



City of Montgomery City Council Regular Meeting Agenda

March 25, 2025 at 6:00 PM
Montgomery City Hall – Council Chambers
101 Old Plantersville Rd. Montgomery, TX 77316

NOTICE IS HEREBY GIVEN that a Regular Meeting of the City Council will be held on **Tuesday, March 25, 2025 at 6:00 PM** at the City of Montgomery City Hall, 101 Old Plantersville Road, Montgomery, Texas.

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

AGENDA AMENDED ON 03/21/2025

OPENING AGENDA

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

PUBLIC FORUM

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

PRESENTATION

4. Proclamation designating the month of March 2025 as Theatre In Our Schools Month.

CONSENT AGENDA

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

5. Consideration and possible action on the City Council Workshop Meeting Minutes of January 29, 2025.
6. Consideration and possible action on the City Council Regular Meeting Minutes of February 11, 2025.
7. Consideration and possible action on a Resolution of the City Council of the City of Montgomery, Texas, declaring property salvage and authorizing the disposal of salvage property.

- 8.** Consideration and possible action on a Resolution calling for a Public Hearing to grant a Special Use Permit for 0.7059 acres of land situated in the John Corner Survey, Abstract No. 8 [A.K.A. 21049 Eva Street, Montgomery, Texas] Montgomery County, Texas for a fast food restaurant with common drive thru lane.

REGULAR AGENDA

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

- 9.** Consideration and Possible action by the City Council for a variance request related to lot minimum frontage and side yard setbacks of lots 27 & 28 for the Hills of Town Creek Section 5 development.
- 10.** Consideration and possible action by City Council on an Amendment to the Agreement with Taylor Morrison (the “Developer”), for the Lone Star Ridge Development to include Retaining Walls, and to authorize the Mayor to sign the agreement.
- 11.** Consideration and possible action on a request for a sign variance of the entry sign for the Lone Star Ridge development.
- 12.** Consideration and possible action on an Ordinance of the City of Montgomery, Texas, granting to SiEnergy, L.P. A franchise to furnish and supply gas to the general public in the City of Montgomery, Montgomery County, Texas, and to transport, deliver, sell, and distribute gas in and out of and through said municipality for all purposes; providing for the payment of a fee or charge for the use of the streets, alleys, and public ways; and providing a severability clause, a penalty clause, and an effective date.
- 13.** Consideration and possible action regarding the BCS Properties Memorandum of Understanding.

DEPARTMENTAL REPORTS

- 14.** Police Dept and Code Enforcement/P&Z Admin for February 2025.
- 15.** Municipal Court Report February 2025.
- 16.** Financial report for the period ending February 28, 2025.
- 17.** Engineer’s Report for February 2025.
- 18.** Public Works February 2025 Monthly Report.
- 19.** Utility Operations February 2025 Monthly Report.
- 20.** Building Official Report for February 2025.

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.

EXECUTIVE SESSION

21. Closed Session

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

A. Section 551.074 Personnel Matters for the purpose of discussion and deliberations regarding the appointment, employment, evaluation and duties of a City Administrator.

22. Open Session

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

A. Section 551.074 Personnel Matters for the purpose of discussion and deliberations regarding the appointment, employment, evaluation and duties of a City Administrator.

CLOSING AGENDA

23. Items to consider for placement on future agendas.

24. Adjourn.

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

I, Ruby Beaven, certify that this notice of meeting was posted on the website and bulletin board at City Hall of the City of Montgomery, Texas, a place convenient and readily accessible to the general public at all times. This notice was posted at said locations on the following date and time: **March 21, 2025 by 11:55 AM.** and remained so posted continuously for at least 72 hours preceding the scheduled time of said meeting.

/s/ Ruby Beaven

City Secretary

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

Date: _____ Time: _____

By: _____
City Secretary's Office
City of Montgomery, Texas

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

CITY COUNCIL AGENDA
Regular Meeting: March 25, 2025

AGENDA ITEM:

Proclamation designating the month of March 2025 as Theatre In Our Schools Month.

SUBMITTED BY: Ruby Beaven, City Secretary/Director of Administrative Services

APPROVED FOR AGENDA: Anthony Solomon, Interim City Administrator/Police Chief

BACKGROUND:

Please see the accompanying proclamation.

FISCAL ANALYSIS:

N/A

RECOMMENDATION:

Presentation Only.



PROCLAMATION

WHEREAS, every year in March, the American Allegiance for Theatre & Education, the Educational Theatre Association, and the International Thespian Society partner for Theatre In Our Schools Month to raise awareness about the value of theatre education and draw attention to the need for all students to have access to a quality theatre program; and

WHEREAS, theatre is an integral part of arts education and the arts have been part of life from the very beginning and are an inseparable part of the human journey; describing, defining, and deepening the human experience and adding depth and dimension to the environment we live in; and

WHEREAS, all students participating in arts education courses benefit from the skills and processes developed through the arts and apply those skills in a variety of disciplines and settings no matter their intended career path; and

WHEREAS, participating in theatre contributes to student's development through heightened skills in listening, understanding human experiences, adapting to and respecting others' diverse ways of thinking, communicating, effectively analyzing nonverbal communication, reading, self-expression, imagination of humankind, creativity; and

WHEREAS, theatre helps develop self-confidence, boost self-reliance, and increase empathy and compassion towards one's self and others; and

WHEREAS, as a creative outlet, or as the beginning steps toward a professional career, theatre programs in Montgomery shape the future of our young people. There are a variety of benefits that come from taking part in these programs for students of all backgrounds and professional and educational interests, including creative problem solving skills, the ability to accomplish team goals and many more.

NOW, I SARA COUNTRYMAN, MAYOR OF THE CITY OF MONTGOMERY, TEXAS, do hereby honor and proclaim the month of March 2025, as **THEATRE IN OUR SCHOOLS MONTH** and, on behalf of the City of Montgomery, hereby urge all citizens to celebrate theatre programs and the students that participate in them, as we work toward a better future for this important part of every student's education.

In testimony whereof, I have hereunto set my hand and caused the Official Seal of the City of Montgomery, Texas to be affixed this 25th day of March 2025.

TEXAS

CITY OF MONTGOMERY,

Sara Countryman, Mayor

ATTEST

Ruby Beaven, City Secretary

CITY COUNCIL AGENDA
Regular Meeting: March 25, 2025

AGENDA ITEM:

Consideration and possible action on the City Council Workshop Meeting Minutes of January 29, 2025.

SUBMITTED BY: Ruby Beaven, City Secretary/Director of Administrative Services

APPROVED FOR AGENDA: Anthony Solomon, Interim City Administrator/Police Chief

BACKGROUND:

Please see the accompanying minutes:

Workshop Meeting Minutes of January 29, 2025

FISCAL ANALYSIS:

N/A

RECOMMENDATION:

Staff recommends approval of meeting minutes, as presented.



Montgomery City Council Workshop Meeting Minutes January 29, 2025

OPENING AGENDA

1. Call Meeting to Order.

The City Council Workshop Meeting of the City of Montgomery was called to order by Mayor Countryman at 3:06 p.m. on January 29, 2025, at City Hall 101 Old Plantersville Rd., Montgomery, TX and live video streaming.

With Council Members present a quorum was established.

Present:	Mayor	Sara Countryman
	Council Member Place 4	Cheryl Fox
	Council Member Place 5	Stan Donaldson
	MEDC President	Jeff Angelo
	MEDC Secretary	Ryan Londeen
	P&Z Commission Member	John Fox

Absent:	Mayor Pro-Tem	Casey Olson
	Council Member Place 1	Carol Langley

Council Member Donaldson gave the invocation

2. Pledge of Allegiance.

Mayor Countryman led the Pledge of Allegiance and Pledge of Allegiance to the Texas State Flag.

PUBLIC FORUM

Mayor Countryman stated no one signed up to speak at the public forum.

WORKSHOP AGENDA

3. Discussion, coordination, alignment, and collaboration workshop with status updates from Kendig Keast Collaborative, Retail Strategies, and Ardurra / Kimley Horn.

Mr. Bret Keast, CEO and Owner of Kendig Keast Collaborative, Sugar Land, Texas, said since we met last month and went over some of the interim regulations, just as a reminder, when we prepared the contract and scope of work for this project we decided there were probably several regulations that needed to be addressed sooner than later just because of the pace of development and those were identified in our scope. We have been working on those since we met last time. We have spent more time, particularly

on the downtown area making sure they are right sized for the community and they will deliver the type of development that you would expect in downtown. There were several different components of this. There is the future land use plan which has not yet been done. They did the mobility plan first. There is actually an updated version on the wall which he will be talking about a bit later. It is commonly referred to as a future street plan. The future land use plan will basically be a color-coded map that will identify the type, scale, and density of future development throughout the City and its planning area. That will be what is used to make any rezoning decisions. They already did the illustrated master concept plan that many of you participated in and that they had on display at the last meeting. They are working on the interim ordinance updates and are also working on the full unified development ordinance (UDO). These are the chapters from your current code of ordinances that will be included in whole or in part in the unified development ordinance. The goal of the UDO is basically to bring all development related regulations under single cover and have them all in one place with everything cross referenced so anyone that is developing would be able to go to one document and find all those. They will be consistent within in between each of those different topics.

These are the interim amendments. He will be focusing more on some than others. For the R2 district all they did for apartments was require they get a special use permit meaning that they are not just permitted outright in that district. Part of the reason is to make sure they can get some standards in place so that they get apartment developments of good quality, well designed, and will sustain in the community. Plan development they know that section expired so they have written some standards for that so should there be any plan developments that come in in the meantime, there will be some guidance there. Ultimately with the UDO he would hope that a plan development is not necessary. They should be able to do everything that you can do within plan development within the districts that they will outline within the development ordinance. Plan developments can sometimes take a lot of time, a lot of back and forth, and can cost a lot of money from the engineers perspective. It is really open ended and a lot of it is very discretionary. You do not really have set standards so they will be establishing very clear standards that will be used. The historic preservation standards they really have not changed too much of them substantively. The primary things they did was to cross reference the DT or the downtown district. They have the design guidelines they will be going over for the downtown.

Subdivisions. Regarding the thoroughfare plan, they have some standards in there saying that if a plat subdivision comes in that their street system needs to be consistent with or substantially in conformance with the street plan. It does not need to exactly follow that, but we need to make sure that we are building a street network that serves the entire community and not development by development. They have through streets that connect between developments and from there out to collector roadways into arterial roadways. For open space requirements they have some standards related to who owns them, who is responsible for maintaining them, and then also ultimately they will want to have standards in your ordinance that will reward people who set aside open space, who preserve stands of trees, low-lying areas, and create greenways, and trails. They could reward them by giving them density bonuses or extra density, but they want to say not every unbuilt land necessarily qualifies as open space if it is really unusable. A certain percentage of it needs to be usable, not just land that floods all the time or is not accessible.

They talked about sidewalks. There is tree preservation and then there is some landscaping that is associated with the perimeter fences and walls.

The only thing they did for R-2 was make a special use permit for apartments that will go away ultimately when they get the unified development ordinance complete and they have good standards.

Planned development they spelled out the purpose statement for it. It is intended to be of a higher standard. A lot of times they have been viewed as a way to skirt the regulations and to provide lesser standards, but they want to make sure there is a good quality standard that is held with them. They cannot otherwise circumvent the development regulations. Ultimately they will have very specific standards as to building types, development types, densities, open spaces, and setbacks to help guide any development so that it is consistent across the City.

Downtown is where they spent the most time since our last meeting. They are using the boundaries from the downtown master plan which he will review in a minute. Pretty much the historic preservation covers the same territory with the exception of a couple properties, but ultimately we are going to want to align those and clean those up. Some of them appear to be on the north side of SH-105, some are on the south side of SH-105, and they just do not align with one another right now. They can certainly clean those up. There is a use matrix or a table in there that identifies the types of commercial uses that you would expect to see in downtown and those that you would not want in a walkable historic downtown. They provide for event venues with some standards to make sure they do not overrun things with hours of operation and things of that nature. Artisanal manufacturing would be small scale. Say somebody can make candles or make some other type of home goods. That could potentially happen. It would not be large scale. It is 2,000 square feet or less.

This is the boundary of what they are calling the downtown zoning district. This aligns with your downtown master plan. The zoning map will need to be updated to reflect this boundary as he thinks you know you only have one commercial district across the City right now so downtown does not have its own unique standards and that is what they are accomplishing with this. This will show you the historic preservation boundary and you can see it closely aligns with some of it. The good part about that is our state legislature limited what communities in Texas are able to do relative to building materials. A lot of cities used to require masonry and certain roof types. The state legislature said you could no longer do that, however, if it is an area of historic significance then you can. The benefit of this by having most of all of the downtown zoning district also within the historic preservation is that it gives us the ability to have a little bit more regulation to ensure that we are getting things that are of historic character and that work well within the downtown area. Ultimately, we will want to clean up the boundaries where we can. He knows there has been discussion about possibly expanding the downtown district and they can certainly have those conversations as well, just not at this interregulation point.

These are different street types and they have tied the street types to the regulations so SH-105, Eva Street that segment of it they are calling type A and there are certain standards that would be associated along that corridor on the north for all properties that abut the right-of-way on the north and south sides. The blue are the type B streets,

basically the core walkable area of downtown. The green streets are type C streets, the peripheral streets where you are interfacing between commercial and residential or the neighborhoods. We refer to those in the regulations. Here you see a table that has your type A, B, C, and D. The lot area and lot widths in many cases these pre-exist zoning so they just said there is none because as soon as you create one some lot will be less than that and they will have to create extra process. In downtown, basically two stories along SH-105 particularly going west along the Heritage Plaza they are allowing those to go to three stories like those buildings are already. They want to bring buildings to the street. They do not want to align SH-105 with parking lots that are unsightly. They would prefer like the Heritage buildings that the parking is to the side or preferably even in the rear so they can have a nice frontage along that roadway with sidewalks that are actually passable. Those are the standards that apply to those different areas. Then they have illustrations that you see there that basically show A, B, C, and D and they correspond with a table that show what is a front setback, what is a side, a corner setback versus an interior side when there is not a street, building height and how that is measured. This is basically wanting streets that are built toward the street, but not 120 foot of building that is all built. You want to have some jogs and interest in it and that is basically called a frontage requirement. A certain portion of that building needs to be brought to the street, but not every portion of that. As you have now, you can have breezeways and breaks in the building massing or access and shorter buildings. Things like that create a little bit of visual interest so they do not just get these big boxes. They have done a very nice job with those two buildings that are there now.

The sign regulations they have spelled out in the downtown core all the allowed sign types. You can have a sign on an awning or on a canopy, it can be hung underneath of a canopy, you can have one on a wall sign, you can have one projecting out. You pretty much have most of these types somewhere in downtown right now. They are wanting them to be downtown type signs that are the appropriate scale and work wealth in downtown. You can have A-frame signs on a temporary basis so if someone has a tea at 2:00 p.m. or a sale or something they can put out a temporary sign and take it back in. They are trying to allow businesses to do what they do, but without big, oversized, overly lit signs that are not appropriate in a historic character. These are the sign types that are prohibited. One on top of the roof, a cabinet sign where the whole thing is lit up where it is a cabinet that sits out from the wall, a pole sign, an electronic messaging center where you can have either digital messaging, they would not want that, as well as a pylon sign. Some of these will be perfectly appropriate elsewhere in town, just not in downtown. Mayor Countryman asked when you say manual, the manual changeable copy, is that a sign that may be hanging that is on vinyl? Mr. Keast said yes where they can put the letters in they can allow that, but what they do not want is any traveling messages or any animation or things blinking on an electronic messaging center. We will need to talk about that elsewhere. Some communities have said they are okay if they are of a certain size and we do not allow the message to continue to scroll and we do not have fireworks and things that are capturing attention so we will talk about that. We can have a sign with manual letters that people could put in and sometimes cities will even go to the point of saying all the letters have to be the same color so you cannot do rainbows and all sorts of crazy things.

Parking. There are some graphics there that he thinks help to understand along SH-105 they would like to see parking to the rear of building rather than being out along SH-105. The one in the middle that shows parking in front is prohibited in this instance.

Obviously, in downtown a lot of the parcels are too small to have onsite parking so they are going to be either parking on the street or in some of the common lots that you have currently. With the new design it looks like there is going to be some diagonal parking on that street. With the redesign of some of the downtown streets you could pick up some public parking there. Mayor Countryman said on the front parking she knows there are two businesses on FM 149 that have front parking and that is the only parking they have. How would that be addressed? Mr. Keast said they are preexisting so they are going to be grandfathered. This would be basically going forward after these are adopted. Anyone that comes in when they bring in their site plan they would be looking at it to make sure how they are going to take access, how they are going to have circulation on site, where the parking is relative to the building, and making sure they have handicap parking to meet ADA requirements, and that it is screened. Council Member Donaldson said his understanding on parking is a lot of it has to do with employees and the prospective customers so we are not necessarily going to base the parking space just on the square footage are we because they have to have room for their employees to park also. Mr. Keast said often times in your ordinances this way you have parking ratios that will say typical is four spaces per thousand square feet for retail or five spaces per thousand square feet, but when you have some type of businesses it may say one space for each full-time employee plus per square foot or it could be based on a number of seats or bedrooms or beds in a hospital. There are a lot of different ways you go about calculating those. The big thing they have seen nationally is that cities are starting to do maximum parking ratios rather than minimum so that your Kroger and your Home Depot do not have large 60 to 70 percent open parking for 350 days a year and during Christmas and the holiday season it gets full. They are concerned about the runoff, the heat, and they are concerned about aesthetic. Many communities are starting to say we can have a minimum, but we also have a maximum that is only a certain percentage over so that they do not basically pave the whole countryside. Most of your national franchises have their own standards. They will commonly exceed city standards, but cities are saying we are setting a maximum, so we will have more conversation about that. You will see a lot of different ways that parking will be calculated depending upon the use. Also, we want to look at where driveways are, how many driveways there are, and sharing driveways where we can and then having cross access between sites. That way someone does not have to go out of one site, go out on the road, and back into the next site. So that you have driveways that connect them. Will stub out of street for the next guy. When it develops, they can tie into that, and people can move up and down without having to jump back out onto SH-105 and go two doors down and pull back in just to avoid all that congestion and opportunity for accident. That is called shared and cross access agreements and we will be including that in there as well. We want traffic to move freely and without so many conflict points. The more driveways you have it bogs down just like what he was in coming over here.

In regard to landscaping, we have amenity spaces and so we are identifying you can have a plaza, a courtyard, a paseo, or even a vegetable garden. As he was looking around downtown you actually have some of these little spaces. Some of them are maybe a little more informal than these here, but it is important that we have places for people to hang out, to have coffee outdoors, to talk, to visit, to gather. It will be important going forward, not only in downtown, but elsewhere across the community. This is to show that some of the standards that we wrote things are already being built so we are not bringing in things that are off-the-wall that nobody could possibly meet. This building (the Westmont Building) has a brick front, recessed windows, and a recessed entry that

comes out to the sidewalk. There are sills on the windows, a cornice across the top, an adjustment in the height. It is those types of things so that we do not just get square boxes. Most of the time new regulations would require the side elevation, the metal, would require the front be wrapped around the corner, maybe 20 percent of the depth or something like so that you will see the brick on the front façade and then wrap each side. In downtowns and shopping centers where we have parcels, a lot of times you will require 360 degree architecture because someone is looking at the back and the sides when you are at the main anchor, whether it is Home Depot or whoever it is. Then you have fast food and gas stations out front and if the back end is metal and everyone is visiting, Home Depot is looking at the back of that.

You have a lot of shading devices around downtown. On rainy days it is nice to be able to walk under awnings, canopies, arcades, and galleries. Those are all encouraged downtown and a lot of those play into the era of development and the historic nature of that area. We have standards for those to be of a certain height and so far out so they are passable. He may have to speak with City Engineer Roznovsky about where the right-of-way is relative to the front of these buildings. Sometimes in downtowns it is right at the front of the building and so if you do anything you are encroaching into the right-of-way. We have some standards in there about encroachments. They are permitted, but there are standards to make sure they do not interfere with traffic operations or anything like that. The next slide shows this is along SH-105. He is calling it a gateway to downtown. It is not of the same historic nature as downtown with the size of the buildings. This is a beautiful building and they have done all the things that you would want to do by breaking up a large building into modules, having building step backs, using different materials, different heights, using some awnings, canopies, and different window shapes. It creates a very attractive and very interesting streetscape. Anything else that comes in up and down along SH-105 does not have to be three stories obviously, but there are certain rules to make sure that you are carrying that type of appearance up and down that corridor so you do not have these beautiful buildings right next to it a metal shed. The standards you see there are the standards that are included.

The next slide includes a picture of the thoroughfare plan. You have your major roadways, but what is important is that we tie them all together so you can go from one neighborhood through the next neighborhood to the park or school so you do not have discontinuous roadways that do not lead anywhere or that you have a subdivision and just an internal roadway then you have to go out and into the next subdivision to get to your friend's house or for your kid to walk to school. The red lines are the major arterials. Those would be the highest traffic volume, the widest street sections, and the most lanes. The blue are the secondary arterials. They are a little narrower and less capacity, but still continuous. The green are at the collector level. They looked at the County's thoroughfare plan to make sure they are syncing up with what they are doing and we will have to coordinate with them in some of the areas outside the city limits. With your platting authority outside the city limits, you have the ability to look at the thoroughfare too. That is why they are saying if someone is coming in building a large piece of property we want to make sure the alignment can change depending on their design, but we want a street that goes all the way through and connects with the next one and goes onto the arterial rather than having them mismatch or having dead ends. That just naturally happens when things happen incrementally over years and years if someone is not watching it from a bird's eye view. Here is a good example of a part of town. There are a lot of very nice subdivisions, but the street system is just disconnected.

There are a lot of cul-de-sacs and you cannot get from one to the other, so school buses, mail carriers, and bicycles have a hard time accessing green spaces. In a perfect world we would have wanted some type of collector roadway through that area and then you could have your pods of development be built into more of a continuous roadway network. Then there are individual cross-sections that are up and down the sides of this image that will show. In this case along the top it is showing what a major arterial could look like. We do not necessarily want SH-105 where we have five lanes all wide with shoulders that is unsightly and cars turning every which way. As we are building new streets in areas that are developing, we would like to have boulevard sections so we can control where the turns are into shared access points and then people could access off of the roadways. You can either have a boulevard or you can have a very wide median, so if there is a timbered area and you want to keep all those trees you can do a very wide median and preserve those. Or, we can do a parkway where you basically set the roads to the side then you have a very wide open space on one side and you can have sidewalks and trails along those roadways. We have a cross-section for each of the other road types as well. Some of those you may be constructing with a County or a developer may be participating, but you need to have a consistent standard so that all the road ways match up with one another. We have rights-of-way for allowing for turn lanes that over time, instead of having to go out and acquire right-of-way after the fact.

Cul-de-sacs are very popular and people love them because of their privacy, however, particularly around here when we have hurricanes and flooding, most communities have a maximum length of a cul-de-sac that is 600 maybe 800 feet. This one that he is showing here is 2,300 like a half mile long. If a tree falls over that or part of it is flooded, the people at the back are not going anywhere and they are stuck. It has happened a lot with some of our floods and maybe you have seen that. Here is an example of what a 450 foot long cul-de-sac looks like as well as a 750 foot so you have a scale. Cul-de-sacs are fine as long as you still have continuous roadways to connect between neighborhoods and provided they are not too long. Some of them will have a median in the middle and that is fine. They just have to have a bigger radius so that fire trucks and other apparatus can maneuver in there and not have to back the full length of that street. All of those standards will be included.

Sidewalks. He does not know where the utilities are. Probably along the street. A lot of communities do street trees and put utilities elsewhere. Just having sidewalks on each side of the street is significant. A lot of these things he imagines people saying the dollar signs are counting up. We consider that and we look at right now your lots are 9,000 square feet. People are building smaller lots than that. The way we structure this is that we reward them. We say if we want you to provide a green space or a trail that is money. However, we can give you more density so you can sell more lots. There is a balancing act in there and we are trying to reward them if we are asking for improvements just so we do not ratchet up the housing costs. We are trying to be very conscientious of if we are asking for something to give something in return in terms of infrastructure.

For open space, most communities have a parkland dedication requirement. It usually works out to one acre every 70 lots. There is also a fee in lieu of dedication. If there is already an existing park and we do not want another park right next door, they can just dedicate a fee. We have not written that yet, so we will be talking to you if that is something you want to do because at this early stage of development you want to make sure that your park system is also coordinated. If ultimately it ends up in the City's hands

at some point, first we need to make sure they are maintained and taken care of and there is an instrument to do that. Then, we also want to think about the overall park system ultimately in the City. Generally, you have a green space within a 1,000 feet of every resident in town.

Walls and fences. With a subdivision you would want the subdivider to build the wall at the time they construct the subdivision which you are seeing happening. In some instances it is each individual lot has their own fence and some are six foot, some are five foot, some are chain length, some are wood and it becomes very unsightly so we have requirements in there. They have to do subdivision fencing. My question to you is there are several different examples of different materials from composite to masonry, to wood. Do you want to allow 100 percent wood fences along your major roadways or would you want to require a masonry column every so often? That is going to be a question. Right now we say it can be of masonry, wood, wrought iron, or a composite material. We want to make sure that what is constructed meets what you are hoping to realize out of these and something we will need input on ultimately and that is the overview.

Again, these are interim. We wrote them with track changes within your current ordinance so they are ready when you are ready to adopt, they are already in a form that you just put an ordinance on top of them and they can be adopted. It is your current ordinances with some add-ons. The new ordinance will be organizing it much differently, having a lot more graphics. It will be web based so you can browse around it a lot easier and it will be organized in a way that is more intuitive for someone that you will not have bits and pieces that are strewn all throughout different chapters and not know where they are.

Council Member Fox said one of the things she sees missing for the downtown area was enclosed trash receptacles. She thinks she was very adamant about the fact that she is very opposed to having those very unattractive dumpsters out in the middle of the road especially on FM 149. Where are you addressing that at? Mr. Keast said there are design standards for non-residential and mixed use developments and there are standards in there that would require you have an enclosure that is of a five foot or six foot height. Most of the time they are required to have gates on the front of them so you do not look at the rusted, dented up dumpster. Council Member Fox said she is primarily just as concerned about the downtown area as she is the others, but downtown also. Mr. Keast said he will make sure that either we cross reference those standards so you know where they are at or we will add something into the downtown standards. Council Member Fox said she likes very specific ones about the businesses specifically. Mayor Countryman said she is meeting with the downtown businesses tomorrow and she is actually going to have a trash survey that we are going to send out to find out if we can have a couple of city sponsored areas that the businesses can take their trash to and have twice a week trash pickup. Actually, Waste Management was at their meeting last night and we spoke afterwards. She will be more than happy to get with you, but she too has taken some pictures of our downtown. When you have trash sitting out on the ground and all around where there is foot traffic it is not very attractive so it is a priority to get that picked up and cleaned up. That is something she hopes we can get done quickly so just so you know there is some movement on that. Mr. Keast said he is glad to hear that because in downtown usually you have centralized garbage. Not every business has one right? Mayor Countryman said it is very successful. She met with some businesses in

downtown Conroe and there have been quite a few studies. They were not happy with having to trek a little bit of ways, but at the same time they have gotten used to it and they appreciate it. Council Member Fox said she understands that is an expensive endeavor when the businesses go in, but overall it is very needed in downtown Montgomery.

Mayor Countryman said she heard Mr. Keast say the interim ordinances which have been something that have been a priority to us since we started working with you that they are ready to go. Mayor Countryman asked City Engineer Roznovsky and City Attorney Petrov if they are ready to go on that? If you look at our development map, the one you showed us last night, there were 16 developments between residential and commercial happening and we are used to four or five. We need to get ahead of this before that ship is sailed. Mayor Countryman asked where are we? City Engineer Roznovsky said he cannot speak for City Attorney Petrov, but he thinks that your second February meeting that both of them could have reviewed, provided comments, and have it for action. The first February meeting just with meeting schedules he thinks is too tight, but your one on the 25th he thinks it can get in front of Council. Mayor Countryman asked can we ensure we do not approve any developments, any plats, or approve anything between now and then? City Engineer Roznovsky said he will kick it over to City Attorney Petrov on terms of from approval, to when they are adopted, what is grandfathered and what is not. Mayor Countryman said that was one of our main priorities while we get our arms wrapped around all of this growth is to have those interim ordinances. She realizes there has been a change in administration, but she feels like we are a little bit behind the ball and would like to get caught up if possible. City Attorney Petrov said for sure you do not have to approve any development agreements. Those are discretionary. If someone files a plat application that meets the existing requirements, however, you do have to process it in terms with the existing requirements at the time filed. Mayor Countryman said that is why she was asking when are we going to get these ordinance in place so we can have interim ordinances in place to address what we do not have today that we need in place. City Attorney Petrov said they can get that done. Mayor Countryman asked if we can get that at the end of February? City Attorney Petrov said yes. Mr. Keast said that is good because we will be submitting to you a schedule for each of the subsequent pieces that are coming and we were wanting to know when that would be done so they can start scheduling out all the other portions they will be drafting. Mayor Countryman said she just hopes they do not have an influx of plats coming in between now and then because that is going to defeat the purpose of this whole entire exercise. To be clear, it was not on you.

Mayor Countryman said before we introduce our next guest she would like to recognize some other members that have come in for the record. MEDC Board Member Wade Nelson, MEDC Vice President Arnette Easley, Planning and Zoning Chairman Bill Simpson, MEDC Board Member Dan Walker, Planning and Zoning Board Member John Fox, Mayor Countryman said she failed to mention everyone that we had in the room today because it was on the agenda that she saw here, but not on this. We have City Secretary Ruby Beaven, Deputy City Secretary Diana Titus, City Engineer Chris Roznovsky with WGA, City Attorney Alan Petrov with Johnson & Petrov, City Attorney Caleb Villarreal with Johnson & Petrov, Police Chief Anthony Solomon, Code Enforcement Officer and Planning/Zoning Administrator Corinne Tilley, City Engineer Zachary Timms with WGA, Lieutenant Belmares, Special Events Coordinator Stephanie Johson, and Rick Hanna our Certified Building Official.

Mr. Jeremy Murdock, Community Development Specialist with Retail Strategies is the Community Development Specialist with their downtown strategies team. He also has his colleague Ms. Laura Marino listening in. She is also on the downtown team as well.

Our partnership with Montgomery is actually a two-part partnership. We will be focusing on the downtown portion tonight, but he just wanted to clarify there are two different teams with Retail Strategies working with Montgomery. One is focused on retail recruitment which is really focused on national retail recruitment looking at your highway corridors and commercial corridors mainly outside of the downtown area working to connect the dots with properties and filling vacancies and activating properties and connecting the dots with national and regional retail brands. That is one team. He is here representing the downtown strategies team which is specifically focused on downtown Montgomery. The retail recruitments focus more citywide, the downtown partnership is zoomed in on the downtown area. Our scope and the work that they do at the downtown strategies is a little bit different than the other things you are going to hear tonight. We are much more short-term focused. We are looking at a five year time frame. So, what can be done in downtown Montgomery over the next five years to enhance the vibrancy, make progress towards some of these longer term goals and projects that you have in mind. The things you are going to see out of our work is much more practical, tactical, project based recommendations. It is the development of a five year strategic action plan as well as implementation support. This is a three year partnership. Year one is focused mainly on the development of that strategic action plan and then what we call implementation jump start where we are trying to get a jump start on some of the strategies from the plan. Years two and three will focus solely on that implementation support. We have a lot of tools and processes we go through to help generate action in the downtown area so that is where we are going in the future. We have done this work in other communities to where we are working alongside these other planning firms like we are hearing from tonight. He feels like it is a really good collaboration and it can flow really well together and actually complement each other. You are setting the stage for the long-term big picture plans like the streetscape plan and master plan. You are going to hear about you are setting the foundation with the code rewrite and then our plan comes in with more of the immediate tactical things that you can do in the meantime while you are gathering the resources for these longer term projects. We did something very similar in Clayton, North Carolina to where we were working alongside a master planning firm and that is a good example because they are two and a half years into that partnership and they are still finalizing the details of that master plan. We are in the middle of year two of implementation of actually getting some of those short-term things done while they are finalizing the longer term plan. He thinks these can complement each other very well. Another thing is the turnover and some of the changes there locally has really not disrupted our process at all. It was a really good time for us of where we were in our process that it really has not disrupted us at all. We are still on track with our original timeline and process that I will go over with you in a minute. The biggest change was a new point of contact and we were able to set that up at the beginning of the year. He feels they are in a good place with their partnership and process retail recruitment and downtown.

Mr. Murdock provided a PDF to everyone that was distributed via email. It went through our whole partnership, retail recruitment and downtown. He is going to review their work with the downtown team and focus on that. Their process goes through three main phases in that first year. The first phase is the discovery phase where we are trying to

learn about your community. They want to know about any past plans that have been done, which you have had some in the past and any current planning efforts that we are obviously talking about tonight, and just learn about Montgomery and the current conditions there. That is really the phase they are wrapping up right now and he will go into more detail about that in a minute. The second phase is the strategic planning phase where our team is actually formulating that strategic action plan and that is what we are shifting into right now. The third phase toward the end of this first year will be the implementation jump start that he mentioned where we will work with the core team to get a plan for how are we going to mobilize and engage other downtown stakeholders and start to take action on some of these initial early projects.

