---------|---------|-----------|---------|-------------|
| C1 | 250.00' | 48.93' | 11°12'54" | 48.86' | N02°05'58"W |
| C2 | 200.00' | 158.09' | 45°17'24" | 154.01' | N14°56'17"E |
| C3 | 200.00' | 94.07' | 26°57'01" | 93.21' | N51°03'30"E |
| C4 | 100.00' | 127.63' | 73°07'37" | 119.14' | N27°58'12"E |
| C5 | 200.00' | 50.22' | 14°23'16" | 50.09' | N15°47'15"W |
| C6 | 250.00' | 271.89' | 62°18'45" | 258.69' | N54°08'15"W |

File No. 99050849 Cab. M. sheet 75

LEGEND:
 B.L. DENOTES BUILDING LINE
 P.A.E. DENOTES PRIVATE ACCESS EASEMENT
 U.E. DENOTES UTILITY EASEMENT
 D.E. DENOTES DRAINAGE EASEMENT
 San.Swr.Esmt. DENOTES SANITARY SEWER EASEMENT



MATCHLINE SEE SHEET 2 OF 3



S.C. ROBINSON
 C.C.F. No. 9648371
 R.P.R.M.C.T.

ACREAGE
 NOW OR FORMERLY
 JAMES LANGLEY
 1.87 ACRES
 NO OWNER OF
 RECORD FOUND

E.P. FRAZIER, INC.
 C.C.F. No. 9613893
 R.P.R.M.C.T.

RICHARD H. HEREFORD
 C.C.F. No. 9662465
 R.P.R.M.C.T.

RICHARD H. HEREFORD
 C.C.F. No. 9662466
 R.P.R.M.C.T.

HENRY W. BEATHARD ET AL
 C.C.F. No. 8813814
 R.P.R.M.C.T.

JOYCE P. PRICE
 C.C.F. No. 9025924
 R.P.R.M.C.T.

NOW OR FORMERLY
 MCDONALD
 NO OWNER OF
 RECORD FOUND

NOW OR FORMERLY
 J. BUTLER
 NO OWNER OF
 RECORD FOUND

COLLEGE STREET (60' R.O.W.)

BENCHMARK = 306.32'

GRAPHIC SCALE



(IN FEET)
 1 inch = 100 feet

| LINE | DIRECTION | DISTANCE |
|------|--------------|----------|
| L1 | N03°30'29" E | 152.94' |
| L2 | N07°42'25" W | 496.84' |
| L3 | N08°35'37" W | 88.19' |
| L4 | N22°58'53" W | 321.09' |
| L5 | N85°17'38" W | 158.44' |

| CURVE | RADIUS | LENGTH | DELTA | CHORD | BEARING |
|-------|---------|---------|-----------|---------|--------------|
| C1 | 250.00' | 48.93' | 11°12'54" | 48.86' | N02°05'58" W |
| C2 | 200.00' | 158.09' | 45°17'24" | 154.01' | N14°56'17" E |
| C3 | 200.00' | 94.07' | 28°57'01" | 93.21' | N51°03'30" E |
| C4 | 100.00' | 127.63' | 73°07'37" | 119.14' | N27°58'12" E |
| C5 | 200.00' | 50.22' | 14°23'16" | 50.09' | N15°47'15" W |
| C6 | 250.00' | 271.89' | 62°18'45" | 258.69' | N54°08'15" W |

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 40.4330 ACRES (1,761,263 SQ.FT.)
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FINAL PLAT
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 OUT OF THE
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 AND
 JOHN CORNER SURVEY A - 8
 13 LOTS - 1 BLOCK - 1 RESERVE
 CITY OF MONTGOMERY
 MONTGOMERY COUNTY, TEXAS

Original Plat

File No. 99050849 Cab.M Sheet 76

THE STATE OF TEXAS
COUNTY OF MONTGOMERY

That TROY JOSEPH PATIN and DEBORAH LYNN BENARD PATIN, CO-TRUSTEES OF THE TDP REVOCABLE TRUST & CHARLES F. ROLLINS IV and SAMANTHA ROLLINS herein acting individually or through the undersigned duly authorized agents, does hereby adopt this plat designating the herein described real property as the LONESTAR ESTATES PARTIAL REPLAT NO. 1 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.

TDP REVOCABLE TRUST

TROY JOSEPH PATIN
CO-TRUSTEE

DEBORAH LYNN
CO-TRUSTEES

CHARLES F. ROLLINS
OWNER

SAMANTHA ROLLINS
OWNER

THE STATE OF TEXAS
COUNTY OF _____

BEFORE ME, the undersigned authority, on this day personally appeared CHARLES F. ROLLINS IV & SAMANTHA ROLLINS, known to me to be the persons whose names are subscribed to the foregoing instrument, and acknowledged to me that they executed same for purposes and consideration therein expressed, and in the capacity therein and herein set out, and as the act and deed of said company.

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

Notary Public in and for _____
County, Texas

THE STATE OF TEXAS
COUNTY OF _____

BEFORE ME, the undersigned authority, on this day personally appeared TROY JOSEPH PATIN and DEBORAH LYNN BENARD PATIN, CO-TRUSTEES OF THE TDP REVOCABLE TRUST, known to me to be the persons whose names are subscribed to the foregoing instrument, and acknowledged to me that they executed same for purposes and consideration therein expressed, and in the capacity therein and herein set out, and as the act and deed of said company.

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

Notary Public in and for _____
County, Texas

SURVEYOR'S ACKNOWLEDGEMENT

I, Thomas A. McIntyre, 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.



PRELIMINARY
NOT TO BE RECORDED
FOR ANY PURPOSE

Thomas A. McIntyre
Registered Professional Land Surveyor No. 6921

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

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: _____
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 _____, 20 ____.

By: _____
Mayor

ATTEST: _____
City Secretary

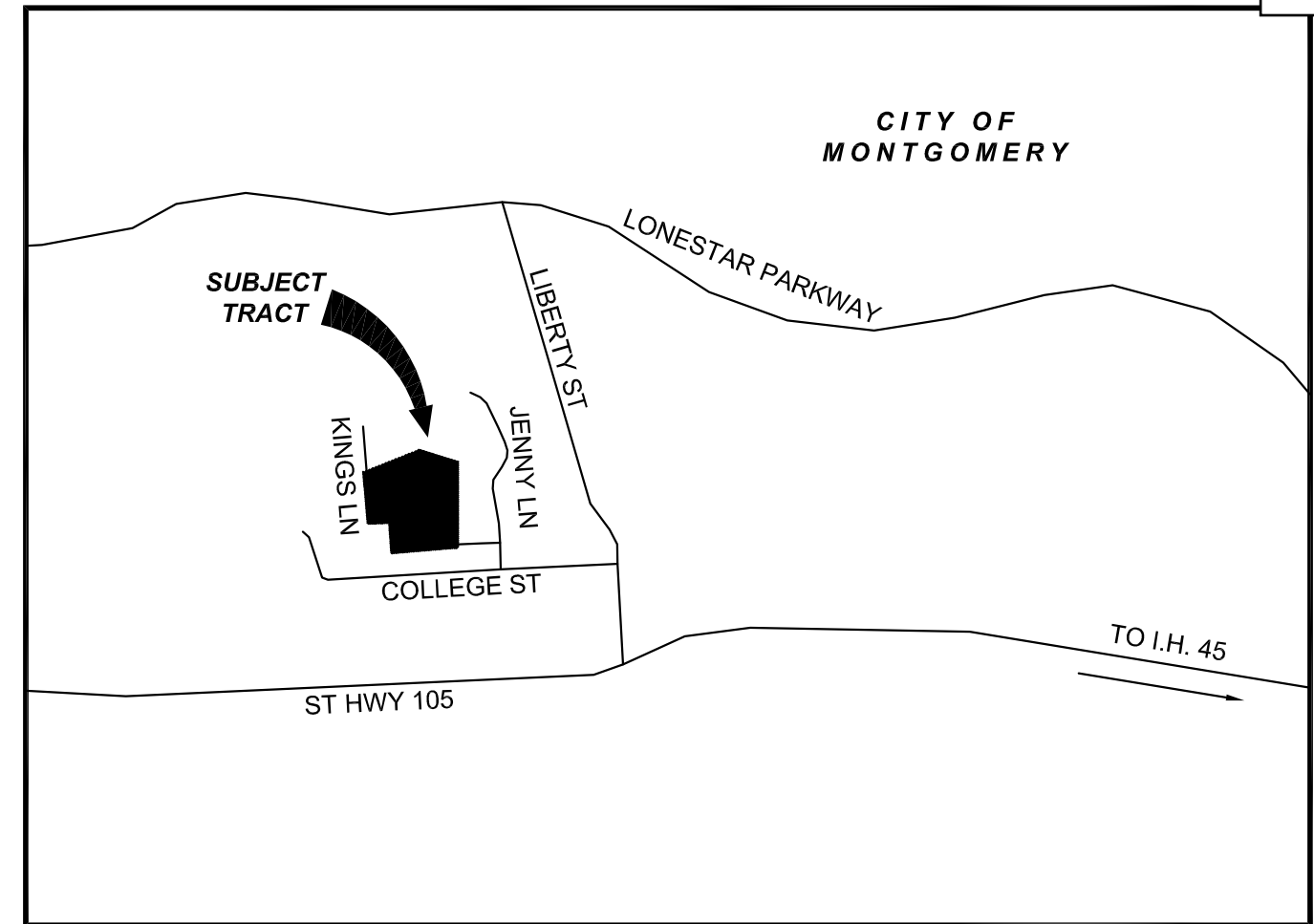
THE STATE OF TEXAS
COUNTY OF MONTGOMERY

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 _____, 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



VICINITY MAP
NOT TO SCALE

General Notes:

- NO PORTION OF THIS PROPERTY APPEARS TO LIE WITHIN THE 100 YEAR FLOODPLAIN PER CITY OF MONTGOMERY COMMUNITY MAP NO. 481483, FEMA FIRM PANEL NO. 48339C0200G, HAVING AN EFFECTIVE DATE OF 08-18-2014.
- ALL COORDINATES, BEARINGS AND DISTANCES ARE REFERENCED TO THE NORTH AMERICAN DATUM 1983 (NAD83), TEXAS STATE PLANE COORDINATE SYSTEM, CENTRAL ZONE (2002 ADJUSTMENT)(FIPS 4203), AND ARE BASED ON GPS OBSERVATIONS MADE BY TEXAS PROFESSIONAL SURVEYING, LLC.
- ALL MEASUREMENTS ARE GRID VALUES. SURFACE VALUES MAY BE OBTAINED BY MULTIPLYING BY A COMBINED SCALE FACTOR OF 1.00006912.
- ELEVATIONS SHOWN HEREON ARE REFERENCED TO THE NORTH AMERICAN VERTICAL DATUM OF 1988 (NAVD88) AND BASED ON THE PUBLISHED VALUE OF CITY OF MONTGOMERY BENCHMARK NUMBER 2, HAVING A PUBLISHED ELEVATION OF 301.87', OBSERVED ELEVATION OF 301.88', AND CITY OF MONTGOMERY BENCHMARK NUMBER 7, HAVING A PUBLISHED ELEVATION OF 291.77', OBSERVED ELEVATION OF 291.33'. VERTICAL MEASUREMENTS WERE MADE VIA GPS OBSERVATIONS UTILIZING ALLTERRA CENTRAL'S VIRTUAL REFERENCE STATION (VRS) NETWORK USING GEOID18. NO DATUM ADJUSTMENT WAS MADE.

LONESTAR ESTATES PARTIAL REPLAT NO. 1

BEING A SUBDIVISION OF 14.57 ACRES SITUATED IN THE BENJAMIN RIGSBY SURVEY, ABSTRACT NO. 31, MONTGOMERY COUNTY, TEXAS. BEING A REPLAT OF LOTS 10, 11 AND 12 OF LONESTAR ESTATES RECORDED IN CABINET M, SHEET 74, MAP RECORDS OF MONTGOMERY COUNTY, TEXAS.

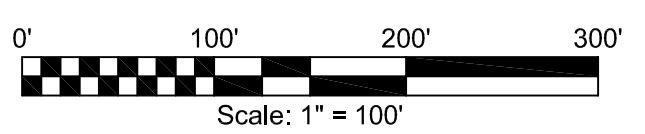
REASON FOR REPLAT: TO RECONFIGURE LOT LINES BETWEEN LOTS 10, 11 AND 12.

2 LOTS 1 BLOCK
MAY 2023

OWNER

CHARLES F. ROLLINS IV
SAMANTHA ROLLINS
106 KINGS LANE
MONTGOMERY COUNTY, TEXAS 77356
AND
TROY JOSEPH PATIN
DEBORAH LYNN BENARD PATIN
CO-TRUSTEES OF THE
TDP REVOCABLE TRUST
204 KINGS LANE
MONTGOMERY COUNTY, TEXAS 77356



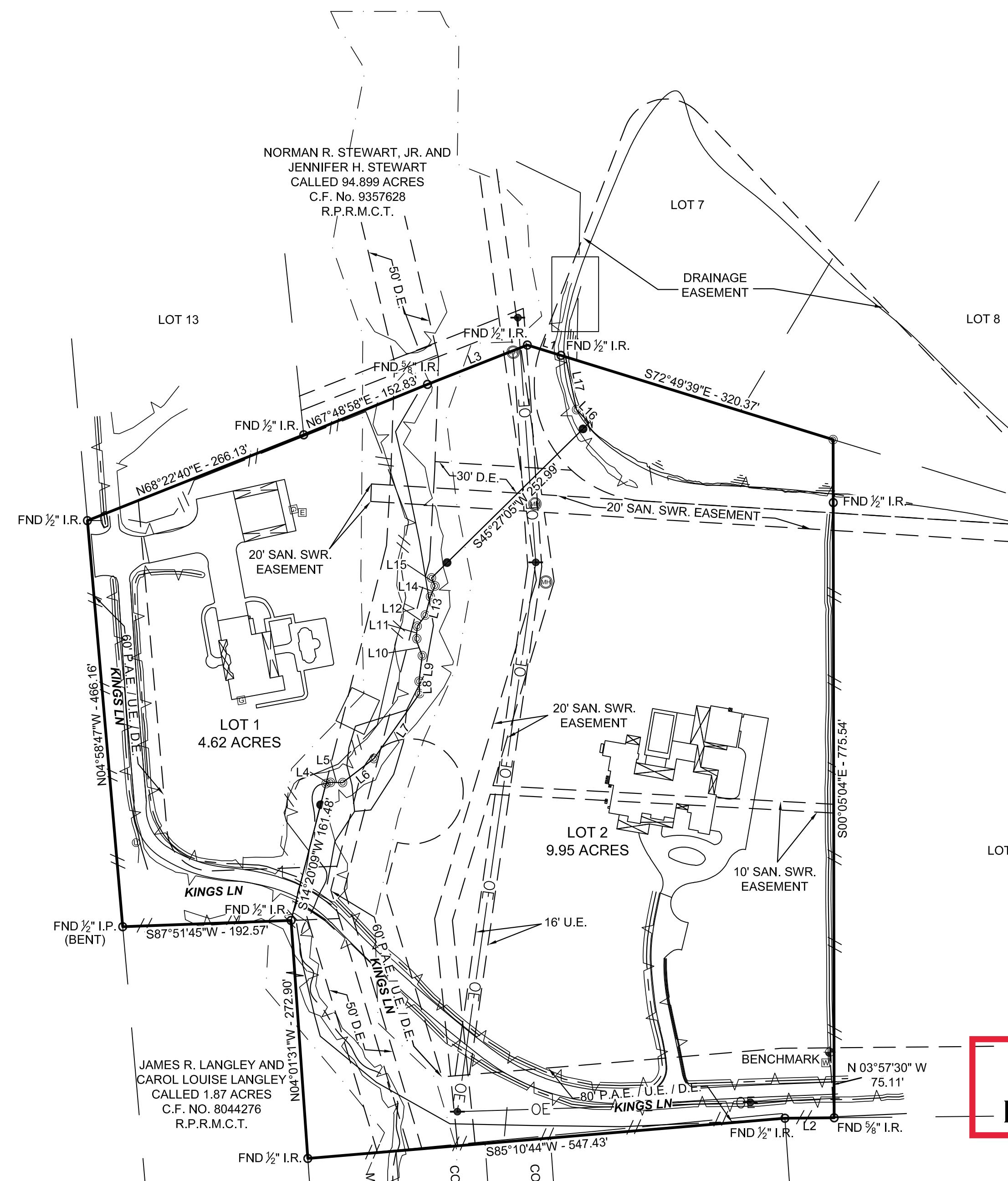


LEGEND

- Set 3/8" Iron Rod w/Cap "TPS 100834-00"
- Found Survey Monument (described)
- Calculated Corner
- ⊕ 3-inch Brass Disk in 6-inch Concrete Monument
- I.R. Iron Rod
- W/CAP With Cap
- CON MON Concrete Monument
- VOL. / PG. Volume / Page
- CAB. / SHEET Cabinet / Sheet
- O.P.R.M.C.T. Official Public Records of Montgomery County, Texas
- R.P.R.M.C.T. Real Property Records of Montgomery County, Texas
- D.R.M.C.T. Deed Records of Montgomery County, Texas
- M.R.M.C.T. Map Records of Montgomery County, Texas
- M.C.A.D. Montgomery County Appraisal District
- C.F. NO. Clerk's File Number
- R.O.W. Right-of-Way
- B.L. Building Line
- U.E. Utility Easement
- D.E. Drainage Easement
- Approximate Survey Line
- Approximate 100-year Floodplain
- Easement
- Building Line
- Top Of Bank
- Edge of Water

| BOUNDARY LINE TABLE | | |
|---------------------|------------------|---------|
| LINE # | DIRECTION | LENGTH |
| L1 | S72° 49' 39.48"E | 45.59' |
| L2 | S89° 27' 07.27"W | 56.36' |
| L3 | N68° 31' 20.71"E | 122.72' |

| LOTS LINE TABLE | | |
|-----------------|------------------|--------|
| LINE # | DIRECTION | LENGTH |
| L4 | S75° 25' 17.05"W | 5.29' |
| L5 | N89° 32' 42.42"W | 13.86' |
| L6 | S52° 31' 01.63"W | 45.24' |
| L7 | S35° 02' 09.49"W | 90.78' |
| L8 | S02° 28' 28.79"E | 13.87' |
| L9 | S07° 04' 46.37"W | 29.70' |
| L10 | S21° 31' 41.96"E | 19.29' |
| L11 | S04° 52' 47.31"W | 15.65' |
| L12 | S37° 49' 45.57"W | 15.41' |
| L13 | S14° 20' 34.35"W | 22.39' |
| L14 | S23° 37' 45.76"W | 13.36' |
| L15 | S23° 37' 31.55"E | 9.98' |
| L16 | S44° 20' 42.99"E | 21.01' |
| L17 | S11° 40' 44.81"E | 61.60' |



JAY RICHARD RAY II AND
 CARISSA CYD RAY
 CALLED 62.6147 ACRES
 C.F. No. 2021056260
 O.P.R.M.C.T.

JAMES R. LANGLEY AND
 CAROL LOUISE LANGLEY
 CALLED 1.87 ACRES
 C.F. NO. 8044276
 R.P.R.M.C.T.

MERRILY A. THOMPSON
 CALLED .39 ACRES
 C.F. No. 2014027278
 O.P.R.M.C.T.

LOT 1
 COLLEGE STREET ADDITION
 SECTION 1
 CAB. X. SHEET 148
 M.R.M.C.T.

LOT 2
 COLLEGE STREET ADDITION
 SECTION 1
 CAB. X. SHEET 148
 M.R.M.C.T.

PENNY DOVEY
 CALLED 1.10 ACRES
 C.F. No. 2019061823
 O.P.R.M.C.T.

KAY J. PILAND
 CALLED .375 ACRES
 C.F. No. 2002034110
 O.P.R.M.C.T.

BENJAMIN RIGSBY SURVEY
 ABSTRACT NO. 31

LONESTAR ESTATES PARTIAL REPLAT NO. 1

BEING A SUBDIVISION OF 14.57 ACRES SITUATED IN THE BENJAMIN RIGSBY SURVEY, ABSTRACT NO. 31, MONTGOMERY COUNTY, TEXAS. BEING A REPLAT OF LOTS 10, 11 AND 12 OF LONESTAR ESTATES RECORDED IN CABINET M, SHEET 74, MAP RECORDS OF MONTGOMERY COUNTY, TEXAS.

REASON FOR REPLAT: TO RECONFIGURE LOT LINES BETWEEN LOTS 10, 11 AND 12.
 2 LOTS 1 BLOCK
 MAY 2023

OWNER
 CHARLES F. ROLLINS IV
 SAMANTHA ROLLINS
 106 KINGS LANE
 MONTGOMERY COUNTY, TEXAS 77356
 AND
 TROY JOSEPH PATIN
 DEBORAH LYNN BENARD PATIN
 CO-TRUSTEES OF THE
 TDP REVOCABLE TRUST
 204 KINGS LANE
 MONTGOMERY COUNTY, TEXAS 77356

TEXAS PROFESSIONAL SURVEYING

 3032 N. Frazier, Conroe, Texas 77303
 Ph: 936.756.7447 Fax: 936.756.7448
 www.surveyingtexas.com
 Firm No. 10083400

-BENCH MARK-
 3" BRASS DISK SET IN 6" CONCRETE COLUMN
 STAMPED: LSEPR
 ELEVATION: 286.148', NAVD88, 2009 ADJUSTMENT
 NAVD88 GEOID18 TEXAS CENTRAL ZONE 4203

Montgomery City Council
AGENDA REPORT

| | |
|------------------------------------|-------------------------------|
| Meeting Date: July 25, 2023 | Budgeted Amount: N/A |
| Department: Administration | Prepared By: G. Palmer |

Subject

Transportation Advisory Committee Charter Adoption

Recommendation

Approve the Committee Charter and Call for Applicants

Discussion

We reviewed the Committee purpose and enabling Charter at the July 11th Workshop.

The Council requested edits to include the appointment of a Councilmember, the Police Chief or his/her designee and an MEDC member. I added the Councilmember and Chief but left the other Committee appointments “permissive” for the Council to decide.

Approved By

| | | |
|--------------------|-------------|---------------------|
| | | Date: |
| City Administrator | Gary Palmer | Date: July 19, 2023 |

Montgomery Transportation Advisory Committee

ARTICLE I: NAME

The name of this body shall be the **Montgomery Transportation Advisory Committee** (herein called the “committee”).

ARTICLE II: PURPOSE

The committee is established with the primary mission of advising on all issues and/or projects related to mobility (traffic/pedestrian/mass) within the City of Montgomery. Issues/Tasks will be studied by the committee upon request of the City Council or City Administrator. The committee shall utilize their expertise, current best-practices in multi-modal transportation planning, and data to provide an analysis and recommendations back to the City Council and/or City Administrator.

ARTICLE III: COMMITTEE

Section I. Number, Qualifications, Term

The committee shall consist of five (5) members. One appointee should be a City Councilmember, one appointee should be the Police Chief or his/her designee, with the remaining appointees having an interest in the City of Montgomery (resident/business owner/outside agency partner/etc.) and a background that benefits the committee work (engineer, planner, developer). Members shall serve two-year terms and may be reappointed for additional terms. Members may hold committee membership until a successor is appointed. The City Administrator or his/her designee shall serve as an ex officio non-voting member of this committee and be responsible for providing support to the committee as resources allow.

Section II. Appointment to the Committee

When a committee seat is vacant, the Mayor shall nominate candidates to the City Council. Nominees require only two affirmative votes by the City Council to be appointed to the committee.

Or

The Mayor shall appoint all members of the committee.

Or

The Mayor shall nominate, to the City Council, all appointees to the committee. The City Council must then affirm the appointment by majority vote of the City Council.

Or

When a committee seat is vacant, any City Councilmember may nominate a candidate for committee appointment. Nominees shall require a majority vote of the City Council to be appointed to the committee.

Section III. Committee Responsibilities:

- a. Act in a positive and civil manner at all times that reflects positively upon the City.
- b. Research and utilize best practices in local government transportation planning.
- c. Provide input on the transportation projects proposed in the annual Capital Improvement Plan (CIP).
- d. Provide recommendations on appointments to the committee.

Section IV. Attendance at Meetings

Members are expected to attend all scheduled meetings. Members may be removed from the committee for poor attendance by majority vote of the committee.

Section V. Disclosure of Interests

A committee member who has any interest in any matter before the committee shall disclose said interest to the committee.

Section VI. Removal

Committee members may be removed by the Mayor or upon majority vote of the City Council with or without cause.

ARTICLE IV: OFFICERS

Section I. Officers

The officers of the committee shall be a chairman, vice-chairman, and secretary.

Section II. Chairman

The Chairman may prepare agendas in collaboration with the City Administrator or his/her designee, preside at all meetings of the committee, call special meetings of the committee as needed, have the authority to cancel meetings of the committee, act as spokesperson for the committee, and appoint a sub-committee of the committee as needed.

Section III. Vice Chairman

In the absence of the Chairman, the Vice Chairman shall perform the duties of the Chairman.

Section IV. Secretary

The Secretary shall record and maintain accurate records and minutes of the proceedings of the committee.

Section V. Nomination and Election of Officers

Any member may nominate any other member of the committee to serve as an officer of the committee. Councilmembers appointed to the committee are not eligible. Officers of the committee shall be elected by majority vote of the committee.

Section VI. Terms of Officers

Officers of the committee shall serve a term of one (1) year commencing on June 1.

Section VII. Vacancies

A vacancy in office because of resignation, removal, or otherwise may be filled by majority vote of the committee for the unexpired portion of the term.

ARTICLE V: MEETINGS**Section I. Regular Meetings**

The committee shall meet at least quarterly or as needed with the location, time and date to be determined by the committee. The committee shall determine and publish the upcoming year's meeting schedule on or around June 1.

Section II. Quorum

A quorum shall consist of a majority of the voting members present upon calling of the roll at any meeting.

Section III. Length of Meetings

Committee meetings should not be more than two (2) consecutive hours in duration.

Section IV. Procedures

All meetings shall be held in accordance with the Texas Open Meetings Act.

ARTICLE VI: AMENDMENTS

This Charter may be amended at any time upon committee recommendation to the Mayor or upon request of the Mayor to the City Administrator.

DRAFT

Montgomery City Council
AGENDA REPORT

| | |
|------------------------------------|---|
| Meeting Date: July 25, 2023 | Budgeted Amount: |
| Department: Administration | Prepared By: Ward, Getz & Associates, PLLC |

Subject

Consideration and possible action regarding the proposal submitted by Ward, Getz & Associates, PLLC for completion of an amendment application for the Texas Pollution Discharge Elimination System (TPDES) Permit for Town Creek Wastewater Treatment Plant.

Recommendation

Authorize the City Engineer to prepare the permit amendment application for the Town Creek Wastewater Treatment Plant TPDES permit as submitted.

Discussion

The permit amendment is the first step to expand the Town Creek Wastewater Treatment Plant, as discussed at the July 11th Council workshop. The Town Creek WWTP is currently inactive but has an active permit for 0.175 million gallons per day (MGD). The proposed amendment to the permit will increase the permitted capacity to 0.4 MGD, with an ultimate phase option of 0.8 MGD.

The expiration date of the permit will remain May 19, 2027 after the amendment is accepted.

| Approved By | | |
|--------------------|-------------|---------------------|
| | | Date: |
| City Administrator | Gary Palmer | Date: July 20, 2023 |



TPDES Permit Amendment City of Montgomery

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

WGA understands that the City owns a 0.175 MGD wastewater treatment plant (Town Creek WWTP) that is permitted by TCEQ Texas Pollutant Discharge Elimination System (TPDES) Permit No. WQ0011521001, which expires on May 19, 2027. WGA also understands that the City intends to expand the Town Creek WWTP to a capacity of 0.4 MGD, which requires an amendment to the existing permit to allow for the change in permitted flow. WGA recommends including an expected future phase of 0.8 MGD with the amendment application.

SCOPE OF WORK

- *Submit Permit Amendment Application*
 - *Complete the TPDES permit amendment application including all required documentation to include the proposed 0.4 MGD and the expected ultimate phase of 0.8 MGD.*
 - *Prepare exhibits which may include Original USGS Map, Flow Schematics, Supplemental Technical Reports, Justification, and Plant Site Map.*

- *Permit Coordination*
 - *Respond to TCEQ regarding comments to accept the amendment to the permit and deem the application administratively complete.*
 - *Review Notice of Receipt of Application and Intent to Obtain Permit, coordinate with newspaper publishers to publish the notice and to have complete application placed on public display.*
 - *Review Notice of Application and Preliminary Decision, coordinate with newspaper publishers to publish the notice and to have complete application placed on public display.*
 - *Summarize the final permit and distribute the permit to the Operator and City.*

- *Project Management*
 - *Project Management includes invoicing, monthly status updates, and maintenance of schedule.*

- *Reimbursable Expenses*
 - *Permit application amendment fees, advertising fees, reproduction costs, and delivery fees.*

- *During the permitting process, various situations may arise that are outside of the services described above, and may necessitate additional services. These situations could include but are not limited to TCEQ required stream modeling, public comment or hearing request, additional studies, feasibilities, or cost analyses required by TCEQ, a contested permit, environmental or archaeological research request from TCEQ, or other non-standard issues requested by TCEQ. In any of these events, we can perform additional engineering services to assist with the permitting process for additional compensation.*
- *List of Deliverables*
 - *Copy of Permit Application (electronic copy)*
 - *Copy of Draft Permit with Summary (electronic copy)*
 - *Copy of new TPDES permit with summary (electronic copy)*

ENGINEERING COST

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

| | | |
|--------------------------|-----------------|----------------------|
| Permit Amendment - | \$10,000 | (Lump Sum) |
| Reimbursable Expenses - | \$10,000 | (Time and Materials) |
| <hr/> | | |
| Total Engineering | \$20,000 | |

WGA requests the City’s authorization to proceed with the preparation of the permit amendment application for the City’s Town Creek wastewater treatment plant on a lump sum, time, and materials basis, as described above.

SCHEDULE

| | |
|-------------------------------------|--|
| Submit Permit Amendment Application | Submit within 45 days of authorization |
| Negotiate Permit | 360 calendar days* |
| <hr/> | |
| TOTAL DURATION | 405 calendar days |

*The 360-calendar days are outside WGA’s control, but the estimate is based on recent review times from TCEQ for other permit applications. If the TCEQ receives public comment, the permit is contested, or the TCEQ requires additional items, the schedule will be substantially delayed and, will be beyond WGA’s control.



CITY OF MONTGOMERY, TEXAS

Sales and Use Tax Allocation Report

July 2023

Sales Taxpayer Information through July 2023

A review of the monthly reports provided by the Comptroller of Public Accounts reflects **5,991** active taxpayer accounts coded to the City of Montgomery. Many of the accounts are either E-Commerce related or are coded as active but have not made a sale yet, and therefore are not reflected in the monthly report(s).

Total Sales Tax Payers by Month

| YEAR | MONTH | SALES TAX FILERS |
|-------------|-----------------|------------------|
| 2022 | July | 2,195 |
| 2022 | August | 2,385 |
| 2022 | September | 2,213 |
| 2022 | October | 2,341 |
| 2022 | November | 2,355 |
| 2022 | December | 2,246 |
| 2023 | January | 2,398 |
| 2023 | February | 2,478 |
| 2023 | March | 2,333 |
| 2023 | April | 2,297 |
| 2023 | May | 2,437 |
| 2023 | June | 2,305 |
| 2023 | July | 2,342 |

The number of taxpayers filing local taxes fluctuates throughout the year. February and quarterly filing months have traditionally reflected the highest number of sales tax payers. Represented here is a listing of each month and the number of taxpayer returns filed in the District, quarterly filing months are listed in **BOLD**.

Average number of taxpayers filing each month: 2,333
6% increase in taxpayers over **July 2022**

Sales Tax Allocations through July 2023

Reviewing the past twelve month reporting period, the City of Montgomery sales tax receipts were derived from an average of **2,333** taxpayers filing local tax returns each month with **February 2023** reflecting the highest taxpayer count of **2,478**.

Top 25 Sales Tax Filers - Twelve Months Combined

| No. | Permit Name | NAICS |
|-----|--|--------|
| 1 | MCCOY'S BUILDING SUPPLY CENTER #113 | 444190 |
| 2 | KROGER # 142 | 445110 |
| 3 | CHICK-FIL-A AT 105 & LONESTAR PKWY. FSR | 722513 |
| 4 | ENTERGY TEXAS INC. | 221122 |
| 5 | GOOGLE LLC | 518210 |
| 6 | PIZZA SHACK | 722511 |
| 7 | BROOKSHIRE BROTHERS #73 | 445110 |
| 8 | AMAZON.COM SERVICES INC (MARKETPLACE) | 454110 |
| 9 | JIM'S HARDWARE INC. | 444130 |
| 10 | MCDONALD'S 25405 | 722513 |
| 11 | PET SUPPLIES PLUS #4134 | 453910 |
| 12 | CHEWY INC. | 453910 |
| 13 | O'REILLY AUTO PARTS #1838 | 441310 |
| 14 | RISE COLLECTIVE LLC | 236220 |
| 15 | AMAZON.COM SERVICES LLC | 454110 |
| 16 | STARBUCKS COFFEE #62996 | 722515 |
| 17 | AT&T #R1AS | 517312 |
| 18 | EXPRESSWAY | 447110 |
| 19 | MID-SOUTH ELECTRIC COOPERATIVE ASSOCIATION | 221122 |
| 20 | BFI WASTE SERVICES OF TEXAS LP | 562111 |
| 21 | K. HOVNANIAN OF HOUSTON II L.L.C. | 236115 |
| 22 | CIRCLE K #2742316 | 447110 |
| 23 | PANDA EXPRESS #3466 | 722513 |
| 24 | AUTOZONE #6044 | 441310 |
| 25 | JKG LEIGH | 811111 |

Top 25 Sales Tax Filers - July 2023

| No. | Permit Name | NAICS |
|-----|---|--------|
| 1 | MCCOY'S BUILDING SUPPLY CENTER #113 | 444190 |
| 2 | ORION SOLUTIONS LLC | NL |
| 3 | CHICK-FIL-A AT 105 & LONESTAR PKWY. FSR | 722513 |
| 4 | GOOGLE LLC | 518210 |
| 5 | SEALE OIL TOOLS LLC | 213111 |
| 6 | PIZZA SHACK | 722511 |
| 7 | PEAK BUILDING MATERIALS LLC | 236116 |
| 8 | WAL-MART.COM USA LLC | 453998 |
| 9 | JIM'S HARDWARE INC. | 444130 |
| 10 | MCDONALD'S 25405 | 722513 |
| 11 | HAIER US APPLIANCE SOLUTIONS INC. | 423620 |
| 12 | SANDERS GOLF LLC | 236220 |
| 13 | HOME DEPOT U.S.A. INC. | 444110 |
| 14 | AMAZON.COM SERVICES INC (MARKETPLACE) | 454110 |
| 15 | PET SUPPLIES PLUS #4134 | 453910 |
| 16 | O'REILLY AUTO PARTS #1838 | 441310 |
| 17 | CHEWY INC. | 453910 |
| 18 | KPS LLC | 561210 |
| 19 | STARBUCKS COFFEE #62996 | 722515 |
| 20 | EXPRESSWAY | 447110 |
| 21 | A & A PLANTS AND PRODUCE INC. | 111219 |
| 22 | CIRCLE K #2742316 | 447110 |
| 23 | AUTOTRUST REPAIRS LLC | 811111 |
| 24 | STOWE'S COLLISION REPAIR LLC | 811121 |
| 25 | AT&T #R1AS | 517312 |

Utilizing data provided by the Texas Comptroller of Public Accounts, this list reflects the top 25 businesses remitting the highest local tax filings within the District and represents **47%** of the total combined sales tax refunds for **July**.

Within City's most recent sales tax allocation, **74** businesses filed local taxes in excess of **\$1,000.00**. Taxpayer with returns over \$1,000.00 reflects **72%** of the total monthly allocation.