They started back in August of 2024 which was when the contract was signed. They had a kickoff call that walked through what our process looked like, our timeline and all those details. One of his colleagues Jen Gregory actually had a call with the Kendig Keast team to make sure we understood their scope and how that might impact the work that we do. That took place in October and in November he actually got to meet a lot of you. He came into town in Montgomery and facilitated what we call our strategic visioning workshop where he met with a small group of individuals, had a walking tour, and then had a more public input session that he believes a lot of you attended. It was a really well attended meeting and he was able to gather a lot of input there that will go into the recommendations that they make.

Now that we are shifting into the development of the strategic plan, our team is getting together and based on what we heard and based on the observations we made, what are the strategic action items and strategic strategies that we need to recommend for downtown Montgomery? We force ourselves to not throw 300 ideas at you. This is not an ideal generation exercise for them. We are trying to whittle that down to what are the things that you should focus on over the next five years, where do you need to put your attention over the next five years in downtown and really focus on those practical things that are within the resources that you have right now while you are working toward these longer term projects? We call our plan a bite sized plan. We are trying to take these big picture ideas, we will even look at the plans that are going on for the streetscape and these other things while we are working toward that perfect version of that, what are some things they can do right now that will set the stage for that and flow directly into those longer term plans? We are excited to see what some of the other recommendations are so that we can identify what are some short-term ways that we can start working toward that now.

The next big step for our team will be to present the market analysis presentation which is scheduled for the end of February. That will go over the data which is really more of a retail focused data than probably what you are seeing in some of the other work. It is more retail centric and you will get a lot of that from the retail recruitment team as well which includes looking at the retail market and how that impact the work we are going to do.

We are set to present a draft of the strategic action plan to a smaller internal core team in April and then they will have a chance to review and refine it. We will then determine the best way to roll that out. So the next steps will be the market analysis in February and the plan presentation in April. We will then give a few weeks to review that document, but then we are going to immediately roll into implementation and start

talking about where are we going to start and how can we facilitate that and set up some processes and structure to help with that process to get some things going. We are looking at February through April for the strategic planning phase and May through July will be the implementation jump start to wrap up the initial year of the partnership before we roll into year two. That is a high level view of where they have been and where they are going.

Mr. Murdock said as a side note he definitely commends everyone for being so proactive with all of this. He knows this can get overwhelming at times, but he can speak from a personal experience. The county that he grew up in was one of the fastest growing counties in the country in the late 90's and early 2000's. It was a town that started about your size and now has 20,000 people. I know a lot of people still view yourselves as a small town in Montgomery, but fast forward five, 10, 15 years and things can change quickly. A lot of cities just wait until they are in the midst of all the chaos before they try to do things like this. He definitely commends everyone for being proactive on this and really getting your house in order before you are in the middle of tremendous boom.

Mayor Countryman said just for her understanding when they had that last meeting with you in October, that February market analysis you are going to put together a presentation from what you heard in that and how you would tackle that feedback and ideas from the October presentation. Mr. Murdock said the market analysis will be just on data. He will be looking at the retail market and the market analysis data that they pull. It will be similar to what you are hearing from the retail recruitment team, but we will relate that to how that impacts downtown and our plan with downtown and which is what will be in February. The actual recommendations, the draft version of that will be in April.

Mr. Sharath Vennavelly, with Ardurra, formerly Gunda Corporation, spoke regarding the McCown Street downtown project. With him is Mr. Jim Patterson who is with Kimley Horn. Mr. Patterson is an architect who also was part of the master plan development for the downtown district. Mr. Vennavelly said they had multiple hiccups on this project with changes in staff and some direction they wanted. They put together an initial conceptual phase of how they want to do it. The direction they are heading is to make McCown Street a one-way street heading toward College Street. The key improvement of this project is going to be a pedestrian plaza in the middle of the paving. This is a conceptual phase so it is not finalized. Mr. Patterson has put together two drawings to see how it will look.

Mr. Patterson said the first drawing he will speak on shows the overall project limits as it was set out for them going from Caroline north to College Street. It is intended to be one-way northbound and then at the middle of the block there would be a pedestrian plaza where the traffic lane goes through that. They are using several methods of traffic calming to address that. As you approach it, you would rise up on what is called a raised traffic table which is a strategy that is used in a lot of downtown areas as a traffic calming device in front of crosswalks. There would be a slight rise up and then the material would be changed from the standard street pavement which is concrete or asphalt (he is not sure if that has been determined yet) onto a more decorative pavement that would have some texture. You would see the Texas flag pattern that would be in the Texas flag colors with the star in the center. He will talk about the project north of that and then they can go to the enlarged plan.

Mr. Patterson said north of that it continues northbound. As you come off of that special area in the middle, the driving surface slopes back down and you transition back onto standard street pavement. There would be angled head-in parking on each side of the drive lane through that as well as through the central area. The central area is 14 feet wide so it is plenty wide for if a car happens to be pulled over that a fire truck or an ambulance can get around that. They have used that successfully in other cities to have that 14-foot, one-way lane.

The lot that is on the west side of that north portion is currently a parking lot and it is privately owned. They are envisioning here a driveway connecting into that and over time if that use changes, then those connections can be refined. That is the lot with the little pavilion on it. Continuing north you connect to College Street. The next slide is an enlarged view of that central area. You can see the central plaza has not only the special paving for traffic calming with the pattern and texture, but it has barriers along each side of the traffic lane. The little dots you see would be ballards which are simple posts that would be impact resistant. The long, dark bars you see would be solid seat walls with benches as you see in the lower left corner with people facing in toward the plaza and on the upper side out towards the sidewalk. On this drawing that you see on the screen down where those little wiring looking things you see are four large trees planted at each end of the plaza. The plaza, while we do not show it here, would have tables, chairs, and furnishings. We would imagine there might be some out on a day-to-day basis and then when you have a festival as you would do now, you might choose to close off the street and the entire space could be used as a pedestrian space. It really has the ability to be a day-to-day with through traffic and special events where all of it would become a public pedestrian space. On the west side which is this drawing is the top edge of the colored special paving is a sidewalk that runs north and south along the west side of McCown and it connects. It is not quite as evident on the screen, but those four buildings along the west side all have a finished floor that is three and a half feet above the street. What we are showing here is a common raised deck that would connect all of those stores. It would have a handrail and landscaping in front of portions of that deck and there would be two sets of steps up to the deck and a ramp allowing access for someone in a wheelchair or people with strollers. Once you are up on the three foot high deck platform you are on private property then, but it would be as we understand it with the EDC funding part of this project, built, as we are envisioning on private property with that common deck. It would be an attractive wood-like, probably composite material that would be durable over the long term, but it would be in character with those wood frame buildings and railings and things that would be in character also. They are imagining the businesses might put out tables and chairs or displays for their particular businesses. As businesses change over time, they would adapt to suit those businesses. The project involves the public streetscape, but also what he will call private development that would be up at the level of the stores. In the lower left corner he pointed out the photograph of the two women sitting on the bench that is mounted on a seat wall that would be part of the safety barriers along the drive lane. Just to the right of that is a cross-section where we are looking south along Montgomery. You see the car in the drive lane and the little post is just a symbolic representation of a safety bollard. You then the sidewalk and a narrow planting area with a combination light standard that would have a street light height, a pedestrian light, and banners that would fit in with the banner program that he believes you already have. Then you see the platform that the figure of the woman is on up at store level with the safety railing. What you do not see in this is there is a ramp and a couple of sets of steps so it is completely accessible.

This is all visible. They believe that along with setting an appropriate speed limit that would be safe, they have delineated the space for pedestrians versus cars. A comparison might be to City Center in Houston where there are upgraded paver driveways and no curbs so the pedestrian spaces in the street itself have an attractive appearance.

MEDC Secretary Londeen said the reason for the one-way street was because originally we had a loop on the south side of the pedestrian walkway. The pedestrian walkway was completely closed off originally. The north, the one-way street they were going to do a loop through the Old Montgomery Steakhouse. MEDC Secretary Londeen said he wanted to remind everyone of that decision. Mr. Vennavelly said he thinks initially before hitting the plaza on the south side of the pedestrian plaza the City wanted to get an easement or purchase a property at the steakhouse so that we could loop the traffic through that, but the City could not get a deal with the steakhouse, so we did not want to direct the traffic into the private property. That is the reason we made the decision of going all the way as one-way. Mayor Countryman said she thinks the way the City proposed that is not the way you just described, so she thinks we can go back to the table and talk to the business owner and perhaps get what you just described. She does not think that door is closed. She likes how it looks, how it would go through that parking lot. The only thing is does it take away the parking that he has on the north side? Mr. Patterson said what they are describing is coming from Caroline northbound. You would then turn right before you get to this central plaza on the street within the right-of-way. Then you would turn right and cut through the steakhouse parking lot. That is what the original desire was.

Council Member Fox said years ago she has always talked about doing something with that particular road, but she has always been told how expensive it is. How much is this going to cost? Mr. Vennavelly said right now the engineers estimate just for McCown Street about \$1.5 million which is the estimated construction cost.

Mayor Countryman asked City Engineer Roznovsky if he has seen these plans before? Did anyone on MEDC see these plans? This is the first she has seen it for this meeting. MEDC Secretary Londeen said he has seen it and it has been presented before too. We have been through this probably twice and that is why we made the decision to go with the one-way street that was done at a previous meeting. That was when Mr. Dave McCorquodale said he reached out to the steakhouse owner. They could not get an agreement on the turn lane so we went with this one-way street, but if there is still opportunity to talk with that property owner he thinks their plan A if that is still on the table, we should maybe revisit that. Mayor Countryman said it was proposed for the trash receptacle to be right there by the front door and that is not desirable, but she thinks if we can come up with a plan which she is working on, then she thinks we can approach him again. MEDC Secretary Londeen said it would be helpful if we had someone to champion this to work with the property owners before. Previously Mr. McCorquodale was championing and coordinating with property owners. It would be good having someone who could pick that up and continue coordinating with the property owners especially on the raised deck since it is all on private property. We are definitely going to need their buy in. He said he spoke to everyone about potentially doing a profile, a vertical cross-section of those so that we can show them a picture of what that would look like. He thinks that would help facilitate discussion with them as well, but he thinks we would love to go back to doing a loop through that street. Council Member Fox asked if all the business owners agreed they like the one-way street? Mayor Countryman

said they have not seen this and that is what she is presenting tomorrow. Council Member Fox said she does not like it. Mr. Patterson said he would mention that in the downtown plan that Council approved a couple of years ago, there are some differences, but it is generally the same idea. One of the illustrations shows a perspective artist rendering of that raised deck so that might be helpful in communicating to people.

MEDC Secretary Londeen said he has a question for City Engineer Roznovsky. There is the 1.5 that is just for everything above ground. You are not doing any subsurface work right? Mr. Vennavelly said it is just a surface. Nothing underground, no utility improvements. City Engineer Roznovsky asked including no drainage improvements in that? Mr. Vennavelly said we are going to raise the inlets, but no drainage improvements. MEDC Secretary Londeen asked if City Engineer Roznovsky can speak on what underground work needs to be done because we do not want to do all these really nice improvements when we know there is some work that needs to happen underground. City Engineer Roznovsky said the things they are worried about underground are obviously water, sewer, and the drainage pipes. For your sewer pipes that are underneath in that area those have already been rehabilitated in or replaced in the sections that needed it back a year and a half, two years ago, so the sewer, sanitary sewer side is off the list. The second piece is the water line portion which you have sitting at your desk. If you look at the exhibit, obviously the scope of work of what was in this project is much further than this, so this cost estimate is for everything shown on the exhibit and can definitely be cut down to fit just McCown and that is replacing all the water lines. Right now you have mixture of four inch and six inch water lines running through downtown. Most of the rest of your water lines in the City are a minimum of eight inch. We would recommend just replacing those. One is because they are old, and two, upsizing will help with connectivity across. As this continues to develop, his recommendation would be that we will change the scope that is shown on the exhibit in red and would cut that down and just replace the portion today that is within to the limit it makes sense. It would go across Caroline Street, go across and probably over to Maiden just to get out of the plaza area, and then wait on the extense to get all the way up to Clepper and SH-105. That will bring that cost down. Also, it would make more sense that as this is getting all ripped to just include it as one single construction contract. They are digging it up and doing the work anyway, they lay in the new water line and then do it at once. This estimate in front of you is everything on this exhibit as a stand alone project. There is obviously economy of scale and reducing the scope to bring this back down still by the time you set up a temporary water line and get everyone connected. We will then have to get with Ardurra. We are back and forth on the drainage, but we would recommend at least replacing the storm sewer in this section. The City did a drainage study downtown so all the sizing and the layout is complete. It is just more the placement of the inlets which is also what is holding up the finalization of these plans. Once the downtown design is complete, then we will work hand in hand with Ardurra and Kimley Horn to locate valves, hydrants, and inlets as appropriate so it works within the landscape they have. Council Member Fox asked City Engineer Roznovsky if there is a good drainage plan in place now? City Engineer Roznovsky said yes there is. It has been a couple years, but a master drainage study was done in the downtown area which reevaluated all the improvements downtown where the lines are and line capacity. Council Member Fox mentioned the Shockley property. City Engineer Roznovsky said we would not look to fix everything in this one, but at least take care of what is in this road size correctly so as the improvements continue, it can be continued on with it.

Planning and Zoning Chairman Simpson said he has a question about the loop going through the steakhouse. What is going to happen downstream from that on Maiden? That street cannot handle two-way traffic. Mayor Countryman said no, you are correct. Planning and Zoning Chairman Simpson said that street would have to be addressed also. Mayor Countryman said correct. She said they have talked about that street and it is going to have to be in conjunction with this. She does not think it could stand alone by itself. Council Member Fox said the other thing is too she thinks you need to because you are going to address the fact that the steakhouse is going to lose so many parking spots on the north side. Mayor Countryman said she just wants to make sure the door is open to have a discussion with him. This does not have to be the final, but approach him in a different way that would be successful and she thinks we can. It may be that Ardurra might have to come up with a secondary plan for him, but let us see if we can sell this one and get his feedback for it and gain insight of what is concerning. Probably the parking spots and she knows he does not want trash at his front door. Mr. Patterson said while they did not draw any parking spaces on this drawing because the steakhouse was off the table at the time, it appears there is enough width to have a one-way drive lane going east and some head-in parking spaces. He would hope the number of parking spaces could be pretty close to what is there now. The original concept was looking at a dumpster (he will just say) at the lower left corner of the colored plaza area. It could be in an enclosure easily accessed by garbage trucks and be accessible not only from the steakhouse and those stores, but also the stores across the street. That is certainly not finalized, but it was something that was envisioned during the downtown plan. Mayor Countryman said currently on that north side he has head-in parking so you are saying although it is not denoted here, but it would still be possible to have those or even if it is slanted parking that you have. Mr. Patterson said we could call that angled head-in parking. How that is configured would need to be discussed with that owner. Mayor Countryman said as long as there is an opportunity to discuss it. With you recognizing that area could potentially be used for parking, that is enough to bring him to the table. Mr. Patterson said it has been a couple years, but he believes the exhibit of the downtown master plan shows something like that. Mayor Countryman said he was not the owner of the steakhouse then either so that has changed as well. Planning and Zoning Chairman Simpson asked if those parking spots on the north side of the steakhouse his spots? Mayor Countryman said they are. Planning and Zoning Chairman Simpson said he has put up bollards with a chain. Mayor Countryman said no comment.

Mayor Countryman thanked everyone for coming and everyone getting on the same page. She feels like we have been very siloed in our works and is glad everyone is back up and running with us again. Our intent was to move forward so she is glad we are finally doing so.

Mayor Countryman said just so she is clear, their next steps with KKC is for the February second meeting to get those temporary ordinances in place. Mr. Keast said yes and they will be providing a schedule for each of the next deliverables built around that date.

Mayor Countryman said she heard Mr. Murdock say that in February will be the market analysis and strategic actions and April will include the draft recommendation for the strategic plan. Mr. Murdock said that is correct. Mayor Countryman said after the draft recommendation in April then they can start rolling into implementation in July.

Implementation would be the jump start and we will be starting with our second year with you as well. Mr. Murdock said that is correct.

Mayor Countryman said for Ardurra, City Engineer Roznovsky start looking at drainage. She can talk with the steakhouse owner and see if we can get them back to the table and then gain feedback from the meeting she is having tomorrow with downtown to see what they think of this and make sure everyone is on the same page. Then we can start moving forward. City Engineer Roznovsky said correct. He thinks putting a pause with the Ardurra folks would be good until we have the conversation with the steakhouse because that will change the direction. Once that decision is made, the roping back in, the drainage component, and the waterline component which are put together, just bringing those pieces, that will be affected by the overall change. If the steakhouse is open, then relooking at Maiden and making sure that is included, recommend improvements to Maiden in order to handle the increased traffic. Mayor Countryman said since we own 213 Prairie Steet it might make sense with this whole trash conversation, maybe we put a City-owned receptacle on that property and they can just walk across Maiden. We can have it all fenced off for us and all the businesses that are on McCown can walk or bring a wagon one block over and put all of their trash there to get it off of McCown. If we are going to spend money making McCown look pretty, she definitely does not want green receptacles on it. She does not think anyone does.

COUNCIL INQUIRY

Mayor Countryman said again she wants to thank everyone for coming. She appreciates it and thinks we are heading in the right direction to facelift this town and get set for success.

CLOSING AGENDA

4. Adjourn.

Motion: Council Member Fox made a motion to adjourn the Workshop Meeting of the City of Montgomery at 4:24 p.m. Council Member Donaldson seconded the motion. Motion carried with all present voting in favor.

APPROVED:

Sara Countryman, Mayor

ATTEST:

Ruby Beaven, City Secretary

CITY COUNCIL AGENDA
Regular Meeting: March 25, 2025

AGENDA ITEM:

Consideration and possible action on the City Council Regular Meeting Minutes of February 11, 2025.

SUBMITTED BY: Ruby Beaven, City Secretary/Director of Administrative Services

APPROVED FOR AGENDA: Anthony Solomon, Interim City Administrator/Police Chief

BACKGROUND:

Please see the accompanying minutes:

Regular Meeting Minutes of February 11, 2025

FISCAL ANALYSIS:

N/A

RECOMMENDATION:

Staff recommends approval of meeting minutes, as presented.



**City Council
Regular Meeting Minutes
February 11, 2025**

OPENING AGENDA

1. Call Meeting to Order.

The City Council Regular Meeting of the City of Montgomery was called to order by Mayor Countryman at 6:00 p.m. on February 11, 2025, at City Hall 101 Old Plantersville Rd., Montgomery, TX and live video streaming.

With Council Members present a full quorum was established.

Present:	Mayor	Sara Countryman
	Mayor Pro-Tem	Casey Olson
	Council Member Place 1	Carol Langley
	Council Member Place 4	Cheryl Fox
	Council Member Place 5	Stan Donaldson

Also Present: Chief Anthony Solomon, Interim City Administrator
 Corinne Tilley, Code Enforcement/Planning & Zoning Administrator
 Ruby Beaven, City Secretary
 Diana Titus, Deputy City Secretary
 Caleb Villarreal, City Attorney, Johnson Petrov, LLP
 Chris Roznovsky, City Engineer, WGA

2. Invocation.

Council Member Donaldson led the Invocation.

3. Pledges of Allegiance.

Mayor Countryman led the Pledges of Allegiance.

PUBLIC FORUM

Mr. John Fox, 821 Stewart Street, Montgomery, Texas stated he wanted to talk briefly about item #6 on the agenda. He had the opportunity to look through this closely. This deals with the subdivision standards. To give you a little background my wife insist I tell you this. I am not trying to pat myself on the back. My experience goes back to 1970 where I had affiliation with the Federal Housing Administration and the Veterans Administration. We built 318 houses in 18 months and was noted as setting the standard for acceptable housing in Houston. That is where I started and I ended after several years in The Woodlands as Director of Residential Construction Technology

and in charge of the building programs in 2007. With this background he read through this and some things just really stand out. There is one that says that the Planning and Zoning Commission will review drainage plats from a PDF. Anybody who has ever reviewed a drainage plat knows that doing so off a PDF is totally impossible. He said he knows the people intended well but it is more obvious that some of the standards were written without any experience. We have plagiarized this from some other place and came up with this. What is scary about this is he knows that uphill drainage in Montgomery has been the number one issue of people calling here on the phone since he has been involved with the City since 2010. It continues to be an issue where the developers did not identify what was going to happen down hill and provide for and we all suffer from it. He said all he is going to ask is for God's sake in this review get those that know in a semi-circle and review this. Do not sign to anything again until we know what we are talking about. This really concerns him. The last chapter of this in the tree preservation is just crazy. In his time in Houston building in these woods, Mr. Mitchell himself just almost beat you to death if you tore down a tree. We have tried everything to save trees, not compact even here in our own City we allow weekend after weekend everybody to gather under the oak trees down at the community building. In fact, we have lost trees down there because of that. It is an issue, but unfortunately if you track building you do not have the time, the space, and the money to do that. You have to go on with the plan, tear down whatever you need to tear down, but reinvest instead of all the fencing and things you will be asked to do. Take that cost and put it back into putting together a quality reforestation plan when the house is finished. If you do any research at all into this, Texas A&M provides a lot of good information about home values. Home values in 10 years with good vegetation will far exceed the value of the one with the sunny side look over the hill. He is asking to slow the roll down about reviewing this and make sure that we know what we are doing when we go forward with this.

Ms. Alisa McCorquodale, 657 and 661 Old Plantersville Road, Montgomery, Texas. Today she is speaking as a business owner of Bride and Bloom 21123 Eva Street, Suite 100, Montgomery, Texas. She came tonight to publicly report what she believes to be retaliation against her as a business owner in the city. Many of you have a handout that she has prepared, but wants to highlight bits of it for the record and for those who might be watching remotely. On January 31st Mayor Countryman posted on Facebook many things that had been happening throughout the prior week. On Thursday it reads she hosted a State of the City meeting where all downtown businesses were invited to hear how the City is working for them etc. She commented how were business owners notified of the State of the City meeting? She does not recall Bride and Bloom getting an invitation. We had some back and forth. Alisa, an email was sent out from City Hall I will follow up. Then Mayor Countryman said Alisa what is your email address? City Hall does not have it and that is why you did not get the invite. Ms. McCorquodale said she received all emails from Mr. Gary Palmer and she still receives emails from the Event Coordinator so this is very odd. Mayor Countryman said she checked with her before responding to this message and she stated she did not have an email address for you. Ms. McCorquodale said she is assuming she is Stephanie Johnson. She went to her email inbox because she is thinking I know I am not crazy and sure enough when she searched for City of Montgomery several emails came up from the City. The last one was on November 26, 2024 from Stephanie Johnson. The facts here are her husband Mr. David McCorquodale was fired by this Council on November 18, 2024 and a lawsuit was filed by her husband Mr. David McCorquodale against the City on November 28, 2024. The last correspondence she received as a business owner from the City was November 26, 2024. She

spoke with her IT guy today and asked him if how all of that would transpire if she was not just manually removed? He told her unless the City changed email carriers and lost all email addresses her email address would have had to be manually and intentionally removed from the email list. She said she is going to allow everyone to make their own conclusions about what happened here. She is not here tonight asking you to promote her business. She is not asking you to support her business, but rather for you not to make it more difficult for her to do business in this town. We all have to coexist and you need to do better.

Mayor Countryman said typically they do not respond to that but she is going to take a moment and respond to you. She said she did ask Stephanie Johnson. She has very limited information from the previous City Events Coordinator and she was going off of that list. She was brand new and she may have sent you but it may have been a different list. I did call her and she did state she did not have your email address. All of that is fact and truth. Council Member Olson said point of order Mayor. We do not reply. Mayor Countryman said we can and she wants it on the record that she did do what she said that she did. Ms. McCorquodale asked you do see the copy of my inbox where I have an email from Ms. Stephanie Johnson? Mayor Countryman said she does but does not know what list that was pulled from.

CONSENT AGENDA

- 4. Consideration and possible action on the City Council Workshop Meeting Minutes of January 13, 2025.**
- 5. Consideration and possible action to close Jacobs Properties parking lot for the Montgomery Mardi Gras Special Event for March 1, 2025.**
- 6. Consideration and possible action to call a public hearing concerning proposed amendments to Chapter 78, Subdivisions, of the Montgomery City Code, said hearing to be held on February 25, 2025 at 6:00 p.m. at the Montgomery City Hall.**

Council Member Langley asked when we hold the hearing on February 25th at our next City Council meeting, will she get any updates on this amendment beforehand? Chief Solomon asked if she was talking about the amendments from KKC? Council Member Langley said she is not sure. Chief Solomon said yes we will have updates.

Council Member Fox said her question would be primarily on 78 the subdivisions. She has requested and printed out what was said because she did not quite understand it when they were at the meeting. Actually Council Member Olson and Council Member Langley were not able to make that meeting due to work, but hopefully we will have a lot more discussions even doing the public speaking because she finds it very confusing and hard to digest everything that is in there because it is fairly long and she wants to make sure that they have good ordinances versus ordinances that they cannot enforce.

Motion: Council Member Donaldson made a motion to accept the consent agenda items #4, #5, #6, as presented. Council Member Fox seconded the motion. Motion carried with all present voting in favor.

PUBLIC HEARING

7. Conduct a public hearing concerning a petition for voluntary annexation filed by Tri Pointe Homes Texas, Inc.

Mayor Countryman convened the City of Montgomery into a Public Hearing at 6:13 p.m.

Speaking For: None
Speaking Against: None

Mayor Countryman reconvened the City of Montgomery into a Regular Meeting at 6:13 p.m.

REGULAR AGENDA

8. Consideration and possible action on the first and only reading of an Ordinance of the City of Montgomery, Texas, adopting the annexation of certain territory located in the extraterritorial jurisdiction of the city of Montgomery, Texas, to wit: a tract or parcel containing 32.24 acres or 1,404,464 square feet of land situated in the Benjamin Rigsby League, Abstract No. 31, Montgomery County, Texas, being part of and out of the residue of a called 94.889 acre tract of land described in deed to Norman R. Stewart, Jr. and wife, Jennifer H. Stewart as recorded under Montgomery County Clerk's file (M.C.C.F.) No. 9357628, and part of and out of a called 67.820 acre tract of land described in deed to CMC Partnership, Ltd. As recorded under M.C.C.F. No. 2022130572 and being more particularly described by metes and bounds depicted in Exhibit "A"; providing for incorporation of premises, amending of the official city map, and acknowledging a service plan; requiring the filing of this Ordinance with the County Clerk; prescribing for effect on territory, granting as appropriate to all the inhabitants of said property all the rights and privileges of other citizens and binding said inhabitants by all of the acts, ordinances, resolutions, and regulations of the City of Montgomery, Texas; providing cumulative repealer, severability and savings clauses; providing for engrossment and enrollment; and providing an effective date.

City Secretary Beaven wanted to state for the record this is proposed Ordinance 2025-03.

Motion: Council Member Olson made a motion to approve Ordinance 2025-03, as presented. Council Member Donaldson seconded the motion. Motion carried with all present voting in favor.

Council Member Langley – yes
Council Member Olson – yes
Council Member Fox – yes

Council Member Donaldson - yes

9. Consideration and possible action regarding adoption of a Resolution of the City Council of the City of Montgomery, Texas consenting to the creation of Montgomery County Municipal Utility District No. 255 in Montgomery County, Texas and establishing conditions applicable to the creation of the district.

Council Member Olson asked which MUD is this for? City Attorney Caleb Villarreal said Tri Pointe, same development. Council Member Fox asked if they have any other MUDs in the City? City Attorney Villarreal said very similar to Red Bird they did in the Pulte homes. Mayor Countryman said Town Creek Crossing.

City Secretary Beaven said for the record this is proposed Resolution 2025-05.

Motion: Council Member Olson made a motion to adopt the resolution as presented. Council Member Donaldson seconded the motion. Motion carried with all present voting in favor.

10. Consideration and possible action on approving a new HR & AP Specialist position.

Chief Solomon said during his time as the interim he took an assessment of what we were doing and took an assessment of each department. He said we looked at HR and we have at least eight or nine files that are missing. We have got other files that things are missing from those file. We looked at finance and looked at some of the things that we were doing in finance. Some of the things that like the escrow management accounts, the 380 agreement, and in the tracking management. Those systems were lost at a point to where now they're going to have to be redone so we looked at some of the invoices. The coding of the capital instruction and projects and the engineering invoices, along with legal invoices, those things have been way behind for a very, very long time. Catching with those things we started to process each department and we looked at Planning and Zoning and looked at the way they can start reprocessing they way they do things with Planning and Zoning. We came up with some new procedures on how to make those things work and then last we looked at permits. The City last year at this time did 117 permits and to date, we are at 238 which means we are getting more and more permits, with more and more businesses, and more and more subdivisions that are being built. The Permit Technician has to take time to take care for those permits so we have looked at all those and have looked with coming up with a position that can handle the help we need in HR, the help we need in finance, and also the help we need at the front office in the utilities department with this position here. We have a position of an assistant city administrator that is never going to be filled again. We would like to use some of these funds to fund a position that would help us carry out the things that we need in each one of these divisions. We took a very long, hard look at this before coming to Council because he was not in this position a year ago, but he knows we came to you last year with this position. This position is very

much needed to help us to continue to get great again so we are asking Council to approve this position.

Council Member Fox asked if this was for one person? Chief Solomon said yes, one person. Mayor Countryman asked internally or externally? Chief Solomon said internally.

Council Member Donaldson asked how did you decide to combine HR and an AP position which is accounts payable and put it under City Secretary? Chief Solomon said we looked at HR and we also looked at financing. In financing right now we have one person that understands how to do payroll. That one person in a couple of months is going to Europe for two to three weeks so we need to get someone in here that we can get trained. We looked to combine that position and we looked to get someone in here that could handle each of these positions as that department needs them so that is why we decided to combine them. Council Member Olson said this is a position he has wanted since he got elected he has been pushing for an HR position as it is something we direly need. In a traditional corporate structure payroll is handled by HR. Council Member Langley asked where is the report that we have been waiting for from Evergreen Solutions that tells us when we could go to the budget workshops that we would know what new positions we wanted to fill? She is not comfortable tonight voting on this at all. Council Member Olson said he would like to see that also. Council Member Langley asked do you know where that report is? Chief Solomon asked which report? Mayor Countryman said it is Evergreen comp study. Chief Solomon said the comp study is not back from Evergreen yet. When we are looking at a comp study that comp study also is going to look at the positions that we have now and says that this position here should be at this point right here so it is not just necessarily going to be looking at any new positions that we want. This is a position that is very much needed now. The comp study will mainly tell us you have a guy who has been at this position for six years when you look around the industry this is what this person is making at this particular time. Council Member Olson said absolutely and he totally understands that but from a budgetary standpoint, we need to know where we are going to land come summer time when we go to do our budget, so I am with Council Member Langley and whoever else wants to agree that we would like to know. Give us an idea of how much money we have right at this moment so we do not over extend ourselves when we do the budget. Mayor Countryman said but if we have eliminated that six-figure position and this is not a six-figure position. Council Member Olson said we do not know how much of that six-figure position we are going to eat up to compensate for our comp study. Chief Solomon said this is a position that starts in the range of \$52,000 - \$62,000. Mayor Countryman asked to support this we have talked about redundancy. We seem currently today we have people that do their job and they are the only people that know how to do their job so in having that redundancy, do you have a secondary and even potentially a third person to know what is going on should that person not be here? Chief Solomon said we just talked

the position with payroll. He said there are a lot of things that we looked at. There are a lot of things that need cleaning up, but there are also some things that need to be done constantly to keep it on track and this is where that position will come in doing that. He said he understands when you talk about budget, but that is why we are asking you with the position that is not funded at this time to use those funds for this position. Council Member Fox said it says that the assistant city administrator is vacant at this point. She thought it was totally deleted at this point. Chief Solomon said it is deleted and that is a position that you were talking about that was a six-figure position. It is not a vacant position. It is a position that has been eliminated by Council. Council Member Olson said he would like to elaborate just why they reference it that way and it is because it is budgeted as that position. It is budgeted in so until we get to our new budget and we take it out it is going to be listed in there. Yes, we have all voted and agreed that we do not want that position, but when our new budget comes out that position will no longer have a budget for it so it will go away.

Council Member Fox said she did not understand exactly why the accounts payable would not be actually reporting to the finance director. Chief Solomon said most of the time all that falls under HR. We have not had a standard HR here at any point. I tell you; you have to look from where we are at when we are looking at a day-to-day process and how that day-to-day process is working and how that day-to-day process is keeps us doing things and we need to have that person moving on to something else. This is where a position like this comes in. Council Member Donaldson asked so you are saying Council Member Olson that if we approve this position tonight we have to do a budget amendment to put the money in the budget? Council Member Olson said we would have to move it because we cannot call our HR specialist our assistant city administrator so Finance Director Carl would have to move it over for this position. Council Member Donaldson asked is that an issue? Chief Solomon said no it is not an issue. It is the money that is there now that has not been used since those vacancies of the city administrator and the assistant city administrator.