July 2023 | June 2023 Top 25 Taxpayer Comparison

July 2023

Non-Quarterly Filer Month

| | |
|----|---|
| 1 | MCCOY'S BUILDING SUPPLY CENTER #113 |
| 2 | ORION SOLUTIONS LLC |
| 3 | CHICK-FIL-A AT 105 & LONESTAR PKWY. FSR |
| 4 | GOOGLE LLC |
| 5 | SEALE OIL TOOLS LLC |
| 6 | PIZZA SHACK |
| 7 | PEAK BUILDING MATERIALS LLC |
| 8 | WAL-MART.COM USA LLC |
| 9 | JIM'S HARDWARE INC. |
| 10 | MCDONALD'S 25405 |
| 11 | HAIER US APPLIANCE SOLUTIONS INC. |
| 12 | SANDERS GOLF LLC |
| 13 | HOME DEPOT U.S.A. INC. |
| 14 | AMAZON.COM SERVICES INC (MARKETPLACE) |
| 15 | PET SUPPLIES PLUS #4134 |
| 16 | O'REILLY AUTO PARTS #1838 |
| 17 | CHEWY INC. |
| 18 | KPS LLC |
| 19 | STARBUCKS COFFEE #62996 |
| 20 | EXPRESSWAY |
| 21 | A & A PLANTS AND PRODUCE INC. |
| 22 | CIRCLE K #2742316 |
| 23 | AUTOTRUST REPAIRS LLC |
| 24 | STOWE'S COLLISION REPAIR LLC |
| 25 | AT&T #R1AS |

June 2022

Non-Quarterly Filer Month

| | |
|----|---|
| 1 | MCCOY'S BUILDING SUPPLY CENTER #113 |
| 2 | CHICK-FIL-A AT 105 & LONESTAR PKWY. FSR |
| 3 | GOOGLE LLC |
| 4 | PIZZA SHACK |
| 5 | HOME DEPOT U.S.A. INC. |
| 6 | JIM'S HARDWARE INC. |
| 7 | MCDONALD'S 25405 |
| 8 | PET SUPPLIES PLUS #4134 |
| 9 | A & A PLANTS AND PRODUCE INC. |
| 10 | PEAK BUILDING MATERIALS LLC |
| 11 | NORMAC KITCHENS INC. |
| 12 | INTUIT INC. |
| 13 | AMAZON.COM SERVICES INC (MARKETPLACE) |
| 14 | O'REILLY AUTO PARTS #1838 |
| 15 | CHEWY INC. |
| 16 | COPPERWELD BIMETALLICS LLC |
| 17 | BFI WASTE SERVICES OF TEXAS LP |
| 18 | SCITON INC. |
| 19 | STARBUCKS COFFEE #62996 |
| 20 | EXPRESSWAY |
| 21 | FULL-SWING GOLF INC. |
| 22 | CIRCLE K #2742316 |
| 23 | HAIER US APPLIANCE SOLUTIONS INC. |
| 24 | FUBO TV MEDIA INC |
| 25 | AMAZON.COM SERVICES LLC |

July 2023 | 2022 Comparison

| Receipts of Sales Tax Were as Follows: | July 2023 | July 2022 |
|--|---------------------|---------------------|
| | \$363,680.86 | \$339,253.53 |

7% Increase

| Total Sales Tax Allocations Received: | 2023 FYTD | 2023 Budget | % of Budget |
|---------------------------------------|-----------------------|--------------------|-------------|
| | \$3,889,606.70 | \$4,866,616 | 80% |

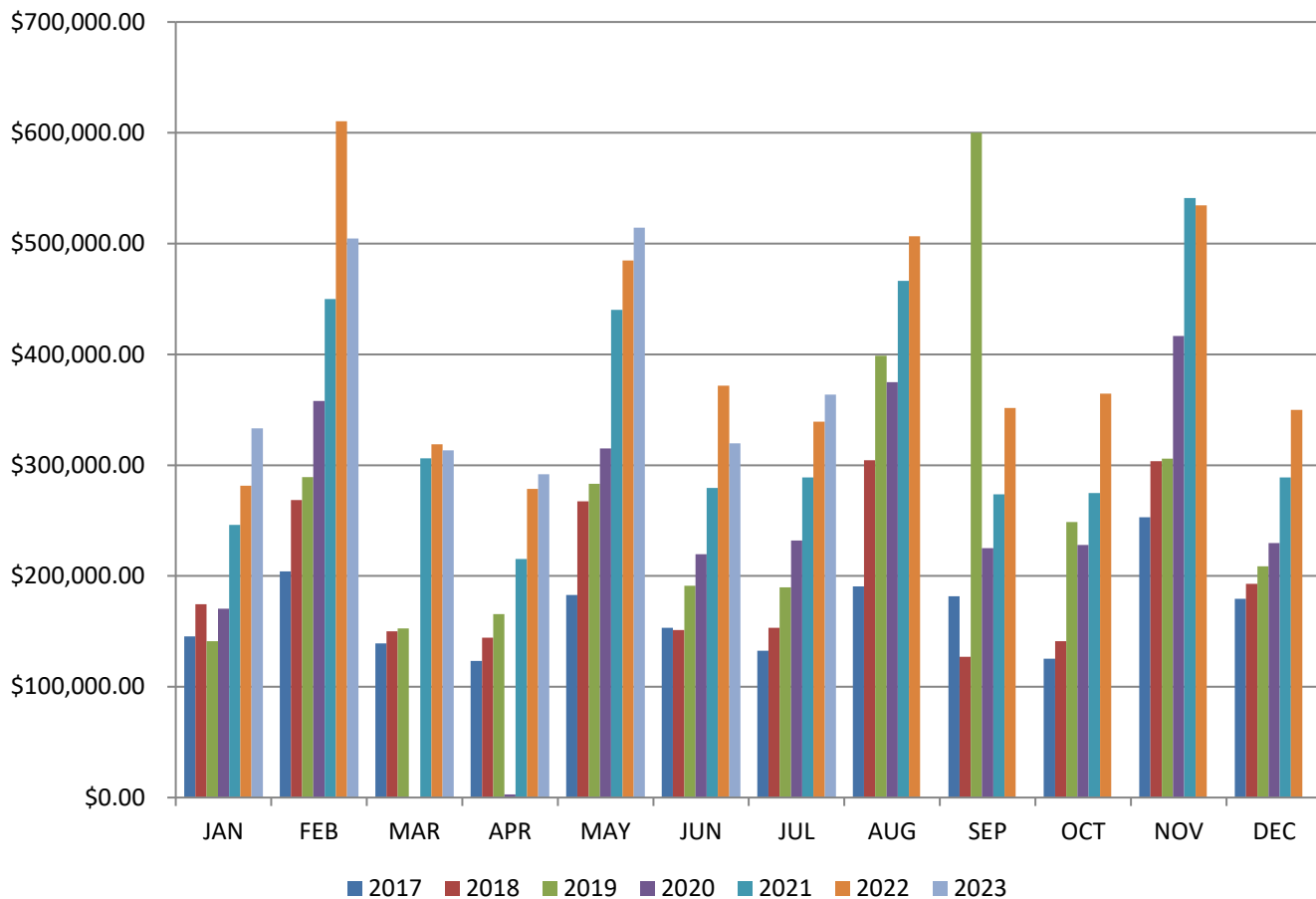
Fiscal Year Date Range: October-September

| FY 2019 Total Allocations | FY 2018 Total Allocations | FY 2017 Total Allocations | FY 2016 Total Allocations | FY 2015 Total Allocations | 2014 Total Allocations |
|---------------------------|---------------------------|---------------------------|---------------------------|---------------------------|------------------------|
| \$3,049,090.59 | \$2,298,289.34 | \$1,889,285.60 | \$1,867,030.18 | \$1,699,926.42 | \$1,688,374.26 |
| FY 2020 Total Allocations | FY 2021 Total Allocations | FY 2022 Total Allocations | | | |
| \$2,661,447.47 | \$3,840,647.17 | \$4,648,109.80 | | | |

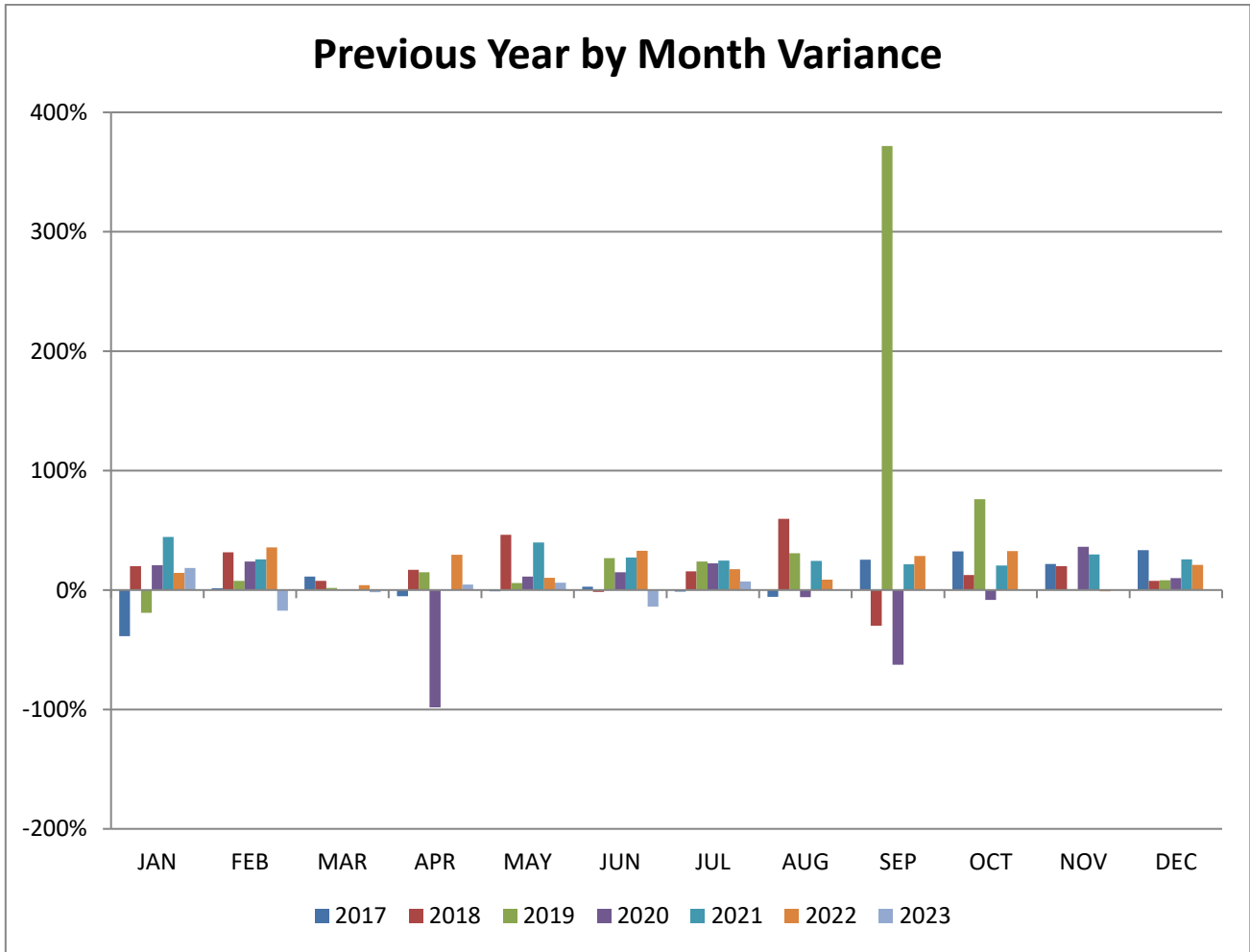
| Total Allocations, 1995-Present |
|---------------------------------|
| \$44,487,192.99 |

| Calendar Year 2023 Sales Tax Averages | Calendar Year 2022 Sales Tax Averages |
|--|--|
| Total: \$2,640,423.48 | Total: \$4,792,612.52 |
| Mean Allocation: \$377,203.35 | Mean Allocation: \$399,384.38 |
| Median Allocation: \$333,333.42 | Median Allocation: \$358,123.81 |

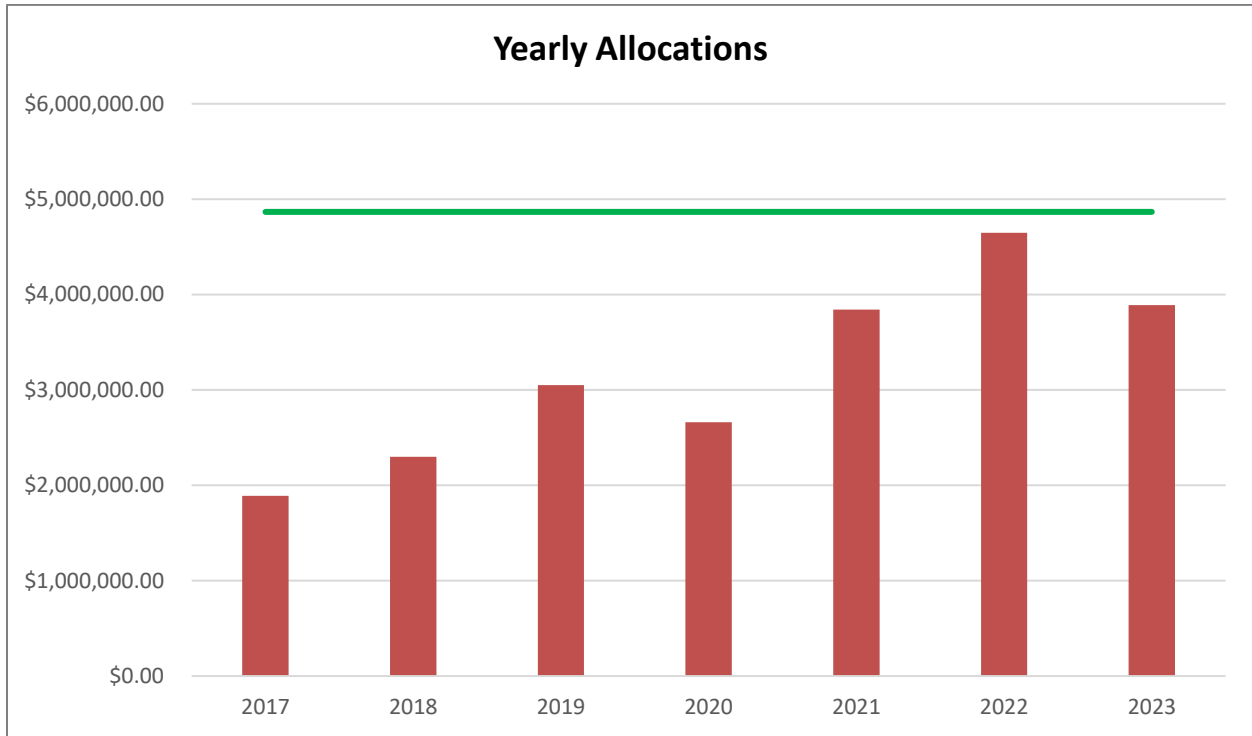
Monthly Allocations



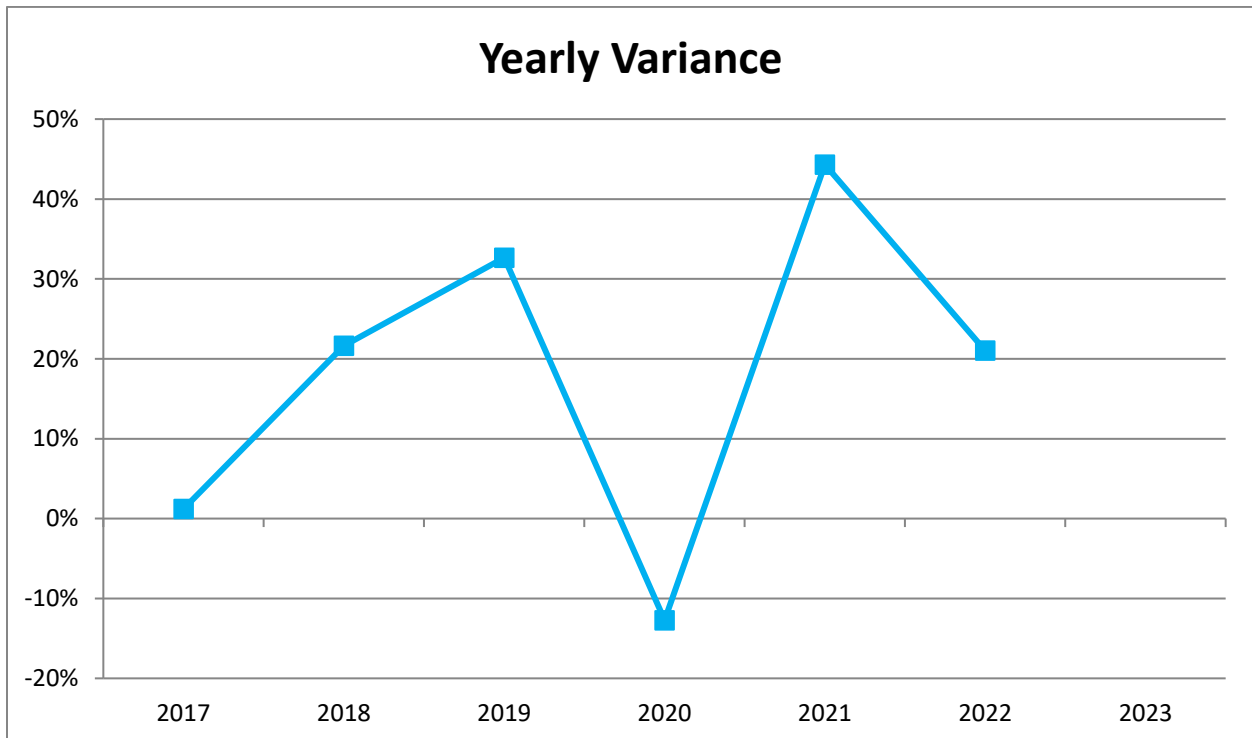
| | 2017 | 2018 | 2019 | 2020 | 2021 | 2022 | 2023 |
|-----|--------------|--------------|--------------|--------------|--------------|--------------|--------------|
| JAN | \$145,488.55 | \$174,487.10 | \$141,238.00 | \$170,531.07 | \$246,166.57 | \$281,476.57 | \$333,333.42 |
| FEB | \$204,006.24 | \$268,635.98 | \$289,215.49 | \$358,073.66 | \$450,079.02 | \$610,440.11 | \$504,516.03 |
| MAR | \$139,225.65 | \$149,964.30 | \$152,607.97 | \$0.00 | \$306,201.64 | \$318,775.25 | \$313,269.36 |
| APR | \$123,234.01 | \$144,205.61 | \$165,516.81 | \$2,724.55 | \$215,206.50 | \$278,593.13 | \$291,741.42 |
| MAY | \$182,757.15 | \$267,397.74 | \$283,049.52 | \$315,099.96 | \$440,192.71 | \$484,876.92 | \$514,234.18 |
| JUN | \$153,336.53 | \$151,071.81 | \$191,260.13 | \$219,615.98 | \$279,583.10 | \$371,794.81 | \$319,648.21 |
| JUL | \$132,394.32 | \$153,156.83 | \$189,741.79 | \$231,928.50 | \$288,879.49 | \$339,253.53 | \$363,680.86 |
| AUG | \$190,648.43 | \$304,422.57 | \$398,641.13 | \$375,019.12 | \$466,305.61 | \$506,663.87 | |
| SEP | \$181,625.33 | \$127,165.52 | \$599,991.27 | \$225,114.39 | \$273,783.75 | \$351,555.11 | |
| OCT | \$125,361.52 | \$141,162.59 | \$248,593.82 | \$227,917.54 | \$274,762.64 | \$364,692.50 | |
| NOV | \$253,111.48 | \$303,708.43 | \$305,939.66 | \$416,557.44 | \$540,960.11 | \$534,536.86 | |
| DEC | \$179,308.88 | \$192,957.46 | \$208,806.76 | \$229,773.80 | \$288,957.75 | \$349,953.86 | |

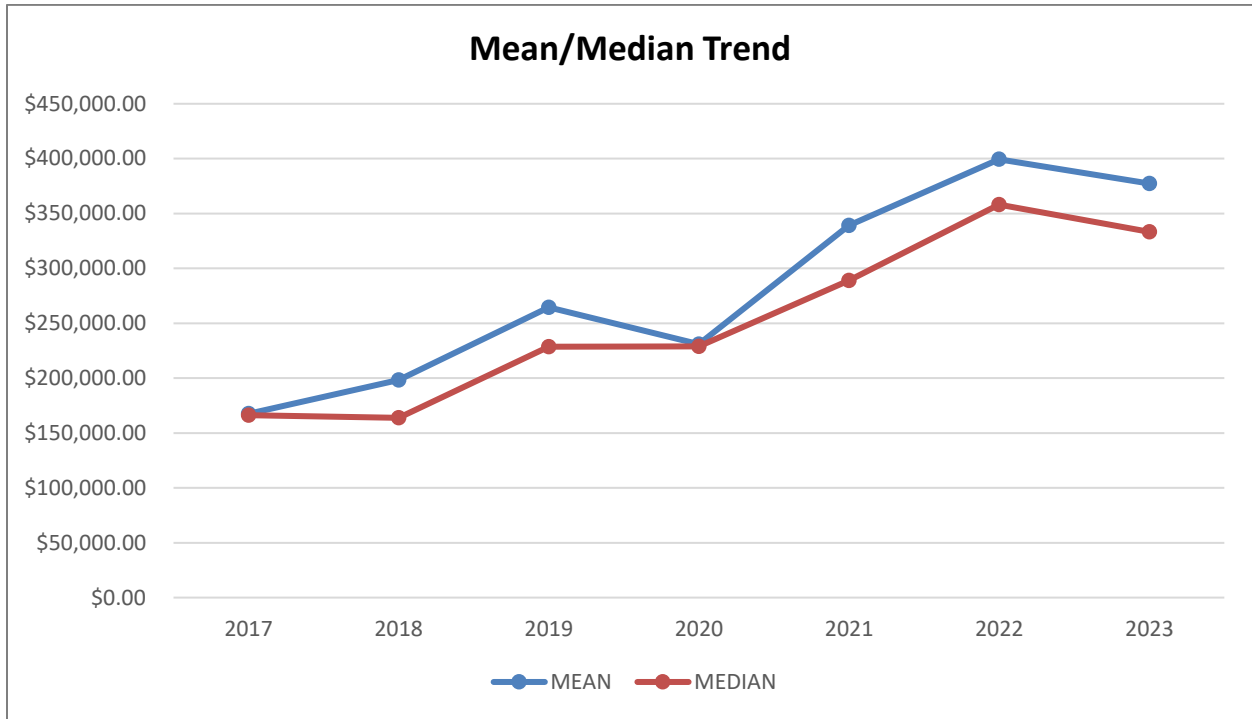


| | 2017 | 2018 | 2019 | 2020 | 2021 | 2022 | 2023 |
|-----|------|------|------|------|------|------|------|
| JAN | -39% | 20% | -19% | 21% | 44% | 14% | 18% |
| FEB | 2% | 32% | 8% | 24% | 26% | 36% | -17% |
| MAR | 11% | 8% | 2% | N/A | N/A | 4% | -2% |
| APR | -5% | 17% | 15% | -98% | N/A | 29% | 5% |
| MAY | -1% | 46% | 6% | 11% | 40% | 10% | 6% |
| JUN | 3% | -1% | 27% | 15% | 27% | 33% | -14% |
| JUL | -1% | 16% | 24% | 22% | 25% | 17% | 7% |
| AUG | -6% | 60% | 31% | -6% | 24% | 9% | |
| SEP | 25% | -30% | 372% | -62% | 22% | 28% | |
| OCT | 32% | 13% | 76% | -8% | 21% | 33% | |
| NOV | 22% | 20% | 1% | 36% | 30% | -1% | |
| DEC | 34% | 8% | 8% | 10% | 26% | 21% | |



| FY2017 | FY2018 | FY2019 | FY2020 | FY2021 | FY2022 | FY2023 |
|----------------|----------------|----------------|----------------|----------------|----------------|----------------|
| \$1,889,285.60 | \$2,298,289.34 | \$3,049,090.59 | \$2,661,447.47 | \$3,840,647.17 | \$4,648,109.80 | \$3,889,606.70 |
| 1% | 22% | 33% | -13% | 44% | 21% | |





| | 2017 | 2018 | 2019 | 2020 | 2021 | 2022 | 2023 |
|---------------|---------------------|---------------------|---------------------|---------------------|---------------------|---------------------|---------------------|
| Mean | \$167,541.51 | \$198,194.66 | \$264,550.20 | \$231,029.67 | \$339,256.57 | \$399,384.38 | \$377,203.35 |
| Median | \$166,322.71 | \$163,821.97 | \$228,700.29 | \$228,845.67 | \$288,918.62 | \$358,123.81 | \$333,333.42 |

| NAICS CODE | NAICS CODE DESCRIPTION |
|------------|---|
| 111219 | Other Vegetable (except Potato) and Melon Farming |
| 212321 | Construction Sand and Gravel Mining |
| 221112 | Fossil Fuel Electric Power Generation |
| 236220 | Commercial and Institutional Building Construction |
| 238140 | Masonry Contractors |
| 238150 | Glass and Glazing Contractors |
| 238210 | Electrical Contractors and Other Wiring Installation Contractors |
| 238990 | All Other Specialty Trade Contractors |
| 334111 | Electronic Computer Manufacturing |
| 334614 | Software and Other Prerecorded Compact Disc, Tape, and Record Reproducing |
| 423450 | Medical, Dental, and Hospital Equipment and Supplies Merchant Wholesalers |
| 423610 | Electrical Apparatus and Equipment, Wiring Supplies, and Related Equipment Merchant Wholesalers |
| 423830 | Industrial Machinery and Equipment Merchant Wholesalers |
| 441310 | Automotive Parts and Accessories Stores |
| 442110 | Furniture Stores |
| 442210 | Floor Covering Stores |
| 443142 | Electronics Stores |
| 444110 | Home Centers |
| 444120 | Paint and Wallpaper Stores |
| 444130 | Hardware Stores |
| 444190 | Other Building Material Dealers |
| 444220 | Nursery, Garden Center, and Farm Supply Stores |
| 445110 | Supermarkets and Other Grocery (except Convenience) Stores |
| 446120 | Cosmetics, Beauty Supplies, and Perfume Stores |
| 447110 | Gasoline Stations with Convenience Stores |
| 447190 | Other Gasoline Stations |
| 448140 | Family Clothing Stores |
| 451211 | Book Stores |
| 452210 | Department Stores |
| 452319 | All Other General Merchandise Stores |
| 453210 | Office Supplies and Stationery Stores |
| 453910 | Pet and Pet Supplies Stores |
| 453998 | All Other Miscellaneous Store Retailers (except Tobacco Stores) |
| 454110 | Electronic Shopping and Mail-Order Houses |

| | |
|---------------|---|
| 454390 | Other Direct Selling Establishments |
| 511210 | Software Publishers |
| 515210 | Cable and Other Subscription Programming |
| 517311 | Wired Telecommunications Carriers |
| 517312 | Wireless Telecommunications Carriers (except Satellite) |
| 518210 | Data Processing, Hosting, and Related Services |
| 541410 | Interior Design Services |
| 561710 | Exterminating and Pest Control Services |
| 561730 | Landscaping Services |
| 561790 | Other Services to Buildings and Dwellings |
| 713940 | Fitness and Recreational Sports Centers |
| 722410 | Drinking Places (Alcoholic Beverages) |
| 722511 | Full-Service Restaurants |
| 722513 | Limited-Service Restaurants |
| 811111 | General Automotive Repair |

City of Montgomery Municipal Court Report June 2023

Kimberly Duckett
Court Administrator



Comparison Chart

Citations and Revenue January 2021 - 2023

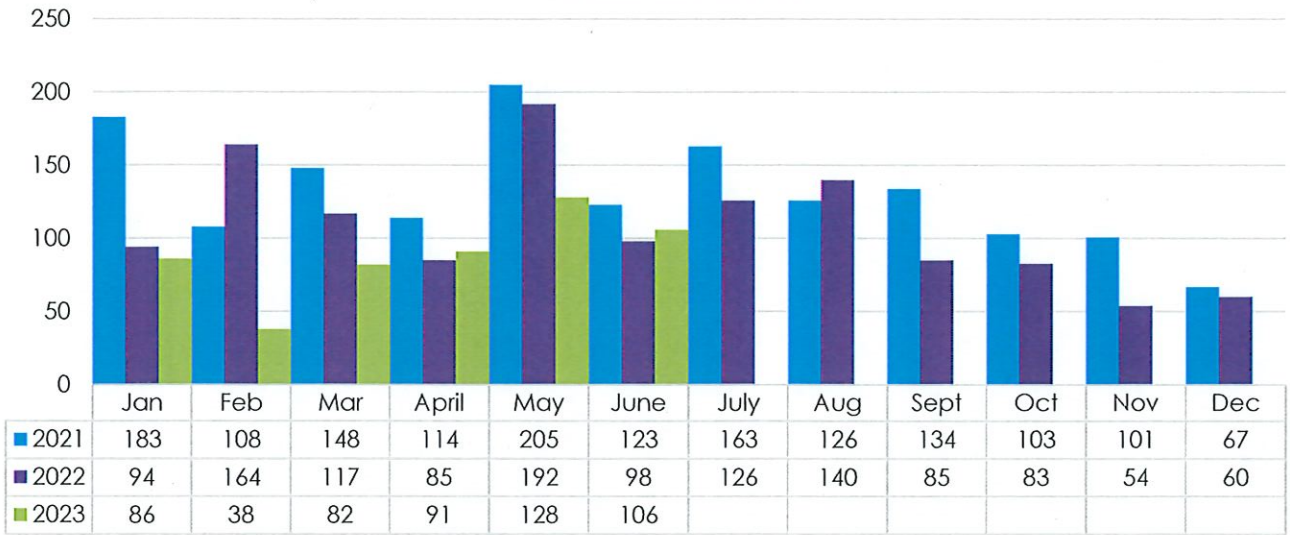
| | 2021 | 2022 | 2023 |
|--------------|------|------|------|
| <i>Jan</i> | 183 | 94 | 86 |
| <i>Feb</i> | 108 | 164 | 38 |
| <i>Mar</i> | 148 | 117 | 82 |
| <i>April</i> | 114 | 85 | 91 |
| <i>May</i> | 205 | 192 | 128 |
| <i>June</i> | 123 | 98 | 106 |
| <i>July</i> | 163 | 126 | |
| <i>Aug</i> | 126 | 140 | |
| <i>Sept</i> | 134 | 85 | |
| <i>Oct</i> | 103 | 83 | |
| <i>Nov</i> | 101 | 54 | |
| <i>Dec</i> | 67 | 60 | |

Totals 1575 1298 531

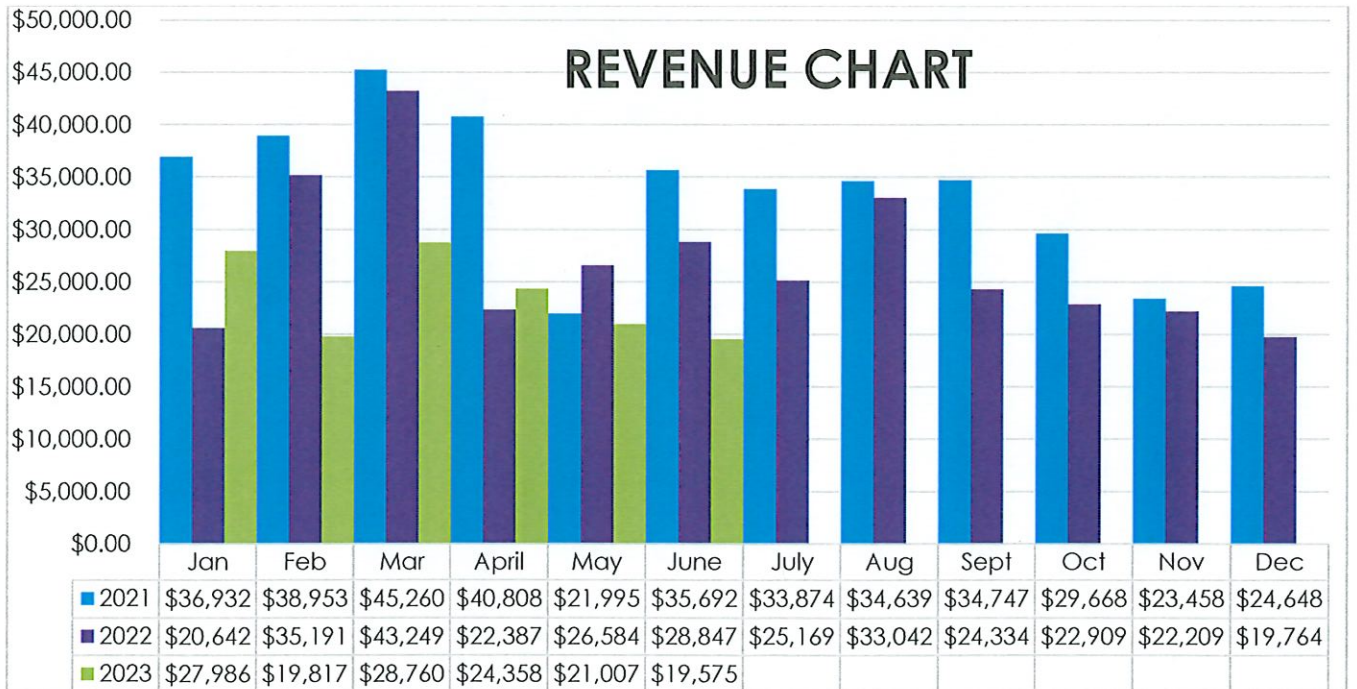
| | 2021 | 2022 | 2023 |
|--------------|-------------|-------------|-------------|
| <i>Jan</i> | \$36,932.88 | \$20,642.12 | \$27,986.26 |
| <i>Feb</i> | \$38,953.88 | \$35,191.59 | \$19,817.26 |
| <i>Mar</i> | \$45,260.60 | \$43,249.60 | \$28,760.79 |
| <i>April</i> | \$40,808.03 | \$22,387.94 | \$24,358.01 |
| <i>May</i> | \$21,995.10 | \$26,584.71 | \$21,007.77 |
| <i>June</i> | \$35,692.30 | \$28,847.75 | \$19,575.84 |
| <i>July</i> | \$33,874.84 | \$25,169.19 | |
| <i>Aug</i> | \$34,639.40 | \$33,042.07 | |
| <i>Sept</i> | \$34,747.41 | \$24,334.09 | |
| <i>Oct</i> | \$29,668.47 | \$22,909.59 | |
| <i>Nov</i> | \$23,458.35 | \$22,209.38 | |
| <i>Dec</i> | \$24,648.00 | \$19,764.02 | |

Totals \$400,679.26 \$324,332.05 \$141,505.93

CITATIONS



REVENUE CHART





Montgomery Police Department

Chief Anthony Solomon

Activity Report

June 1, 2023 – June 30, 2023

Patrol Division

| | | |
|---------------------|---|-----|
| • Calls for Service | - | 196 |
| • Total Reports | - | 38 |
| • Citations Issued | - | 106 |
| • Warnings Issued | - | 412 |
| • Arrests | - | 18 |
| • Accidents | - | 9 |

Breakdown by Offense Category

| | | |
|-----------------------------|---|---|
| • DWI/DUI | - | 7 |
| • Drug Arrests/Citations | - | 5 |
| • Theft | - | 7 |
| • Warrant Arrests | - | 3 |
| • Assault | - | 5 |
| • Death Investigation | - | 2 |
| • Interfere w/Public Duties | - | 1 |

Investigation Division

Total number of assigned cases to C.I.D. for the month: 7

Personnel/Training

- Officer Hensley attended Aerial Crash Reconstruction/Crime Scene training in June.

Major Incidents

- No Major Incidents occurred in June.

Upcoming Events

- No Upcoming Events.

Traffic and Safety Initiatives

- With Montgomery ISD starting up on August 10th, traffic in the city will increase. We implore residents to have patience while driving. Be aware of children walking to school and don't pass school buses when they have red flashing lights. Our agency is committed to improving our community's traffic safety.



City of Montgomery

101 Old Plantersville Rd.
Montgomery, TX 77316
936-597-6866



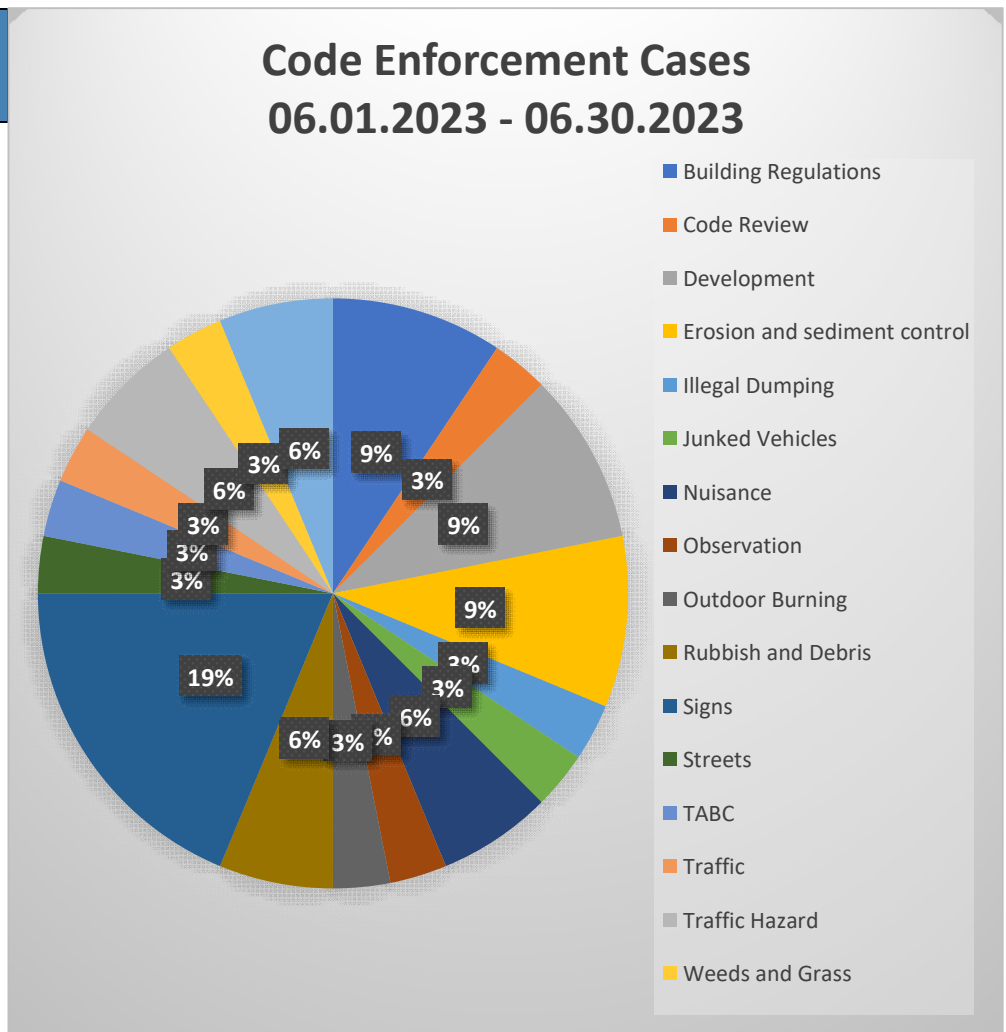
June 2023
Code Enforcement Officer
Monthly Report

Mission: To uphold and enforce the Codes and Ordinances established and adopted by the City Council to ensure the health, safety, and welfare of residents, property owners, business owners, and visitors by investigating and inspecting public or private locations for compliance through proactive, prompt, and reasonable enforcement of the codes. Code Enforcement emphasizes achieving voluntary code compliance by educating the public via clear and open communication and cooperation.