Council Member Langley asked where did these essential duties and responsibilities come from? City Secretary Beaven said she created them. Chief Solomon said some of these are the ones that we created for this position and we put it together according to the national skills of what a person in this position needed to have and what we needed here as a city from this person. Council Member Langley asked about the price that you came up with do you know where you got that from? Chief Solomon said when they looked at the price of this we talked about someone who is HR so we looked at people that would be assisting with HR if that person is moved to that position as HR and also as finance and covering the utility window. We looked at the process of how that person was paid and the pay range went from \$52,000 to \$62,000 so it will fall somewhere in the middle of that. Council Member Langley asked so having to watch the front window, that is that last one that says

perform other duties as assigned including special assignments and to cover absences or relief? Chief Solomon said yes. Council Member Langley asked do you know how much this position would be at the front window instead of being able to do the HR and the AP that you are saying we really need. Chief Solomon said what we have now is a temp lady and we also have a permit person that is working the window. He said he went in there to see how they work. When they are doing permits it is almost hard to get to the window especially when you have a temp person who leaves at 2:00 p.m. in the afternoon and then you have people coming in. He said the permit person's job is increasing with permits and it makes it harder. This is going to be probably about 15 percent of their job. Council Member Langley asked what are we paying the temp person now? Finance Director Carl said her wage is \$18 an hour but of course we pay more than that for the temp agency. Mayor Countryman said that is close to \$1,000 a week she thinks. Council Member Langley asked is that all the hours she can work? Chief Solomon said those are the hours she works. He said he thinks a month ago she came in three days for an eight hour span but when you are looking at day-to-day process folks trust me, the position is needed. Mayor Countryman said she sees how hard everyone here is working especially since the changes and it was a mess and you have straightened out a lot. Your recommendation I value and see how much Finance Director Carl is tied to her desk too. HR was an area that we were lacking here and so for what it is worth I am in support of this.

Motion: Council Member Donaldson made a motion to approve the HR and AP Specialist position as presented. Council Member Olson seconded the motion.

Discussion: Council Member Olson said if we are going to hire an HR person we want someone who has HR experience. Chief Solomon said yes. Council Member Olson said he has two daughters who both are going to school to be HR and it is not an easy course. Chief Solomon said absolutely. Council Member Olson said it is something we have the educational experience to be diploma or GED and then the experience is somewhat low so if we are going to go low on the degree, then we have to go high on the experience. Chief Solomon said that is what we looked at because we looked at other cities and other areas who had HR people and then they had an HR assistant and where those HR assistants land at when it comes to education. Council Member Olson said but we are not hiring an assistant. Chief Solomon said no we are not hiring an assistant, but when we bring someone in here we want them to have some type of HR because we can teach them payroll, we can teach them utility, but they need to have some type of HR. Council Member Olson said that is fine with him.

Motion carried with 3-Ayes and 1-Nay vote by Council Member Langley.

EXECUTIVE SESSION

11. Closed Session

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

A. 551.072 Deliberations about Real Property concerning potential sale of City property.

At 6:33 p.m. Mayor Countryman convened the Montgomery City Council into closed session pursuant to provision of Chapter 551 of the Texas Government Code, in accordance with the authority contained in Section 551.072 Deliberations about Real Property concerning potential sale of City property.

12. Open Session

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

A. 551.072 Deliberations about Real Property concerning potential sale of City property.

At 7:08 p.m. Mayor Countryman reconvened the Montgomery City Council into an open session pursuant to provision of Chapter 551 of the Texas Government Code to take any action necessary related to the executive session noted herein, or regular agenda items, noted above, and/or related items.

Motion: Council Member Olson made a motion to approve the letter of intent and authorize the city attorney to negotiate the purchase agreement. Council Member Fox seconded the motion. Motion carried with all present voting in favor.

COUNCIL INQUIRY

Mayor Countryman said she received a call from the HOA President of Town Creek Village. We will not take in their streets until Sudden Link comes out and removes their few inches of cabling that has gone into their drainage. He has called and called and they have made appointments with him and no one has shown up. The President told her it is not even under one of the roads. It is 23 feet away from a road and it is two to three feet down. He said he wanted to know if we could still take in the roads and help him, maybe via our attorneys send a letter to Sudden Link to get their attention because they are not responding and they are standing him up. The President said he would be willing for the HOA to be in a 10 year agreement that if anything were to happen if these cables cause something that the HOA would pay for the remediation and not the City, or would we be open to allowing them to hire someone to patch it because basically he thinks you can pull up the cable and there is probably enough slack to pull it out and then patch over the pipe. Council Member Olson said that is a question for Mr. Roznovsky. Mayor Countryman said she is just throwing it out there because it is holding up us taking them in and we voted on that almost a year ago. Again, it is not affecting any of the roads. Council Member Olson asked Mr. Roznovsky if

that is corrugated pipe. Mayor Countryman said she thinks it is. Mr. Roznovsky said there is a lot of corrugated plastic out there and thinks it is in the pictures. Council Member Olson said structurally it is integrity, obviously it has a hole out of it. He asked if a patch will work? Mr. Roznovsky said they can patch it or it is plastic pipe so just cutting out a section and replacing it with couples on the ends that way you do not have the patch sitting on top. You are not talking a large expense. They can take a look and get with staff on where it actually stands and see what it takes to move forward and come up with options. Mayor Countryman said as you can imagine he is getting beat up by the homeowners asking when, when, when and they have been waiting for years before it even got to Council without Council's knowledge it was even desired so whatever we could do to speed up the process that would be great or get help with Sudden Link.

Mayor Countryman said she held a Mayor's Round Table here. There were 13 different cities invited and six or seven showed up which was great. She got some great ideas. The trash idea of having community trash actually has been happening in other cities and it has been successful. Having locations at the city, everyone, all the businesses take their trash to a specified location instead of having all those green cans out on the road. She has taken some pictures as of late and it is atrocious. It makes the City look really tired. Council Member Fox asked if the cities pay for those? Mayor Countryman said the City would pay; we would reimburse. They would pay through their water bill however many businesses divided by what that cost is. Council Member Fox asked if we would do away with dumpsters? Mayor Countryman said it would be probably dumpsters or bins that we would have to have fencing around, like decorative, green fencing and the businesses would take their trash to those. Instead of one day a week service it would be two days a week service and they all split the cost. Council Member Fox said originally the City would actually install what we would use for containers. Mayor Countryman said she does not think so. She thinks they would want to install it, but they have not gotten that far. She said she just knows if everyone is interested and thinks that is a great idea, Waste Management is happy to start moving forward and getting an understanding of everyone's trash and doing the mathematics on how many and what the capacity is. Council Member Fox asked how would we make the business owners who already have dumpsters to comply? Council Member Olson said we would have to pass an ordinance. He asked what about the downtown's opinion before we move? Mayor Countryman said absolutely. She said she has talked to them at one of those meetings. She has talked with the Mayors and some downtown businesses and everyone is open to looking at what it would cost and what it would look like. She said she would make sure first they would want to do that. Council Member Olson said the restaurants would be or at least one of them would be very happy for the opportunity to have a place to dump their trash. Mayor Countryman said and they do. They partner with another place and they are using that, but again, she thinks they can come up with something that would be much more aesthetically pleasing and cleaner than what we have today.

CLOSING AGENDA

13. Items to consider for placement on future agendas.

Mayor Countryman mentioned a trash survey.

14. Adjourn.

Motion: Council Member Olson made a motion to adjourn the Regular Meeting of the City of Montgomery at 7:16 p.m. Council Member Donaldson seconded the motion. Motion carried with all present voting in favor.

APPROVED:

Sara Countryman, Mayor

ATTEST:

Ruby Beaven, City Secretary

DRAFT

CITY COUNCIL AGENDA
Regular Meeting: March 25, 2025

AGENDA ITEM:

Consideration and possible action on a Resolution of the City Council of the City of Montgomery, Texas, declaring property salvage and authorizing the disposal of salvage property.

SUBMITTED BY: Ruby Beaven, City Secretary/Director of Administrative Services

APPROVED FOR AGENDA: Anthony Solomon, Interim City Administrator/Police Chief

BACKGROUND:

The City of Montgomery has been storing decommissioned equipment. This equipment has been deemed no longer viable and is ready to be recycled or destroyed. The equipment has been documented, and all data storage devices have been removed and are ready to be destroyed in compliance with CJIS regulation.

FISCAL ANALYSIS:

The computer equipment that the storage devices have been removed from will go to a recycling facility. The storage devices will be destroyed by a commercial recycling company that can provide proof of destruction for records destruction purposes. This cost for destruction will be obtained once City Council declares as property salvage and authorizes the disposal.

RECOMMENDATION:

Staff recommends approval of the Resolution declaring property salvage and authorizing the disposal of salvage property.

RESOLUTION NO. 2024-XX

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF MONTGOMERY, TEXAS, DECLARING PROPERTY SALVAGE AND AUTHORIZING THE DISPOSAL OF SALVAGE PROPERTY.

WHEREAS, the City of Montgomery provides authority for the City to dispose property it holds; and

WHEREAS, the City of Montgomery has no formal policy regarding the salvage of personal property, and there are no statutes expressly concerning the procedures for the disposition of a City's salvage property; and

WHEREAS, Tex. Gov. Code 2175.001(3): "Salvage property" means personal property that through use, time, or accident is so damaged, used, or consumed that it has no value for the purpose for which it was originally intended; and

WHEREAS, Tex. Gov. Code 2175.001(5): "Data processing equipment" means equipment described by Section 2054.003(3)(A).

WHEREAS, the City of Montgomery has been storing decommissioned equipment. This equipment has been deemed no longer viable and is ready to be recycled or destroyed. The equipment has been documented, and all data storage devices have been removed and are ready to be destroyed in compliance with CJIS regulation.

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

SECTION 1. The property list attached are declared salvage, and

SECTION 2. Staff is authorized to dispose of salvage property.

PASSED AND APPROVED this 25th day of **March 2025** by 00 (ayes) to 00 (nays) with 00 abstentions by a vote of the City Council of the City of Montgomery, Texas.

CITY OF MONTGOMERY, TEXAS

Sara Countryman, Mayor

ATTEST:

Ruby Beaven, City Secretary

MAKE/MODEL	SERIAL NUMBER	MFG DATE
LENOVO TAB2 A10-70F	HGEN8WCB	2/25/2016
LENOVO TAB2 A10-70F	HGEN8WDZ	2/25/2016
LENOVO TAB2 A10-70F	HGENCJ6P	3/17/2016
LENOVO TAB2 A10-70F	HGEN8WCQ	2/25/2016
LENOVO TAB2 A10-70F	HGEN8UTG	2/24/2016
LENOVO TB-X30-4F	HAOY5R9U	11/10/2018
LENOVO TAB2 A10-70F	HGENFKVV	3/18/2016
LENOVO TAB2 A10-70F	HGENNSM8	4/14/2016
LENOVO TAB2 A10-70F	HGENQW1R	4/30/2016
LENOVO TAB2 A10-70F	HGENNSRH	4/13/2016
LENOVO TAB2 A10-70F	HGENNSMA	4/13/2016
LENOVO TAB2 A10-70F	HGENNSRA	4/13/2016
LENOVO TAB2 A10-70F	HGEN8UV8	2/24/2016
LENOVO TAB2 A10-70F	HGCBM5H1	10/21/2016
LENOVO TAB2 A10-70F	HGENCJ9H	3/17/2016
LENOVO TAB2 A10-70F	HGEN8USN	2/24/2016
LENOVO TAB2 A10-70F	HGEN8WZK	2/25/2016
LENOVO TAB2 A10-70F	HGENCJ62	3/17/2016
LENOVO TAB2 A10-70F	HGENNT08	4/13/2016
LENOVO TAB2 A10-70F	HGENNSMG	4/13/2016
LENOVO TAB2 A10-70F	HGEN8WAU	2/25/2016
LENOVO TAB2 A10-70F	HGENNSRA(10)	2/25/2016
LENOVO TABLET	HGENCJ8F	3/17/2016
DELL OPTIPLEX 3050	9W840W2	4/1/2019
TOSHIBA HARD DRIVE	398FTJ9WT9NGHDKCC00D2A05T	
LENOVO THINK STATION	MJOD7K8X	9/1/2020
DELL OPTIPLEX 3050	9W880W2	4/1/2019
DELL OPTIPLEX 550 SSF	45MX8M2	
WD BLUE HARD DRIVE	WCC6Z0KHV4UC	
LENOVO TABLET	HGENCJ62	3/17/2016
LENOVO TABLET	HGEN8USN	2/24/2016
LENOVO TABLET	HGEN8UV8	2/24/2016
LENOVO TABLET	HGENNSM8	4/13/2016
LENOVO TABLET	HGENNSMG	4/13/2016
LENOVO TABLET	HGENCJ6P	3/17/2016
DELL PRECISION 7720	CMCLBH2	2017
TOSHIBA HARD DRIVE	77FMT06AT	7/15/2017
DELL LATTITUDE E5540	5WG4T329REHDXCC00D2A03T	
TOSHIBA HARD DRIVE	X3CLC1GSTZ12HDKCC01D2A01T	
HP G71	GNF0083RGN	

SEAGATE HARD DRIVE	5VH1RA0M	
DELL LATTITUDE 3590	HFDN9S2	2018
SEAGATE HARD DRIVE	W62N1F70	
DELL MONITOR	FQ93PP2	Dec-18
APPLE IPAD 16GB	DMP1278JDNQR	
MOTO TABLET	HAOSZ7Y6(70)	7/3/2019
MOTO TABLET	HAOKTXLZ(70)	7/30/2019
SAMSUNG TABLET	R22CB047JYL	
FUJITSU STYLISTIC Q704	Q4Y00012	
FUJITSU STYLISTIC Q704	Q4Y00013	
FUJITSU STYLISTIC Q704	Q4Y00014	
FUJITSU LIFEBOOK LAPTOP	R5Y02335	
FUJITSU LIFEBOOK LAPTOP	R5Y02332	
FUJITSU LIFEBOOK LAPTOP	R5Y02334	
FUJITSU LIFEBOOK LAPTOP	R5Y02333	
FUJITSU LIFEBOOK LAPTOP	Q3X01574	
FUJITSU LIFEBOOK LAPTOP	Q3X01573	
FUJITSU LIFEBOOK LAPTOP	Q3X01575	
ACER ZR1 - LAPTOP	LXTH10602502CFF2505	
GETAC S410-LAPTOP	RH139S2926	
GETAC S410-LAPTOP	RH139S2924	
GETAC S410-LAPTOP	RH139S2923	
GETAC S410-LAPTOP	RHC03S0489	
TOUGHBOOK CF31-LAPTOP	0HKPR16591	
TOUGHBOOK CF31-LAPTOP	0HKPR03449	
TOUGHBOOK CF31-LAPTOP	0EKPR03050	
TOUGHBOOK CF31-LAPTOP	1IKSB82557	
TOUGHBOOK CF31-LAPTOP	1IKSB82548	
TOUGHBOOK CF31-LAPTOP	1IKSB82600	
TOUGHBOOK CF31-LAPTOP	1IKSB82569	
LITE ON TECH HARD DRIVE	0026401001EK	
HITACHI HARD DRIVE	0A50685	
HITACHI HARD DRIVE	ECGNKBLL	
HITACHI HARD DRIVE	41CG6TEJ	
HITACHI HARD DRIVE	41CH4DNM	
HITACHI HARD DRIVE	41CETZMM	
HITACHI HARD DRIVE	40CGGEPJ	
HITACHI HARD DRIVE	FCCVV5YZ	
HITACHI HARD DRIVE	41CG9YBM	
SAEGATE HARD DRIVE	ZA48W360	
TOSHIBA HARD DRIVE	93P4PNYKT	

TOSHIBA HARD DRIVE	398FTJ9ST	
TOSHIBA HARD DRIVE	93P4PNYPT	
TOSHIBA HARD DRIVE	93P4PNYDT	
SAMSUNG HARD DRIVE	S6PWNS0T510908B	
SAMSUNG HARD DRIVE	S1ZFNXAG904636	
SAMSUNG HARD DRIVE	S6PWNS0T510997L	
SAMSUNG HARD DRIVE	S1ZFNXAG904256	
SAMSUNG HARD DRIVE	S6PWNS0T510917V	

DRAFT

CITY COUNCIL AGENDA Regular Meeting: March 25, 2025

AGENDA ITEM:

Consideration and possible action on a Resolution calling for a Public Hearing to grant a Special Use Permit for 0.7059 acres of land situated in the John Corner Survey, Abstract No. 8 [A.K.A. 21049 Eva Street, Montgomery, Texas] Montgomery County, Texas for a fast food restaurant with common drive thru lane.

SUBMITTED BY: Corinne Tilley, Code Enforcement Officer, Planning/Zoning Administrator

APPROVED FOR AGENDA: Anthony Solomon, Interim City Administrator & Police Chief

BACKGROUND:

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

Sec. 98-27. - Special use permits.

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

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

FISCAL ANALYSIS:

N/A

RECOMMENDATION:

Based on the requirements outlined in Section 98-27 of the City Code of Ordinances, staff find no objection to calling the public hearing.

Staff recommendation is to approve the Resolution to call a Public Hearing for April 22, 2025, at 6:00 p.m., regarding a request by SJBC Commercial XX, LLC for a special use permit for a proposed fast-food restaurant with drive-through service located at 21049 Eva Street.

RESOLUTION NO. 2025-XX

A RESOLUTION CALLING FOR A PUBLIC HEARING TO GRANT A SPECIAL USE PERMIT FOR 0.7059 ACRES OF LAND SITUATED IN THE JOHN CORNER SURVEY, ABSTRACT NO. 8 [A.K.A. 21049 EVA STREET, MONTGOMERY, TEXAS] MONTGOMERY COUNTY, TEXAS FOR A FAST FOOD RESTAURANT WITH COMMON DRIVE THRU LANE.

WHEREAS, the applicants – SJBC Commercial XX, LLC, requests the City of Montgomery to consider to grant a Special Use Permit for approximately 0.7059 acres of land situated in the John Corner Survey, Abstract No. 8 [A.K.A. 21409 Eva Street, Montgomery, Texas] Montgomery County, Texas for a fast food restaurant with common drive thru lane; and

WHEREAS, pursuant to Chapter 211 of the Texas Local Government Code, a public hearing must precede any zoning change; now therefore,

BE IT RESOLVED BY THE CITY COUNCIL OF THE CITY OF MONTGOMERY

THAT the facts and opinions in the preamble are true and correct.

THAT the City Council reviewed this case on March 25, 2025.

THAT a public hearing to consider whether to grant this applicant a Special Use Permit for approximately 0.7059 acres of land situated in the John Corner Survey, Abstract No. 8 [A.K.A. 21409 Eva Street, Montgomery, Texas] Montgomery County, Texas for a fast food restaurant with common drive thru lane shall be held on April 22, 2025 at 6:00 p.m. in the City Council Chambers of City of Montgomery City Hall, 101 Old Plantersville Road, Montgomery, TX 77316.

THAT notice of the public hearing shall be published at least fifteen days prior to the official newspaper of the City, before going to City Council.

READ, ADOPTED, AND APPROVED this the 25th day of March, 2025, at a Regular Meeting of the City Council of the City of Montgomery.

Mayor

ATTEST:

City Secretary

CITY COUNCIL AGENDA
Regular Meeting: March 25, 2025

AGENDA ITEM:

Consideration and Possible action by the City Council for a variance request related to lot minimum frontage and side yard setbacks of lots 27 & 28 for the Hills of Town Creek Section 5 development.

SUBMITTED BY: Ruby Beaven, City Secretary & Director of Administrative Services

APPROVED FOR AGENDA: Anthony Solomon, Interim City Administrator/Police Chief

BACKGROUND:

The Planning & Zoning Commission unanimously recommended approval of the variance requests at their 3/4/25 regular meeting. The city engineer offers no objections to the variance requests. The recommendation from Planning & Zoning and the City Engineer's memo is attached.

The Developer is requesting a variance to the City's code of ordinance Section 98-122(b) radial lot building lines to allow for a 10' reserve strip to a proposed playground behind lots 27 & 28 of the subdivision. The proposed variance would allow for 45' minimum lot width from the typical 75' radial lot width.

It should be noted that City Council previously approved variances on December 14, 2021 for 50' minimum lot width, 5' side yard setback, and a minimum lot area of 5,500sf. Lots 27 & 28 would still maintain the minimum lot area with a proposed area of 10,774sf and 8,525sf respectively.

FISCAL ANALYSIS:

N/A

RECOMMENDATION:

Staff recommends approval of the variance requests as submitted.



CITY OF MONTGOMERY

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

March 5, 2025

Mayor Countryman
 City Council Members

RE: Planning and Zoning Commission Recommendation

Mayor and City Council Members,

On March 4, 2025, the City of Montgomery Planning and Zoning Commission ("the Commission") considered the variance request related to the minimum lot frontage and side yard setbacks of lots 27 and 28 for the Hills of Town Creek Section 5 development, pursuant to Section 78-28 of the City of Montgomery Code of Ordinances ("the Code"):

Sec. 78-28. - Variances.

When a subdivider or developer can show that a provision of this chapter would cause unnecessary hardship if strictly adhered to, or where because of some condition peculiar to the site or the unique nature of the development compliance with this chapter is not consistent with or required by good engineering and planning practices, and if in the opinion of the city council, planning and zoning commission and the city engineer, a departure from this chapter may be made without destroying the intent of this chapter, the city council may authorize a variance.

Upon thorough review of the request with the supporting information, the Commission recommends, to the City Council, approval of the variance request as follows:

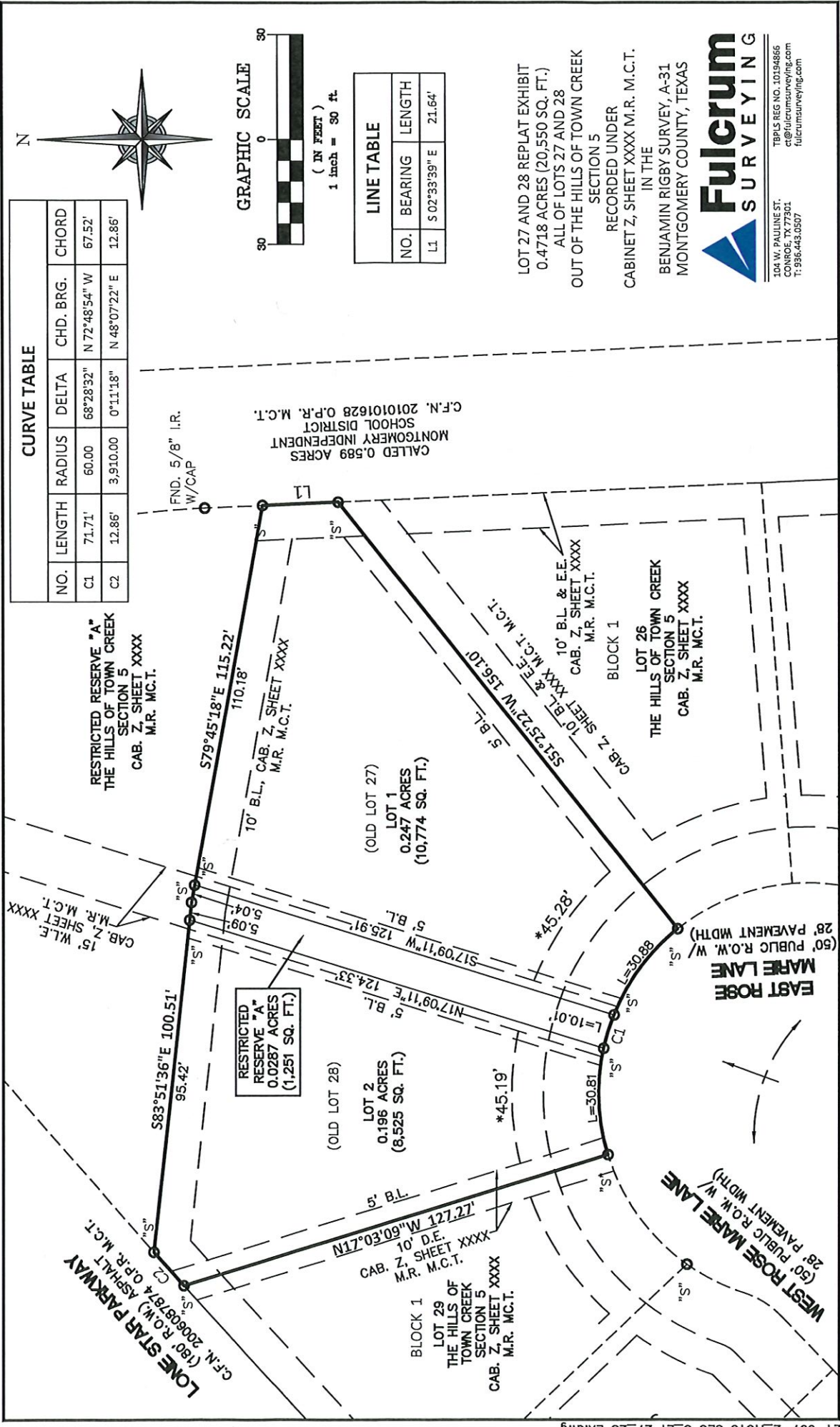
- 45-foot minimum lot width from the 75' radial lot width (Sec. 98-122(b)(2))
- 5-foot side yard setback, as previously approved by City Council on December 14, 2021 (Sec. 98-122(a)(2))

This will allow for a 10-foot reserve strip between lots 27 & 28 for access to a proposed playground behind lots 27 and 28.

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

Respectfully,

Corinne Tilley
 Code Enforcement Officer
 Planning/Zoning Administrator

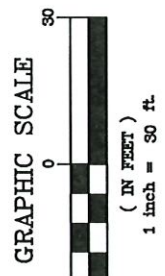


CURVE TABLE

NO.	LENGTH	RADIUS	DELTA	CHD. BRG.	CHORD
C1	71.71'	60.00	68°28'32" N	72°48'54" W	67.52'
C2	12.86'	3,910.00	0°11'18" N	48°07'22" E	12.86'

LINE TABLE

NO.	BEARING	LENGTH
L1	S 02°33'39" E	21.64'



Fulcrum SURVEYING
 104 W. PAULINE ST.
 CONROE, TX 77301
 T: 936.443.0507
 ct@fulcrumsurveying.com
 fulcrumsurveying.com
 TBPUS REG NO. 10194866

LOT 27 AND 28 REPLAT EXHIBIT
 0.4718 ACRES (20,550 SQ. FT.)
 ALL OF LOTS 27 AND 28
 OUT OF THE HILLS OF TOWN CREEK
 SECTION 5
 RECORDED UNDER
 CABINET Z, SHEET XXXX M.R. M.C.T.
 IN THE
 BENJAMIN RIGBY SURVEY, A-31
 MONTGOMERY COUNTY, TEXAS

DATE: 01-29-2025 DRAWN BY: CT CHECKED BY: CT JOB NO. 24-097-2



February 25, 2025

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

Re: Variance Request
 Hills of Town Creek Section 5 (Dev. No. 2406)
 City of Montgomery

Dear Commission:

K. Hovnanian of Houston II, LLC (the "Developer") has identified some modifications on Lots 27 and 28 within The Hills of Town Creek Section 5 Subdivision, situated along Lone Star Parkway just west of Montgomery ISD Football Stadium. As a reminder, these plans were approved by Council at the May 14, 2024 meeting, and the final plat was approved by Council at the January 14, 2025 meeting. The reason for the variance is to create an access path to a reserve in order for them to create a park. The Developer is requesting the following variances from the City's Code of Ordinances:

- Section 98-122(a): The Code of Ordinances requires the rear yard to have a minimum depth 10' from the property line and side lot setbacks requiring a minimum of 10' from property line. Section 98-122(b): The Code of Ordinances requires the radial lots to have a minimum width of 75' and for a distance of 30' behind building line. The Developer is proposing Lots 27 and 28 to have a minimum frontage of 45' at the building line of the cul-de-sac lots. The 10' reserve strip would be dedicated to the HOA and used for a path to the proposed playground behind the lots. Lots 27 and 28 would maintain the approved variance side yard setback of 5', minimum lot depth of 120', and minimum lot area of 5,500 sf. The adjusted lot sizes would be Lot 27 being 10,774 sf and Lot 28 being 8,525 sf.
- Referenced Variance approval: December 14, 2021 allowed for 50 feet at building line and 5' side yard setbacks.

Enclosed you will find the request for variance as submitted by the engineer for the development. It is important to note that the Developer is proposing more than the minimum required compensating green space for the lot size variance.

We find no issue with the variance request as submitted, and will require that the Developer submit plans to the access path, and playgrounds to ensure that the City's waterline remains free of obstructions.

Approval of the requested variances does not constitute plan approval and only allows the Developer to further refine the proposed plat and site plans, which will require the full review and approval of the City.

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

Sincerely,

Chris Roznovsky, PE
 City Engineer

Variance Request – Hills of Town Creek Section 5

City of Montgomery

Page 2 of 2

February 25, 2025

Enclosures: Variance Request
Cc (via email): Ms. Corinne Tilley – City of Montgomery, Planning & Development Administrator & Code Enforcement Officer
Mr. Anthony Solomon – City of Montgomery, Interim City Administrator, and Police Chief
Ms. Ruby Beaven – City of Montgomery, City Secretary
Mr. Alan Petrov – Johnson Petrov, LLP, City Attorney



L SQUARED ENGINEERING
MUNICIPAL COMMERCIAL RESIDENTIAL

3307 W. Davis St. #100
Conroe, Texas 77304
P: 936-647-0420 F: 936-647-2366
www.L2Engineering.com

February 11, 2025

City of Montgomery
101 Old Plantersville Rd.
Montgomery, TX 77356

To Whom It May Concern:

We are requesting a variance to the minimum lot frontage for platted lots 27 & 28 of The Hills of Town Creek Section 5 to have a minimum lot frontage of 45 feet at the building line of the cul-de-sac lots. The purpose of the variance request is to add a 10-foot reserve strip between the lots to connect the subdivision to a proposed playground behind lots 27 & 28. The 10-foot reserve would remove the property from the homeowner and on to the HOA for maintenance purposes. The proposed reserve would also allow the city unencumbered access to their waterline easement which also splits lots 27 & 28.

The resulting lots 27 & 28 would still meet the minimum lot depth of 100 ft and minimum lot area of 5,500 square feet set forth by variance for the development approved on December 14, 2021. The resulting area for lots 27 & 28 would equal 8,525 square feet and 10,774 square feet respectively.

Regards,

A handwritten signature in black ink that reads "Nickolas Hemann".

Nickolas Hemann, P.E.





Variance Request Application

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

Item 9.

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

Contact Information

Property Owner(s): K. Hovnanian of Houston II, LLC

Address: 13111 NW Fwy, Ste. 200 Houston, TX Zip Code: 77040

Email Address: fwilliams@khov.com Phone: 713-460-6239

Applicants: L Squared Engineering

Address: 3307 W Davis Street, Ste. 100 Conroe, TX 77304

Email Address: NHemann@L2Engineering.com Phone: 936-647-0420

Parcel Information

Property Identification Number (MCAD R#): 362324, 396538

Legal Description: Lots 27 & 28 within The Hills of Town Creek Section 5 Subdivision, Benjamin Rigsby Survey, A0031

Street Address or Location: 468 East Rose Marie Lane Montgomery, TX 77356

Acreage: 18.4998 Present Zoning: Residential (R1) Present Land Use: Single-Family Residential

Variance Request

Applicant is requesting a variance from the following:

City of Montgomery Ordinance No.: Ch. 98, Article III, Division 2 Section(s): 98-122(a), (b)

Ordinance wording as stated in Section 98-122(a), (b):

(a) Size of yards. (3) Rear yard. There shall be a rear yard having a depth of not less than ten feet from the property line.

This also applies to side lot setbacks, which shall be 10' minimum. Variance approved December 14, 2021 allowed 5' side yard setbacks. (b) Size of lots. (2) Lot width. Radial lots shall have a minimum width of 75 feet at and for a distance of 30

feet behind the building line. Variance approved December 14, 2021 allowed for 50 feet at building line.

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

We are requesting a variance to the minimum lot frontage for Lots 27 & Lot 28 of The Hills of Town Creek Section 5 plat to have a minimum lot frontage of 45' at the building line of the cul-de-sac lots. The 10' reserve strip will be dedicated to the HOA and used for a path to a proposed playground behind the lots. The lots would maintain the approved variance side yard setback of 5', minimum lot depth of 100', and minimum lot area of 5,500 sq. ft. The adjustment to the lot sizes would result in lots 27 & 28 area to be 10,774 sq. ft. and 8,525 sq. ft. respectively.

Signatures

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

Signature: _____ Date: _____

Signature: _____ Date: _____

Signature: _____ Date: _____

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

Additional Information

The following information must also be submitted:

Cover letter on company letterhead stating what is being asked.

A site plan.

All applicable fees and payments. **All fees paid by credit card are subject to a 5% merchant fee.**

The application from must be signed by the owner/applicant. If the applicant is not the owner, written authorization from the owner authorizing the applicant to submit the variance request shall be submitted.

Date Received

Office Use

CITY COUNCIL AGENDA
Regular Meeting: March 25, 2025

AGENDA ITEM:

Consideration and possible action by City Council on an Amendment to the Agreement with Taylor Morrison (the “Developer”), for the Lone Star Ridge Development to include Retaining Walls, and to authorize the Mayor to sign the agreement.

SUBMITTED BY: Ruby Beaven, City Secretary & Director of Administrative Services

APPROVED FOR AGENDA: Anthony Solomon, Interim City Administrator/Police Chief

BACKGROUND:

This Amendment is to define ownership and maintenance responsibility of the retaining walls throughout the Development.

In the previously executed Development Agreement, there is no mention of the retaining walls and whose responsibility it is to maintain these walls. The need for the retaining walls is due to the substantial elevation drop throughout the property.

The Amendment outlines that the Developer, and its successors assume liability and maintenance responsibility for the retaining walls. The Amendment also states that the walls are to be constructed within private property only. The Amendment releases the City from any liability caused by the retaining walls.