Activity:

| Nature of Call | Group Total |
|--|-------------|
| Building Regulations | 3 |
| Code Review | 1 |
| Development | 3 |
| Erosion and sediment control | 3 |
| Illegal Dumping | 1 |
| Junked Vehicles | 1 |
| Nuisance | 2 |
| Observation | 1 |
| Outdoor Burning | 1 |
| Rubbish and Debris | 2 |
| Signs | 6 |
| Streets | 1 |
| TABC | 1 |
| Traffic | 1 |
| Traffic Hazard | 2 |
| Weeds and Grass | 1 |
| Work commencing before permit issuance | 2 |

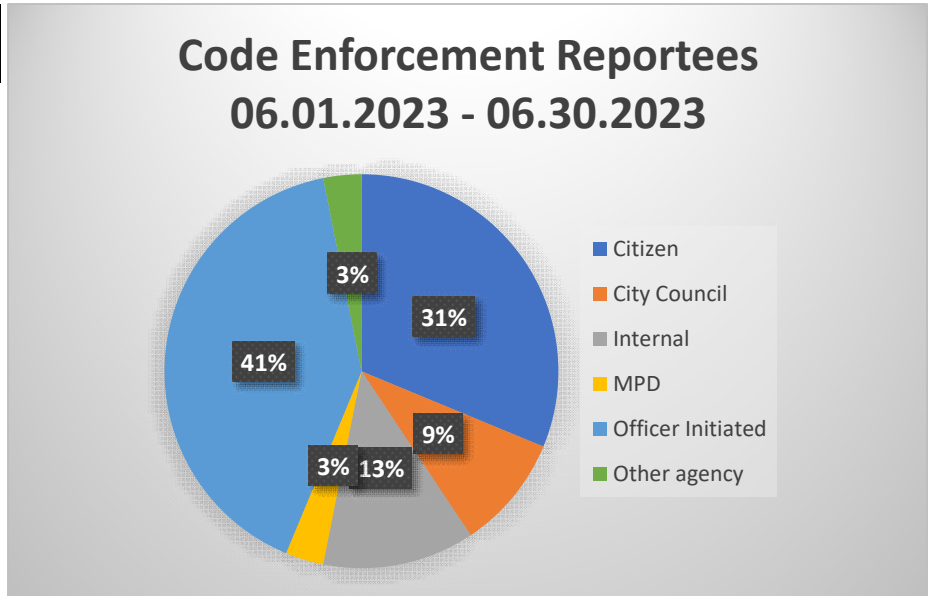
Total Records: 32



| REP Type | Group Total |
|----------|-------------|
|----------|-------------|

| | |
|-------------------|----|
| Citizen | 10 |
| City Council | 3 |
| Internal | 4 |
| MPD | 1 |
| Officer Initiated | 13 |
| Other agency | 1 |

Total Records: 32



Violations issued: 0
Warnings issued: 0

Training: 1 hour – MCCi (laserfiche) live webinar



City of Montgomery
Operations Report
June 2023
06/01/23 – 06/31/23

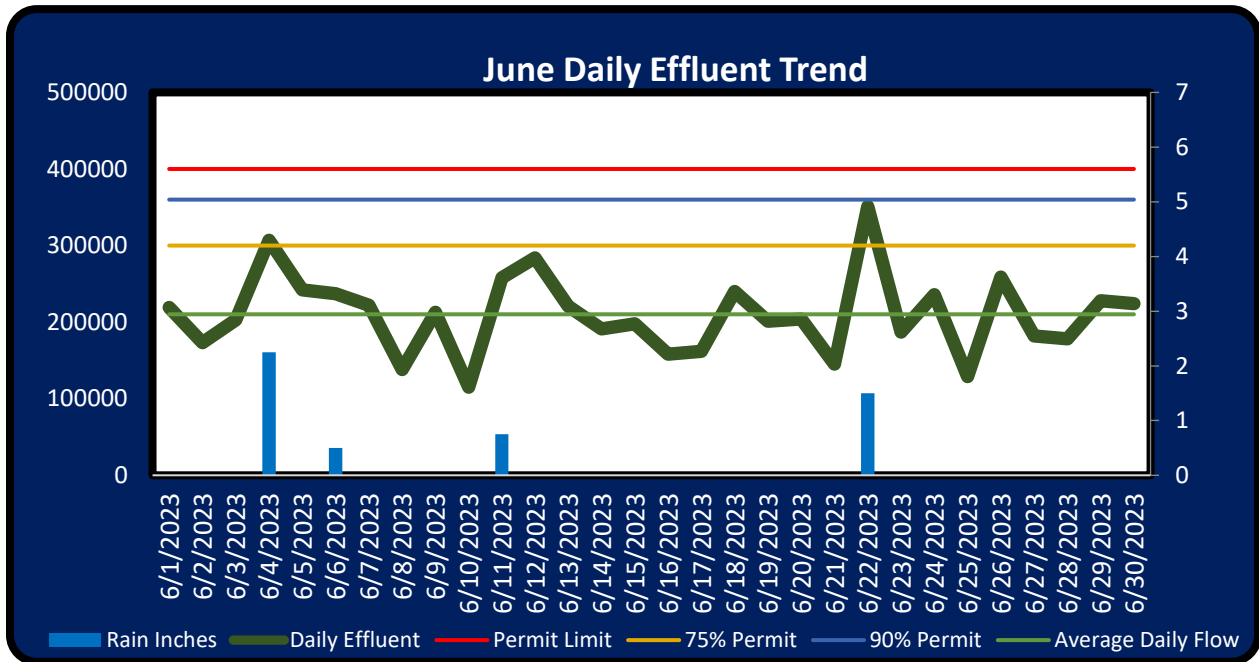
District Alerts**06/20/2023 – Sewer Backup; 2785 McGinnis**

Resident reported sewer backup. Operator investigated and found sewer main backed up. Jetted sewer main line and cleared blockage, no further issues.

06/22/2023 – Power Failure & Wet Well High Level; Lift Station 4

Operator responded to auto dialer call out for power failure and high level wet well. Operator had wet well level pumped down. Operator attempted to reset auto dialer but it would not reset and also found keypad not working properly. Scheduled to have auto dialer replaced/repared, no further issues reported.

Wastewater Plant Flow Detail



- Flow for the month of June was 6,305,000 gallons
- Daily peak flow was June 22, 2023 was 351,000 gallons
- Average Daily Flow 210,200 gallons
 - 3-month average flow 243,600 gallons
 - 53% of permitted capacity


Discharge Limitations

- Daily Average Flow 400,000 gallons (0.4 MGD)
- 2-Hour Peak Flow 833 gpm
- CBOD daily average 10 mg/l
- Total Suspended Solids (TSS) 15 mg/l
- Ammonium Nitrogen (NH₃) 2 mg/l
- Chlorine Residual >1.0 mg/l < 4.0 mg/l
- The current permit expires 05/10/2027

Effluent

TSS, DO, E.Coli, NH₃N, PH sample results were all comfortable within the parameters set by the State of Texas.

Buffalo Springs WWTP Effluent Monitoring Report

| Effluent Permitted Values | Parameter | | Measured | Excursion |
|----------------------------------|---|------|----------|-----------|
| Average Monthly CBOD | 10 | mg/l | 3.90 | no |
| Average Monthly T.S.S. | 15 | mg/l | 3.40 | no |
| Average Monthly NH ₃ | 2 | mg/l | 0.28 | no |
| Minimal CL ₂ Residual | 1 | mg/l | 2.15 | no |
| Max CL ₂ Residual | 4 | mg/l | 3.62 | no |
| Rainfall for the Month |  | 5.00 | inches | |

There were no excursions for the month of June.

Water Report:

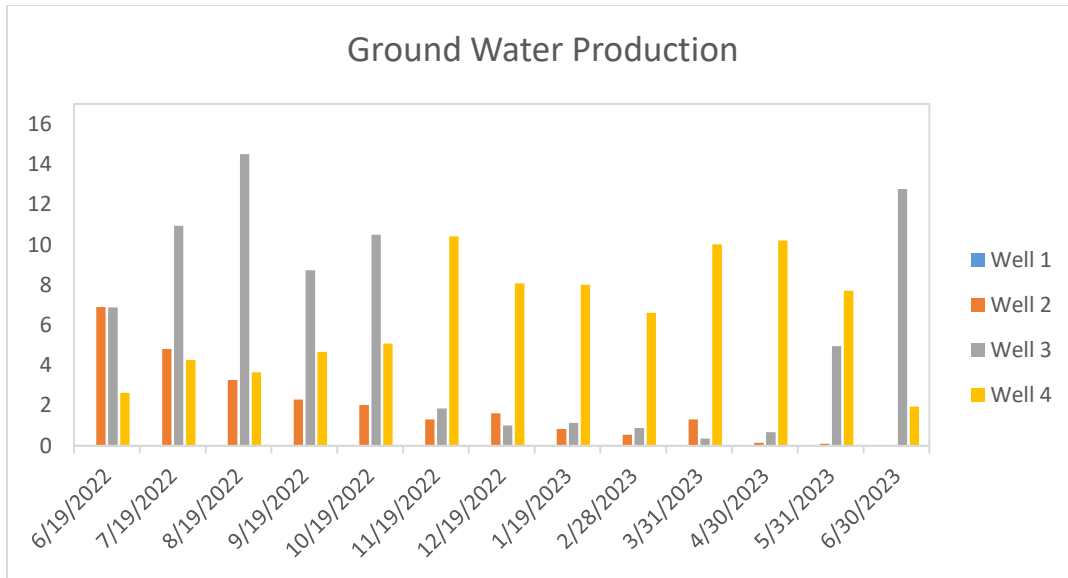
06/01/2023-06/31/2023

| 2023 | | | | | | | |
|-------------|-------------------|------------|----------------|-----------------|--------|-----------------|--------------------|
| Well Name | Recorded Flow MGD | % of Total | Rating MGD/Day | YTD Pumpage MGD | YTD % | Permitted Value | Remaining Permit % |
| Well 2 | 0.000 | 0.00% | 0.864 | 7.357 | 10.70% | 92.930 | 70.58% |
| Well 3 | 12.674 | 86.79% | 0.864 | 19.984 | 29.08% | | |
| Well 4 | 1.944 | 13.21% | 2.160 | 41.400 | 60.22% | 90.000 | 54.00% |
| Total | 14.618 | 100.00% | 3.888 | 68.741 | | | |
| Flushing | 0.068 | | | | | | |
| Subtotal | 14.550 | | | | | | |
| Sold | 14.096 | | | | | | |
| % Accounted | 97% | | | | | | |

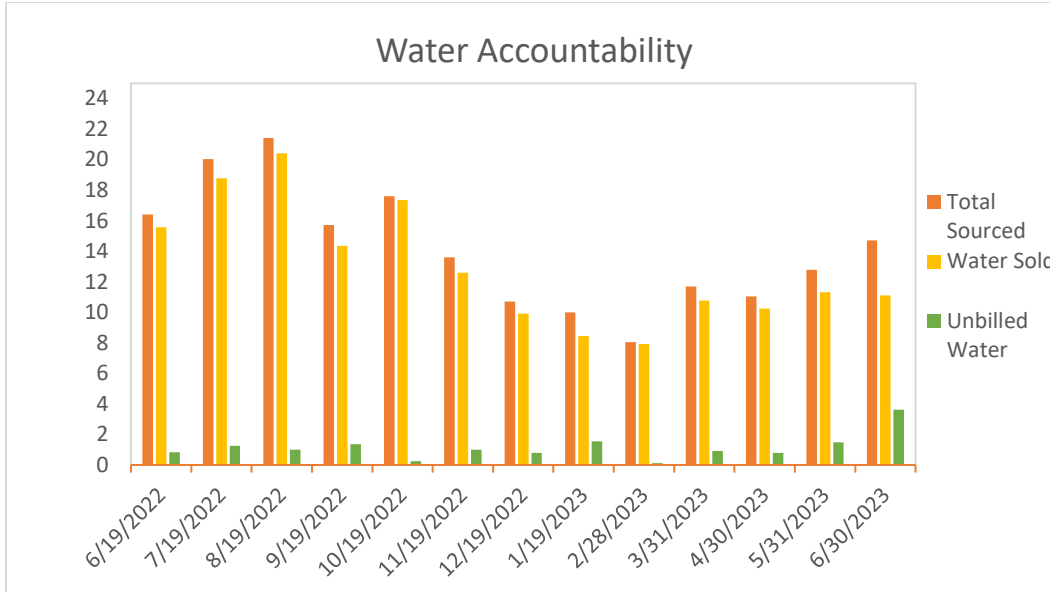
| Accountability | |
|---------------------|--------|
| Total Water Sourced | 14.618 |
| Flushing | 0.068 |
| Subtotal | 14.550 |
| Sold | 14.096 |
| Accountability % | 97% |

| CONNECTIONS | |
|---------------------|--------------|
| School | 12 |
| Commercial Inside | 176 |
| Commercial Outside | 2 |
| Residential Inside | 946 |
| Residential Outside | 31 |
| Church | 14 |
| City | 18 |
| Hydrant | 7 |
| Multifamily | 17 |
| n/a | 3 |
| Total | 1,226 |

| LSGCD Pumpage Report | |
|------------------------------------|-------------------|
| Well 2 & 3 Pumpage (Year): | 27,341,000 |
| Well 2 & 3 Permit: | 92,930,000 |
| Well 2 & 3 Permit left: | 65,589,000 |
| Well 4 Pumpage (Year): | 41,400,000 |
| Well 4 Permit: | 90,000,000 |
| Well 4 Permit Left: | 48,600,000 |



| Date | Total | Well_1 | Well_2 | Well_3 | Well_4 |
|------------|---------|--------|--------|--------|--------|
| AVG | 14.135 | 0.000 | 1.939 | 5.787 | 6.409 |
| 6/19/2022 | 16.410 | 0.000 | 6.894 | 6.876 | 2.640 |
| 7/19/2022 | 20.039 | 0.000 | 4.814 | 10.944 | 4.281 |
| 8/19/2022 | 21.419 | 0.000 | 3.265 | 14.505 | 3.649 |
| 9/19/2022 | 15.715 | 0.000 | 2.306 | 8.734 | 4.675 |
| 10/19/2022 | 17.598 | 0.000 | 2.024 | 10.497 | 5.077 |
| 11/19/2022 | 13.600 | 0.000 | 1.318 | 1.861 | 10.421 |
| 12/19/2022 | 10.712 | 0.000 | 1.623 | 1.018 | 8.071 |
| 1/19/2023 | 9.993 | 0.000 | 0.843 | 1.140 | 8.010 |
| 2/28/2023 | 8.041 | 0.000 | 0.546 | 0.886 | 6.609 |
| 3/31/2023 | 11.693 | 0.000 | 1.318 | 0.354 | 10.021 |
| 4/30/2023 | 11.040 | 0.000 | 0.154 | 0.676 | 10.210 |
| 5/31/2023 | 12.783 | 0.000 | 0.106 | 4.965 | 7.712 |
| 6/30/2023 | 14.718 | 0.000 | 0.000 | 12.774 | 1.944 |
| Total | 183.761 | 0.000 | 25.211 | 75.230 | 83.320 |



| Date | Accountability | Unaccounted | Total Sourced | Water Sold | Flushing/Leaks | Unbilled Water |
|------------|----------------|-------------|---------------|------------|----------------|----------------|
| 6/19/2022 | 96% | 0.594 | 16.410 | 15.579 | 0.237 | 0.831 |
| 7/19/2022 | 96% | 0.774 | 20.039 | 18.777 | 0.488 | 1.262 |
| 8/19/2022 | 97% | 0.706 | 21.419 | 20.422 | 0.291 | 0.997 |
| 9/19/2022 | 93% | 1.058 | 15.715 | 14.364 | 0.293 | 1.351 |
| 10/19/2022 | 100% | -0.023 | 17.598 | 17.352 | 0.269 | 0.246 |
| 11/19/2022 | 95% | 0.717 | 13.600 | 12.594 | 0.289 | 1.006 |
| 12/19/2022 | 96% | 0.384 | 10.712 | 9.917 | 0.411 | 0.795 |
| 1/19/2023 | 88% | 1.182 | 9.993 | 8.440 | 0.371 | 1.553 |
| 2/28/2023 | 103% | -0.214 | 8.041 | 7.927 | 0.328 | 0.114 |
| 3/31/2023 | 93% | 0.845 | 11.693 | 10.770 | 0.078 | 0.923 |
| 4/30/2023 | 94% | 0.684 | 11.040 | 10.242 | 0.114 | 0.798 |
| 5/31/2023 | 93% | 0.792 | 12.783 | 11.306 | 0.685 | 1.477 |
| 6/30/2023 | 97% | 0.522 | 14.618 | 14.096 | 0.068 | 0.454 |



101 OLD PLANTERSVILLE ROAD, MONTGOMERY, TEXAS 77316

Telephone: (936) 597-6434

Public Works Department

Monthly Report for June 2023

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.
- Activated/deactivated 12 water accounts.
- Completed 8 work orders for endpoint maintenance issues.
- Completed 4 work orders for water leaks.
- Completed 6 work orders for miscellaneous water issues.
- Completed 12 work orders for water taps.
- Repaired leak on Community Center irrigation meter.

Wastewater

- Completed 11 work orders for sewer taps.
- Completed 5 work orders for sewer-stop up.
- Assisted homeowners with locating source of blockage on Mia Lago Dr, McGinnis, Liberty, and Peninsula Point.

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.
- Clepper St. asphalt cracks repaired with cold patch.
- Re-set “Stop” sign on Villa Ln @ Lone Star Bend.
- Repair street sign at CB Stewart @ Clepper.
- Installed rip rap in ditch on both sides of driveway to Lift Station 10 to resolve erosion issue.
- Set culvert on Simonton for Mt. Pleasant Church.

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.
- Completed 8 work orders for general-City Hall maintenance.
- Removed tree limbs and tree debris for city residents, parks, and facilities, etc. following storm.
- Trimmed trees around town and remedied visibility issue on Flagship.
- Removed flags following Memorial Day weekend.
- Replaced both flags at Community Center.
- Replaced trailer brake cable on PW-1502.
- Repaired driver side running board on PW-1701.
- Replaced PW-1510 passenger A Peller trim.
- Prepped and sprayed bed liner on PW-1801.
- Set up barricades for Lone Star Street Dance.
- Set up barricades for Freedom Fest.
- Participated in Heavy Trash Weekend.
- Replaced “No Parking” sign at southwest corner of Community Center.
- Treated Community Center for ants.
- Removed old fallen telephone pole in front of the Old State Bank building.

Parks/Recreation

- Posted all park reservation notices.
- Completed 27 work orders for maintenance-parks issues.
- M/W/F cleaning of all restrooms and grounds.
- Fernland docents reported 654 visitors and provided 59 tours for the month.
- Treated Fernland Historical Park for wasps including Jardin Cabin attic.
- Removed tree limbs at Cedar Brake Park following storm.
- Replaced rain sensor on irrigation system at Memory Park.
- Delivered, picked up and emptied trailer @ Memory Park for Lake Conroe Rotary Club.
- Replaced men’s restroom motion sensor switch at Cedar Brake Park.
- Replaced fan lights in the parlor, office, and back room at Fernland Historical Park.
- Sprayed weeds on walkway and flagstone steps at Fernland Historical Park.
- Cut up and removed Pecan tree limb by Hulon House at Fernland Historical Park.
- Repaired waterfall and both fountains at Memory Park.
- Added rain gutters to Cedar Brake, Homecoming, and Community Center Restrooms.
- Replaced plug cover on light pole by toddler playground at Cedar Brake Park.
- Repaired clogged line at drinking fountain in Cedar Brake Park.
- Removed storm debris from Memory Park and Fernland Historical Park.
- Reinstalled photocells at Community Center after rain gutter installation.

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.
- Installed two (2) vise grips on table in PD shed at City Hall.
- Public Works Department attended “Stop the Bleed” training provided by Montgomery Fire Department.





July 19, 2023

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

Re: Monthly Engineering Report
City Council Meeting July 25, 2023

Dear Mayor and Council:

The following is a brief summary that describes our activities since the June 27, 2023 Council Meeting:

Capital Projects:

- 1. **Flagship Boulevard Storm Sewer & Pavement Replacement** – We received and recommend payment of Pay Estimate No. 2 in the amount of \$117,378.00. The project is 41% complete by time and 30% complete by value as of June 30th. The contractor is continuing with the replacement of storm sewer and pavement along Flagship Blvd. According to the Contractor’s schedule, the project is still expected to be complete in mid-August.



Storm Sewer Backfill on July 5, 2023



Pavement Formwork on July 14, 2023

- 2. **2023 Sanitary Sewer Rehabilitation Phase I** – As a reminder, the contract was awarded to Cruz Tec, Inc. in the amount of \$837,528.00 and 150 calendar days. We provided the contract documents to the contractor and will provide to the City’s Attorney for review once returned. Enclosed are exhibits showing the scope of the project.

3. **2023 Sanitary Sewer Rehabilitation Phase II** – As a reminder the project was split into two projects to allow bidding and construction of the primary sanitary sewer rehabilitation work to take place without being delayed by TxDOT review. The pipe bursting design was submitted to TxDOT on June 5th and we are awaiting comments.
4. **Lift Station No. 10 Improvements** – We are continuing with design and expect to be in August. As a reminder, this project is funded by the Montgomery Bend Development and the purpose is to increase the capacity of the lift station to accommodate the development.
5. **Old Plantersville Waterline Extension** – We are continuing with the design of the 12" waterline extension. We are coordinating with MISD to obtain the necessary easements for the waterline extension, and we expect to submit to the County for their review in August. As a reminder this project is being funded by the developer.
6. **Old Plantersville Force Main Extension** – We are continuing with design of the 6" force main, including coordination with various entities involved. We expect to be complete in August. As a reminder this project is being funded by the developer.
7. **McCown St. and Caroline St. Waterline Replacement** – We are continuing with our design, and we expect to be complete in July, subject to updates based on the final design of the design of the downtown improvements project. As a reminder, the bidding and construction of the project will be held until downtown improvements project is nearing completion of design as to minimize the impact of construction.
8. **Downtown Drainage Master Plan** – We are continuing with our analysis of existing and proposed conditions, and we expect to be complete by next month.

Developments:

1. **Plan Reviews**
 - a. **Town Creek Storage II** – We did not receive revised plans this month.
 - b. **Pizza Shack Parking Expansion** – We did not receive a revised plan set this month.
 - c. **Montgomery Bend (Pulte Group) Section 2 Water, Sanitary and Drainage** – We received a revised set on June 13th and provided comments on July 19th.
 - d. **MUD No. 224 Lift Station (City of Montgomery Lift Station No. 15)** – We received plans for review on May 26th and provided comments on June 15th. We received a revised set on July 14th and are proceeding with our review.
 - e. **Lupe Tortilla** – We received a revised set on February 16th and offered conditional approval contingent upon receipt of the amended plat.
 - f. **Home Depot** – We did not receive revised plans this month.

- g. **Texas and Beyond Plaza** – We provided plan approval on June 30th.
- h. **Redbird Meadows Phase 1A Water, Sanitary and Drainage** – We received plans on January 25th and will proceed with our review once the requested variances are considered and the preliminary plats are approved.
- i. **Redbird Meadows MCMUD 215 Lift Station No. 1** – We received plans on January 10th and provided comments on February 7th. We received clarification on February 22nd and will proceed with our review once the requested variances are considered and the preliminary plats are approved.

2. Plat Reviews

- a. **Shoppes at Montgomery Section 2 Amending Plat** – We received the amending plat on March 27th and offered no objection. It is our understanding that the plat is being prepared to be sent to the City for final approval.
- b. **Lonestar Estates Partial Replat** – The revised plat was brought to City Hall on June 14th for signature following all necessary public hearings and approvals.
- c. **Redbird Meadows Sections 1 Preliminary Plat** – We provided comments to the plat on November 15th, 2022. We have not received a revised plat.
- d. **Redbird Meadows Sections 2 Preliminary Plat** – We provided comments to the plat on November 15th, 2022. We have not received a revised plat.
- e. **Redbird Meadows Sections 3 Preliminary Plat** – We provided comments to the plat on November 15th, 2022. We have not received a revised plat.
- f. **Superior Properties Preliminary Plat** – We received a preliminary plat for the development on June 27th and provided comments on July 18th.

3. Ongoing Construction

- a. **Montgomery Bend (Pulte Group) Mass Grading, Detention, and Offsite Utilities** – The contractor is nearing completion of construction of the mass grading, detention, and offsite waterline.
- b. **Montgomery Bend Section 1 Water, Sanitary, and Drainage** – It is our understanding that the contractor is proceeding with construction of the water, sanitary, and drainage improvements. Following are photos showing the status of construction:



Storm Sewer Manhole installation July 6th



Waterline and Fire Hydrant installation July 13th

4. One-Year Warranty Inspections

- a. **Town Creek Crossing, Section 1** – We held a warranty inspection on March 23rd and the contractor is working to address the remaining punchlist items.
- b. **Villas of Mia Lago, Section 2** – We are continuing to coordinate with the developer to ensure the remaining punch list items are addressed.

General Ongoing Activities:

1. TxDOT:

- a. **FM 1097 & Atkins Creek Drainage Improvements** – We received a draft exhibit of the proposed right-of-way locations. We are reviewing the exhibit and will work with City staff to begin the conversation with impacted property owners.
- b. **Access Management along SH-105 from Grimes County Line to Sheppard Street** – We are continuing to identify potential utility conflicts with the SH 105 improvements and providing information to TxDOT as it is requested. According to TxDOT, the first phase of the project is scheduled to begin in Summer 2025. Construction in Montgomery is included in Phase III of this project.
- c. **FM 1097 and Buffalo Springs Drive Traffic Signal** – It is our understanding the signal is in design and was estimated to be complete in June 2023, per TxDOT. TxDOT does not currently have a construction schedule, but they do not expect construction to begin for a few years.

Honorable Mayor and City Council
City of Montgomery
Page 5 of 6
July 19, 2023

- d. **SH-105 and Buffalo Springs Drive Traffic Signal** – It is our understanding the signal design is approximately 90% complete. TxDOT does not currently have a construction schedule, but they do not expect construction to begin for a few years.

- 2. **Biweekly Operations and Developments Call** – We are continuing the biweekly operations and developments calls with City Staff and H2O Innovations.

- 3. **Emergency Preparedness Plan** – No engineering update. We will continue to follow up until plan approval is received.

- 4. **Impact Fee Updates** – We received all required files from Quiddity and are proceeding with Impact Fee updates as required per the City’s Code of Ordinances. We plan to meet with City Staff to review a draft of the updates this month.

- 5. **Lonestar Parkway Bridge Repair** – It is our understanding that construction is underway. It is also our understanding that the County will be requesting the City’s share of the project now that the construction contract is awarded. Enclosed are photos of the progress of construction:



Lonestar Parkway Bridge construction July 19, 2023



Lonestar Parkway Bridge prior to construction

Honorable Mayor and City Council
 City of Montgomery
 Page 6 of 6
 July 19, 2023

6. **Lonestar Parkway and Buffalo Springs Signal Improvements** – It is our understanding that Montgomery County has ordered the signal equipment and expects to start construction on the signal improvements in Fall 2023.
7. **Lonestar Parkway and Buffalo Springs Roadway Improvements** – It is our understanding that Montgomery County awarded the improvements project at the July 11th meeting of the Commissioner’s Court. As a reminder, the scope of this project includes the addition of turn lanes on Lone Star Parkway.

Please let me know if you have any questions.

Sincerely,



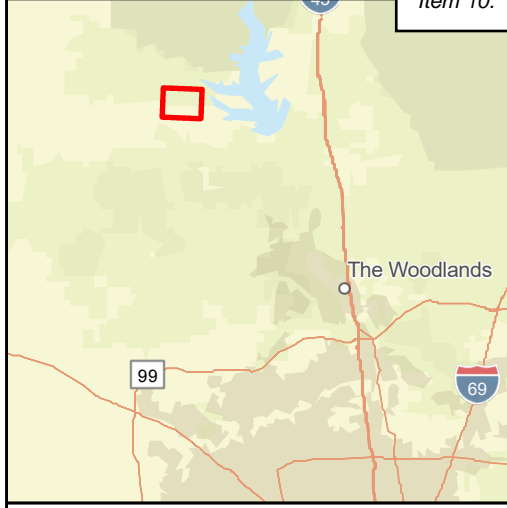
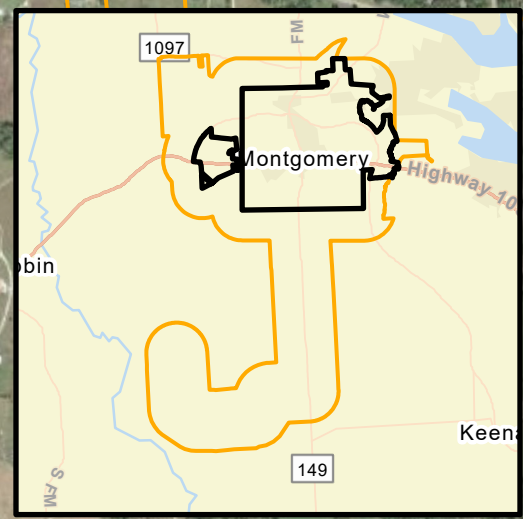
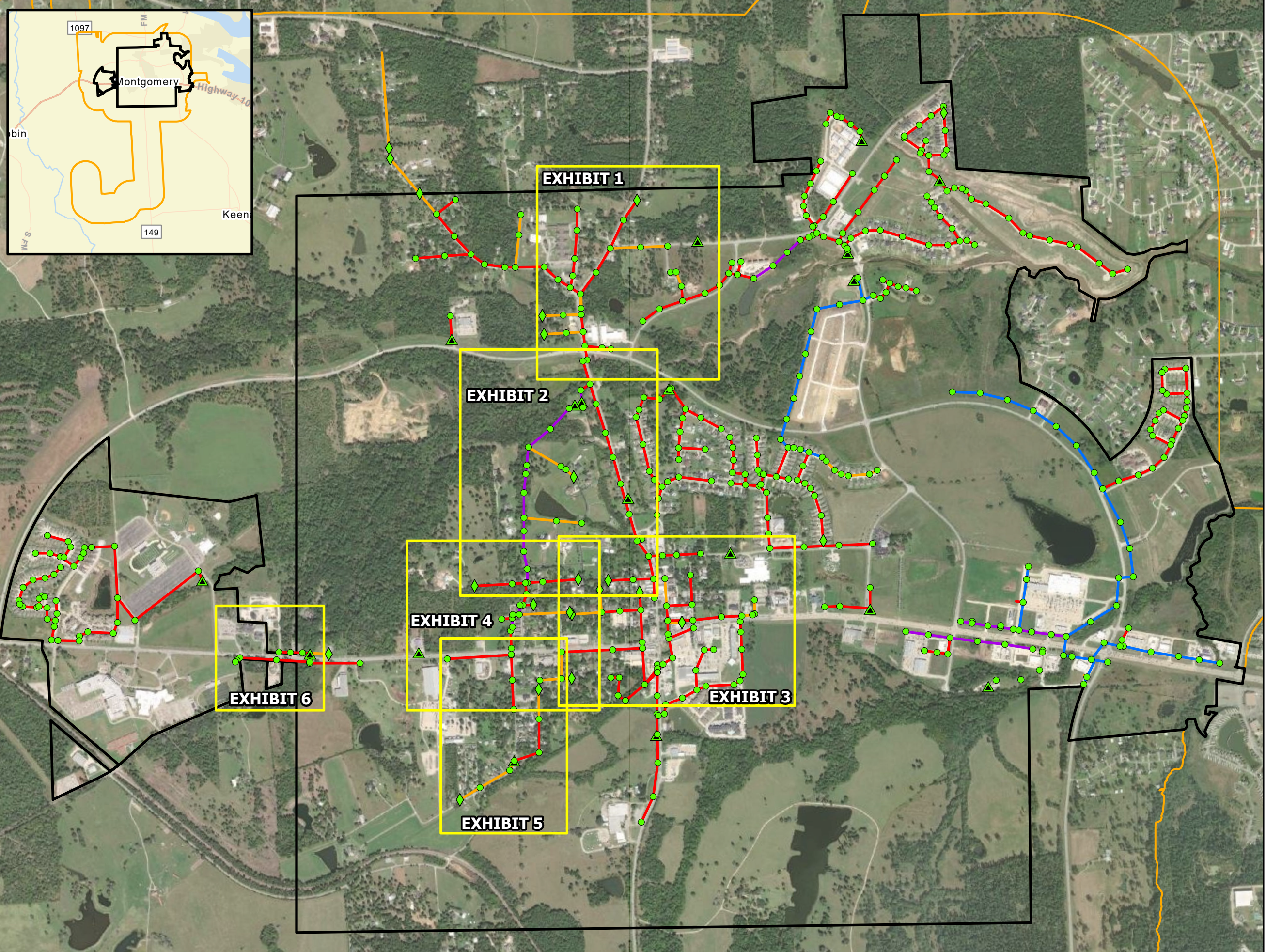
Chris Roznovsky, PE
 City Engineer

CVR/kv:zlg

Z:\00574 (City of Montgomery)_900 General Consultation\Meeting Files\Engineer's Reports\2023\07.2023\Final Report\7-2023 Engineer's Report.docx

Attachments – Rehab Exhibits
 Active Developments Map
 Capital Projects Timeline

Cc (via email): The Planning and Zoning Commission – City of Montgomery
 Mr. Gary Palmer – City of Montgomery, City Administrator
 Mr. Dave McCorquodale – City of Montgomery, Director of Planning & Development
 Ms. Nici Browe – City of Montgomery, City Secretary
 Mr. Alan Petrov – Johnson Petrov, LLP, City Attorney