FISCAL ANALYSIS:

N/A

RECOMMENDATION:

WGA and Staff recommend that the City Council authorize the Mayor to sign and execute the Amendment to the Agreement to clarify liability and responsibility for maintaining the retaining walls.

FIRST AMENDMENT TO DEVELOPMENT AGREEMENT BETWEEN
THE CITY OF MONTGOMERY, TEXAS AND
TAYLOR MORRISON OF TEXAS, INC.

This FIRST AMENDMENT DEVELOPMENT AGREEMENT (the "Agreement") is entered into between TAYLOR MORRISON OF TEXAS, INC., a Texas Corporation, its successors or assigns ("Developer"), and THE CITY OF MONTGOMERY, TEXAS ("City") to be effective on the date on _____, 2025 (the "Effective Date").

RECITALS

The Developer and City have entered into the Development Agreement dated May 10, 2025, to provide for the orderly, safe and healthful development of the Tract. The Parties desire to enter into this Amendment in order to modify certain development obligations.

AGREEMENT

NOW THEREFORE, in consideration of the mutual promises, obligations, and benefits contained herein as well as other good and valuable consideration, the sufficiency of which is acknowledged by the parties, the City and Developer agree as follows:

1. Article II, Section 2.5. Development Regulations, is amended to add the following paragraph:

"Parties agree the Developer will construct retaining walls at the locations depicted on **Exhibit A**. Parties agree the retaining walls shall be constructed on private property only. Retaining walls shall not be constructed on City owned property including, but not limited to, right-of-way, easements, streets, licenses, etc. The Developer, its successors, and assigns agree to maintain, repair, or replace the retaining walls. In consideration of the City allowing Developer, its successors, and assigns to construct the retaining walls, Developer, its successors, and assigns shall indemnify and hold the City harmless from any liability caused in whole or in part by the retaining wall. This Agreement does not constitute acceptance or approval of any architectural control committee."

(Signature Pages to Follow)

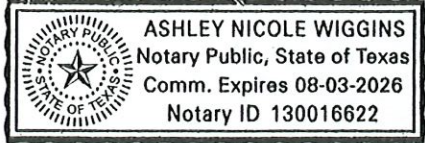
Executed by the Developer and the City to be effective on the Effective Date.

Taylor Morrison of Texas, Inc., a Texas corporation

By: *Richard Bautista*
Name: Richard Bautista
Title: Vice-President

STATE OF TEXAS §
 §
COUNTY OF MONTGOMERY §

This instrument was acknowledged before me this 13 day of March, 2025, by Richard Bautista, Vice President of Taylor Morrison of Texas, Inc., a Texas corporation, on behalf of said corporation.



Ashley Nicole Wiggins
Notary Public, State of Texas

(NOTARY SEAL)

CITY OF MONTGOMERY, TEXAS

Sara Countryman, Mayor

ATTEST:

Title: City Secretary

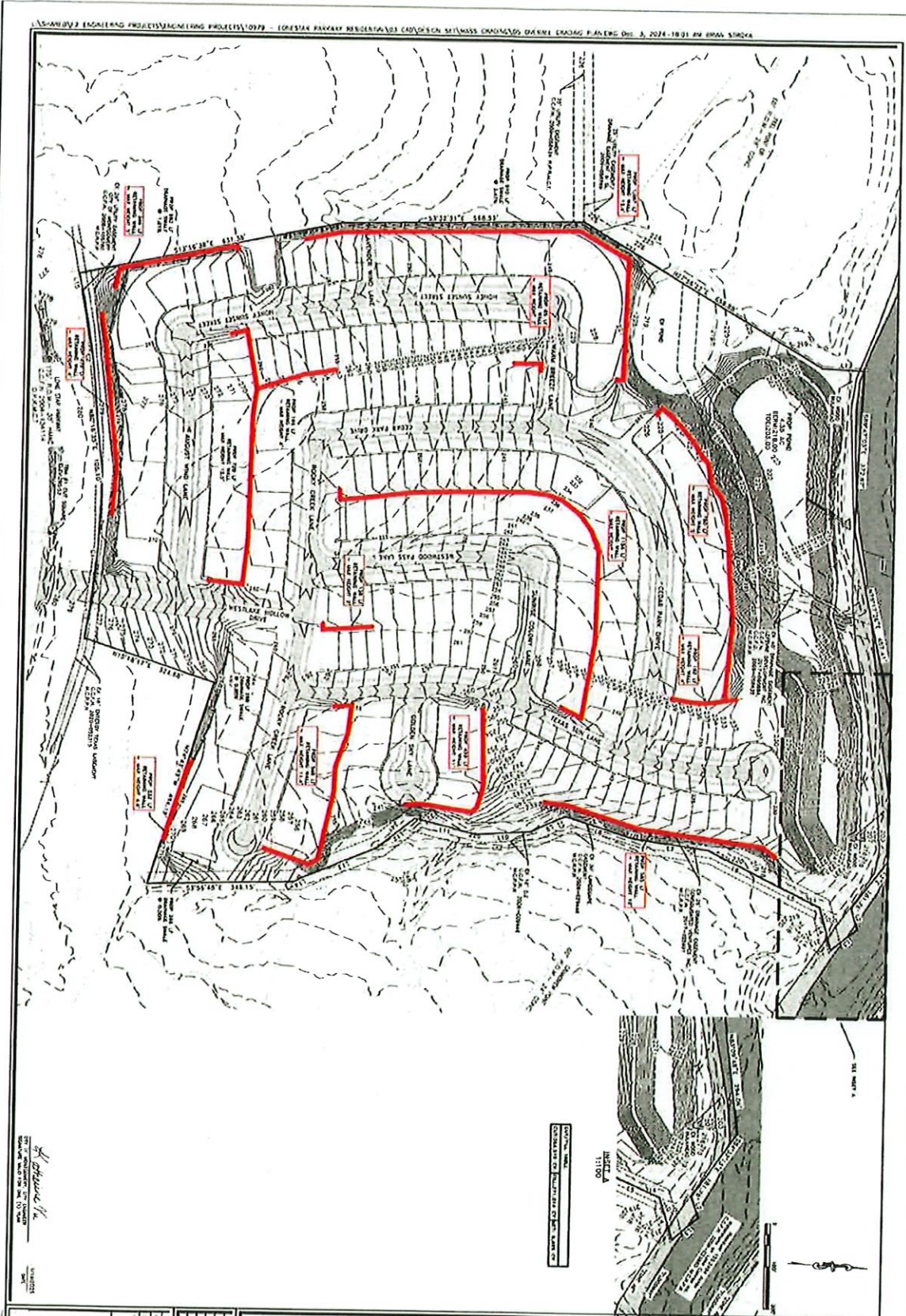
STATE OF TEXAS §
 §
COUNTY OF MONTGOMERY §

This instrument was acknowledged before me this _____ day of _____, 2025, by Sara Countryman, Mayor, City of Montgomery, Texas, on behalf of said City.

Notary Public, State of Texas

(NOTARY SEAL)

EXHIBIT "A"



DATE	06
PROJECT	LONE STAR RIDGE PHASE 1 & 2
CLIENT	TRACOR
SCALE	AS SHOWN
PROJECT NO.	10688
DATE	06

LONE STAR RIDGE PHASE 1 & 2
MASS GRADING AND DETENTION
OVERALL GRADING PLAN

SOLJANG ENGINEERING
 CONSULTING ENGINEERS
 11100

CITY COUNCIL AGENDA
Regular Meeting: March 25, 2025

AGENDA ITEM:

Consideration and possible action on a request for a sign variance of the entry sign for the Lone Star Ridge development.

SUBMITTED BY: Corinne Tilley, Code Enforcement Officer, Planning/Zoning Administrator

APPROVED FOR AGENDA: Anthony Solomon, Interim City Administrator and Police Chief

BACKGROUND:

Taylor Morrison of Texas (developer for the Lone Star Ridge subdivision) is requesting a variance of their proposed entrance sign.

The proposed total surface area of the sign is 782.5 square feet. And the proposed height is 15 feet.

Per Sec. 66-53(m) *Permanent signs permitted and regulated in residential districts.*

- (1) Residential subdivisions are allowed one permanent identification sign at each major entrance. The total surface area at each entrance shall not exceed 64 square feet. The height of such sign shall not exceed eight feet above the average finished grade.

Therefore, the applicant is requesting a size variance of the total surface area of 718.5 square feet, and a height variance of 7 feet.

Findings:

Per Sec. 66-53(q) Variances.

- (1) A relaxation of the terms of this section may be permitted where such variance will not be contrary to the public interest and where, because of conditions peculiar to the property and as the result of the actions of the applicant, a literal enforcement of this section would result in unnecessary and undue hardship.
This finding is met. The requested size of the sign is essential due to its visual distance from the main thoroughfare (Lone Star Parkway at approximately 120 feet). Given the distance, a larger sign is necessary to ensure visibility and readability for passing motorists. Without this variance, the sign would not effectively serve its purpose to enhance safety by providing clear and timely information to drivers.
- (2) A variance is authorized under this subsection (q) only for sign height and area.
This finding is met.
- (3) Any variance obtained under this section shall be granted by the city council.
This finding is met.

FISCAL ANALYSIS:

N/A

RECOMMENDATION:

Based on the findings, staff recommends approval subject to the following condition:

1. City approval of the variance does not function as approval of the Architectural Control Committee (ACC) as described in the planned development mixed use restrictions. The property owner expressly acknowledges that the City is not liable to any party for the property owner’s failure to obtain the requisite ACC permits or approvals for the property.



TAYLOR MORRISON OF TEXAS, INC.
Houston Division

3250 Briarpark Dr., Suite 300
Houston, TX 77042

p. (281) 598-3000
f. (281) 598-3100

taylormorrison.com

Date: 01/17/2025

To: City of Montgomery
101 Old Planterville Road
Montgomery, TX 77316

Re: **Lone Star Ridge Monument & other Required Permits**
Project #: 245-24-128

TO WHOMSOEVER IT MAY CONCERN

Dear Madam/Sir,

This is to request a variance for the height and square footage of the proposed monument for the Lone Star Ridge residential development. According to the City’s Code of Ordinances, the allowable square footage is sixty-four. The proposed monument is 782.5 SF. The allowable height for a monument is eight feet. The proposed monument is 12’ high.

Also, KGA Deforest Design Firm, LCC has been appointed as our design consultant and ,hence, we henceforth authorize them for all permitting required for this project.

Sincerely,

Robert L Skinner
Authorized Agent
Taylor Morrison of Texas, Inc.



Variance Request Application

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

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

Contact Information

Property Owner(s): Taylor Morrison of Texas, Inc. (721631)
 Address: 3200 Briar park Drive Ste # 300, Houston Zip Code: 77042-4461
 Email Address: mmoyer@taylor Morrison.com Phone: (737) 346-9796
 Applicants: KGA DeForest Design Firm, LLC
 Address: 24275 Katy Freeway Suite #300, Katy, Tx 77494
 Email Address: vh.alabe@kgaforest.com Phone: (281) 646-1602

Parcel Information

Property Identification Number (MCAD R#): 310 217 G E D 000 8-00-00112
 Legal Description: A-0008 - Corner John, Tract 1 - E, ± F, Acres 56.1138
 Street Address or Location: Just NW of junc. of Lone Star Parkway & Grandview Parkway
 Acreage: 56.13 Present Zoning: Ln d class S 1 Present Land Use: Ag/Tim

Variance Request

Applicant is requesting a variance from the following:

City of Montgomery Ordinance No.: 2015-05 & 2018-07 Section(s): 66-2553

Ordinance wording as stated in Section (66-53): m-1:-
Residential sub-divisions are allowed one permanent identification sign at each major entrance. Total surface area shall not exceed 64sf. The height of such a sign shall not exceed 8' above finished average grade.

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

Allowed surface area = 645 sq ft. Proposed surface area as per Ordinance 66-52 = 782.5 SF.
Allowed height = 8 feet Proposed height (max) = 15 feet.

Signatures

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

Signature: _____ Date: _____

Signature: _____ Date: _____

Signature: _____ Date: _____

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

Additional Information

The following information must also be submitted:

Cover letter on company letterhead stating what is being asked.

A site plan.

All applicable fees and payments. **All fees paid by credit card are subject to a 5% merchant fee.**

The application form must be signed by the owner/applicant. If the applicant is not the owner, written authorization from the owner authorizing the applicant to submit the variance request shall be submitted.

<p>Date Received <i>Office Use</i></p>	
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LONE STAR RIDGE

TAYLOR MORRISON OF TEXAS

PRIMARY MONUMENT

MARCH 2025 (PERMITTING)



VIEW FROM LONE STAR PARKWAY



CLOSE UP VIEW

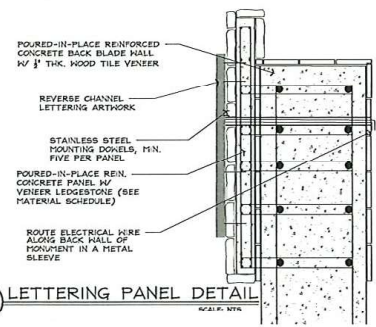


KGA DeForest
Landscape Architecture
2477 EASTWAY, SUITE 101, TEXAS
78202-3302

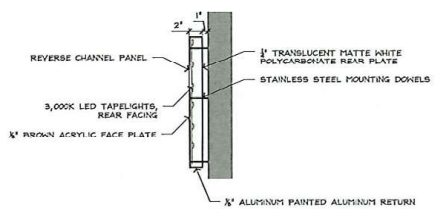


01/17/2025
For regulatory approval
NOT for construction.

- NOTE:
1. SECURE MOUNTING PINS THROUGH FACADE INTO CONCRETE CORE.
2. CONTRACTOR TO SUBMIT SHOP DRAWINGS OF LIGHT BARS TO LANDSCAPE ARCHITECT PRIOR TO FABRICATION.

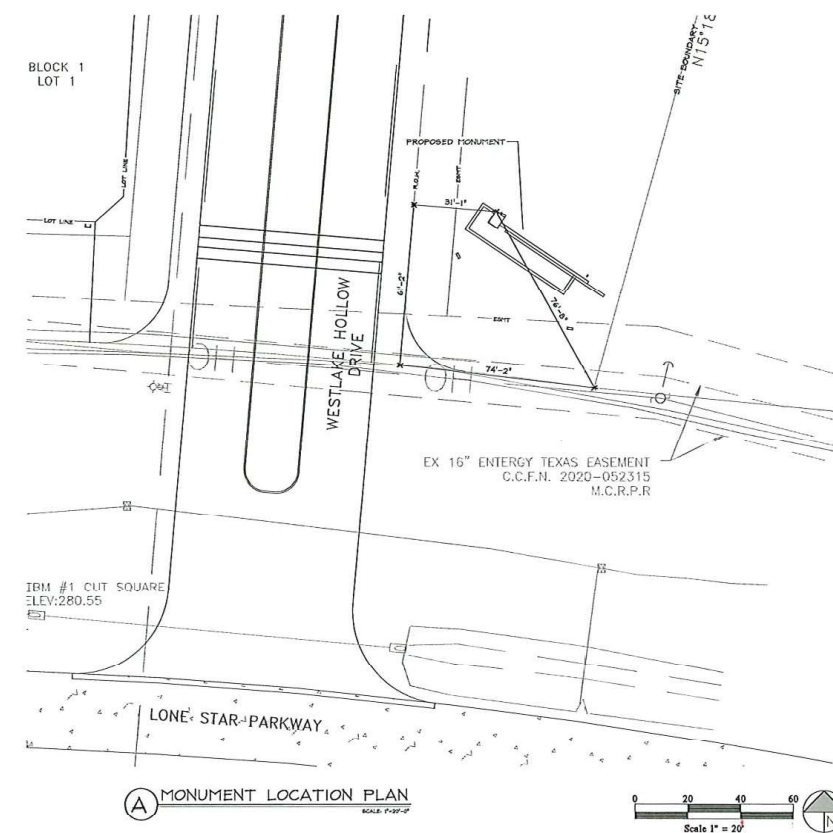
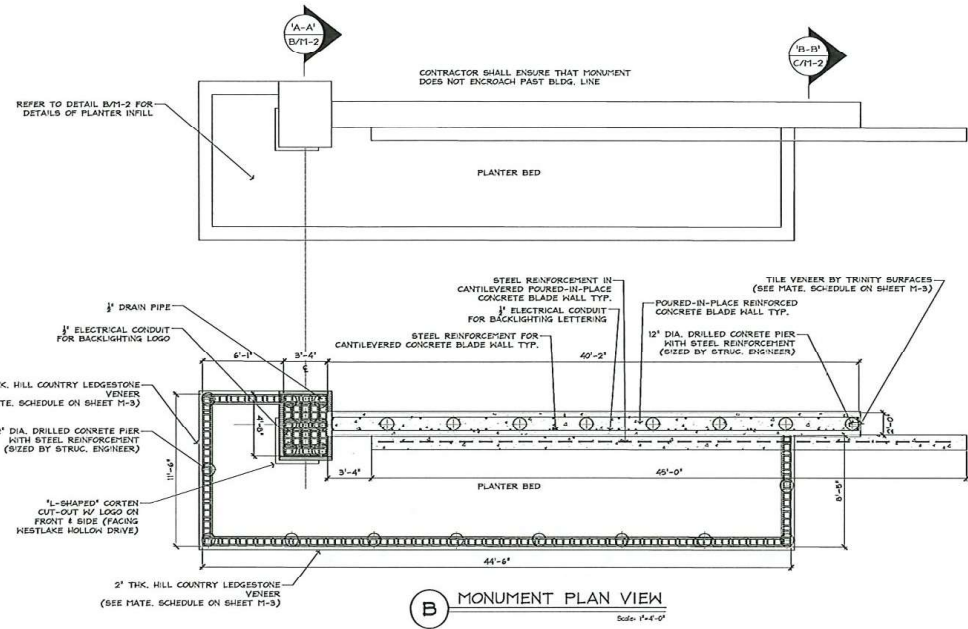
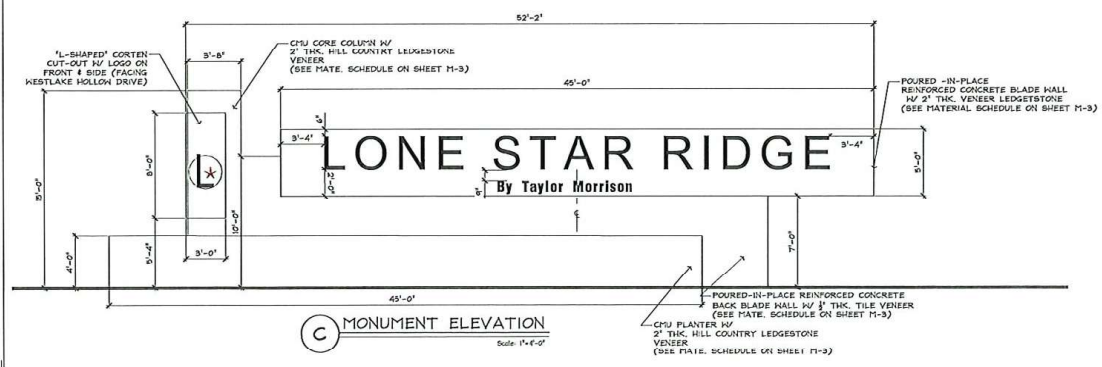


- NOTE:
1. SECURE STAINLESS MOUNTING DOWELS THROUGH VENEER INTO CONCRETE CORE.
2. OUTSIDE EDGES AND FACE OF ALL LETTER FORMS TO BE SMOOTH ALUMINUM.
3. SIGN SUBCONTRACTOR TO SUBMIT DETAILED SHOP DRAWINGS FOR ALL LETTERS, WIREWAYS, CABINETS, ETC.



LONE STAR RIDGE

By Taylor Morrison



LONE STAR RIDGE Primary Monument Taylor Morrison of Texas Montgomery County, TX

Monument Layout
Date: 01/17/2025
Scale: 1"=20'-0"
Job No: 245-24-128
Revised:

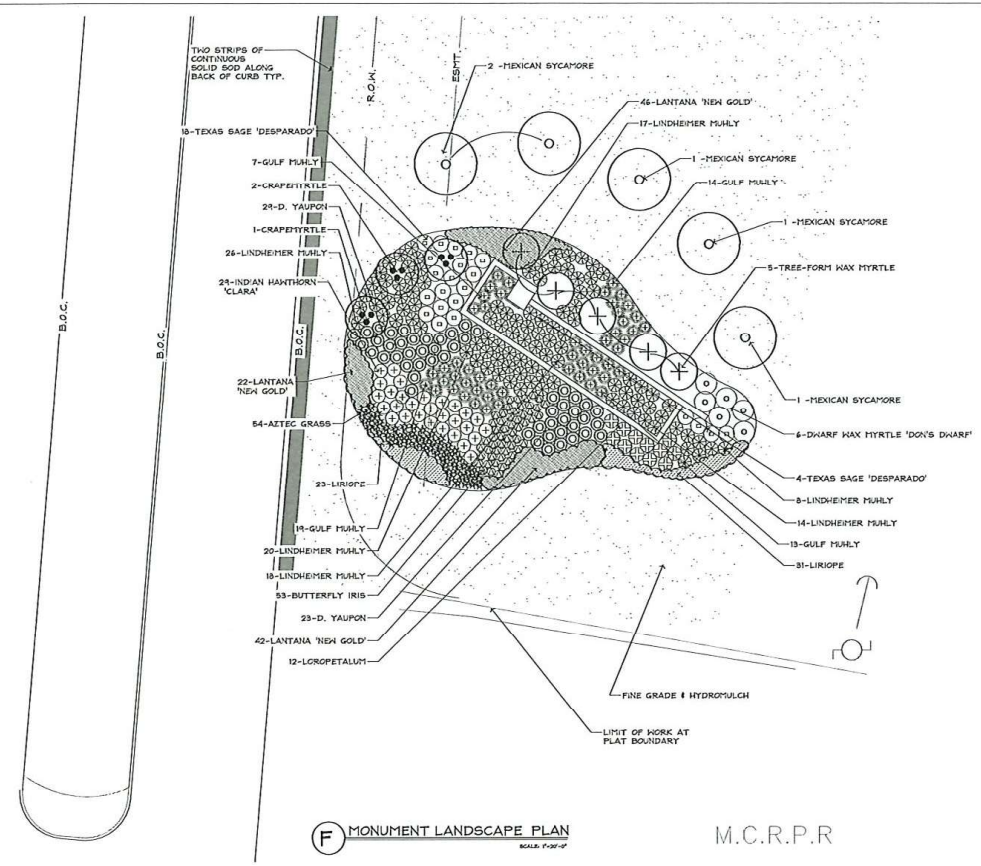
M-1



2420 MAIN ST., SUITE 100
DALLAS, TEXAS 75201
KGADEFOREST.COM



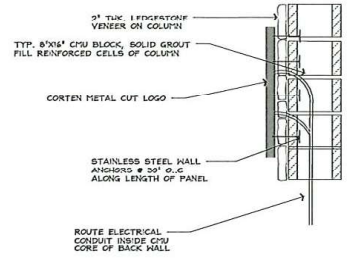
01/17/2025
For regulatory approval, NOT for construction.



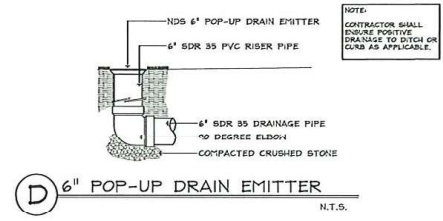
F MONUMENT LANDSCAPE PLAN
SCALE: 1/8"=1'-0"

M.C.R.P.R

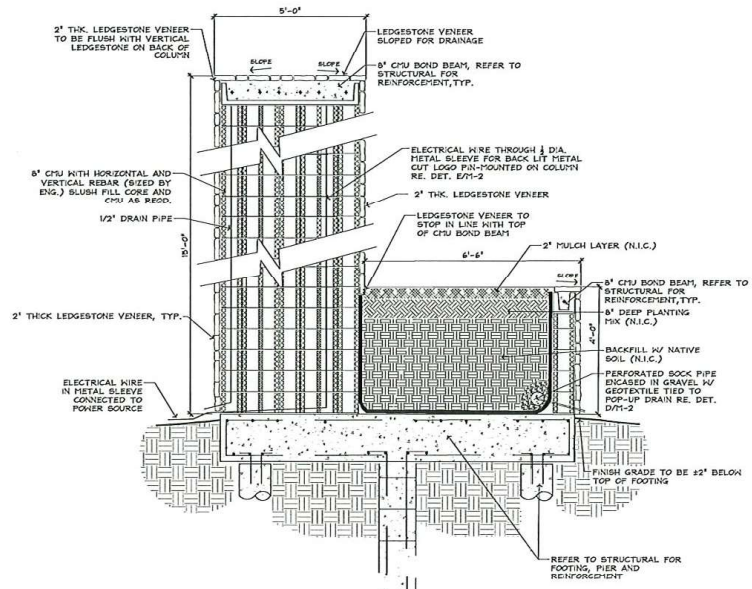
- NOTE:
1. SECURE WALL ANCHORS THROUGH FACADE INTO CPU CORE.
2. CONTRACTOR TO SUBMIT SHOP DRAWINGS OF LOGO WITH BACK LIGHTING TO LANDSCAPE ARCHITECT PRIOR TO FABRICATION.



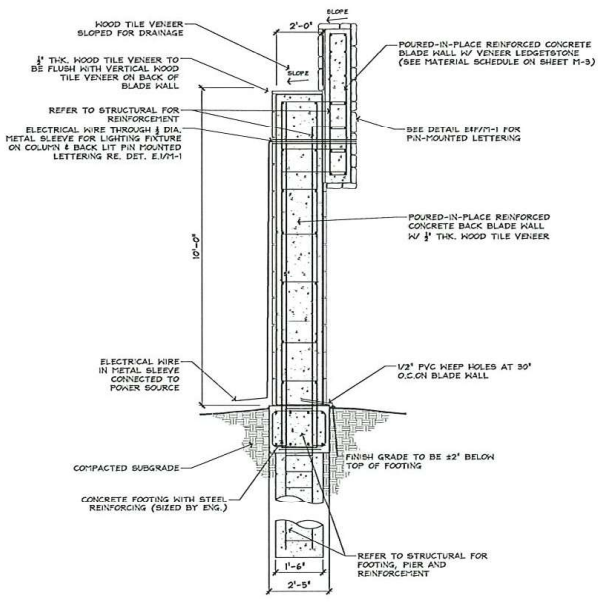
E LOGO ATTACHMENT DETAIL
SCALE: NTS



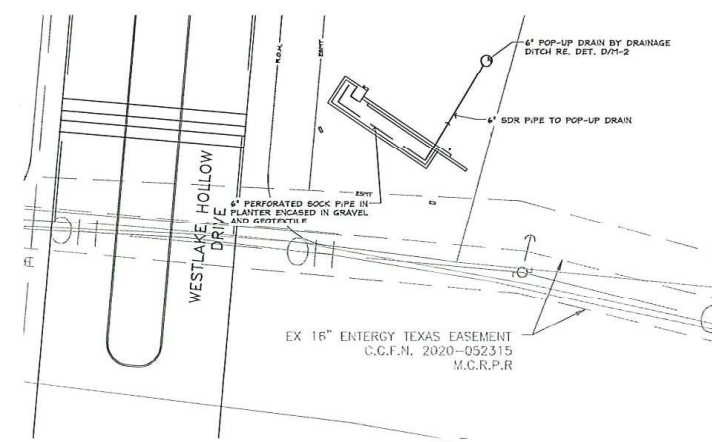
D 6" POP-UP DRAIN EMITTER
N.T.S.



B SECTION 'A-A'
Scale: NTS



C SECTION 'B-B'
Scale: NTS



A MONUMENT DRAINAGE PLAN
SCALE: 1/8"=1'-0"

LONE STAR RIDGE
Primary Monument
Taylor Morrison of Texas
Montgomery County, TX

Monument Details
Date: 01/17/2025
Scale: AS SHOWN
Job No: 245-24-128
Revised:

M-2

CITY COUNCIL AGENDA
Regular Meeting: March 25, 2025

AGENDA ITEM:

Consideration and possible action on an Ordinance of the City of Montgomery, Texas, granting to SiEnergy, L.P. A franchise to furnish and supply gas to the general public in the City of Montgomery, Montgomery County, Texas, and to transport, deliver, sell, and distribute gas in and out of and through said municipality for all purposes; providing for the payment of a fee or charge for the use of the streets, alleys, and public ways; and providing a severability clause, a penalty clause, and an effective date.

SUBMITTED BY: Ruby Beaven, City Secretary/Director of Administrative Services

APPROVED FOR AGENDA: Anthony Solomon, Interim City Administrator/Police Chief

BACKGROUND:

SiEnergy, L.P. is seeking a franchise Agreement to furnish and supply gas to the general public in the City, and to transport, deliver, sell, and distribute gas in, out of, and through said municipality for all purposes.

The City Attorney made some edits to the prior draft to clarify that they are required to apply for City permits for their construction and added language related to their insurance requirements and their indemnification of the City. Also, inserted 5% as the franchise fee as that is the standard I saw used by several other cities, but of course Council has the ultimate say on that.

FISCAL ANALYSIS:

N/A

RECOMMENDATION:

Staff recommend City Council approve or deny the request for an Ordinance granting to SiEnergy, L.P. A franchise to furnish and supply gas to the general public in the City of Montgomery, Montgomery County, Texas, and to transport, deliver, sell, and distribute gas in and out of and through said municipality for all purposes; providing for the payment of a fee or charge for the use of the streets, alleys, and public ways; and providing a severability clause, a penalty clause, and an effective date.

ORDINANCE NO. 2025-XX

AN ORDINANCE OF THE CITY OF MONTGOMERY, TEXAS, GRANTING TO SIENERGY, L.P. A FRANCHISE TO FURNISH AND SUPPLY GAS TO THE GENERAL PUBLIC IN THE CITY OF MONTGOMERY, MONTGOMERY COUNTY, TEXAS, AND TO TRANSPORT, DELIVER, SELL, AND DISTRIBUTE GAS IN AND OUT OF AND THROUGH SAID MUNICIPALITY FOR ALL PURPOSES; PROVIDING FOR THE PAYMENT OF A FEE OR CHARGE FOR THE USE OF THE STREETS, ALLEYS, AND PUBLIC WAYS; AND PROVIDING A SEVERABILITY CLAUSE, A PENALTY CLAUSE, AND AN EFFECTIVE DATE.

WHEREAS, the City Council of the City of Montgomery, Texas (hereinafter referred to as “City”), finds that it is in the best interest of the City to adopt a franchise ordinance allowing SiEnergy, L.P., (“SiEnergy” or “Company”) to furnish and supply gas to the general public in the City, and to transport, deliver, sell, and distribute gas in, out of, and through said municipality for all purposes.

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

SECTION I. Grant of Franchise, Term, and Use

(A) City hereby grants to Company and its successors and assigns, subject to Section XIV herein, the right, privilege and franchise, and City’s consent, to use and occupy the present and future Public Right-of-Way of the City for the purpose of constructing, operating, maintaining, removing and replacing therein and thereon the System needed and necessary to transport, deliver, sell and distribute gas in, out of, and through the City, and to sell gas to persons, firms, and corporations, including all the general public, within the City’s corporate limits.

(B) The term of this Ordinance begins on the Effective Date (as defined herein) and ends on December 31 of the calendar year in which the tenth (10th) anniversary of the Effective Date occurs; provided that, unless written notice is given by either party hereto to the other not less than six (6) months before the expiration of this Ordinance, it shall be automatically renewed for up to two (2) additional terms of five (5) years each on the same terms and conditions as set forth herein.

(C) The terms and conditions set forth in this Ordinance represent the terms and conditions under which the Company shall construct, operate, maintain, remove and replace the System within the City.

(D) By entering into this Ordinance, the City does not in any manner surrender or waive its regulatory or other authority or rights pursuant to the Constitution and statutes of the State of Texas as the same may be amended, nor any of its rights and powers pursuant to present or future ordinances of the City. Likewise, Company’s acceptance of the terms of this Ordinance shall in no way affect or impair Company’s rights, obligations or remedies under any federal, state or local law or regulation, nor shall such acceptance be deemed a waiver, release or relinquishment of Company’s rights to contest, appeal or file suit with respect to any action or inaction of the City, including adoption of ordinances by the City, that Company believes is contrary to this Ordinance or any federal, state or local law or regulation.

SECTION II. Definitions

(A) "City" shall mean the City of Montgomery, Texas

(B) "Company" shall mean SíEnergy, L.P. and its successors and assigns, but does not include a SíEnergy affiliate, which shall have no rights hereunder except by succession or assignment in accordance with Section XIV herein.

(C) "City Manager" shall mean the City Manager of the City or his or her designee.

(D) "Gross Revenues" shall mean the operating revenue for the sale of gas after the Effective Date to the Company's customers within the corporate boundaries of the City pursuant to the accounting principles established by the Federal Energy Regulatory Commission, including specifically Accounts 480, 481 and 482, as amended, except as modified herein, including:

- (1) all revenues derived, directly or indirectly, from the sale of gas to all classes of customers in the City (excluding gas sold to another gas utility in the City for resale to its customers within the City);
- (2) all revenues derived from the transportation of gas through the System of Company within the City to customers located within the City (excluding gas transported to another gas utility in the City for resale to its customers within the City);
- (3) the purchase price or, if the purchase price is not disclosed to the Company by the Transport Customer, the value of gas transported by Company for Transport Customers through the System of Company within the City ("Third Party Sales") (excluding the value of any gas transported to another gas utility in the City for resale to its customers within the City). Company shall request that each Transport Customer of the Company disclose to the Company the purchase price of said gas. Should the Transport Customer fail or refuse to disclose such purchase price to Company, the value of such gas shall be established by utilizing 110% of the Houston Ship Channel index of prices for large package of gas as published each month in "Inside FERC's Gas Market Report" under "Delivered Spot-Gas Prices" (or a successor publication or another publication agreed upon by City and Company) as reasonably near the time as the transportation service is performed;
- (4) franchise fees paid pursuant to Section X of this Ordinance, revenues from non-utility and non-regulated services or products, revenues billed but not ultimately collected or received by Company, and the following "miscellaneous charges:"
 - (a) charges to connect, disconnect, or reconnect gas,
 - (b) charges to handle returned checks from consumers within the City, and
 - (c) State gross receipts fees.