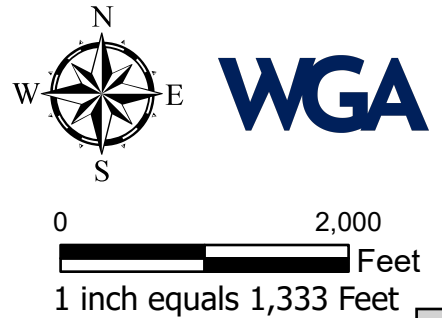
VICINITY MAP

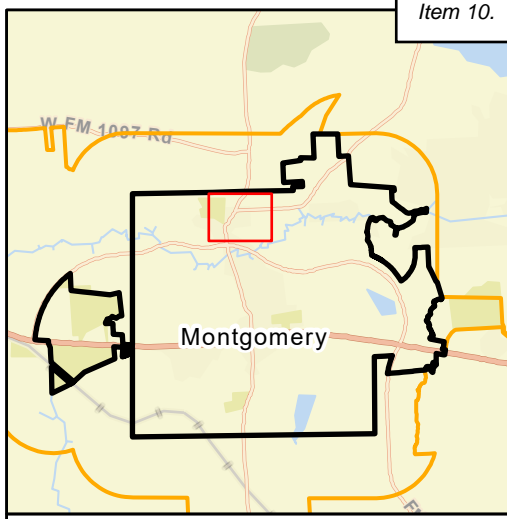
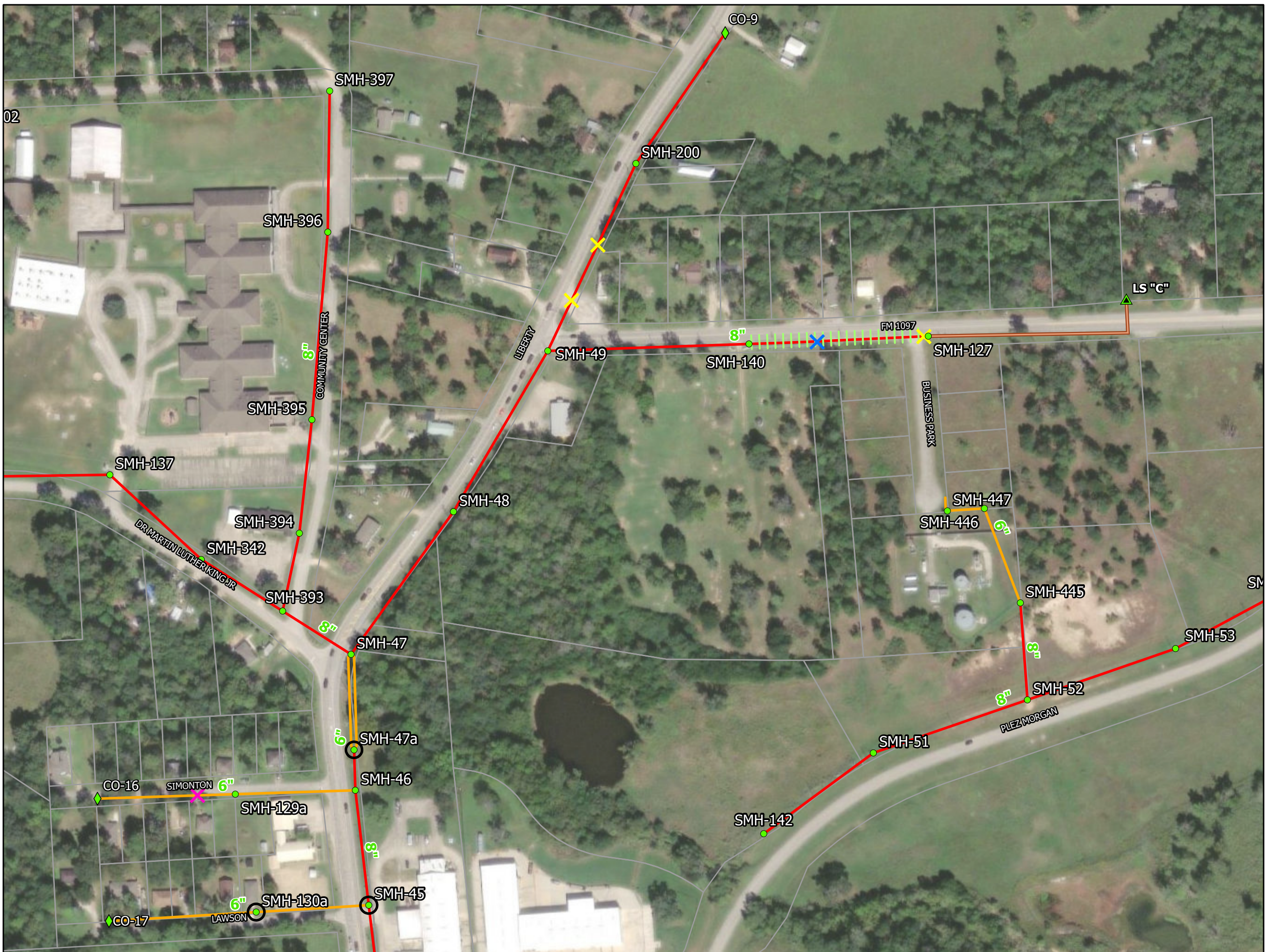
Relative Scale: 1 inch equals 20 miles

- Cleanout
- Manhole
- Lift Station
- 6-Inch Sanitary Sewer
- 8-Inch Sanitary Sewer
- 10-Inch Sanitary Sewer
- 12-Inch Sanitary Sewer
- City Limits
- City ETJ

2023 Sanitary Sewer Rehabilitation Overall Exhibit

CITY OF MONTGOMERY
MONTGOMERY COUNTY, TEXAS





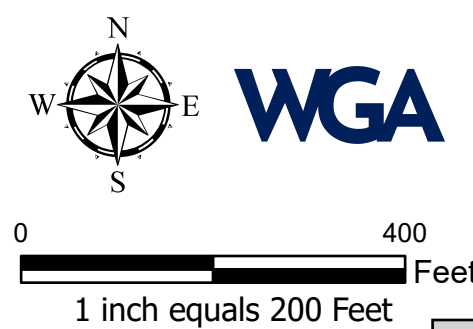
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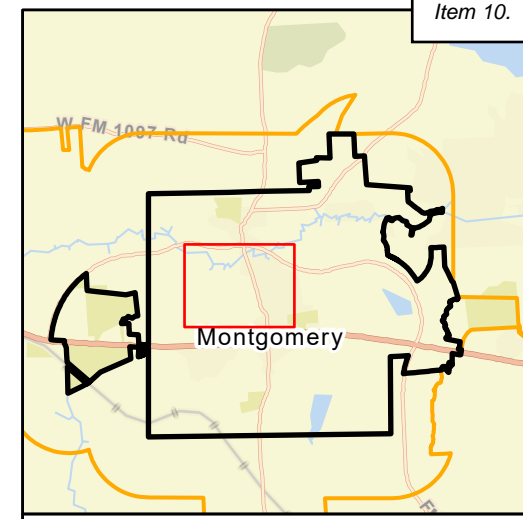
Relative Scale: 1 inch equals 20 miles

- Cleanout
- Manhole
- Lift Station
- Manhole Repair
- 6-Inch Sanitary Sewer
- 8-Inch Sanitary Sewer
- Force Main
- Land Parcels
- City Limits
- Point Repair
- Lead Repair
- Remove Roots Obstruction
- Cured-In-Place Process Lining

2023 Sanitary Sewer Rehabilitation Exhibit 1 Lining Repairs

CITY OF MONTGOMERY
MONTGOMERY COUNTY, TEXAS



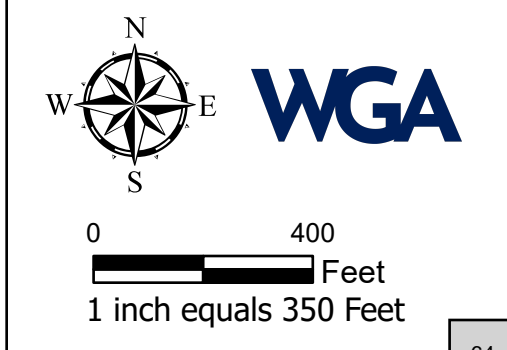


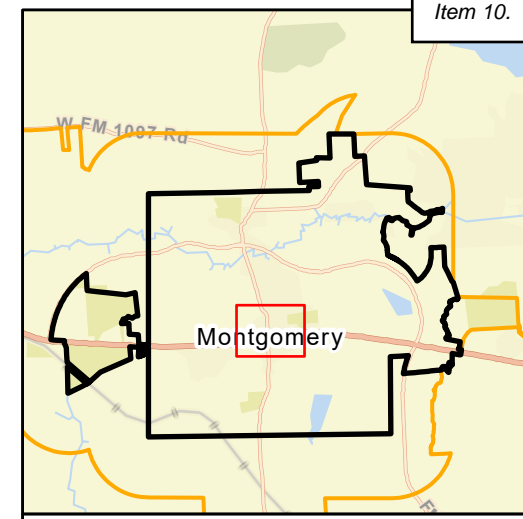
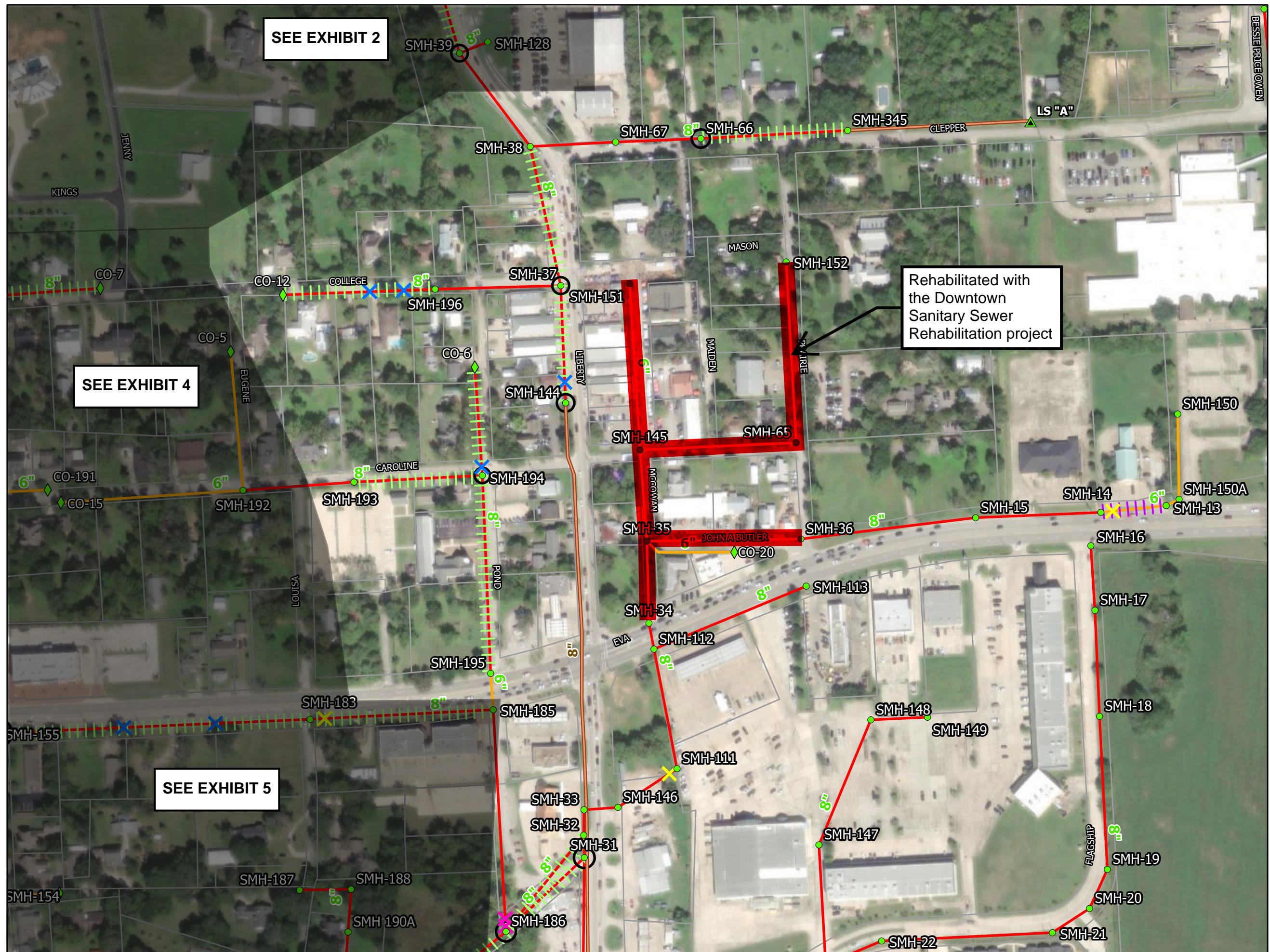
VICINITY MAP
 Relative Scale: 1 inch equals 20 miles

- ◆ Cleanout
- Manhole
- ▲ Lift Station
- Manhole Repair
- 6-Inch Sanitary Sewer
- 8-Inch Sanitary Sewer
- 12-Inch Sanitary Sewer
- Land Parcels
- City Limits
- ✕ Point Repair
- ✕ Lead Repair
- ✕ Remove Roots/Obstruction
- | Cured-In-Place Process Lining

2023 Sanitary Sewer Rehabilitation Exhibit 2 Lining Repairs

CITY OF MONTGOMERY
 MONTGOMERY COUNTY, TEXAS





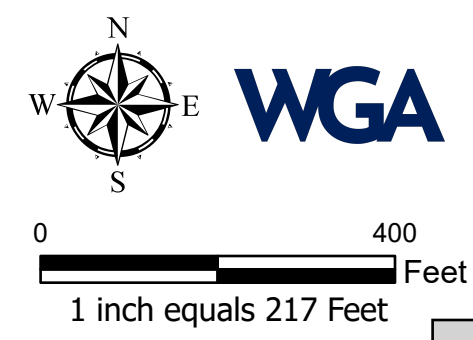
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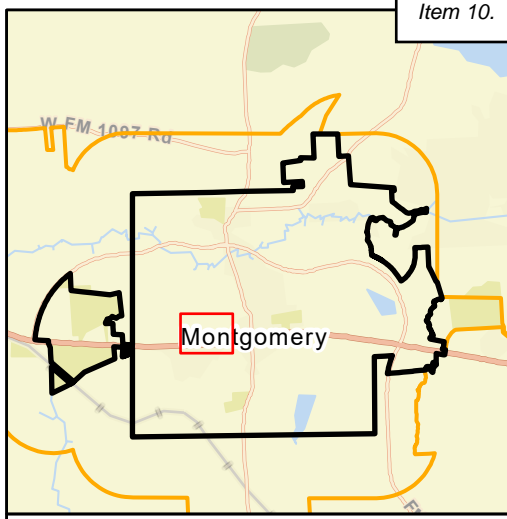
Relative Scale: 1 inch equals 20 miles

- ◆ Cleanout
- Manhole
- ▲ Lift Station
- Manhole Repair
- 6-Inch Sanitary Sewer
- 8-Inch Sanitary Sewer
- Force Main
- Land Parcels
- City Limits
- ✕ Point Repair
- ✕ Lead Repair
- ✕ Remove Roots/Obstruction
- Cured-In-Place Process Lining
- Heavy Cleaning

2023 Sanitary Sewer Rehabilitation Exhibit 3 Lining Repairs

CITY OF MONTGOMERY
MONTGOMERY COUNTY, TEXAS



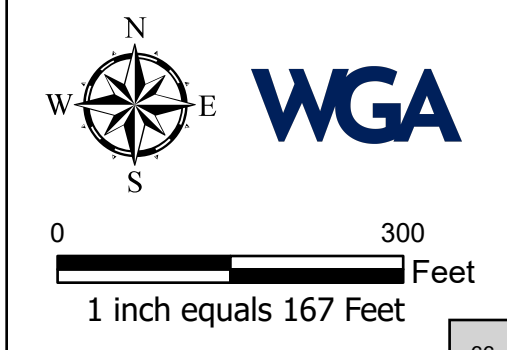


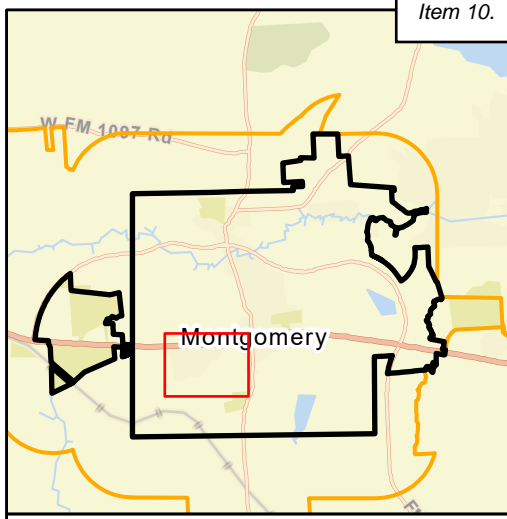
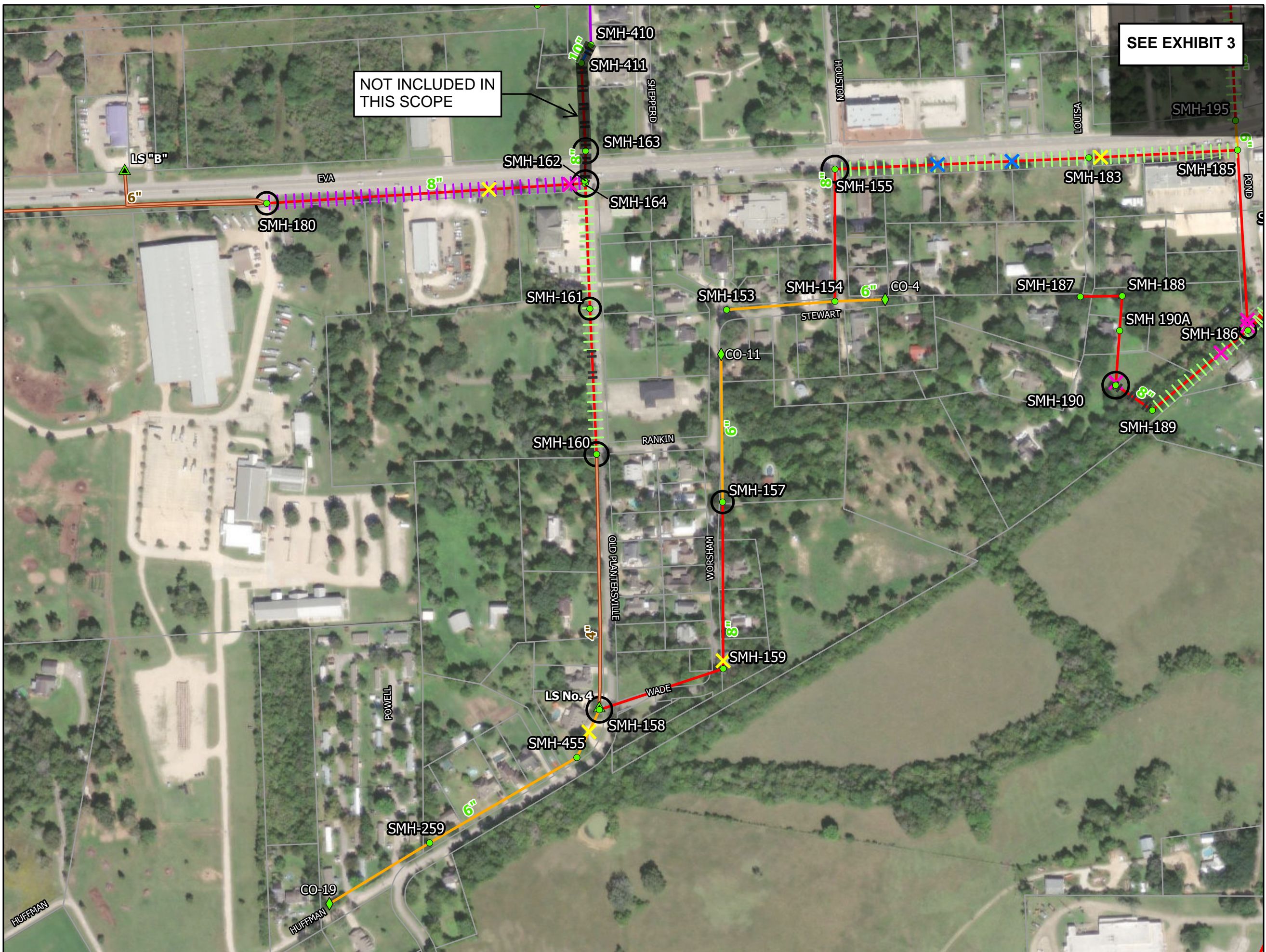
VICINITY MAP
Relative Scale: 1 inch equals 20 miles