“Gross Revenues” shall not include:

- (i) the revenue of any Affiliate or subsidiary of Company;
- (ii) other than fees specifically included within the definition of Gross Revenues and franchise fees payable pursuant to Section X below, any taxes or fees required to be remitted to a third party including the City;
- (iii) interest or investment income earned by Company;
- (iv) monies received from the lease or sale of real or personal property;
- (v) amounts billed or collected from Company’s customers for refundable fees and deposits;
- (vi) State or federal grants, credits or reimbursements;
- (vii) sales of gas for resale or to wholesale customers;
- (viii) reimbursements for damage to, or relocation of, any part of the System;
- (ix) amounts billed or collected by the Company from its customers for charitable contributions such as Operation Roundup;
- (x) revenues billed but not ultimately collected or received by the Company; and
- (xi) payments received for contributions in aid of construction performed within the City, including but not limited to, builder contributions, under contracts entered into after the Effective Date.

(E) “Person” shall mean any natural person, or any association, firm, partnership, joint venture, corporation, or other legally recognized entity, whether for-profit or not-for-profit, but shall not, unless the context explicitly requires otherwise, include the City or any employee, agent, servant, representative, or official of the City.

(F) “Public Right-of-Way” shall mean public streets, alleys, highways, bridges, public easements, public places, thoroughfares and sidewalks of the City, as they now exist or may be hereafter constructed or extended within the corporate limits of the City.

(G) “System” or “System Facilities” shall mean all of the Company’s pipes, pipelines, gas mains, laterals, feeders, regulators, meters, fixtures, connections and other infrastructure and appurtenant equipment used for or incident to providing delivery, transportation, distribution, supply and sales of natural gas for, but not limited to, heating, lighting and power, located within the corporate limits of the City.

(H) “Transport Customer” shall mean any Person for which Company delivers gas through the System of Company within the City for delivery or consumption within the City.

(l) "Affiliate" shall mean any individual, partnership, association, joint stock company, limited liability company, trust, corporation, or other Person or entity who owns or controls, or is owned or controlled by, or is under common ownership or control with, the entity in question.

SECTION III. Construction, Maintenance, Operation & Relocation of Company System Facilities

(A) Company's System shall be initially constructed so as not to unreasonably interfere with any existing water and wastewater lines, electric facilities, storm sewer lines, open drainage areas, cable, fiber optic cable, roadways, sidewalks, alleys, traffic control devices, public signs, or any other publicly owned or publicly franchised facility. Company shall promptly clean-up, repair, and restore all thoroughfares and other surfaces which it may disturb.

(B) Permits

- (1) Company's facilities shall not unreasonably interfere with City-owned public works facilities and with vehicular and pedestrian use of Public Right-of-Way.
- (2) Company shall not be required to submit a permit application for the placement of facilities outside of the Public Right-of-Way, however, Company shall provide detailed drawings, in accordance with Company's customary practice, reflecting Company's installations on private property to the extent necessary for City to verify compliance with City ordinances related to zoning, development, building regulations, and setbacks, and for easement verification.
- (3) Company shall submit a permit application to City for the placement of new facilities, for upgrade or augmentation of existing facilities, or for replacement of existing facilities in the Public Right-of-Way. Such permit application shall include:
 - (a) complete plans and detailed drawings reflecting compliance with all applicable zoning, development, and building requirements of the City; and
 - (b) all additional information requested by City reasonably related to the permit request.
- (4) Except as otherwise provided in this Section III(B), following the submission of a permit application described herein, notice of City's approval or denial of Company's request for a permit shall be provided in accordance with City's usual procedures for processing of permit applications.
- (5) City shall endeavor to complete its review of Company's application within thirty (30) days after City's receipt of the permit application. Prior to the expiration of the said thirty (30) day period, City shall request any additional information that is necessary to complete its review of Company's application. City shall issue a decision regarding Company's permit application within fifteen (15) days after receipt of the additional information. If the additional information is not sufficient to complete the

review of Company's application, the City may request additional information. City shall issue a decision regarding the application within fifteen (15) days after receipt of all additionally requested information.

- (6) If City has not approved or denied Company's request for a permit within:
 - (a) Thirty (30) days after receipt by City of the permit application (if no additional information was requested by City), or
 - (b) The timeline established in Section III(B)(5) after receipt by City of all additional information requested by City reasonably related to the permit request,

then upon written request by Company, the City's department director in charge of the permit process shall, within fifteen (15) days after such written request, approve (and issue) the permit or deny the permit application in question.

- (7) Company may proceed with the placement of the facilities described in its permit application if written notice of City's approval or denial of Company's request for a permit is not provided within the timeline pursuant to Section III(B)(6) above.
- (8) A permit application approved by the City shall be valid for a period of time consistent with the amount of time reasonably required and submitted in the permit application for the Company to perform the work described in the permit application. City shall grant an extension of such time as reasonably required to complete such work upon City's receipt of Company's request in writing for such an extension, but in no case shall the extended period exceed six (6) months from the date of such written request.

(C) Company shall install, maintain, construct, operate, remove and replace its facilities in accordance with applicable City ordinances and to not unreasonably interfere with traffic. In determining the location of new facilities of the City and other users of Public Right-of-Way within City, City shall minimize interference with then-existing System Facilities of Company and agrees to work with Company and other users of Public Right-of-Way to minimize, to the extent reasonably possible, interference with existing System Facilities of Company by other users of the Public Right-of-Way. In determining the location of the Company's new facilities in the City, the Company shall minimize interference with then-existing or documented planned underground structures of the City or with existing facilities of other users of the Public Right-of-Way. In the event of a conflict between the location of the proposed System Facilities of Company and the location of the existing facilities of City or other users of Public Right-of-Way within Public Right-of-Way which the parties involved have been unable to resolve through their good faith efforts, City or an authorized agent of City shall resolve the conflict and determine the location of the respective facilities within the Public Right-of-Way, subject however to the terms and conditions of this Ordinance and giving effect to generally accepted industry operational and safety practices.

(D) Company's property and operations within the Public Right-of-Way of the City shall be subject to such reasonable rules and regulations of the City as may be authorized by applicable

law from time to time for the protection of the general public. The City shall endeavor to provide Company with reasonable notice and opportunity to review and comment upon any new or revised City laws, rules, or regulations that impact Company's use of the Public Right-of-Way, but the failure to do so shall not affect the applicability of such laws, rules, or regulations to Company.

(E) The City's annual and long-range capital improvements plans, as well as any updates or changes thereto, will be made available to Company upon request. City shall notify Company as soon as reasonably possible of any projects that will affect Company's System Facilities located in the Public Right-of-Way.

(F) Any and all excavations and obstructions in and upon the Public Right-of-Way caused by the Company's operations under this Ordinance shall be repaired and removed as quickly as is reasonably possible under the circumstances. All excavations shall be repaired in a good and workmanlike manner and restored to the approximate condition that existed prior to the excavation. Replacement of sod is to be of like kind, and smoothed, shaped, rolled, and compacted for proper landscape maintenance. The public shall be protected by barriers and lights placed, erected, marked, and maintained by the Company in accordance with the standards set forth in the current Texas Manual on Uniform Traffic Control Devices, as well as any other applicable local, state, and federal requirements. Company warrants that any such restoration work performed in the Public Right-of-Way shall be in satisfactory condition for a period not to exceed two (2) years, to the extent that such restoration work has not been disturbed by other users of the Public Right-of-Way or by acts of God. In the event that the Company fails to repair or restore an excavation site within fourteen (14) days after receipt of written notice from the City of a deficiency, the City may, at its option, perform the needed repair or restoration and the Company shall promptly reimburse the City for the reasonable cost of such repair or restoration. Except for repairs, day-to-day maintenance, or in cases of emergency conditions, work conducted within the Public Right-of-Way shall require an approved permit issued by the City prior to commencement of work. In no instance shall Company be required to pay fees or bonds related to its use of the Public Right-of-Way.

(G) The City reserves the right to lay, and permit to be laid, any City-owned facilities, such as storm water, sewer, gas, water, wastewater and other pipe lines, cable, and conduits, or other improvements, and to do and permit to be done any underground or overhead work that may be necessary or proper in, across, along, over, or under Public Right-of-Way occupied by Company. The City also reserves the right to change in any manner any City-owned curb, sidewalk, highway, alley, public way, street, and City-owned utility lines, storm sewers, drainage basins, drainage ditches, and other City facilities.

(H) If City, in constructing, reconstructing, improving, widening, or straightening its Public Right-of-Way, sewers, drainage, water lines, or other utilities, including modifications to sidewalks or other Public Right-of-Way required by the Americans with Disabilities Act, should request that Company remove or relocate its mains, laterals, and other System Facilities lying within Public Right-of-Way, Company shall do so at its own expense for System Facilities that are in conflict, unless such work is for the primary purpose of beautification or to accommodate a private developer. Company and City shall jointly determine whether System Facilities are in conflict and the extent that the proposed City facilities are determined by City and Company to be inconsistent with gas distribution industry standard safe operating practices for existing facilities. All such relocations shall be performed in accordance with applicable City ordinances. Company shall not be required to relocate System Facilities to a depth of greater than four (4) feet unless prior agreement is obtained from Company

(I) When Company is required by City to remove or relocate its mains, laterals, and other facilities lying within Public Right-of-Way to accommodate a request by City, and costs of utility removals or relocations are eligible under federal, state, county, local, or other programs for reimbursement of costs and expenses incurred by Company as a result of such removal or relocation, and such reimbursement is required to be handled through City, Company costs and expenses shall be included by City in any application by City for reimbursement if Company submits its cost and expense documentation to City prior to the filing of the application. City shall make all reasonable efforts to provide reasonable written notice to Company of the deadline for Company to submit documentation of the costs and expenses of such relocation to City for City to be able to submit its application for reimbursement to such program in a timely manner. Upon receipt of an amount of reimbursement intended for utility relocation including, but not limited to, gas utilities, City shall remit to Company, within sixty (60) days of receipt, the portion of reimbursement related to the relocation or removal of Company's facilities. If Company is required by City to remove or relocate its mains, laterals, or other System Facilities lying within Public Right-of-Way to accommodate a private developer or for projects whose primary purpose is beautification or for any reason other than the construction, reconstruction, improving, widening, or straightening of its Public Right-of-Way, sewers, drainage, water lines, or other utilities by City, Company shall be entitled to reimbursement from City or others of the cost and expense of such removal or relocation.

(J) When Company is required to remove or relocate its mains, laterals or other System Facilities to accommodate construction by City without reimbursement from City, Company shall have the right to seek recovery of relocation costs as provided for in applicable state and/or federal law. Nothing herein shall be construed to prohibit, alter, or modify in any way the right of Company to seek or recover a surcharge from customers for the cost of relocation pursuant to applicable state and/or federal law. City shall not oppose recovery of relocation costs when Company is required by City to perform relocation. City shall not require that Company document request for reimbursement as a pre-condition to recovery from customers of such relocation costs pursuant to applicable state and/or federal law. Notwithstanding the foregoing, the City shall have the right to request other project documentation to the full extent provided by state law.

(K) If City abandons any portion of the Public Right-of-Way in which Company has System Facilities, for public safety reasons or in furtherance of a public project, City shall determine whether it is appropriate to retain a public utility easement in such Public Right-of-Way for use by Company. If City determines, in its sole discretion, that the continued use of the Public Right-of-Way by Company is compatible with the abandonment of the Public Right-of-Way, then in consideration of the compensation set forth in Section XX, and to the maximum extent of its right to do so, City shall grant Company an easement for such use, and the abandonment of the Public Right-of-Way shall be subject to the right and continued use of Company. If City determines, in its sole reasonable discretion, that it is not appropriate to retain a public utility easement in such Public Right-of-Way, Company shall be responsible, subject to the provisions of Section III, for relocating its System from such Public Right-of-Way, as directed by City. If Public Right-of-Way is sold, conveyed, abandoned, or surrendered by City to a third party, such action shall be conditioned upon Company's right to maintain use of the former Public Right-of-Way. If the third party requests Company to relocate its System from the former Public Right-of-Way, and if such relocation is agreed to by Company, such relocation shall be at the expense of the party requesting same. In addition, in the event of a third party requesting the relocation, if the relocation cannot practically be made to another Public Right-of-Way, the expense of any right-of-way acquisition shall be considered a relocation expense to be reimbursed by the party requesting the relocation.

(L) Upon request by City made no more often than once in any 12-month period, Company shall provide maps showing the location of its primary System Facilities. In addition, Company shall cooperate in locating its System Facilities when necessary to avoid conflict and protect the health and safety of the public.

SECTION IV. Laying of Lines in Advance of Paving

(A) Whenever City shall conclude to pave any Public Right-of-Way in which Company's System Facilities already exist or in which Company may propose to install its System Facilities, Company will be provided the opportunity, at no expense to City, in advance of such paving to modify such System Facilities, if defective or inadequate in size, and to lay new System Facilities, or modify same, if inadequate in size or defective, next to the property lines where buildings are already located.

(B) At least ninety (90) calendar days prior to the planned paving or repaving of Public Right-of-Way, City shall give Company written notice of the intention of City to pave any such Public Right-of-Way. Upon receipt of such notice, Company shall initiate its review process to determine the need to modify its System Facilities, and the need to lay or modify service lines underneath the portions of the Public Right-of-Way to be paved. If Company determines such a need, Company shall promptly initiate such work and shall thereafter proceed in a good faith and workmanlike manner to completion of the necessary work within ninety (90) calendar days after receipt of the notice from the City. Company's failure to complete the necessary work within the ninety (90) day period may be excused at the City's discretion, if Company has promptly notified the City of the circumstances that have caused the delay and has requested an extension of the construction period. City shall grant the extension unless withheld for good cause.

SECTION V. Liability Insurance

Company shall, at its sole cost and expense, obtain, maintain, or cause to be maintained, and provide, throughout the term of this Ordinance, insurance in the amounts, types and coverages in accordance with the following requirements. Such insurance may be in the form of self-insurance to the extent permitted by applicable law or by obtaining insurance, as follows:

(A) Commercial general or excess liability on an occurrence or claims made form with minimum limits of five million dollars (\$5,000,000) per occurrence and ten million dollars (\$10,000,000) aggregate. This coverage shall include the following:

- (1) Products/completed operations to be maintained for a warranty period of 2 years,
- (2) Personal and advertising injury,
- (3) Contractual liability, and
- (4) Explosion, collapse, or underground (XCU) hazards.

(B) Automobile liability coverage with a minimum policy limit of one million dollars (\$1,000,000) combined single limit each accident. This coverage shall include all owned, hired, and non-owned automobiles.

(C) Workers' compensation and employer's liability coverage. Statutory workers' compensation benefits in accordance with the statutes and regulations of the State of Texas. Company must provide the City with a waiver of subrogation for workers' compensation claims.

(D) Upon request, the Company will provide proof of insurance in accordance with this Ordinance within thirty (30) days after such request. Company will not be required to furnish separate proof when applying for permits.

SECTION VI. Installation of Meter

If a meter is to be installed in or near the Public Right-of-Way, Company agrees to discuss with the City's representative the aesthetics of the meter placement and to accommodate the request of City to the maximum extent possible. If City requests a meter upgrade, Company will comply so long as City reimburses Company for the reasonable costs incurred by Company in changing meters. In no event, however, shall underground meters be required.

SECTION VII. Rates

Company shall furnish reasonably adequate service to the public at reasonable rates and charges therefor, and Company shall maintain its System in good order and condition. Such rates shall be established in accordance with all applicable statutes and ordinances. Company shall maintain on file with the City copies of its current tariffs, schedules, or rates, and charges and service rules and regulations applicable to the City. The rates and charges collected from its customers in the City shall be subject to revision and change by either the City or Company in the manner provided by law.

SECTION VIII. Extensions of Mains

Company shall not be required to extend mains on any Public Right-of-Way more than one hundred (100) feet for any one consumer of gas; provided, however, Company is not required to extend its mains or facilities if the customer will not use gas for space heating and water heating, or the equivalent load, at a minimum.

SECTION IX. Non-Exclusive Use

The rights and privileges granted to Company by this Ordinance are not to be considered exclusive and City hereby expressly reserves the right to grant, at any time, like privileges and rights as it may see fit to any other person or corporation for the purpose of furnishing gas for, but not limited to, light, heat, and power to and for City and the inhabitants thereof.

SECTION X. Franchise Fee and Payment

(A) In consideration of the privilege granted by the City to Company to use and occupy the Public Right-of-Way in the City for the purposes stated herein, Company and its successors and assigns agree to deliver and pay to City, and City agrees to accept, a franchise fee in an amount equivalent to [] percent ([]%) of the Company's Gross Revenues as defined in Section II(D). The initial payment shall be paid to the City by Company on or before the Due Date for the Quarter, as set forth below, in which the Effective Date occurs, and shall include Gross

Revenues received by Company from the Effective Date of this Ordinance. Thereafter the Company shall pay the franchise fee quarterly as follows:

<u>Due Date</u>	<u>Quarter</u>
May 15	First (January 1 - March 31)
August 15	Second (April 1 - June 30)
November 15	Third (July 1 - September 30)
February 15	Fourth (October 1 - December 31)

(B) Each payment due during the term of this Ordinance will be made on or before the close of business on the payment due date. If any payment due date required by this Ordinance falls on a weekend or declared bank holiday, payment shall be made by the close of business on the next working day.

(C) It is expressly agreed that the franchise fee payments shall be in lieu of any and all other and additional occupation taxes, easement, franchise taxes or charges (whether levied as a special or other character of tax or charge), municipal license, permit, and inspection fees, bonds, street taxes, and street or alley rentals or charges, and all other and additional municipal taxes, charges, levies, fees, and rentals of whatsoever kind and character, including, without limitation, any charges under Chapter 182 of the Texas Tax Code (collectively, the "Other Charges") that City may now impose or hereafter levy and collect from Company or Company's agents, excepting only the usual general or special ad valorem taxes that City is authorized to levy and impose upon real and personal property and Company's separate obligation to reimburse the City for street repairs in accordance with this Ordinance. Should City not have the legal power to agree that the payment of the franchise fees shall be in lieu of the Other Charges, then City agrees that it will apply so much of said franchise fee payments as may be necessary to satisfy Company's obligations, if any, to pay such Other Charges.

(D) If Company fails to pay when due any payment provided for in this Section X, Company shall pay such amount plus interest consistent with the rate for customer deposits under Texas Utilities Code Section 183.003 from such due date until payment is received by City.

(E) SiEnergy Franchise Fee Recovery Tariff.

(1) The Company may from time-to-time file with the City a tariff amendment(s) to provide for the recovery of the franchise fees payable by the Company under this Ordinance.

(2) City agrees that it will take no action, nor cause any other person or entity to take any action, to prohibit the recovery of such franchise fees by the Company.

(F) In order to determine the Gross Revenues received by Company, Company agrees that quarterly, on the same date that payment is made as provided in the preceding paragraphs of this Section X, it will provide a statement showing the amount of Gross Revenues for the period covered by the payments.

(G) Within thirty (30) days after receipt of a request by Company following the effective date of this Ordinance, the City shall provide Company (at the notice address specified in Section XV) with maps clearly showing the location of the boundaries of the City. Within thirty (30) days

after City annexes property into, or de-annexes property from, the territory of City, City shall provide Company (at the notice address specified in Section XV) with maps clearly showing the location of the boundaries of such annexed or de-annexed property. Within sixty (60) days, or such additional time as mutually agreed to by the City and Company, after Company's receipt of (i) written notice from the City that the City has annexed territory into the City and (ii) maps showing clearly the areas annexed, the Company shall revise its accounting records to include the annexed territory, and Company's customers therein, within the City. After such time period, Gross Revenues related to Company's customers whose consuming facilities' points of delivery are located within such annexed area shall be included in the calculation of the franchise fee payable under this Ordinance. Likewise, Gross Revenues related to Company's customers whose consuming facilities' points of delivery are in any area de-annexed by City shall cease to be included in the calculation of the franchise fee payable under this Ordinance upon the effective date of such disannexation.

SECTION XI. Retention, Accessibility and Confidentiality of Records

(A) Company shall maintain the fiscal records and supporting documentation for payments of Gross Revenues associated with this Ordinance for not less than five years.

(B) Company gives City, its designee, or any of their duly authorized representatives, access to and the right to examine relevant books, accounts, records, audit reports, reports, files, documents, written material, and other papers belonging to or in use by Company pertaining to the franchise fee payable under this Ordinance (the "Records") during the Company's regular business hours and at the Company's principal offices upon receipt of thirty (30) days written notice from the City. The City's access to the Records will be limited to information needed to verify that, within the two (2) year period prior to such access to the Records, Company is and has been complying with the terms of this Ordinance. If such an examination reveals that Company has underpaid the franchise fee to City, then upon receipt of written notification from City regarding the existence of such underpayment, Company shall undertake a review of City's claim and, if said underpayment is confirmed, remit the amount of underpayment to City, including any interest calculated in accordance with Section X(D). The cost of the audit shall be borne by City unless the Company is finally determined to have underpaid the franchise fee by five percent (5%) or more, in which case the reasonable costs of the audit shall be immediately reimbursed to the City by Company. The rights to access the Records shall terminate two (2) year(s) after the termination or expiration of this Ordinance. Company agrees to maintain the Records in an accessible location.

(C) Any information that is not required by law to be made public shall be kept confidential by City. The City shall provide notice to Company of any request for release of information previously designated by Company as proprietary or confidential non-public information prior to releasing the information to allow Company adequate time to pursue available remedies for protection. If the City receives a request under the Texas Public Information Act that includes Company's previously designated proprietary or confidential information, City will request an opinion from the Texas Attorney General as to the confidential or the proprietary nature of the information. The City also will provide Company with notice of the request, and thereafter Company is responsible for establishing that an exception under the Texas Public Information Act allows the City to withhold the information.

SECTION XII. Renegotiation

If either the City or Company requests renegotiation of any term of this Ordinance,

Company and City agree to renegotiate in good faith revisions to all terms of this Ordinance. If the parties cannot come to agreement upon any provisions being renegotiated, then the existing provisions of this Ordinance will continue in effect for the remaining term of the Ordinance.

SECTION XIII. Termination

(A) The City, in accordance with subsection (B) below, may terminate this Ordinance and all rights and privileges pertaining thereto, in the event that the Company violates any material provision of this Ordinance (an "Event of Default").

(B) Uncured Events of Default.

- (1) Upon the occurrence of an Event of Default which can be cured by the immediate payment of money to City or a third party, Company shall have thirty (30) days (or such additional time as may be agreed to by the City) after receipt of written notice from City of an occurrence of such Event of Default to cure same before City may exercise any of its rights or remedies pursuant to Section XIII(C).
- (2) Upon the occurrence of an Event of Default by Company which cannot be cured by the immediate payment of money to City or a third party, Company shall have sixty (60) days (or such additional time as may be agreed to by the City) after receipt of written notice from City of an occurrence of such Event of Default to cure same before City may exercise any of its rights or remedies pursuant to Section XIII(C).
- (3) If the Event of Default is not cured within the time period allowed for curing the Event of Default as provided for herein, such Event of Default shall, without additional notice, become an Uncured Event of Default, which shall entitle City to exercise the remedies pursuant to Section XIII(C).

(C) Remedies. Upon receipt of a notice of an alleged Uncured Event of Default as described in Section XIII(B), which notice shall specify the alleged failure with reasonable particularity, the Company shall, within the time periods specified in Section XIII(B) or such longer period of time as may be agreed to by the City, either cure such alleged failure or, in a written response to the City, present facts and arguments in refuting or defending such alleged failure, or state that such alleged failure will be cured and set forth the method and time schedule for accomplishing such cure. In the event that such cure is not forthcoming or the City determines that an unexcused "Uncured Event of Default" has occurred, City shall be entitled to exercise any and all of the following cumulative remedies:

- (1) The commencement of an action against Company at law for monetary damages.
- (2) The commencement of an action in equity seeking injunctive relief or the specific performance of any of the provisions, which as a matter of equity, are specifically enforceable.
- (3) The termination of the franchise granted herein.

(D) Remedies Not Exclusive. The rights and remedies of City and Company set forth in this Ordinance shall be in addition to, and not in limitation of, any other rights and remedies provided by law or in equity. City and Company understand and intend that such remedies shall be cumulative to the maximum extent permitted by law and the exercise by a party of any one or more of such remedies shall not preclude the exercise by such party, at the same or different times, of any other such remedies for the same failure to cure. However, notwithstanding this Section or any other provision of this Ordinance, City shall not recover both liquidated damages and actual damages for the same violation, breach, or noncompliance, either under this Section or under any other provision of this Ordinance.

(E) Termination. The franchise granted herein may be terminated only in accordance with the provisions of Section XIII(C). City shall notify Company in writing at least thirty (30) business days in advance of the City Council meeting at which the questions of termination shall be considered, and Company shall have the right to appear before the City Council in person or by counsel and raise any objections or defenses Company may have that are relevant to the proposed forfeiture or termination. The final decision of the City Council may be appealed to any court or regulatory authority having jurisdiction. Upon timely appeal by Company of the City Council’s decision terminating the franchise granted herein, the effective date of such termination shall be either when such appeal is withdrawn or a court order upholding the termination becomes final and unappealable. If no appeal is filed, the effective date of such termination shall be the thirtieth (30th) day following the date of the final termination decision of the City Council. Until the termination becomes effective, the provisions of this Ordinance shall remain in effect for all purposes.

SECTION XIV. Successors and Assigns

Company’s rights under this Ordinance shall not be assigned or transferred without the written consent of the City, which consent shall not be unreasonably withheld; provided, however, that Company may assign its rights under this Ordinance to a parent, subsidiary, affiliate or successor entity without such consent, so long as such parent, subsidiary, affiliate or successor (i) assumes all obligations of Company hereunder, and (ii) is bound to the same extent as Company hereunder. Company shall give the City sixty (60) days prior written notice of any assignment to a parent, subsidiary, affiliate or successor entity. Any required consent shall be expressed by an ordinance that fully recites the terms and conditions, if any, upon which such consent is given. Any assignment or transfer effected prior to the City’s approval thereof, if required, shall authorize the City to treat such assignment or transfer as an Uncured Event of Default and immediately implement the provisions of Section XIII, including the right to terminate the franchise granted herein.

SECTION XV. Notices

Any notice required or permitted to be delivered hereunder shall be deemed received if: (i) delivered in person to the applicable address set forth below; (ii) deposited in an official depository under the regular care and custody of the United States Postal Service located within the confines of the United States of America and sent by certified mail, return receipt requested, and addressed to such party at the applicable address set forth below; or (iii) delivered to such party by courier receipted delivery to the applicable address set forth below. Either party may designate another address within the confines of the continental United States of America for notice, but until written notice of such change is deemed received by the other party as provided above, the last address of such party designated for notice shall remain such party’s address for notice.

If intended for the City:
City of Montgomery
Attn: City Administrator
101 Old Plantersville Road
Montgomery, TX 77316
Montgomery County, Texas

If intended for the Company:
SiEnergy, L.P.
Attention: Chief Executive Officer
13215 Bee Cave Pkwy, Suite B-250
Bee Cave, Texas 78738
Travis County, Texas

SECTION XVI. Severability; Amendment; Ordinance Controlling

It is the intention of the City Council that this Ordinance, and every provision thereof, shall be considered severable, and the invalidity or unconstitutionality of any section, clause, provision or portion of this Ordinance shall not affect the validity or constitutionality of any other portion of this Ordinance. Both the Company and the City expressly recognize that this Ordinance creates a binding and enforceable contract between them, which contract may not be amended without written consent of both the Company and the City. Should any inconsistency or conflict exist now or in the future between the provisions of this Ordinance and the City’s charter or another ordinance or ordinances, then the provisions of this Ordinance shall control to the extent of such inconsistency or conflict to the extent not prohibited by law.

SECTION XVII. Governing Law

This Ordinance shall be governed and construed in accordance with the laws of the State of Texas, without giving effect to any conflicts of law rule or principle that might result in the application of the laws of another jurisdiction. Exclusive venue for any action concerning this Ordinance, the transactions contemplated hereby, or the liabilities or obligations imposed hereunder shall be in the State District Court of [redacted] County, Texas.

SECTION XVIII. No Waiver

Either City or Company shall have the right to waive any requirement contained in this Ordinance, which is intended for the waiving party’s benefit, but, except as otherwise provided herein, such waiver shall be effective only if in writing executed by the party for whose benefit such requirement is intended. No waiver of any breach or violation of any term of this Ordinance shall be deemed or construed to constitute a waiver of any other breach or violation, whether concurrent or subsequent, and whether of the same or a different type of breach or violation.

SECTION XIX. Paragraph Headings; Construction

The paragraph headings contained in this Ordinance are for convenience only and shall in no way enlarge or limit the scope or meaning of the various and several paragraphs hereof.

Both parties have participated in the preparation of this Ordinance and this Ordinance shall not be construed either more or less strongly against or for either party.

SECTION XX. Acceptance; Effective Date

To accept the franchise granted herein, the Company must evidence its written acceptance of the terms and conditions of this Ordinance by executing and delivering to the City, within thirty (30) days after the City provides written notice to Company of the final adoption of this Ordinance by the City, a letter in the form of **Exhibit A** attached hereto and incorporated herein. Upon and subject to such written acceptance, this Ordinance shall become effective as of the first day of the calendar month that is not less than sixty (60) days after the final adoption of this Ordinance by the City (such date being the "Effective Date").

PASSED AND APPROVED this 11th day of **March 2025**, by a vote ____ (ayes) to ____ (nays) to ____ (abstentions) of the City Council of the City of Montgomery, Texas

CITY OF MONTGOMERY:

SARA COUNTRYMAN, Mayor

APPROVED:

ATTEST:

ALAN P. PETROV, Attorney

RUBY BEAVEN, City Secretary

EXHIBIT "A"

SiEnergy, L.P. Acceptance of Franchise Ordinance

[DATE]

City of _____, Texas
Attention: City Secretary

RE: SiEnergy, L.P. Gas franchise; Ordinance No. _____

This letter certifies that SiEnergy, L.P. accepts and agrees to be contractually bound by the terms and conditions of Ordinance No. _____, a copy of which is attached hereto as Exhibit A.

SIENERGY, L.P.

By: _____

Printed Name: _____

Title: _____

CITY COUNCIL AGENDA
Regular Meeting: March 25, 2025

AGENDA ITEM:

Consideration and possible action regarding the BCS Properties Memorandum of Understanding.

SUBMITTED BY: Ruby Beaven, City Secretary & Director of Administrative Services

APPROVED FOR AGENDA: Anthony Solomon, Interim City Administrator/Police Chief

BACKGROUND:

The Memorandum of Understanding (MOU) was first introduced to the City Council on March 11, 2025. With the direction of City Council, staff has been working diligently to work out details that is in the best interest of all parties.

BCS was request to present the project to MEDC on March 18, 2025 and to see if there are any grants available through MEDC.

BCS was requested for a City Council Workshop on March 24, 2025 to discuss the Memorandum of Understanding (MOU).

The revised Memorandum of Understanding (MOU) was not available, at the time of agenda posting, to include in the agenda packet. Currently, the revised MOU is the proposed site plan from the Developer, exhibit and cost estimate for proposed roadway improvements, and exhibit and cost estimate for proposed linear utilities improvements.

BCS Capital has revised the MOU per City comments, which has been reviewed by your attorney, and it is being presented for consideration today.

FISCAL ANALYSIS:

N/A

RECOMMENDATION:

Staff recommend City Council to review the terms of the MOU and make a motion to approve or deny the MOU, as presented.

CITY COUNCIL AGENDA
Regular Meeting: March 25, 2025

AGENDA ITEM:

Police Dept and Code Enforcement/P&Z Admin for February 2025.

SUBMITTED BY: Anthony Solomon, Chief of Police

APPROVED FOR AGENDA: Anthony Solomon, Interim City Administrator

BACKGROUND:

FISCAL ANALYSIS:

RECOMMENDATION:



Montgomery Police Department

Chief: Anthony Solomon



Activity Report

February 1, 2025 – February 28, 2025

Patrol Division

• Calls for Service	-	206
• Total Reports	-	50
• Citations Issued	-	162
• Warnings Issued	-	313
• Arrests	-	24
• Accidents	-	11

Breakdown by Offense Category

• Evading	-	1
• Warrant Arrests	-	5
• Driving w/DL Invalid	-	1
• DWI	-	11
• Drugs/Paraphernalia	-	13
• Burglary of Building	-	1
• Recovered Stolen Veh	-	2
• Fraud/Identity Theft	-	1
• Terroristic Threat	-	1

Investigation Division

- Total number of assigned cases to C.I.D. for the month: 3

Personnel/Training

- Officer Mayhugh obtained his R.A.D. Certification in February
- The whole Department received training on new systems for Spillman RMS and new Axon Body Cameras & Dash Cameras
- Sgt. Graves attended Supervisor Report Review training.