- ◆ Cleanout
- Manhole
- Manhole Repair
- 6-Inch Sanitary Sewer
- 8-Inch Sanitary Sewer
- 10-Inch Sanitary Sewer
- 12-Inch Sanitary Sewer
- Force Main
- Land Parcels
- City Limits
- ✕ Point Repair
- ✕ Lead Repair
- ✕ Remove Roots/Obstruction
- Cured-In-Place Process Lining
- Heavy Cleaning
- Pipe Replacement

2023 Sanitary Sewer Rehabilitation Exhibit 4 Lining Repairs

CITY OF MONTGOMERY
MONTGOMERY COUNTY, TEXAS



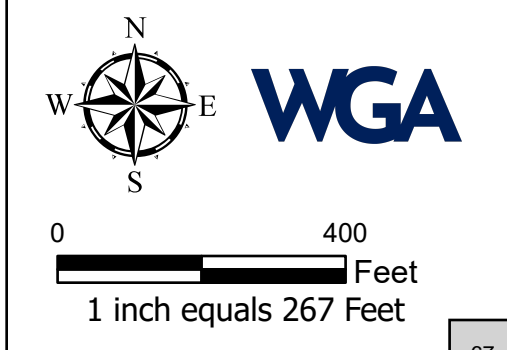


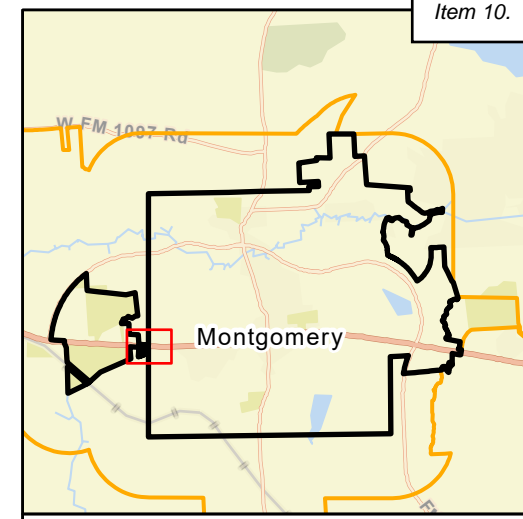
VICINITY MAP
 Relative Scale: 1 inch equals 20 miles

- ◆ Cleanout
- Manhole
- ▲ Lift Station
- Manhole Repair
- 6-Inch Sanitary Sewer
- 8-Inch Sanitary Sewer
- 10-Inch Sanitary Sewer
- 12-Inch Sanitary Sewer
- Force Main
- Land Parcels
- City Limits
- ✕ Point Repair
- ✕ Lead Repair
- ✕ Remove Roots/Obstruction
- Cured-In-Place Process Lining
- Heavy Cleaning
- Pipe Replacement

2023 Sanitary Sewer Rehabilitation Exhibit 5 Lining Repairs

CITY OF MONTGOMERY
 MONTGOMERY COUNTY, TEXAS





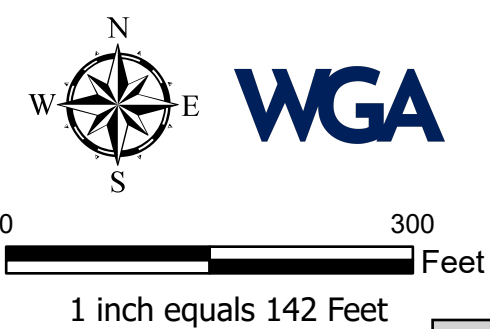
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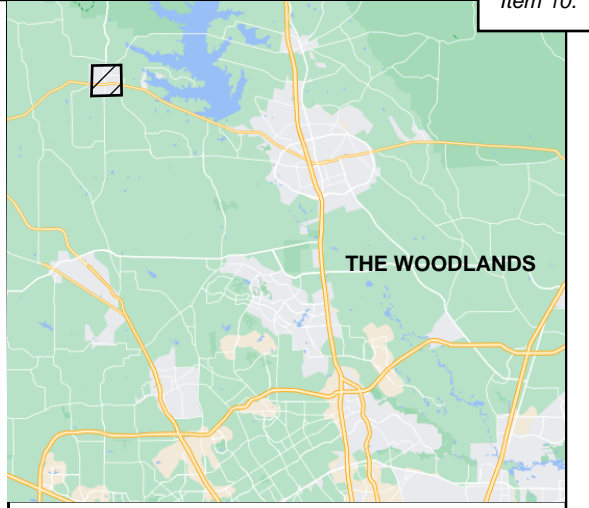
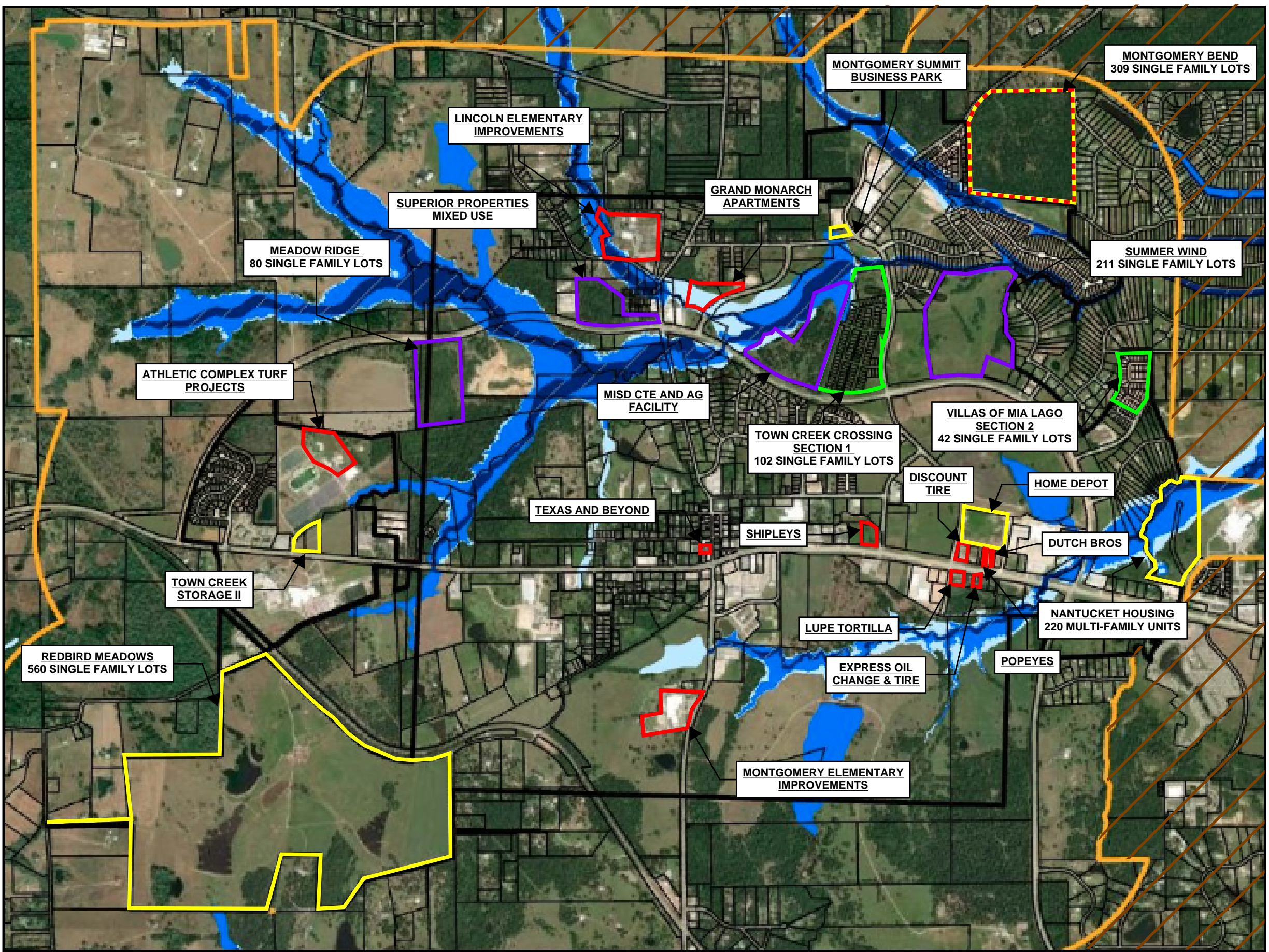
Relative Scale: 1 inch equals 20 miles

- ◆ Cleanout
- Manhole
- ▲ Lift Station
- 6-Inch Sanitary Sewer
- 8-Inch Sanitary Sewer
- 12-Inch Sanitary Sewer
- Force Main
- Land Parcels
- City Limits
- City ETJ
- ✕ Point Repair
- ✕ Remove Roots/Obstruction
- Manhole Repair

2023 Sanitary Sewer Rehabilitation Exhibit 6 Lining Repairs

CITY OF MONTGOMERY
MONTGOMERY COUNTY, TEXAS





**VICINITY MAP
NTS**

LEGEND

- City Limits
- City ETJ
- City Of Conroe ETJ
- MCAD Parcels
- Floodway
- 100-year
- 500-year
- Complete/Under Warranty
- Under Construction/
Plans Approved
- In Design
- Planning/Feasibility

Active Developments
July 2023

City of Montgomery Capital Project Schedule

| Task | Start | End | Cal. Days | Work Days | Jun-23 | Jul-23 | Aug-23 | Sep-23 | Oct-23 | Nov-23 | Dec-23 | Jan-24 | Feb-24 | Mar-24 | Apr-24 | May-24 |
|--|------------|------------|-----------|-----------|--------|--------|--------|--------|--------|--------|--------|--------|--------|--------|--------|--------|
| | | | | | | | | | | | | | | | | |
| McCown St. and Caroline St. Waterline Replacement | | | | | | | | | | | | | | | | |
| Survey | 7/7/2022 | 4/7/2023 | 275 | 196 | | | | | | | | | | | | |
| Design | 4/7/2023 | 7/20/2023 | 104 | 74 | | | | | | | | | | | | |
| Approvals | 7/21/2023 | 8/4/2023 | 14 | 10 | | | | | | | | | | | | |
| Bidding | 8/5/2023 | 8/23/2023 | 18 | 13 | | | | | | | | | | | | |
| Present ROA to Client | 8/24/2023 | 8/25/2023 | 1 | 1 | | | | | | | | | | | | |
| Prepare Contracts | 8/26/2023 | 9/2/2023 | 7 | 5 | | | | | | | | | | | | |
| Execute Contracts | 9/3/2023 | 10/9/2023 | 36 | 26 | | | | | | | | | | | | |
| Issue Notice to Proceed | 10/14/2023 | 10/21/2023 | 7 | 5 | | | | | | | | | | | | |
| Construction | 10/31/2023 | 12/15/2023 | 45 | 33 | | | | | | | | | | | | |
| Old Plantersville Waterline Extension | | | | | | | | | | | | | | | | |
| Design | 7/30/2022 | 7/30/2023 | 365 | 260 | | | | | | | | | | | | |
| Approvals | 7/31/2023 | 8/30/2023 | 30 | 23 | | | | | | | | | | | | |
| Bidding | 8/31/2023 | 10/23/2023 | 53 | 38 | | | | | | | | | | | | |
| Present ROA to Client | 10/24/2023 | 10/26/2023 | 2 | 3 | | | | | | | | | | | | |
| Prepare Contracts | 10/27/2023 | 11/3/2023 | 7 | 6 | | | | | | | | | | | | |
| Execute Contracts | 11/4/2023 | 11/24/2023 | 20 | 15 | | | | | | | | | | | | |
| Issue Notice to Proceed | 11/25/2023 | 12/2/2023 | 7 | 5 | | | | | | | | | | | | |
| Construction | 12/3/2023 | 3/11/2024 | 99 | 71 | | | | | | | | | | | | |
| Old Plantersville Force Main Extension | | | | | | | | | | | | | | | | |
| Design | 8/13/2022 | 7/29/2023 | 350 | 250 | | | | | | | | | | | | |
| Approvals | 7/30/2023 | 8/28/2023 | 29 | 21 | | | | | | | | | | | | |
| Bidding | 8/29/2023 | 10/4/2023 | 36 | 27 | | | | | | | | | | | | |
| Present ROA to Client | 10/5/2023 | 10/7/2023 | 2 | 2 | | | | | | | | | | | | |
| Prepare Contracts | 10/8/2023 | 10/14/2023 | 6 | 5 | | | | | | | | | | | | |
| Execute Contracts | 10/15/2023 | 11/4/2023 | 20 | 15 | | | | | | | | | | | | |
| Issue Notice to Proceed | 11/5/2023 | 11/11/2023 | 6 | 5 | | | | | | | | | | | | |
| Construction | 11/12/2023 | 2/20/2024 | 100 | 72 | | | | | | | | | | | | |
| Downtown Drainage Analysis | | | | | | | | | | | | | | | | |
| Survey | 7/7/2022 | 4/7/2023 | 274 | 196 | | | | | | | | | | | | |
| Analysis | 4/7/2023 | 7/5/2023 | 90 | 64 | | | | | | | | | | | | |
| Report | 7/6/2023 | 8/19/2023 | 45 | 32 | | | | | | | | | | | | |
| Flagship Blvd. Storm Sewer and Pavement Replacement | | | | | | | | | | | | | | | | |
| Design | 12/22/2022 | 3/3/2023 | 71 | 52 | | | | | | | | | | | | |
| Bidding | 3/23/2023 | 4/11/2023 | 19 | 14 | | | | | | | | | | | | |
| Present ROA to Client | 4/25/2023 | 4/25/2023 | 0 | 1 | | | | | | | | | | | | |
| Prepare Contracts | 4/26/2023 | 5/12/2023 | 14 | 10 | | | | | | | | | | | | |
| Execute Contracts | 5/13/2023 | 5/26/2023 | 13 | 10 | | | | | | | | | | | | |
| Issue Notice to Proceed | 5/18/2023 | 5/30/2023 | 12 | 10 | | | | | | | | | | | | |
| Construction | 5/30/2023 | 8/13/2023 | 75 | 54 | | | | | | | | | | | | |
| 2023 Sanitary Sewer Rehabilitation Phase I | | | | | | | | | | | | | | | | |
| Survey | 11/11/2022 | 2/7/2023 | 88 | 63 | | | | | | | | | | | | |
| Design | 2/7/2023 | 5/11/2023 | 93 | 68 | | | | | | | | | | | | |
| Bidding | 5/18/2023 | 6/1/2023 | 14 | 11 | | | | | | | | | | | | |
| Present ROA to Client | 6/13/2023 | 6/13/2023 | 0 | 1 | | | | | | | | | | | | |
| Prepare Contracts | 6/14/2023 | 6/20/2023 | 6 | 5 | | | | | | | | | | | | |
| Execute Contracts | 6/20/2023 | 8/27/2023 | 68 | 49 | | | | | | | | | | | | |
| Issue Notice to Proceed | 8/28/2023 | 9/1/2023 | 4 | 5 | | | | | | | | | | | | |
| Construction | 9/11/2023 | 2/8/2024 | 150 | 109 | | | | | | | | | | | | |
| 2023 Sanitary Sewer Rehabilitation Phase II | | | | | | | | | | | | | | | | |
| Survey | 11/11/2022 | 2/7/2023 | 88 | 63 | | | | | | | | | | | | |
| Design | 2/7/2023 | 6/5/2023 | 118 | 85 | | | | | | | | | | | | |
| Approvals | 6/6/2023 | 7/16/2023 | 40 | 29 | | | | | | | | | | | | |
| Bidding | 7/17/2023 | 7/31/2023 | 14 | 11 | | | | | | | | | | | | |
| Present ROA to Client | 8/1/2023 | 8/1/2023 | 0 | 1 | | | | | | | | | | | | |
| Prepare Contracts | 8/2/2023 | 8/8/2023 | 6 | 5 | | | | | | | | | | | | |
| Execute Contracts | 8/9/2023 | 8/23/2023 | 14 | 11 | | | | | | | | | | | | |
| Issue Notice to Proceed | 8/24/2023 | 8/24/2023 | 0 | 1 | | | | | | | | | | | | |
| Construction | 8/25/2023 | 1/22/2024 | 150 | 107 | | | | | | | | | | | | |
| Lift Station No. 10 Improvements | | | | | | | | | | | | | | | | |
| Design | 2/27/2023 | 8/1/2023 | 155 | 112 | | | | | | | | | | | | |
| Bidding | 8/2/2023 | 8/13/2023 | 11 | 8 | | | | | | | | | | | | |
| Present ROA to Client | 8/14/2023 | 8/18/2023 | 4 | 5 | | | | | | | | | | | | |
| Prepare Contracts | 8/19/2023 | 8/25/2023 | 6 | 5 | | | | | | | | | | | | |
| Execute Contracts | 8/26/2023 | 9/1/2023 | 6 | 5 | | | | | | | | | | | | |
| Issue Notice to Proceed | 9/13/2023 | 9/19/2023 | 6 | 5 | | | | | | | | | | | | |
| Construction | 9/20/2023 | 12/16/2023 | 87 | 63 | | | | | | | | | | | | |



July 2023

To: City Council
 From: Gary Palmer, City Administrator
 Subject: July Update

I offer the following highlights:

- Our new Finance Director Maryann Carl started on Monday
- Held a couple Water Advisory Team meetings to continue addressing priorities:
 - Looking at mass communication systems for notifications
 - Shooting for Oct implementation...earlier if we can afford it in the FY23 budget
 - Develop a strategy to address main brakes by contractors
 - Updating our water conservation/contingency plan
 - Reviewing our emergency management policies
 - Interviewed an engineering firm looking to assist with fed water grants
 - Continue strategizing on city hydrology issues
- Special Events Held:
 - Assisted the Chamber with Freedom Fest
 - Montgomery Water Party (community center)
 - Movie Night at the Park (Cedar Brake)
 - August 12, 2023 “DC League of Superpets”
- Held a workshop with the EDC to discuss revising bylaws, hiring a full-time ED Director, and strategic planning
 - Subcommittee appointed to work with me and Dave on bylaws and ED Director analysis
 - Strategic planning will take place after the Council determines priorities
 - Two applications received for EDC appointment
- Main focus over the next couple months will be budget development, strategic planning, city hydrology issues