Major Incidents

- No major incidents occurred in February.

Upcoming Events

- Citizens Police Academy begins April 2nd

Traffic and Safety Initiatives

We're in the process of implementing several new traffic and safety initiatives in the coming month, including another wave of Impaired Driving Mobilization in March.



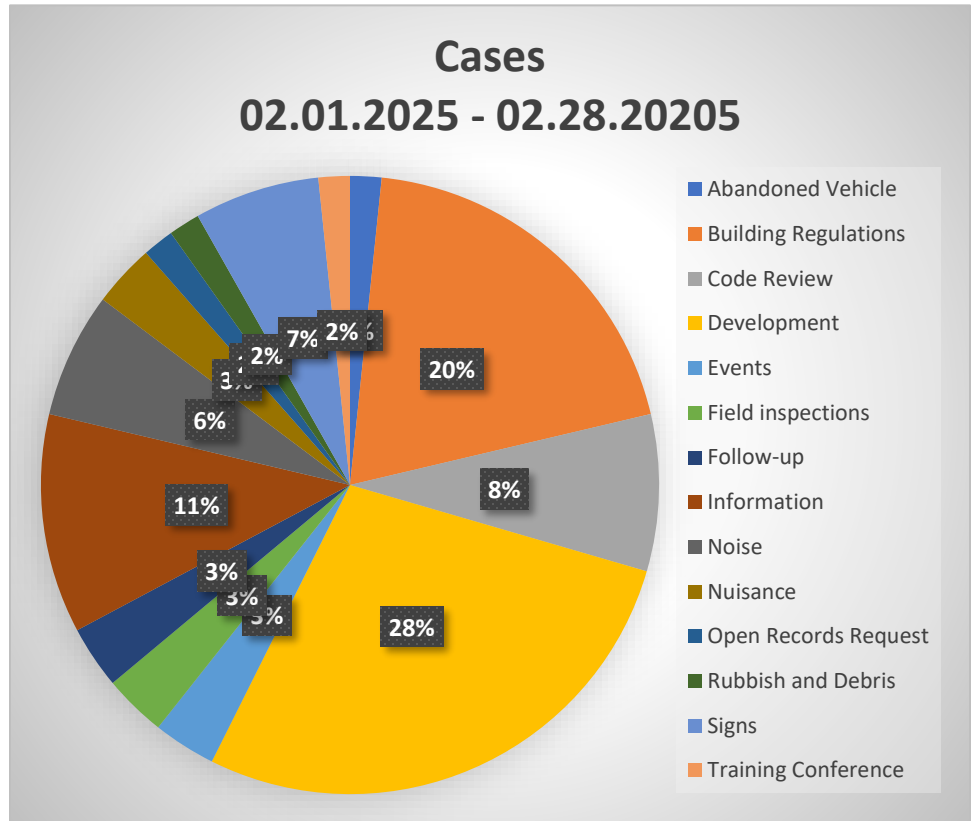
City of Montgomery



February 2025
 Code Enforcement Officer
 Planning/Zoning Administrator
 Monthly Report

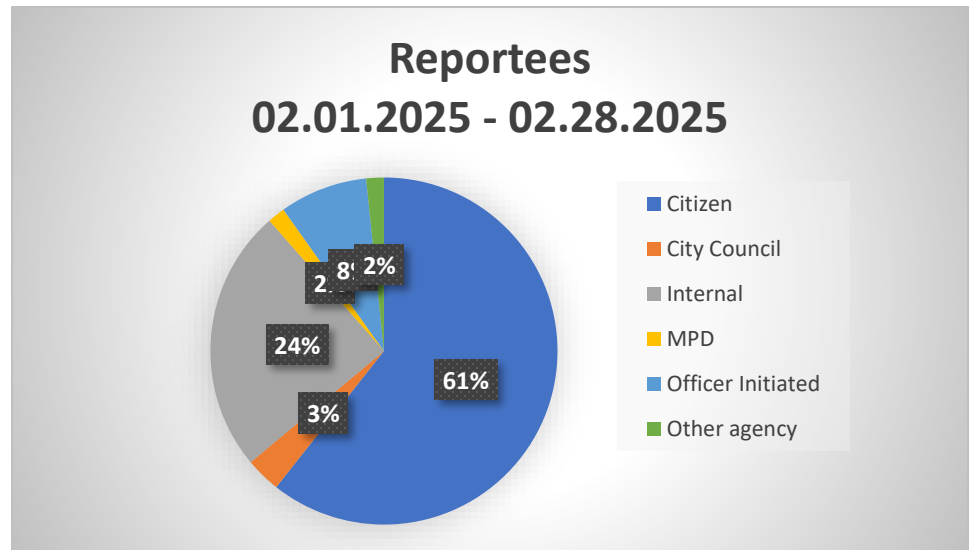
Nature of Call	Group Total
Abandoned Vehicle	1
Building Regulations	12
Code Review	5
Development	17
Events	2
Field inspections	2
Follow-up	2
Information	7
Noise	4
Nuisance	2
Open Records Request	1
Rubbish and Debris	1
Signs	4
Training Conference	1

Total Records: 61



REP Type	Group Total
Citizen	37
City Council	2
Internal	15
MPD	1
Officer Initiated	5
Other agency	1

Total Records: 61



Training: 42 hours – CEAT Training Conference

CITY COUNCIL AGENDA
Regular Meeting: March 25, 2025

AGENDA ITEM:

Municipal Court Report for March 2025

SUBMITTED BY: Kimberly Duckett, Court Administrator

APPROVED FOR AGENDA: Anthony Solomon, Interim City Administrator

BACKGROUND:

FISCAL ANALYSIS:

RECOMMENDATION:



CITY OF MONTGOMERY MUNICIPAL COURT
FEBRUARY 2025
KIMBERLY DUCKETT, COURT ADMINISTRATOR

Comparison Chart

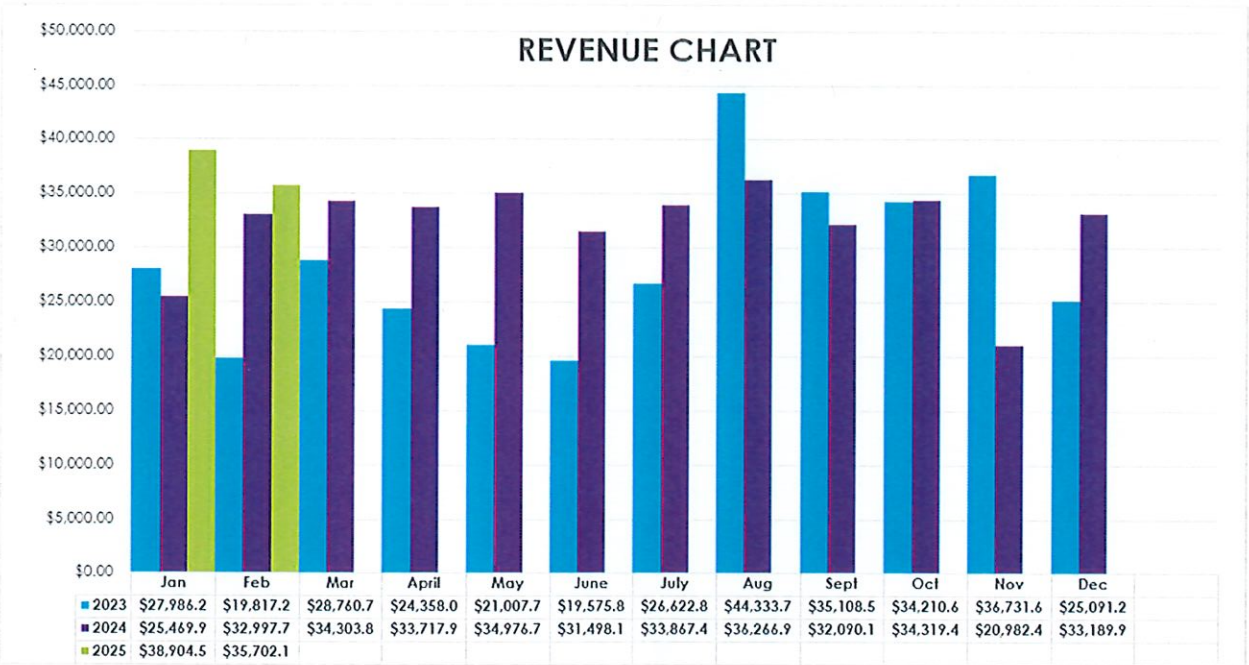
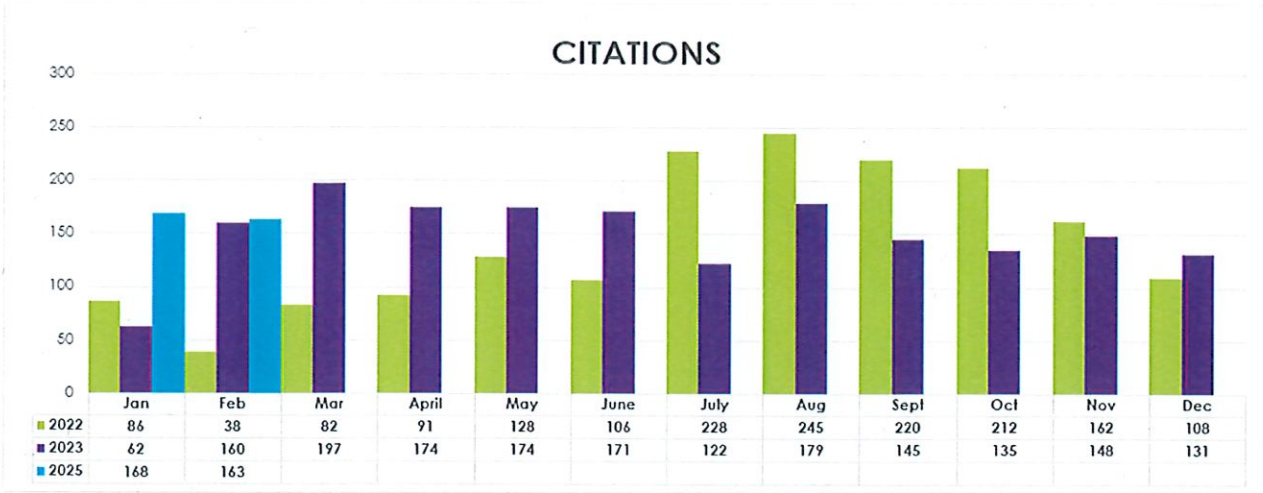
Citations and Revenue January 2023 - 2025

	2023	2024	2025
Jan	86	62	168
Feb	38	160	163
Mar	82	197	
April	91	174	
May	128	174	
June	106	171	
July	228	122	
Aug	245	179	
Sept	220	145	
Oct	212	135	
Nov	162	148	
Dec	108	131	

Totals 1706 1798 331

	2023	2024	2025
Jan	\$27,986.26	\$25,469.91	\$38,904.53
Feb	\$19,817.26	\$32,997.74	\$35,702.10
Mar	\$28,760.79	\$34,303.88	
April	\$24,358.01	\$33,717.99	
May	\$21,007.77	\$34,976.71	
June	\$19,575.84	\$31,498.12	
July	\$26,622.80	\$33,867.49	
Aug	\$44,333.70	\$36,266.97	
Sept	\$35,108.51	\$32,090.14	
Oct	\$34,210.67	\$34,319.49	
Nov	\$36,731.64	\$20,982.42	
Dec	\$25,091.27	\$33,189.92	

Totals \$343,604.52 \$383,680.78 \$74,606.63



TO: City Council
 FROM: Municipal Court

RE: Monthly Court Fines and Costs Collected and Number of Cases Filed
Report for the Month of February 2025

Court Collections	Current
<i>FINES OTHER THAN TRAFFIC (FINES)</i>	\$ 979.00
<i>TRAFFIC FINES (TF and FT)</i>	\$ 12,099.85

Dedicated Funds

Local Building Security Fund (LMCBSF)	\$ 644.38
Building Security (\$3.00) (MCSB)	\$ 9.00
Local Court Technology Fund (LMCTF)	\$ 526.02
Court Technology (\$4.00) (CTF)	\$ 12.00
Child Safety Fund (\$25.00 & \$20.00) (CS & CS2)	\$ 6.45
Judicial Efficiency (\$2.50) (TP-L-C) (Time Payment Fee)	\$ -
Judicial Efficiency (\$0.60) (JFCI) (Judicial Support Fee)	\$ 1.80
Local Truancy Prevention Fund (LTPDF)	\$ 657.51

Non-Dedicated Funds (General Fund)

Traffic Fund Costs (\$3.00) (TFC)	\$ 188.65
Arrest Fees (\$5.00) (AR)	\$ 670.34
Warrant Fees (\$50.00) (WRNTFE)	\$ 1,521.72
Summons Fees \$35.00 (SF)	
Administrative Fees (\$10.00) (DSC) (Driving Safety Course Fee)	\$ 195.00
Administrative Fees (\$20.00 & \$10.00) (AF & AF2) (Dismissal Fees)	\$ 470.00
Special Expense Fees(different amounts) (ADMIN)	\$ 1,578.20

(Held in Bond)

Local Municipal Jury Fund (LMJF)	\$ 13.16
Local Omni Fee (\$4.00) (TLFTA3)	\$ 53.74
Moving Violation Fee (\$0.01) (CJFC)	\$ 0.01
OverPayment (OP)	\$ -
Time Payment Fee (\$10.00) (TP-L)	\$ 60.00
Time Payment Reimbursement Fee (TPRF)	
Service Fees (for handling court costs for state)	

CITY TOTAL \$ 19,686.83

STATE COURT COSTS

CCC 2020	\$ 8,153.27
Consolidated Court Costs (\$40.00) (CCC04)	\$ 120.00
State Traffic Fee (\$30.00) (STF) (STF19)	\$ 3,124.23
State Juror Reimbursement Fee (\$4.00) (SJF)	\$ 12.00
Judicial Support Fee (\$5.40) (JFCT2 & JFCT)	\$ 16.20
Indigent Defense Fee (\$2.00) (IDF)	\$ 6.00
Moving Violation Fee (\$0.09) (CJFS)	\$ 0.09
Child Psgn Safety Seat Sys. Fee (\$0.15)(CSS)	\$ -

Time Payment Fee (\$12.50) (TP-S)	\$	-
OmniBase FTA (\$20.00) (TLFTA1)	\$	60.00
Fees Assessed between 1997 & 2004 (FA, CCC, CMI, CVC, JV, JCPT2, JCD2)		
Truancy Prevention Fund (\$2.00) (TPF 2014) (TPF)	\$	6.00
STATE TOTAL	\$	11,497.79

Child Safety Seat Fines (half to state)
(Paid at end of city fiscal year)

VENDOR PAYMENTS

OmniBase (DPS FTA Program Vendor) (\$6.00) (TLFTA2)	\$	86.61
Collection Agency (30% of amount past due) (COLAGY)	\$	1,417.07
VENDOR TOTAL:	\$	1,503.68

Non-Cash Transactions (jail credit & community service)		
Cash Appearance Bonds Collected		
Cash Bonds Applied to Fines (both appearance /def)	\$	3,013.80
Cash Bonds Refunded		

Overage Collected
Adjustments

TOTAL	\$	32,688.30
GRAND TOTAL	\$	35,702.10

Number of Citations	163
Number of Violations	199
Number of Citations Juveniles	1
Number of Citations Minors	18

CITY COUNCIL AGENDA
Regular Meeting: March 25, 2025

AGENDA ITEM:

Financial report for the period ending February 28, 2025.

SUBMITTED BY: Maryann Carl

APPROVED FOR AGENDA: Anthony Solomon, Interim City Administrator/Police Chief

BACKGROUND:

The City received a very large sales tax payment in February as a result of Comptroller audit findings. Due to the nature of sales tax collections, much of the data is confidential. While I am unable to report which retailers were included in the audit, I can tell you the recovery encompasses 45 businesses and goes back as far as 2014.

FISCAL ANALYSIS:

Our revenues continue to outpace our expenses and there are no areas of concern at this time.

RECOMMENDATION:

Approve the February 2025 Finance report.



City of Montgomery

Financial Report

As of February 28, 2025



City of Montgomery, TX

Budget Report Group Summary

For Fiscal: 2024-2025 Period Ending: 02/28/2025

Departmen...	Original Total Budget	Current Total Budget	Period Activity	Fiscal Activity	Variance Favorable (Unfavorable)	Percent Remaining
Fund: 100 - General Fund						
Revenue						
00 - Revenue	6,956,152.00	6,956,152.00	1,049,722.53	4,520,714.52	-2,435,437.48	35.01%
Revenue Total:	6,956,152.00	6,956,152.00	1,049,722.53	4,520,714.52	-2,435,437.48	35.01%
Expense						
10 - Administration	2,555,796.00	2,555,796.00	108,915.12	611,690.42	1,944,105.58	76.07%
11 - Police	2,707,372.00	2,707,372.00	267,871.42	1,096,484.41	1,610,887.59	59.50%
12 - Public Works	1,184,540.00	1,184,540.00	114,001.13	345,254.51	839,285.49	70.85%
13 - Court	337,043.00	337,043.00	28,375.52	127,568.41	209,474.59	62.15%
Expense Total:	6,784,751.00	6,784,751.00	519,163.19	2,180,997.75	4,603,753.25	67.85%
Fund: 100 - General Fund Surplus (Deficit):	171,401.00	171,401.00	530,559.34	2,339,716.77	2,168,315.77	-1,265.05%
Fund: 150 - Montgomery PID						
Revenue						
00 - Revenue	46,595.00	46,595.00	0.00	17,833.60	-28,761.40	61.73%
Revenue Total:	46,595.00	46,595.00	0.00	17,833.60	-28,761.40	61.73%
Expense						
15 - Montgomery PID	45,995.00	45,995.00	0.00	0.00	45,995.00	100.00%
Expense Total:	45,995.00	45,995.00	0.00	0.00	45,995.00	100.00%
Fund: 150 - Montgomery PID Surplus (Deficit):	600.00	600.00	0.00	17,833.60	17,233.60	-2,872.27%
Fund: 200 - Capital Projects						
Revenue						
00 - Revenue	0.00	0.00	33,003.75	175,543.92	175,543.92	0.00%
Revenue Total:	0.00	0.00	33,003.75	175,543.92	175,543.92	0.00%
Expense						
20 - Capital Projects	0.00	0.00	161,500.00	489,315.51	-489,315.51	0.00%
Expense Total:	0.00	0.00	161,500.00	489,315.51	-489,315.51	0.00%
Fund: 200 - Capital Projects Surplus (Deficit):	0.00	0.00	-128,496.25	-313,771.59	-313,771.59	0.00%
Fund: 300 - Water & Sewer						
Revenue						
00 - Revenue	4,286,753.00	4,286,753.00	648,382.01	1,724,592.77	-2,562,160.23	59.77%
Revenue Total:	4,286,753.00	4,286,753.00	648,382.01	1,724,592.77	-2,562,160.23	59.77%
Expense						
30 - Water & Sewer	4,286,753.00	4,286,753.00	245,228.17	1,131,436.01	3,155,316.99	73.61%
Expense Total:	4,286,753.00	4,286,753.00	245,228.17	1,131,436.01	3,155,316.99	73.61%
Fund: 300 - Water & Sewer Surplus (Deficit):	0.00	0.00	403,153.84	593,156.76	593,156.76	0.00%
Fund: 400 - MEDC						
Revenue						
00 - Revenue	952,000.00	952,000.00	243,725.71	819,730.12	-132,269.88	13.89%
Revenue Total:	952,000.00	952,000.00	243,725.71	819,730.12	-132,269.88	13.89%
Expense						
40 - MEDC	931,118.00	931,118.00	38,578.04	205,812.86	725,305.14	77.90%
Expense Total:	931,118.00	931,118.00	38,578.04	205,812.86	725,305.14	77.90%
Fund: 400 - MEDC Surplus (Deficit):	20,882.00	20,882.00	205,147.67	613,917.26	593,035.26	-2,839.94%
Fund: 500 - Debt Service						
Revenue						
00 - Revenue	1,167,749.00	1,167,749.00	129,105.01	760,988.06	-406,760.94	34.83%
Revenue Total:	1,167,749.00	1,167,749.00	129,105.01	760,988.06	-406,760.94	34.83%

Budget Report

For Fiscal: 2024-2025 Period Ending: 02/28/2025

Department...	Original Total Budget	Current Total Budget	Period Activity	Fiscal Activity	Variance Favorable (Unfavorable)	Percent Remaining
Expense						
50 - Debt Service	1,159,601.00	1,159,601.00	990,278.00	990,278.00	169,323.00	14.60%
Expense Total:	1,159,601.00	1,159,601.00	990,278.00	990,278.00	169,323.00	14.60%
Fund: 500 - Debt Service Surplus (Deficit):	8,148.00	8,148.00	-861,172.99	-229,289.94	-237,437.94	2,914.06%
Fund: 700 - Court Security						
Revenue						
00 - Revenue	7,405.00	7,405.00	704.58	3,281.34	-4,123.66	55.69%
Revenue Total:	7,405.00	7,405.00	704.58	3,281.34	-4,123.66	55.69%
Expense						
70 - Court Security	2,300.00	2,300.00	0.00	0.00	2,300.00	100.00%
Expense Total:	2,300.00	2,300.00	0.00	0.00	2,300.00	100.00%
Fund: 700 - Court Security Surplus (Deficit):	5,105.00	5,105.00	704.58	3,281.34	-1,823.66	35.72%
Fund: 710 - Child Safety						
Revenue						
00 - Revenue	101.00	101.00	0.57	27.99	-73.01	72.29%
Revenue Total:	101.00	101.00	0.57	27.99	-73.01	72.29%
Fund: 710 - Child Safety Total:	101.00	101.00	0.57	27.99	-73.01	72.29%
Fund: 720 - Truancy Prevention						
Revenue						
00 - Revenue	7,005.00	7,005.00	696.71	3,231.10	-3,773.90	53.87%
Revenue Total:	7,005.00	7,005.00	696.71	3,231.10	-3,773.90	53.87%
Fund: 720 - Truancy Prevention Total:	7,005.00	7,005.00	696.71	3,231.10	-3,773.90	53.87%
Fund: 730 - Jury - Local						
Revenue						
00 - Revenue	126.00	126.00	13.36	61.59	-64.41	51.12%
Revenue Total:	126.00	126.00	13.36	61.59	-64.41	51.12%
Fund: 730 - Jury - Local Total:	126.00	126.00	13.36	61.59	-64.41	51.12%
Fund: 750 - Court Technology						
Revenue						
00 - Revenue	6,090.00	6,090.00	668.12	3,185.00	-2,905.00	47.70%
Revenue Total:	6,090.00	6,090.00	668.12	3,185.00	-2,905.00	47.70%
Expense						
75 - Court Technology	1,000.00	1,000.00	0.00	999.62	0.38	0.04%
Expense Total:	1,000.00	1,000.00	0.00	999.62	0.38	0.04%
Fund: 750 - Court Technology Surplus (Deficit):	5,090.00	5,090.00	668.12	2,185.38	-2,904.62	57.07%
Fund: 800 - Hotel Occupancy						
Revenue						
00 - Revenue	3,540.00	3,540.00	994.26	3,306.93	-233.07	6.58%
Revenue Total:	3,540.00	3,540.00	994.26	3,306.93	-233.07	6.58%
Expense						
80 - Hotel Occupancy	3,500.00	3,500.00	90.61	2,090.61	1,409.39	40.27%
Expense Total:	3,500.00	3,500.00	90.61	2,090.61	1,409.39	40.27%
Fund: 800 - Hotel Occupancy Surplus (Deficit):	40.00	40.00	903.65	1,216.32	1,176.32	-2,940.80%
Fund: 850 - Police Asset						
Revenue						
00 - Revenue	0.00	0.00	57.06	300.04	300.04	0.00%
Revenue Total:	0.00	0.00	57.06	300.04	300.04	0.00%
Fund: 850 - Police Asset Total:	0.00	0.00	57.06	300.04	300.04	0.00%
Fund: 860 - Shop w/a Cop						
Revenue						
00 - Revenue	4,010.00	4,010.00	21.14	10,056.50	6,046.50	150.79%
Revenue Total:	4,010.00	4,010.00	21.14	10,056.50	6,046.50	150.79%

Budget Report

For Fiscal: 2024-2025 Period Ending: 02/28/2025

Departmen...	Original Total Budget	Current Total Budget	Period Activity	Fiscal Activity	Variance Favorable (Unfavorable)	Percent Remaining
Expense						
86 - Shop w/a Cop	4,000.00	4,000.00	0.00	4,395.37	-395.37	-9.88%
Expense Total:	4,000.00	4,000.00	0.00	4,395.37	-395.37	-9.88%
Fund: 860 - Shop w/a Cop Surplus (Deficit):	10.00	10.00	21.14	5,661.13	5,651.13	56,511.30%
Report Surplus (Deficit):	218,508.00	218,508.00	152,256.80	3,037,527.75	2,819,019.75	-1,290.12%

Item 16.

Budget Report

For Fiscal: 2024-2025 Period Ending: 02/28/2025

Fund Summary

Fund	Original Total Budget	Current Total Budget	Period Activity	Fiscal Activity	Variance Favorable (Unfavorable)
100 - General Fund	171,401.00	171,401.00	530,559.34	2,339,716.77	2,168,315.77
150 - Montgomery PID	600.00	600.00	0.00	17,833.60	17,233.60
200 - Capital Projects	0.00	0.00	-128,496.25	-313,771.59	-313,771.59
300 - Water & Sewer	0.00	0.00	403,153.84	593,156.76	593,156.76
400 - MEDC	20,882.00	20,882.00	205,147.67	613,917.26	593,035.26
500 - Debt Service	8,148.00	8,148.00	-861,172.99	-229,289.94	-237,437.94
700 - Court Security	5,105.00	5,105.00	704.58	3,281.34	-1,823.66
710 - Child Safety	101.00	101.00	0.57	27.99	-73.01
720 - Truancy Prevention	7,005.00	7,005.00	696.71	3,231.10	-3,773.90
730 - Jury - Local	126.00	126.00	13.36	61.59	-64.41
750 - Court Technology	5,090.00	5,090.00	668.12	2,185.38	-2,904.62
800 - Hotel Occupancy	40.00	40.00	903.65	1,216.32	1,176.32
850 - Police Asset	0.00	0.00	57.06	300.04	300.04
860 - Shop w/a Cop	10.00	10.00	21.14	5,661.13	5,651.13
Report Surplus (Deficit):	218,508.00	218,508.00	152,256.80	3,037,527.75	2,819,019.75

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Pooled Cash Report

City of Montgomery, TX
For the Period Ending 2/28/2025

ACCOUNT #	ACCOUNT NAME	BEGINNING BALANCE	CURRENT ACTIVITY	CURRENT BALANCE
CLAIM ON CASH				
100-11111-00000	Claim on Cash - General Fund 100	2,939,811.09	559,096.40	3,498,907.49
150-11111-00000	Claim on Cash - PID Fund 150	18,658.60	0.00	18,658.60
200-11111-00000	Claim on Cash - Construction Fund 200	79,117.06	(166,856.32)	(87,739.26)
300-11111-00000	Claim on Cash - Water & Sewer Fund 300	323,677.13	388,669.58	712,346.71
400-11111-00000	Claim on Cash - MEDC Fund 400	1,507,359.87	198,424.36	1,705,784.23
500-11111-00000	Claim on Cash - Debt Service Fund 500	688,027.81	(861,625.32)	(173,597.51)
550-11111-00000	Claim on Cash - General Long Term Debt Fund 550	0.00	0.00	0.00
600-11111-00000	Claim on Cash - Grant Acct Fund 600	20.10	0.00	20.10
700-11111-00000	Claim on Cash - Court Security Fund 700	13,341.67	704.58	14,046.25
710-11111-00000	Claim on Cash - Child Safety	152.42	0.57	152.99
720-11111-00000	Claim on Cash - Truancy Prevention	10,144.03	696.71	10,840.74
730-11111-00000	Claim on Cash - Jury-Local	48.23	13.36	61.59
750-11111-00000	Claim on Cash - Court Technology Fund 750	33,963.34	668.12	34,631.46
800-11111-00000	Claim on Cash - Hotel Occupancy Fund 800	25,712.34	903.65	26,615.99
850-11111-00000	Claim on Cash - Police Asset Fund 850	15,221.84	57.06	15,278.90
860-11111-00000	Claim on Cash - Shop w/a Cop	5,639.99	21.14	5,661.13
870-11111-00000	Claim on Cash - PD Drug & Misc	0.00	0.00	0.00
TOTAL CLAIM ON CASH		<u>5,660,895.52</u>	<u>120,773.89</u>	<u>5,781,669.41</u>
CASH IN BANK				
Cash in Bank				
999-11100-00000	Pooled Cash - Operating	4,732,494.65	118,158.47	4,850,653.12
999-11101-00000	Pooled Cash - Grant	0.00	0.00	0.00
999-11102-00000	Pooled Cash - PD Drug & Misc	0.00	0.00	0.00
999-21100-00000	Pooled Cash - Construction	261.65	0.73	262.38
999-21101-00000	Pooled Cash - Home Depot Escrow	142,045.10	399.99	142,445.09
999-31100-00000	Pooled Cash - Water & Sewer	0.00	0.00	0.00
999-41100-00000	Pooled Cash - MEDC	728,673.55	2,053.01	730,726.56
999-51100-00000	Pooled Cash - Debt Service	57,420.57	161.69	57,582.26
999-61100-00000	Pooled Cash - Grant 1	0.00	0.00	0.00
999-61101-00000	Pooled Cash - Grant 2	0.00	0.00	0.00
999-71100-00000	Pooled Cash - Court Security	0.00	0.00	0.00
999-71101-00000	Pooled Cash - Court Tech	0.00	0.00	0.00
999-81100-00000	Pooled Cash - HOT	0.00	0.00	0.00
999-81101-00000	Pooled Cash - PD Forfeiture	0.00	0.00	0.00
TOTAL: Cash in Bank		<u>5,660,895.52</u>	<u>120,773.89</u>	<u>5,781,669.41</u>
Wages Payable				
999-12007-00000	Wages Payable	0.00	0.00	0.00
TOTAL: Wages Payable		<u>0.00</u>	<u>0.00</u>	<u>0.00</u>
TOTAL CASH IN BANK		<u>5,660,895.52</u>	<u>120,773.89</u>	<u>5,781,669.41</u>
DUE TO OTHER FUNDS				
999-12320-00000	Due To Other Funds	5,660,895.52	120,773.89	5,781,669.41
TOTAL DUE TO OTHER FUNDS		<u>5,660,895.52</u>	<u>120,773.89</u>	<u>5,781,669.41</u>

ACCOUNT #	ACCOUNT NAME	BEGINNING BALANCE	CURRENT ACTIVITY	CURRENT BALANCE	
Claim on Cash	5,781,669.41	Claim on Cash	5,781,669.41	Cash in Bank	5,781,669.41
Cash in Bank	<u>5,781,669.41</u>	Due To Other Funds	<u>5,781,669.41</u>	Due To Other Funds	<u>5,781,669.41</u>
Difference	<u>0.00</u>	Difference	<u>0.00</u>	Difference	<u>0.00</u>

ACCOUNT #	ACCOUNT NAME	BEGINNING BALANCE	CURRENT ACTIVITY	CURRENT BALANCE	
ACCOUNTS PAYABLE PENDING					
100-12099-00000	Accounts Payable Pending	100,835.34	29,037.03	129,872.37	
150-12099-00000	Accounts Payable Pending	0.00	0.00	0.00	
200-12099-00000	Accounts Payable Pending	0.00	0.00	0.00	
300-12099-00000	Accounts Payable Pending	13,423.67	13,611.54	27,035.21	
400-12099-00000	Accounts Payable Pending	0.00	196.48	196.48	
500-12099-00000	Accounts Payable Pending	0.00	0.00	0.00	
550-12099-00000	Accounts Payable Pending	0.00	0.00	0.00	
600-12099-00000	Accounts Payable Pending	0.00	0.00	0.00	
700-12099-00000	Accounts Payable Pending	0.00	0.00	0.00	
750-12099-00000	Accounts Payable Pending	0.00	0.00	0.00	
800-12099-00000	Accounts Payable Pending	0.00	0.00	0.00	
850-12099-00000	Accounts Payable Pending	0.00	0.00	0.00	
TOTAL ACCOUNTS PAYABLE PENDING		<u>114,259.01</u>	<u>42,845.05</u>	<u>157,104.06</u>	
DUE FROM OTHER FUNDS					
999-11320-00000	Due From Other Funds	<u>(114,259.01)</u>	<u>(42,845.05)</u>	<u>(157,104.06)</u>	
TOTAL DUE FROM OTHER FUNDS		<u>(114,259.01)</u>	<u>(42,845.05)</u>	<u>(157,104.06)</u>	
ACCOUNTS PAYABLE					
999-12000-00000	Accounts Payable Control	<u>114,259.01</u>	<u>42,845.05</u>	<u>157,104.06</u>	
TOTAL ACCOUNTS PAYABLE		<u>114,259.01</u>	<u>42,845.05</u>	<u>157,104.06</u>	
AP Pending	157,104.06	AP Pending	157,104.06	Due From Other Funds	157,104.06
Due From Other Funds	157,104.06	Accounts Payable	157,104.06	Accounts Payable	157,104.06
Difference	<u>0.00</u>	Difference	<u>0.00</u>	Difference	<u>0.00</u>



Pooled Cash Report

City of Montgomery, TX
For the Period Ending 2/28/2025

ACCOUNT #	ACCOUNT NAME	BEGINNING BALANCE	CURRENT ACTIVITY	CURRENT BALANCE	
CLAIM ON CASH					
100-11201-00000	Claim on Pooled Investments - General Fund	2,901,235.08	9,693.56	2,910,928.64	
150-11201-00000	Claim on Pooled Investments - PID	0.00	0.00	0.00	
200-11201-00000	Claim on Pooled Investments - Construction	4,889,395.22	16,336.35	4,905,731.57	
300-11201-00000	Claim on Pooled Investments - Water & Sewer	1,958,696.61	6,101.73	1,964,798.34	
400-11201-00000	Claim on Pooled Investments - MEDC	2,071,063.35	6,919.79	2,077,983.14	
500-11201-00000	Claim on Pooled Investments - Debt Service	2,905.61	452.33	3,357.94	
550-11201-00000	Claim on Pooled Investments - Long Term Debt	0.00	0.00	0.00	
600-11201-00000	Claim on Pooled Investments - Grants	0.00	0.00	0.00	
800-11201-00000	Claim on Pooled Investments - HOT	0.00	0.00	0.00	
850-11201-00000	Claim on Pooled Investments - Police Assets	0.00	0.00	0.00	
TOTAL CLAIM ON CASH		<u>11,823,295.87</u>	<u>39,503.76</u>	<u>11,862,799.63</u>	
CASH IN BANK					
Cash in Bank					
997-11210-00000	Pooled Inv - General Fund Reimb	399,941.20	1,336.26	401,277.46	
997-11230-00000	Pooled Inv - General Fund	2,501,293.88	8,357.30	2,509,651.18	
997-21110-00000	Pooled Inv - ARPA	379,521.99	1,268.03	380,790.02	
997-21140-00000	Pooled Inv - Infrastructure	52,714.28	176.15	52,890.43	
997-21150-00000	Pooled Inv - Mobility	11,287.73	37.74	11,325.47	
997-21160-00000	Pooled Inv - Building Fund	775,210.78	2,590.11	777,800.89	
997-21170-00000	Pooled Inv - TR C of O 2024	3,670,660.44	12,264.32	3,682,924.76	
997-31200-00000	Pooled Inv - Utility Fund	1,842,029.96	(17,231.61)	1,824,798.35	
997-41110-00000	Pooled Inv - MEDC General	1,578,169.06	5,272.93	1,583,441.99	
997-41120-00000	Pooled Inv - MEDC Reimb	267,121.21	892.54	268,013.75	
997-41130-00000	Pooled Inv - MEDC Downtown	225,773.08	754.32	226,527.40	
997-51110-00000	Pooled Inv - Debt Service TWDB	119,572.26	23,785.67	143,357.93	
TOTAL: Cash in Bank		<u>11,823,295.87</u>	<u>39,503.76</u>	<u>11,862,799.63</u>	
TOTAL CASH IN BANK		<u>11,823,295.87</u>	<u>39,503.76</u>	<u>11,862,799.63</u>	
DUE TO OTHER FUNDS					
997-12320-00000	Due To Other Funds	11,823,295.87	39,503.76	11,862,799.63	
TOTAL DUE TO OTHER FUNDS		<u>11,823,295.87</u>	<u>39,503.76</u>	<u>11,862,799.63</u>	
Claim on Cash	11,862,799.63	Claim on Cash	11,862,799.63	Cash in Bank	11,862,799.63
Cash in Bank	11,862,799.63	Due To Other Funds	11,862,799.63	Due To Other Funds	11,862,799.63
Difference	<u>0.00</u>	Difference	<u>0.00</u>	Difference	<u>0.00</u>

Item 16.

ACCOUNT #	ACCOUNT NAME	BEGINNING BALANCE	CURRENT ACTIVITY	CURRENT BALANCE
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City of Montgomery, TX

Check Report

By Check Number

Date Range: 02/01/2025 - 02/28/2025

Vendor Number	Vendor Name	Payment Date	Payment Type	Discount Amount	Payment Amount	Number
Bank Code: AP General-AP General Fund						
1133	Amazon Capital Services	02/03/2025	EFT	0.00	729.30	115
5631	Evergreen Solutions LLC	02/03/2025	EFT	0.00	12,675.00	116
4088	Rick Hanna, CBO Partners LLC	02/03/2025	EFT	0.00	17,248.46	117
1133	Amazon Capital Services	02/07/2025	EFT	0.00	265.38	118
5661	Crowe LLP	02/07/2025	EFT	0.00	10,500.00	119
5658	Electric Motor Specialists	02/07/2025	EFT	0.00	10,494.00	120
4088	Rick Hanna, CBO Partners LLC	02/07/2025	EFT	0.00	12,298.61	121
4233	Schier Construction Company LLC	02/07/2025	EFT	0.00	136,350.00	122
4839	URETEK USA Inc	02/07/2025	EFT	0.00	30,700.00	123
1133	Amazon Capital Services	02/18/2025	EFT	0.00	-477.45	124
1133	Amazon Capital Services	02/18/2025	EFT	0.00	477.45	124
5231	Fastest Labs - The Woodlands	02/18/2025	EFT	0.00	-295.00	125
5231	Fastest Labs - The Woodlands	02/18/2025	EFT	0.00	295.00	125
5598	Parsons McEntire McCleary PLLC	02/18/2025	EFT	0.00	-2,694.00	126
5598	Parsons McEntire McCleary PLLC	02/18/2025	EFT	0.00	2,694.00	126
4233	Schier Construction Company LLC	02/18/2025	EFT	0.00	-9,000.00	127
4233	Schier Construction Company LLC	02/18/2025	EFT	0.00	9,000.00	127
4700	TML - IRP	02/18/2025	EFT	0.00	-13,600.25	128
4700	TML - IRP	02/18/2025	EFT	0.00	13,600.25	128
1133	Amazon Capital Services	02/18/2025	EFT	0.00	474.45	129
5231	Fastest Labs - The Woodlands	02/18/2025	EFT	0.00	295.00	130
5598	Parsons McEntire McCleary PLLC	02/18/2025	EFT	0.00	2,694.00	131
4233	Schier Construction Company LLC	02/18/2025	EFT	0.00	9,000.00	132
4700	TML - IRP	02/18/2025	EFT	0.00	13,600.25	133
1133	Amazon Capital Services	02/24/2025	EFT	0.00	52.69	134
5659	Ascrete, Inc	02/24/2025	EFT	0.00	24,325.00	135
1412	BOK Financial	02/24/2025	EFT	0.00	244,700.00	136
1412	BOK Financial	02/24/2025	EFT	0.00	313,750.00	137
1412	BOK Financial	02/24/2025	EFT	0.00	59,749.75	138
1412	BOK Financial	02/24/2025	EFT	0.00	94,173.25	139
1412	BOK Financial	02/24/2025	EFT	0.00	181,575.00	140
5420	Dri-Tex LLC	02/24/2025	EFT	0.00	3,175.48	141
3450	Medical Air Services Association	02/24/2025	EFT	0.00	347.00	142
3450	Medical Air Services Association	02/19/2025	Regular	0.00	-19.38	35456
3450	Medical Air Services Association	02/19/2025	Regular	0.00	-134.62	35457
4822	UniFirst Holdings, Inc.	02/28/2025	Regular	0.00	-283.38	35495
1125	Always Answer	02/06/2025	Regular	0.00	110.54	35561
5663	Amanda Bratton	02/06/2025	Regular	0.00	150.00	35562
1284	Badger Meter	02/06/2025	Regular	0.00	1,597.96	35563
1510	C & C Water Services, LLC	02/06/2025	Regular	0.00	7,250.00	35564
1727	City of Montgomery - GF	02/06/2025	Regular	0.00	1,479.99	35565
1939	Dataprose LLC	02/06/2025	Regular	0.00	1,112.82	35566
2134	Eagle Mountain Flag & Flagpole	02/06/2025	Regular	0.00	295.35	35567
1786	Frank Cody Skyvara	02/06/2025	Regular	0.00	5,640.00	35568
2928	Johnson Petrov LLP	02/06/2025	Regular	0.00	15,419.26	35569
5145	Kevin Smith.	02/06/2025	Regular	0.00	962.50	35570
5556	Matthew Knippa	02/06/2025	Regular	0.00	200.00	35571
3500	Michael Voytko	02/06/2025	Regular	0.00	200.00	35572
3778	Optimum Computer Solutions, Inc	02/06/2025	Regular	0.00	2,000.00	35573
3818	Optiquet Internet Services, Inc	02/06/2025	Regular	0.00	1,020.13	35574
5662	Robin Traylor	02/06/2025	Regular	0.00	150.00	35575
5495	Tyler Mayhugh	02/06/2025	Regular	0.00	200.00	35576
4926	Waste Management	02/06/2025	Regular	0.00	23,021.18	35577
4927	Waste Management (2)	02/06/2025	Regular	0.00	1,474.31	35578

Check Report

Date Range: 02/01/2025 - 02/28/2025

Vendor Number	Vendor Name	Payment Date	Payment Type	Discount Amount	Payment Amount	Number
5502	Areli Meza	02/14/2025	Regular	0.00	480.00	35579
1778	Coburn's Conroe Inc.	02/14/2025	Regular	0.00	1,868.66	35580
1831	Consolidated Communications	02/14/2025	Regular	0.00	1,900.34	35581
1876	Crown Paper and Chemical Inc.	02/14/2025	Regular	0.00	381.00	35582
5628	Cypress Creek Automotive Services Inc	02/14/2025	Regular	0.00	3,995.00	35583
2206	Entergy	02/14/2025	Regular	0.00	20,368.39	35584
2245	Ewing Irrigation Products, Inc.	02/14/2025	Regular	0.00	55.96	35585
2487	Gulf Coast GFOA	02/14/2025	Regular	0.00	55.00	35586
2487	Gulf Coast GFOA	02/14/2025	Regular	0.00	20.00	35587
2610	Houston Chronicle	02/14/2025	Regular	0.00	166.30	35588
2653	Impact Promotional Services LLC	02/14/2025	Regular	0.00	156.49	35589
5349	IworQ	02/14/2025	Regular	0.00	2,500.00	35590
5666	Jenny Lehr	02/14/2025	Regular	0.00	150.00	35591
5634	Kiesler Police Supply Inc	02/14/2025	Regular	0.00	8,577.41	35592
3226	LDC	02/14/2025	Regular	0.00	438.32	35593
3778	Optimum Computer Solutions, Inc	02/14/2025	Regular	0.00	10,316.32	35594
3775	O'Reilly Automotive, Inc.	02/14/2025	Regular	0.00	483.94	35595
5265	Shannon Matlock	02/14/2025	Regular	0.00	400.00	35596
4371	Staples Business Credit	02/14/2025	Regular	0.00	99.98	35597
4663	Thomas Printing & Publishing	02/14/2025	Regular	0.00	122.50	35598
4844	USA BlueBook	02/14/2025	Regular	0.00	546.31	35599
4859	Verizon	02/14/2025	Regular	0.00	473.89	35600
4860	Verizon Connect NWF, Inc	02/14/2025	Regular	0.00	95.70	35601
5026	Workers Assistance Program, Inc.	02/14/2025	Regular	0.00	4,500.00	35602
2850	Jim's Hardware	02/14/2025	Regular	0.00	677.93	35603
1038	Accurate Utility Supply, LLC	02/21/2025	Regular	0.00	1,316.25	35604
1114	Allen's Safe and Lock, LLC	02/21/2025	Regular	0.00	194.10	35605
1831	Consolidated Communications	02/21/2025	Regular	0.00	181.57	35606
2206	Entergy	02/21/2025	Regular	0.00	1,220.31	35607
3343	Luxury Air Commercial Services	02/21/2025	Regular	0.00	501.76	35608
3436	McCoy's Building Supply Corporation	02/21/2025	Regular	0.00	401.05	35609
3775	O'Reilly Automotive, Inc.	02/21/2025	Regular	0.00	40.78	35610
2130	PVS DX, Inc.	02/21/2025	Regular	0.00	150.00	35611
1101	All Traffic Solutions, Inc.	02/28/2025	Regular	0.00	32.24	35619
5433	Angel Armor, LLC	02/28/2025	Regular	0.00	2,353.96	35620
5502	Areli Meza	02/28/2025	Regular	0.00	480.00	35621
1273	Axon Enterprises, Inc.	02/28/2025	Regular	0.00	926.99	35622
5314	Azavar	02/28/2025	Regular	0.00	48.00	35623
5583	Charlene Jones	02/28/2025	Regular	0.00	150.00	35624
1694	City of Conroe	02/28/2025	Regular	0.00	445.12	35625
1778	Coburn's Conroe Inc.	02/28/2025	Regular	0.00	923.48	35626
1939	Dataprose LLC	02/28/2025	Regular	0.00	232.98	35627
2134	Eagle Mountain Flag & Flagpole	02/28/2025	Regular	0.00	524.44	35628
2206	Entergy	02/28/2025	Regular	0.00	53.36	35629
2443	Gordon B. Dudley, Jr.	02/28/2025	Regular	0.00	450.00	35630
5485	Hays Utility North Corporation	02/28/2025	Regular	0.00	42,295.90	35631
2595	Home Depot	02/28/2025	Regular	0.00	1,563.74	35632
2610	Houston Chronicle	02/28/2025	Regular	0.00	673.00	35633
2653	Impact Promotional Services LLC	02/28/2025	Regular	0.00	508.15	35634
2674	Interstate All Battery Center	02/28/2025	Regular	0.00	237.19	35635
3496	Michael Shirley	02/28/2025	Regular	0.00	450.00	35636
3664	Motorola	02/28/2025	Regular	0.00	20,211.71	35637
3778	Optimum Computer Solutions, Inc	02/28/2025	Regular	0.00	4,415.34	35638
3818	Optiquest Internet Services, Inc	02/28/2025	Regular	0.00	1,273.00	35639
3775	O'Reilly Automotive, Inc.	02/28/2025	Regular	0.00	18.99	35640
3893	Perdue, Brandon, Fielder, Collins, & Mott	02/28/2025	Regular	0.00	2,059.09	35641
5178	Pura Flo Corporation	02/28/2025	Regular	0.00	44.95	35642
4371	Staples Business Credit	02/28/2025	Regular	0.00	5.95	35643
4414	Stowe's Collision Repair LLC	02/28/2025	Regular	0.00	919.03	35644
4663	Thomas Printing & Publishing	02/28/2025	Regular	0.00	706.00	35645
5596	Traf-Tex LLC	02/28/2025	Regular	0.00	38,573.71	35646

Check Report

Date Range: 02/01/2025 - 02/28/2025

Vendor Number	Vendor Name	Payment Date	Payment Type	Discount Amount	Payment Amount	Number
4801	Tyler Technologies	02/28/2025	Regular	0.00	41.00	35647
4822	UniFirst Holdings, Inc.	02/28/2025	Regular	0.00	283.38	35648
5669	Victoria Leone	02/28/2025	Regular	0.00	50.00	35649
3410	Mary Eckhart	02/28/2025	Regular	0.00	42.61	35650
3789	Office of the Attorney General	02/07/2025	Bank Draft	0.00	830.77	DFT0000773
2174	IRS - EFTPS	02/12/2025	Bank Draft	0.00	23,373.10	DFT0000774
4975	Wex Bank	02/06/2025	Bank Draft	0.00	1,505.45	DFT0000775
3914	Pitney Bowes Global Financial Srvs, LLC	02/06/2025	Bank Draft	0.00	538.92	DFT0000776
5612	Robert Half Inc	02/06/2025	Bank Draft	0.00	461.70	DFT0000777
4709	TMRS	02/11/2025	Bank Draft	0.00	35,009.61	DFT0000778
5612	Robert Half Inc	02/14/2025	Bank Draft	0.00	769.50	DFT0000786
3789	Office of the Attorney General	02/21/2025	Bank Draft	0.00	830.77	DFT0000787
2174	IRS - EFTPS	02/26/2025	Bank Draft	0.00	24,186.05	DFT0000788
2294	First National Bank of Huntsville	02/24/2025	Bank Draft	0.00	96,330.00	DFT0000789
3914	Pitney Bowes Global Financial Srvs, LLC	02/27/2025	Bank Draft	0.00	246.38	DFT0000790
5612	Robert Half Inc	02/27/2025	Bank Draft	0.00	861.84	DFT0000791
5612	Robert Half Inc	02/27/2025	Bank Draft	0.00	615.60	DFT0000792
4975	Wex Bank	02/28/2025	Bank Draft	0.00	1,403.19	DFT0000793
4975	Wex Bank	02/28/2025	Bank Draft	0.00	5,124.16	DFT0000794
5633	Next Level Medical	02/03/2025	Bank Draft	0.00	2,040.00	DFT0000799
4705	TX Health Benefits	02/03/2025	Bank Draft	0.00	40,193.28	DFT0000800
3963	Purchase Power	02/06/2025	Bank Draft	0.00	603.75	DFT0000801
5652	Enterprise FM Trust	02/20/2025	Bank Draft	0.00	9,542.30	DFT0000802
1548	Card Service Center	02/01/2025	Bank Draft	0.00	9,356.29	DFT0000803
1548	Card Service Center	02/26/2025	Bank Draft	0.00	12,336.26	DFT0000804

Bank Code AP General Summary

Payment Type	Payable Count	Payment Count	Discount	Payment
Regular Checks	151	83	0.00	246,112.61
Manual Checks	0	0	0.00	0.00
Voided Checks	0	3	0.00	-437.38
Bank Drafts	55	21	0.00	266,158.92
EFT's	58	33	0.00	1,179,172.62
	264	140	0.00	1,691,006.77

All Bank Codes Check Summary

Payment Type	Payable Count	Payment Count	Discount	Payment
Regular Checks	151	83	0.00	246,112.61
Manual Checks	0	0	0.00	0.00
Voided Checks	0	3	0.00	-437.38
Bank Drafts	55	21	0.00	266,158.92
EFT's	58	33	0.00	1,179,172.62
	264	140	0.00	1,691,006.77

Fund Summary

Fund	Name	Period	Amount
999	Pooled Cash - Operating	2/2025	1,691,006.77
			1,691,006.77



City of Montgomery, TX

Budget Report

Account Summary

For Fiscal: 2024-2025 Period Ending: 02/28/2025

	Original Total Budget	Current Total Budget	Period Activity	Fiscal Activity	Variance (Unfavorable)	Percent Remaining
Fund: 100 - General Fund						
Revenue						
Department: 00 - Revenue						
100-00-14010-0000000	Mixed Beverage Tax	27,000.00	27,000.00	3,838.48	17,958.49	-9,041.51 33.49 %
100-00-14020-0000000	Franchise Tax	95,000.00	95,000.00	2,210.88	4,211.21	-90,788.79 95.57 %
100-00-14030-0000000	Ad Valorem Taxes - Current	1,548,638.00	1,548,638.00	241,722.70	1,575,596.78	26,958.78 101.74 %
100-00-14035-0000000	Ad Valorem Taxes - Delinquent	5,000.00	5,000.00	1,271.12	7,391.25	2,391.25 147.83 %
100-00-14050-0000000	Penalties & Interest - Current	10,000.00	10,000.00	794.30	794.30	-9,205.70 92.06 %
100-00-14055-0000000	Penalties & Interest - Delinquent	3,000.00	3,000.00	9.72	1,822.73	-1,177.27 39.24 %
100-00-14060-0000000	Rendition Penalties	100.00	100.00	136.27	1,103.45	1,003.45 1,103.45 %
100-00-14070-0000000	Sales Tax	2,830,000.00	2,830,000.00	469,505.82	1,549,174.65	-1,280,825.35 45.26 %
100-00-14080-0000000	Sales Tax ILO AdVal Tax	1,415,000.00	1,415,000.00	234,752.91	774,587.33	-640,412.67 45.26 %
100-00-14110-0000000	Building Permits/MEP	485,000.00	485,000.00	31,428.00	222,209.00	-262,791.00 54.18 %
100-00-14120-0000000	Vendor/Beverage Permits	2,500.00	2,500.00	125.00	1,300.00	-1,200.00 48.00 %
100-00-14130-0000000	Sign Fees	3,000.00	3,000.00	0.00	200.00	-2,800.00 93.33 %
100-00-14140-0000000	Plats, Zoning, Misc.	6,000.00	6,000.00	0.00	2,635.93	-3,364.07 56.07 %
100-00-14150-0000000	Culverts	1,000.00	1,000.00	0.00	0.00	-1,000.00 100.00 %
100-00-14210-0000000	Community Building Rental	10,000.00	10,000.00	775.00	4,975.00	-5,025.00 50.25 %
100-00-14230-0000000	Right of Way Use Fees	6,000.00	6,000.00	217.98	2,049.61	-3,950.39 65.84 %
100-00-14360-0000000	Fines	216,260.00	216,260.00	20,828.25	95,099.00	-121,161.00 56.03 %
100-00-14530-0000000	Wrecker Service Fees	250.00	250.00	490.00	520.00	270.00 208.00 %
100-00-14570-0000000	Lease Funds - PD	1,050.00	1,050.00	0.00	0.00	-1,050.00 100.00 %
100-00-14650-0000000	Unanticipated Income	20,000.00	20,000.00	2,660.48	68,247.66	48,247.66 341.24 %
100-00-14660-0000000	Credit Card Fees	2,000.00	2,000.00	577.70	3,072.48	1,072.48 153.62 %
100-00-14670-0000000	Interest Income	2,000.00	2,000.00	13,071.53	55,003.33	53,003.33 2,750.17 %
100-00-14680-0000000	Interest on Investments	80,000.00	80,000.00	9,693.56	54,698.13	-25,301.87 31.63 %
100-00-14950-0000000	Admin from MEDC	187,354.00	187,354.00	15,612.83	78,064.19	-109,289.81 58.33 %
	Department: 00 - Revenue Total:	6,956,152.00	6,956,152.00	1,049,722.53	4,520,714.52	-2,435,437.48 35.01%
	Revenue Total:	6,956,152.00	6,956,152.00	1,049,722.53	4,520,714.52	-2,435,437.48 35.01%
Expense						
Department: 10 - Administration						
100-10-16002-0000000	Health Insurance	91,258.00	91,258.00	4,765.17	25,605.38	65,652.62 71.94 %
100-10-16003-0000000	Unemployment Insurance	790.00	790.00	124.88	732.42	57.58 7.29 %
100-10-16004-0000000	Workers Comp	1,805.00	1,805.00	-299.65	300.67	1,504.33 83.34 %
100-10-16008-0000000	Payroll Taxes	53,120.00	53,120.00	2,397.12	13,544.74	39,575.26 74.50 %
100-10-16009-0000000	Wages	664,622.00	664,622.00	29,518.50	158,405.71	506,216.29 76.17 %
100-10-16010-0000000	Overtime	697.00	697.00	3,128.85	8,496.67	-7,799.67 -1,119.03 %
100-10-16011-0000000	Employee Assistance Program	720.00	720.00	514.28	514.28	205.72 28.57 %
100-10-16012-0000000	Retirement Expense	71,828.00	71,828.00	3,490.00	19,720.63	52,107.37 72.54 %
100-10-16101-0000000	Advertising / Promotion	2,000.00	2,000.00	0.00	0.00	2,000.00 100.00 %
100-10-16102-0000000	Legal Notices & Publications	12,000.00	12,000.00	166.30	2,785.35	9,214.65 76.79 %
100-10-16103-0000000	Recording Fees	3,000.00	3,000.00	0.00	0.00	3,000.00 100.00 %
100-10-16104-0000000	Community Relations	5,000.00	5,000.00	84.00	5,671.27	-671.27 -13.43 %
100-10-16105-0000000	Codification	5,000.00	5,000.00	0.00	1,349.04	3,650.96 73.02 %
100-10-16106-0000000	Records Mgt / Retention	1,500.00	1,500.00	0.00	600.00	900.00 60.00 %
100-10-16107-0000000	Records Requests FOIA Program	6,300.00	6,300.00	0.00	6,548.86	-248.86 -3.95 %
100-10-16202-0000000	General Consultant Fees	235,000.00	235,000.00	0.00	77,569.09	157,430.91 66.99 %
100-10-16209-0000000	Records Shredding	1,000.00	1,000.00	0.00	0.00	1,000.00 100.00 %
100-10-16210-0000000	Inspections/Permits	364,000.00	364,000.00	25,039.95	129,989.63	234,010.37 64.29 %
100-10-16213-0000000	Legal Fees	100,000.00	100,000.00	11,346.26	40,183.19	59,816.81 59.82 %
100-10-16216-0000000	Audit Fees	36,000.00	36,000.00	10,050.00	10,050.00	25,950.00 72.08 %
100-10-16239-0000000	Printing & Office supplies	4,500.00	4,500.00	612.47	2,134.20	2,365.80 52.57 %

Item 16.

Budget Report

For Fiscal: 2024-2025 Period Ending: 02/28/2025

		Original	Current	Period	Fiscal	Variance	
		Total Budget	Total Budget	Activity	Activity	Favorable	Percent
						(Unfavorable)	Remaining
100-10-16242-0000000	Postage/Delivery	3,500.00	3,500.00	400.69	659.20	2,840.80	81.17 %
100-10-16243-0000000	Telephone	8,250.00	8,250.00	525.43	2,896.63	5,353.37	64.89 %
100-10-16244-0000000	Tax Assessor Fees	20,000.00	20,000.00	4,737.97	11,439.20	8,560.80	42.80 %
100-10-16245-0000000	Election	60,000.00	60,000.00	0.00	0.00	60,000.00	100.00 %
100-10-16246-0000000	Contract Services - Support Staff	0.00	0.00	2,708.64	14,333.95	-14,333.95	0.00 %
100-10-16249-0000000	Computer/Technology	51,750.00	51,750.00	3,334.34	36,144.40	15,605.60	30.16 %
100-10-16254-0000000	Software Upgrades	30,000.00	30,000.00	0.00	18,245.00	11,755.00	39.18 %
100-10-16257-0000000	Medical Exams & Testing	2,000.00	2,000.00	0.00	229.44	1,770.56	88.53 %
100-10-16404-0000000	Copier/Fax Machine	11,000.00	11,000.00	922.50	4,803.74	6,196.26	56.33 %
100-10-16405-0000000	Operating Supplies	2,500.00	2,500.00	377.63	1,422.08	1,077.92	43.12 %
100-10-16417-0000000	Capital Pur. Furniture	1,000.00	1,000.00	0.00	227.98	772.02	77.20 %
100-10-16502-0000000	Dues & Subscriptions	4,000.00	4,000.00	560.00	1,547.09	2,452.91	61.32 %
100-10-16503-0000000	Travel & Training Staff	20,000.00	20,000.00	1,982.29	3,656.15	16,343.85	81.72 %
100-10-16504-0000000	Travel & Training Council	2,500.00	2,500.00	80.00	717.56	1,782.44	71.30 %
100-10-16701-0000000	Insurance - Liability	1,948.00	1,948.00	249.13	1,319.05	628.95	32.29 %
100-10-16702-0000000	Insurance - Property	2,708.00	2,708.00	241.55	1,207.75	1,500.25	55.40 %
100-10-16703-0000000	Insurance - Bond	500.00	500.00	0.00	0.00	500.00	100.00 %
100-10-17001-0000000	Misc Expenses - Other	1,000.00	1,000.00	469.70	565.88	434.12	43.41 %
100-10-17020-0000000	Misc Expenses - Employee Appreciat..	5,000.00	5,000.00	112.09	979.04	4,020.96	80.42 %
100-10-17021-0000000	CC Merchant Fees	18,000.00	18,000.00	1,275.03	6,230.10	11,769.90	65.39 %
100-10-17180-0000000	Leases - Parks and Recreation - Ad...	0.00	0.00	0.00	865.05	-865.05	0.00 %
100-10-17310-380AGR1	380 Sales Tax Rebate	490,000.00	490,000.00	0.00	0.00	490,000.00	100.00 %
100-10-17320-380AGRO	380 Ad Valorem Tax Rebate	160,000.00	160,000.00	0.00	0.00	160,000.00	100.00 %
	Department: 10 - Administration Total:	2,555,796.00	2,555,796.00	108,915.12	611,690.42	1,944,105.58	76.07%
	Department: 11 - Police						
100-11-16002-0000000	Health Insurance	221,356.00	221,356.00	18,317.28	92,872.70	128,483.30	58.04 %
100-11-16003-0000000	Unemployment Insurance	2,106.00	2,106.00	625.93	2,075.60	30.40	1.44 %
100-11-16004-0000000	Workers Comp	47,666.00	47,666.00	995.41	16,202.25	31,463.75	66.01 %
100-11-16008-0000000	Payroll Taxes	113,461.00	113,461.00	8,629.53	45,126.38	68,334.62	60.23 %
100-11-16009-0000000	Wages	1,407,127.00	1,407,127.00	111,901.03	523,622.12	883,504.88	62.79 %
100-11-16010-0000000	Overtime	60,000.00	60,000.00	5,154.13	36,350.13	23,649.87	39.42 %
100-11-16011-0000000	Employee Assistance Program	2,250.00	2,250.00	2,314.31	2,314.31	-64.31	-2.86 %
100-11-16012-0000000	Retirement Expense	158,549.00	158,549.00	12,513.20	63,723.84	94,825.16	59.81 %
100-11-16104-0000000	Community Relations	6,500.00	6,500.00	128.14	7,070.43	-570.43	-8.78 %
100-11-16106-0000000	Records Mgt / Retention	500.00	500.00	0.00	0.00	500.00	100.00 %
100-11-16227-0000000	Gas/Oil	65,000.00	65,000.00	5,180.44	26,536.79	38,463.21	59.17 %
100-11-16229-0000000	Auto Repairs	35,000.00	35,000.00	2,787.92	19,833.65	15,166.35	43.33 %
100-11-16230-0000000	Equipment repairs	5,000.00	5,000.00	0.00	0.00	5,000.00	100.00 %
100-11-16239-0000000	Printing & Office supplies	4,000.00	4,000.00	89.69	700.72	3,299.28	82.48 %
100-11-16242-0000000	Postage/Delivery	500.00	500.00	1.38	19.50	480.50	96.10 %
100-11-16243-0000000	Telephone	12,720.00	12,720.00	697.14	4,366.98	8,353.02	65.67 %
100-11-16247-0000000	Mobile Data Terminals	14,000.00	14,000.00	1,573.10	3,146.20	10,853.80	77.53 %
100-11-16249-0000000	Computer/Technology	51,500.00	51,500.00	9,464.22	20,100.28	31,399.72	60.97 %
100-11-16252-0000000	Code Enforcement	2,500.00	2,500.00	2,500.00	2,500.00	0.00	0.00 %
100-11-16257-0000000	Medical Exams & Testing	2,000.00	2,000.00	295.00	295.00	1,705.00	85.25 %
100-11-16401-0000000	Radio Fees	6,500.00	6,500.00	0.00	75.00	6,425.00	98.85 %
100-11-16402-0000000	Uniforms & Safety Equip	10,000.00	10,000.00	2,730.22	5,010.05	4,989.95	49.90 %
100-11-16403-0000000	Protective Gear	10,000.00	10,000.00	0.00	0.00	10,000.00	100.00 %
100-11-16404-0000000	Copier/Fax Machine	6,000.00	6,000.00	465.00	2,403.19	3,596.81	59.95 %
100-11-16405-0000000	Operating Supplies	6,000.00	6,000.00	919.34	4,930.26	1,069.74	17.83 %
100-11-16411-0000000	Tools, Etc,	500.00	500.00	0.00	0.00	500.00	100.00 %
100-11-16415-0000000	Emergency Equipment	16,500.00	16,500.00	0.00	11,426.15	5,073.85	30.75 %
100-11-16416-0000000	Radios	15,000.00	15,000.00	20,211.71	20,755.48	-5,755.48	-38.37 %
100-11-16417-0000000	Capital Pur. Furniture	2,000.00	2,000.00	0.00	0.00	2,000.00	100.00 %
100-11-16502-0000000	Dues & Subscriptions	2,500.00	2,500.00	0.00	976.00	1,524.00	60.96 %
100-11-16503-0000000	Travel & Training Staff	25,000.00	25,000.00	5,965.10	14,047.32	10,952.68	43.81 %
100-11-16701-0000000	Insurance - Liability	27,954.00	27,954.00	3,019.86	20,431.10	7,522.90	26.91 %
100-11-16702-0000000	Insurance - Property	11,032.00	11,032.00	889.50	6,644.14	4,387.86	39.77 %

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Budget Report

For Fiscal: 2024-2025 Period Ending: 02/28/2025

		Original	Current	Period	Fiscal	Variance	
		Total Budget	Total Budget	Activity	Activity	Favorable	Percent
						(Unfavorable)	Remaining
100-11-16906-0000000	Capital Outlay - Police Cars	93,351.00	93,351.00	33,566.20	43,654.08	49,696.92	53.24 %
100-11-16907-0000000	Capital Outlay - Emergency Lights, ...	20,000.00	20,000.00	0.00	11,718.08	8,281.92	41.41 %
100-11-16910-0000000	Capital Outlay - Vehicle Replacemen...	15,000.00	15,000.00	0.00	0.00	15,000.00	100.00 %
100-11-16911-0000000	Capital Outlay - Computers Equipm...	27,000.00	27,000.00	0.00	11,342.36	15,657.64	57.99 %
100-11-16912-0000000	Public Safety Technology	107,000.00	107,000.00	0.00	19,696.55	87,303.45	81.59 %
100-11-16913-0000000	Capital Outlay - Radar	8,000.00	8,000.00	0.00	0.00	8,000.00	100.00 %
100-11-16916-0000000	Capital Outlay - Investigate & Testin...	12,000.00	12,000.00	3,044.51	10,376.51	1,623.49	13.53 %
100-11-16917-0000000	Capital Outlay - Ballistic Vests & Shie..	8,500.00	8,500.00	2,353.96	2,353.96	6,146.04	72.31 %
100-11-16919-0000000	Capital Outlay - Patrol Weapons	26,000.00	26,000.00	8,577.41	25,163.41	836.59	3.22 %
100-11-16920-0000000	Capital Outlay - Traffic Equipment	25,000.00	25,000.00	0.00	25,000.00	0.00	0.00 %
100-11-16921-0000000	Heavy Equipment Upkeep	11,800.00	11,800.00	2,320.00	-7,411.46	19,211.46	162.81 %
100-11-17001-0000000	Misc Expenses - Other	0.00	0.00	466.80	603.80	-603.80	0.00 %
100-11-17020-0000000	Misc Expenses - Employee Appreciat..	3,000.00	3,000.00	173.96	431.55	2,568.45	85.62 %
	Department: 11 - Police Total:	2,707,372.00	2,707,372.00	267,871.42	1,096,484.41	1,610,887.59	59.50%
	Department: 12 - Public Works						
100-12-16002-0000000	Health Insurance	41,792.00	41,792.00	2,763.60	13,691.61	28,100.39	67.24 %
100-12-16003-0000000	Unemployment Insurance	878.00	878.00	181.41	491.96	386.04	43.97 %
100-12-16004-0000000	Workers Comp	6,713.00	6,713.00	907.85	2,308.49	4,404.51	65.61 %
100-12-16008-0000000	Payroll Taxes	17,832.00	17,832.00	1,226.86	6,329.03	11,502.97	64.51 %
100-12-16009-0000000	Wages	225,161.00	225,161.00	16,010.95	74,301.97	150,859.03	67.00 %
100-12-16010-0000000	Overtime	5,500.00	5,500.00	187.91	2,173.30	3,326.70	60.49 %
100-12-16011-0000000	Employee Assistance Program	375.00	375.00	450.00	450.00	-75.00	-20.00 %
100-12-16012-0000000	Retirement Expense	21,909.00	21,909.00	1,545.21	7,611.57	14,297.43	65.26 %
100-12-16104-0000000	Community Relations	1,000.00	1,000.00	0.00	0.00	1,000.00	100.00 %
100-12-16208-0000000	Mowing	140,000.00	140,000.00	12,295.00	34,525.00	105,475.00	75.34 %
100-12-16217-0000000	Engineering	110,000.00	110,000.00	0.00	32,199.20	77,800.80	70.73 %
100-12-16224-0000000	City Hall Cleaning	13,000.00	13,000.00	960.00	4,800.00	8,200.00	63.08 %
100-12-16225-0000000	Downtown Repairs	2,000.00	2,000.00	0.00	97.46	1,902.54	95.13 %
100-12-16226-0000000	Maint - Vehicles & Equipment	3,500.00	3,500.00	865.95	1,523.58	1,976.42	56.47 %
100-12-16227-0000000	Gas/Oil	14,000.00	14,000.00	2,887.80	4,800.98	9,199.02	65.71 %
100-12-16229-0000000	Auto Repairs	6,000.00	6,000.00	0.00	46.47	5,953.53	99.23 %
100-12-16230-0000000	Equipment repairs	4,000.00	4,000.00	2,295.92	3,210.49	789.51	19.74 %
100-12-16231-0000000	Bldg Repairs-City Hall	26,000.00	26,000.00	1,627.14	3,061.52	22,938.48	88.22 %
100-12-16232-0000000	Street Repairs - Minor	10,000.00	10,000.00	0.00	801.97	9,198.03	91.98 %
100-12-16237-0000000	Mosquito Spraying	6,500.00	6,500.00	0.00	1,575.00	4,925.00	75.77 %
100-12-16238-0000000	Street Signs	3,300.00	3,300.00	0.00	260.40	3,039.60	92.11 %
100-12-16239-0000000	Printing & Office supplies	1,600.00	1,600.00	670.67	893.33	706.67	44.17 %
100-12-16242-0000000	Postage/Delivery	750.00	750.00	0.00	0.00	750.00	100.00 %
100-12-16243-0000000	Telephone	9,000.00	9,000.00	833.68	3,680.09	5,319.91	59.11 %
100-12-16249-0000000	Computer/Technology	22,000.00	22,000.00	2,621.89	14,798.96	7,201.04	32.73 %
100-12-16255-0000000	Bldg Repairs - Comm Center	5,000.00	5,000.00	321.41	979.12	4,020.88	80.42 %
100-12-16402-0000000	Uniforms & Safety Equip	4,700.00	4,700.00	324.41	1,216.47	3,483.53	74.12 %
100-12-16405-0000000	Operating Supplies	8,000.00	8,000.00	1,114.03	2,024.32	5,975.68	74.70 %
100-12-16406-0000000	Streets & Drainage	2,000.00	2,000.00	0.00	375.00	1,625.00	81.25 %
100-12-16407-0000000	Supplies & Equipment - Cedar Break...	2,000.00	2,000.00	106.19	488.30	1,511.70	75.59 %
100-12-16408-0000000	Supplies & Equipment - Homecomi...	2,000.00	2,000.00	76.20	288.32	1,711.68	85.58 %
100-12-16409-0000000	Supplies & Equipment - Fernland Pa...	2,000.00	2,000.00	246.96	503.10	1,496.90	74.85 %
100-12-16410-0000000	Supplies & Equipment - Community...	2,000.00	2,000.00	76.20	218.70	1,781.30	89.07 %
100-12-16411-0000000	Tools, Etc,	3,300.00	3,300.00	1,089.28	1,812.53	1,487.47	45.07 %
100-12-16412-0000000	Supplies & Equipment - Memory Pa...	2,000.00	2,000.00	76.20	145.84	1,854.16	92.71 %
100-12-16413-0000000	Culverts	1,000.00	1,000.00	0.00	0.00	1,000.00	100.00 %
100-12-16502-0000000	Dues & Subscriptions	2,000.00	2,000.00	56.88	513.88	1,486.12	74.31 %
100-12-16503-0000000	Travel & Training Staff	5,500.00	5,500.00	363.80	450.91	5,049.09	91.80 %
100-12-16601-0000000	Park Maint - Memory Pk	10,000.00	10,000.00	55.96	346.55	9,653.45	96.53 %
100-12-16602-0000000	Park Maint - Fernland	10,000.00	10,000.00	0.00	14,950.05	-4,950.05	-49.50 %
100-12-16603-0000000	Park Maint - Cedar Brake Park	10,000.00	10,000.00	66.25	506.46	9,493.54	94.94 %
100-12-16604-0000000	Park Maint - Homecoming Park	10,000.00	10,000.00	0.00	22.95	9,977.05	99.77 %
100-12-16701-0000000	Insurance - Liability	5,027.00	5,027.00	598.90	4,194.70	832.30	16.56 %

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Budget Report

For Fiscal: 2024-2025 Period Ending: 02/28/2025

		Original Total Budget	Current Total Budget	Period Activity	Fiscal Activity	Variance Favorable (Unfavorable)	Percent Remaining
100-12-16702-0000000	Insurance - Property	1,528.00	1,528.00	125.15	1,096.45	431.55	28.24 %
100-12-16803-0000000	Utilities - Electronic Sign-City	1,590.00	1,590.00	66.64	279.64	1,310.36	82.41 %
100-12-16804-0000000	Utilities - Street Lights	15,500.00	15,500.00	1,220.31	6,391.11	9,108.89	58.77 %
100-12-16805-0000000	Utilities - Downtown Utilities	1,500.00	1,500.00	136.75	491.96	1,008.04	67.20 %
100-12-16806-0000000	Utilities - Cedar Brake Park	2,200.00	2,200.00	268.26	936.15	1,263.85	57.45 %
100-12-16807-0000000	Utilities - Homecoming Park	1,200.00	1,200.00	126.90	377.09	822.91	68.58 %
100-12-16808-0000000	Utilities - Fernland Park	6,000.00	6,000.00	923.94	2,382.86	3,617.14	60.29 %
100-12-16809-0000000	Utilities - City Hall	14,300.00	14,300.00	1,148.83	3,878.80	10,421.20	72.88 %
100-12-16811-0000000	Utilities - Community Center Buildi...	6,500.00	6,500.00	1,648.74	3,375.85	3,124.15	48.06 %
100-12-16812-0000000	Utilities - Memory Park	9,000.00	9,000.00	373.03	5,373.51	3,626.49	40.29 %
100-12-16813-0000000	Utilities - 213 Prairie	1,885.00	1,885.00	86.29	326.61	1,558.39	82.67 %
100-12-16911-0000000	Capital Outlay - Computers Equipm...	0.00	0.00	0.00	474.94	-474.94	0.00 %
100-12-16922-0000000	Capital Outlay - Public Works Items	23,000.00	23,000.00	971.30	4,703.16	18,296.84	79.55 %
100-12-16923-0000000	Capital Outlay - General Improvem...	20,000.00	20,000.00	0.00	3,310.00	16,690.00	83.45 %
100-12-16924-0000000	Capital Outlay - Drainage Improvem...	10,000.00	10,000.00	0.00	0.00	10,000.00	100.00 %
100-12-16926-0000000	Capital Outlay - Park Improvements	40,000.00	40,000.00	0.00	0.00	40,000.00	100.00 %
100-12-17001-0000000	Misc Expenses - Other	1,000.00	1,000.00	0.00	186.32	813.68	81.37 %
100-12-17150-0000000	Contract Labor - Streets	250,000.00	250,000.00	54,000.48	69,000.48	180,999.52	72.40 %
Department: 12 - Public Works Total:		1,184,540.00	1,184,540.00	114,001.13	345,254.51	839,285.49	70.85%
Department: 13 - Court							
100-13-16002-0000000	Health Insurance	35,075.00	35,075.00	2,952.59	14,772.55	20,302.45	57.88 %
100-13-16003-0000000	Unemployment Insurance	351.00	351.00	138.79	314.64	36.36	10.36 %
100-13-16004-0000000	Workers Comp	478.00	478.00	-102.70	97.38	380.62	79.63 %
100-13-16007-0000000	Crime Insurance	500.00	500.00	40.71	203.55	296.45	59.29 %
100-13-16008-0000000	Payroll Taxes	13,786.00	13,786.00	1,014.43	5,415.06	8,370.94	60.72 %
100-13-16009-0000000	Wages	176,058.00	176,058.00	13,657.08	66,411.05	109,646.95	62.28 %
100-13-16010-0000000	Overtime	2,400.00	2,400.00	175.05	1,070.89	1,329.11	55.38 %
100-13-16011-0000000	Employee Assistance Program	375.00	375.00	385.71	385.71	-10.71	-2.86 %
100-13-16012-0000000	Retirement Expense	19,264.00	19,264.00	1,478.66	7,690.47	11,573.53	60.08 %
100-13-16104-0000000	Community Relations	400.00	400.00	0.00	0.00	400.00	100.00 %
100-13-16106-0000000	Communications - Records Mgt / Re...	1,600.00	1,600.00	0.00	0.00	1,600.00	100.00 %
100-13-16207-0000000	Prosecutors Fees	10,000.00	10,000.00	900.00	4,500.00	5,500.00	55.00 %
100-13-16209-0000000	Records Shredding	350.00	350.00	0.00	0.00	350.00	100.00 %
100-13-16211-0000000	Judge's Fee	12,000.00	12,000.00	0.00	4,000.00	8,000.00	66.67 %
100-13-16239-0000000	Printing & Office supplies	1,400.00	1,400.00	129.14	242.42	1,157.58	82.68 %
100-13-16242-0000000	Postage/Delivery	3,500.00	3,500.00	1,704.58	2,823.94	676.06	19.32 %
100-13-16243-0000000	Telephone	5,350.00	5,350.00	380.07	1,829.94	3,520.06	65.80 %
100-13-16249-0000000	Computer/Technology	30,000.00	30,000.00	3,772.29	8,424.56	21,575.44	71.92 %
100-13-16402-0000000	Uniforms & Safety Equip	100.00	100.00	0.00	0.00	100.00	100.00 %
100-13-16404-0000000	Copier/Fax Machine	11,500.00	11,500.00	817.50	4,174.34	7,325.66	63.70 %
100-13-16405-0000000	Operating Supplies	2,500.00	2,500.00	440.94	931.21	1,568.79	62.75 %
100-13-16417-0000000	Capital Pur. Furniture	3,000.00	3,000.00	0.00	0.00	3,000.00	100.00 %
100-13-16502-0000000	Dues & Subscriptions	300.00	300.00	0.00	185.00	115.00	38.33 %
100-13-16503-0000000	Travel & Training Staff	2,000.00	2,000.00	0.00	1,568.90	431.10	21.56 %
100-13-16701-0000000	Insurance - Liability	1,948.00	1,948.00	249.13	1,319.05	628.95	32.29 %
100-13-16702-0000000	Insurance - Property	2,708.00	2,708.00	241.55	1,207.75	1,500.25	55.40 %
100-13-17001-0000000	Misc Expenses - Other	100.00	100.00	0.00	0.00	100.00	100.00 %
Department: 13 - Court Total:		337,043.00	337,043.00	28,375.52	127,568.41	209,474.59	62.15%
Expense Total:		6,784,751.00	6,784,751.00	519,163.19	2,180,997.75	4,603,753.25	67.85%
Fund: 100 - General Fund Surplus (Deficit):		171,401.00	171,401.00	530,559.34	2,339,716.77	2,168,315.77	-1,265.05%
Fund: 150 - Montgomery PID							
Revenue							
Department: 00 - Revenue							
150-00-15000-0000000	Montgomery PID - Tax Revenue	46,595.00	46,595.00	0.00	17,833.60	-28,761.40	61.73 %
Department: 00 - Revenue Total:		46,595.00	46,595.00	0.00	17,833.60	-28,761.40	61.73%
Revenue Total:		46,595.00	46,595.00	0.00	17,833.60	-28,761.40	61.73%

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Budget Report

For Fiscal: 2024-2025 Period Ending: 02/28/2025

		Original Total Budget	Current Total Budget	Period Activity	Fiscal Activity	Variance Favorable (Unfavorable)	Percent Remaining
Expense							
Department: 15 - Montgomery PID							
150-15-17500-0000000	Montgomery PID - Property Tax Re...	45,995.00	45,995.00	0.00	0.00	45,995.00	100.00 %
Department: 15 - Montgomery PID Total:		45,995.00	45,995.00	0.00	0.00	45,995.00	100.00%
Expense Total:		45,995.00	45,995.00	0.00	0.00	45,995.00	100.00%
Fund: 150 - Montgomery PID Surplus (Deficit):		600.00	600.00	0.00	17,833.60	17,233.60	-2,872.27%
Fund: 200 - Capital Projects							
Revenue							
Department: 00 - Revenue							
200-00-24003-0000000	Transfer from MEDC - Other	0.00	0.00	16,666.67	83,333.31	83,333.31	0.00 %
200-00-24500-0000000	Interest Earned on Investments	0.00	0.00	16,337.08	92,210.61	92,210.61	0.00 %
Department: 00 - Revenue Total:		0.00	0.00	33,003.75	175,543.92	175,543.92	0.00%
Revenue Total:		0.00	0.00	33,003.75	175,543.92	175,543.92	0.00%
Expense							
Department: 20 - Capital Projects							
200-20-16217-0000400	Eng - Old Plantersville Waterline Ext	0.00	0.00	0.00	1,762.69	-1,762.69	0.00 %
200-20-16217-0000500	Eng - Old Plantersville Force Main E...	0.00	0.00	0.00	2,043.75	-2,043.75	0.00 %
200-20-16217-0001100	Eng - Sanitary Sewer & Manhole Re...	0.00	0.00	0.00	5,263.75	-5,263.75	0.00 %
200-20-16217-0001400	Eng - Buffalo Springs Dr. Road Impr.	0.00	0.00	0.00	2,744.25	-2,744.25	0.00 %
200-20-16217-0001500	Eng - Buffalo Springs Dr & SH-105 T...	0.00	0.00	0.00	6,543.00	-6,543.00	0.00 %
200-20-16217-0001600	Eng - WP #2 Improvements	0.00	0.00	0.00	10,212.63	-10,212.63	0.00 %
200-20-16217-0001700	Eng - FM 1097 Sanitary Sewer Impr...	0.00	0.00	0.00	10,594.94	-10,594.94	0.00 %
200-20-16217-0001900	Eng - LS 10 Improvements Phase II	0.00	0.00	0.00	1,950.00	-1,950.00	0.00 %
200-20-17001-0000400	Misc - Old Plantersville Waterline Ext	0.00	0.00	0.00	5,271.00	-5,271.00	0.00 %
200-20-26300-0000500	Cons - Old Plantersville Force Main	0.00	0.00	0.00	17,500.00	-17,500.00	0.00 %
200-20-26300-0001101	Cons - 2023 Sanitary Sewer Rehab ...	0.00	0.00	0.00	1,127.00	-1,127.00	0.00 %
200-20-26400-0001600	Cons - WP #2 Improvements	0.00	0.00	161,500.00	364,900.00	-364,900.00	0.00 %
200-20-26500-0001400	Cons - Buffalo Springs Dr Road Impr	0.00	0.00	0.00	51,625.50	-51,625.50	0.00 %
200-20-26500-0001500	Cons - Buffalo Springs Dr & SH 105 T...	0.00	0.00	0.00	7,777.00	-7,777.00	0.00 %
Department: 20 - Capital Projects Total:		0.00	0.00	161,500.00	489,315.51	-489,315.51	0.00%
Expense Total:		0.00	0.00	161,500.00	489,315.51	-489,315.51	0.00%
Fund: 200 - Capital Projects Surplus (Deficit):		0.00	0.00	-128,496.25	-313,771.59	-313,771.59	0.00%
Fund: 300 - Water & Sewer							
Revenue							
Department: 00 - Revenue							
300-00-34110-0000000	Water Revenue	916,000.00	916,000.00	73,195.75	422,762.35	-493,237.65	53.85 %
300-00-34130-0000000	Lone Star Ground Water Revenue	9,360.00	9,360.00	761.95	4,726.96	-4,633.04	49.50 %
300-00-34140-0000000	Application Fee	6,000.00	6,000.00	450.00	2,880.00	-3,120.00	52.00 %
300-00-34150-0000000	Disconnect Reconnect	4,000.00	4,000.00	450.00	3,700.00	-300.00	7.50 %
300-00-34160-0000000	Sewer Revenue	887,000.00	887,000.00	65,810.40	349,880.80	-537,119.20	60.55 %
300-00-34170-0000000	Tap Fees/Inspections	450,000.00	450,000.00	12,380.50	188,779.09	-261,220.91	58.05 %
300-00-34180-0000000	Grease Trap Inspections	35,000.00	35,000.00	2,860.00	14,300.00	-20,700.00	59.14 %
300-00-34190-0000000	Late Charges	18,200.00	18,200.00	997.94	9,190.60	-9,009.40	49.50 %
300-00-34200-0000000	Returned Check Fee	500.00	500.00	0.00	0.00	-500.00	100.00 %
300-00-34210-0000000	Backflow Testing	1,000.00	1,000.00	0.00	0.00	-1,000.00	100.00 %
300-00-34220-0000000	Solid Waste Revenue	285,300.00	285,300.00	25,649.80	127,802.00	-157,498.00	55.20 %
300-00-34320-0000000	Groundwater Reduction Revenue	213,200.00	213,200.00	17,960.25	111,421.20	-101,778.80	47.74 %
300-00-34420-0000000	Impact Fees - Capital Cost	1,170,000.00	1,170,000.00	437,262.00	437,262.00	-732,738.00	62.63 %
300-00-34430-0000000	Interest Income	1,000.00	1,000.00	2,666.69	7,734.07	6,734.07	773.41 %
300-00-34440-0000000	Interest earned on Investments	80,000.00	80,000.00	6,101.73	35,026.13	-44,973.87	56.22 %
300-00-34450-0000000	Meter Box Replacement	1,500.00	1,500.00	0.00	0.00	-1,500.00	100.00 %
300-00-34460-0000000	EndPoint Charge	500.00	500.00	0.00	0.00	-500.00	100.00 %
300-00-34470-0000000	Miscellaneous Revenue & ETS Reve...	10,000.00	10,000.00	1,105.00	7,560.00	-2,440.00	24.40 %
300-00-34500-0000000	Use of Surplus Funds	196,193.00	196,193.00	0.00	0.00	-196,193.00	100.00 %

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Budget Report

For Fiscal: 2024-2025 Period Ending: 02/28/2025

		Original Total Budget	Current Total Budget	Period Activity	Fiscal Activity	Variance Favorable (Unfavorable)	Percent Remaining
300-00-34530-0000000	Utility Contracts	2,000.00	2,000.00	730.00	1,567.57	-432.43	21.62 %
Department: 00 - Revenue Total:		4,286,753.00	4,286,753.00	648,382.01	1,724,592.77	-2,562,160.23	59.77%
Revenue Total:		4,286,753.00	4,286,753.00	648,382.01	1,724,592.77	-2,562,160.23	59.77%
Expense							
Department: 30 - Water & Sewer							
300-30-16002-0000000	Health Insurance	92,777.00	92,777.00	7,165.03	33,252.74	59,524.26	64.16 %
300-30-16003-0000000	Unemployment Insurance	790.00	790.00	298.73	717.44	72.56	9.18 %
300-30-16004-0000000	Workers Comp	10,892.00	10,892.00	1,538.33	4,139.45	6,752.55	62.00 %
300-30-16008-0000000	Payroll Taxes	36,646.00	36,646.00	2,288.84	11,645.40	25,000.60	68.22 %
300-30-16009-0000000	Wages	468,671.00	468,671.00	31,539.84	144,021.00	324,650.00	69.27 %
300-30-16010-0000000	Overtime	5,500.00	5,500.00	187.90	2,741.83	2,758.17	50.15 %
300-30-16011-0000000	Employee Assitance Program	782.00	782.00	835.70	835.70	-53.70	-6.87 %
300-30-16012-0000000	Retirement Expense	51,208.00	51,208.00	3,391.56	16,905.94	34,302.06	66.99 %
300-30-16246-0000000	Contract Services-Support Staff	0.00	0.00	0.00	6,094.44	-6,094.44	0.00 %
300-30-36107-0000000	Crime Insurance	500.00	500.00	40.71	203.55	296.45	59.29 %
300-30-36204-0000000	Engineering	110,000.00	110,000.00	0.00	29,081.24	80,918.76	73.56 %
300-30-36208-0000000	Operator	52,500.00	52,500.00	4,275.00	21,375.00	31,125.00	59.29 %
300-30-36209-0000000	Billing & Collections	35,000.00	35,000.00	2,984.76	11,914.13	23,085.87	65.96 %
300-30-36210-0000000	Backflow Testing	2,000.00	2,000.00	0.00	0.00	2,000.00	100.00 %
300-30-36211-0000000	Testing	15,000.00	15,000.00	1,418.00	9,611.20	5,388.80	35.93 %
300-30-36214-0000000	Sludge Hauling	75,000.00	75,000.00	0.00	0.00	75,000.00	100.00 %
300-30-36215-0000000	Printing & Office Supplies	1,200.00	1,200.00	102.31	149.93	1,050.07	87.51 %
300-30-36216-0000000	Postage	1,500.00	1,500.00	209.57	234.51	1,265.49	84.37 %
300-30-36217-0000000	Telephone	14,750.00	14,750.00	1,090.22	4,962.94	9,787.06	66.35 %
300-30-36218-0000000	Tap Fees & Inspections	75,000.00	75,000.00	2,760.00	33,927.37	41,072.63	54.76 %
300-30-36221-0000000	Garbage Pickup	282,300.00	282,300.00	24,495.49	95,240.00	187,060.00	66.26 %
300-30-36302-0000000	Advertising/Promotion	1,500.00	1,500.00	0.00	0.00	1,500.00	100.00 %
300-30-36303-0000000	Permits & Licenses	30,000.00	30,000.00	0.00	37,293.10	-7,293.10	-24.31 %
300-30-36307-0000000	Dues & Subscriptions	2,000.00	2,000.00	56.87	56.87	1,943.13	97.16 %
300-30-36400-0000000	Supplies & Equipment	1,500.00	1,500.00	0.00	0.00	1,500.00	100.00 %
300-30-36401-0000000	Chemicals	50,000.00	50,000.00	3,849.97	29,752.43	20,247.57	40.50 %
300-30-36402-0000000	Copier / Fax Machine	3,000.00	3,000.00	135.00	708.10	2,291.90	76.40 %
300-30-36403-0000000	Operating Supplies	80,000.00	80,000.00	4,509.05	19,344.45	60,655.55	75.82 %
300-30-36404-0000000	Uniforms	4,700.00	4,700.00	324.42	1,216.53	3,483.47	74.12 %
300-30-36406-0000000	Computer Technology	24,000.00	24,000.00	2,621.91	13,443.36	10,556.64	43.99 %
300-30-36502-0000000	Travel & Training	5,500.00	5,500.00	363.80	450.89	5,049.11	91.80 %
300-30-36503-0000000	Employee Relations	2,000.00	2,000.00	98.66	321.94	1,678.06	83.90 %
300-30-36601-0000000	Repairs & Maintenance	325,000.00	325,000.00	44,767.50	151,312.45	173,687.55	53.44 %
300-30-36602-0000000	Vehicle Repair and Maint.	3,500.00	3,500.00	865.98	1,495.90	2,004.10	57.26 %
300-30-36604-0000000	Water & Sewer Items	23,000.00	23,000.00	971.30	4,703.16	18,296.84	79.55 %
300-30-36605-0000000	Gas & Oil	14,000.00	14,000.00	2,887.83	4,801.01	9,198.99	65.71 %
300-30-36701-0000000	Liability Insurance	4,978.00	4,978.00	598.90	4,194.70	783.30	15.74 %
300-30-36702-0000000	Property Insurance	48,440.00	48,440.00	4,265.92	21,800.30	26,639.70	55.00 %
300-30-36801-0000000	Gas For Generators	1,320.00	1,320.00	77.12	329.82	990.18	75.01 %
300-30-36802-0000000	Water Plants	110,000.00	110,000.00	8,382.65	32,608.10	77,391.90	70.36 %
300-30-36803-0000000	WWTP	80,000.00	80,000.00	8,384.23	29,642.29	50,357.71	62.95 %
300-30-36804-0000000	Lift Stations	24,200.00	24,200.00	2,244.53	7,602.76	16,597.24	68.58 %
300-30-37000-0000000	Utility Projects - Prev Maint	224,000.00	224,000.00	16,316.00	47,317.58	176,682.42	78.88 %
300-30-37003-0000000	Utility Projects - Impact Fees Transf...	1,170,000.00	1,170,000.00	0.00	0.00	1,170,000.00	100.00 %
300-30-37101-0000000	Miscellaneous Expenses - Misc	1,000.00	1,000.00	0.00	147.50	852.50	85.25 %
300-30-37102-0000000	Miscellaneous Expenses - Bank Cha...	35,000.00	35,000.00	1,709.62	9,964.40	25,035.60	71.53 %
300-30-37202-0000000	Other Expense - Transfer to Debt Se...	686,099.00	686,099.00	57,174.92	285,874.56	400,224.44	58.33 %
Department: 30 - Water & Sewer Total:		4,286,753.00	4,286,753.00	245,228.17	1,131,436.01	3,155,316.99	73.61%
Expense Total:		4,286,753.00	4,286,753.00	245,228.17	1,131,436.01	3,155,316.99	73.61%
Fund: 300 - Water & Sewer Surplus (Deficit):		0.00	0.00	403,153.84	593,156.76	593,156.76	0.00%

Budget Report

For Fiscal: 2024-2025 Period Ending: 02/28/2025

		Original Total Budget	Current Total Budget	Period Activity	Fiscal Activity	Variance Favorable (Unfavorable)	Percent Remaining
Fund: 400 - MEDC							
Revenue							
Department: 00 - Revenue							
400-00-44110-0000000	Sales Tax Revenue	865,000.00	865,000.00	234,752.91	774,587.33	-90,412.67	10.45 %
400-00-44230-0000000	Interest Income	80,000.00	80,000.00	8,972.80	45,017.79	-34,982.21	43.73 %
400-00-44300-0000000	Events Revenue	7,000.00	7,000.00	0.00	125.00	-6,875.00	98.21 %
	Department: 00 - Revenue Total:	952,000.00	952,000.00	243,725.71	819,730.12	-132,269.88	13.89%
	Revenue Total:	952,000.00	952,000.00	243,725.71	819,730.12	-132,269.88	13.89%
Expense							
Department: 40 - MEDC							
400-40-46107-0000000	Transfer to Capital Proj	200,000.00	200,000.00	16,666.67	83,333.31	116,666.69	58.33 %
400-40-46205-0000000	Sales Tax Reimb	180,000.00	180,000.00	0.00	0.00	180,000.00	100.00 %
400-40-46206-0000000	Econ Dev Grant Prog	20,000.00	20,000.00	0.00	0.00	20,000.00	100.00 %
400-40-46213-0000000	Legal Fees	0.00	0.00	3,595.00	4,331.00	-4,331.00	0.00 %
400-40-46303-0000000	Quality of Life - Events	76,000.00	76,000.00	2,196.97	38,756.41	37,243.59	49.00 %
400-40-46505-0000000	Brochures / Printed Lit	1,500.00	1,500.00	0.00	0.00	1,500.00	100.00 %
400-40-46514-0000000	Social Media Advertising	3,400.00	3,400.00	441.06	1,226.47	2,173.53	63.93 %
400-40-46515-0000000	Historical Signage	1,000.00	1,000.00	0.00	0.00	1,000.00	100.00 %
400-40-46516-0000000	Dues & Subscriptions	1,200.00	1,200.00	0.00	0.00	1,200.00	100.00 %
400-40-46601-0000000	Transfers to General Fund	187,354.00	187,354.00	15,612.83	78,064.19	109,289.81	58.33 %
400-40-46603-0000000	Miscellaneous Expenses	500.00	500.00	35.51	71.48	428.52	85.70 %
400-40-46604-0000000	Consulting/Professional Serv	254,164.00	254,164.00	0.00	0.00	254,164.00	100.00 %
400-40-46607-0000000	Travel & Trainings Expenses	6,000.00	6,000.00	30.00	30.00	5,970.00	99.50 %
	Department: 40 - MEDC Total:	931,118.00	931,118.00	38,578.04	205,812.86	725,305.14	77.90%
	Expense Total:	931,118.00	931,118.00	38,578.04	205,812.86	725,305.14	77.90%
	Fund: 400 - MEDC Surplus (Deficit):	20,882.00	20,882.00	205,147.67	613,917.26	593,035.26	-2,839.94%
Fund: 500 - Debt Service							
Revenue							
Department: 00 - Revenue							
500-00-54110-0000000	Ad Valorem Taxes - Current	475,750.00	475,750.00	71,328.15	464,992.46	-10,757.54	2.26 %
500-00-54115-0000000	Ad Valorem Taxes - Delinquent	3,000.00	3,000.00	398.87	2,353.87	-646.13	21.54 %
500-00-54120-0000000	Penalty & Interest - Current	2,000.00	2,000.00	234.25	234.25	-1,765.75	88.29 %
500-00-54125-0000000	Penalty & Interest - Delinquent	1,000.00	1,000.00	3.11	588.23	-411.77	41.18 %
500-00-54220-0000000	Transfers - Water & Sewer Funds	684,899.00	684,899.00	57,174.92	285,874.56	-399,024.44	58.26 %
500-00-54410-0000000	Interest Income	1,000.00	1,000.00	-486.62	4,987.97	3,987.97	498.80 %
500-00-54420-0000000	Interest on Investments	100.00	100.00	452.33	1,956.72	1,856.72	1,956.72 %
	Department: 00 - Revenue Total:	1,167,749.00	1,167,749.00	129,105.01	760,988.06	-406,760.94	34.83%
	Revenue Total:	1,167,749.00	1,167,749.00	129,105.01	760,988.06	-406,760.94	34.83%
Expense							
Department: 50 - Debt Service							
500-50-56220-0000000	Debt Service Payments - Int. Payme...	352,401.00	352,401.00	234,728.25	234,728.25	117,672.75	33.39 %
500-50-56230-0000000	Debt Service Payments - Paying Age...	2,200.00	2,200.00	1,000.00	1,000.00	1,200.00	54.55 %
500-50-56250-0000000	Debt Service Payments - Principal P...	805,000.00	805,000.00	754,549.75	754,549.75	50,450.25	6.27 %
	Department: 50 - Debt Service Total:	1,159,601.00	1,159,601.00	990,278.00	990,278.00	169,323.00	14.60%
	Expense Total:	1,159,601.00	1,159,601.00	990,278.00	990,278.00	169,323.00	14.60%
	Fund: 500 - Debt Service Surplus (Deficit):	8,148.00	8,148.00	-861,172.99	-229,289.94	-237,437.94	2,914.06%
Fund: 700 - Court Security							
Revenue							
Department: 00 - Revenue							
700-00-74110-0000000	Court Fines & Forfeitures - Court Se...	7,400.00	7,400.00	652.12	3,032.95	-4,367.05	59.01 %
700-00-74210-0000000	Interest Income	5.00	5.00	52.46	248.39	243.39	4,967.80 %
	Department: 00 - Revenue Total:	7,405.00	7,405.00	704.58	3,281.34	-4,123.66	55.69%
	Revenue Total:	7,405.00	7,405.00	704.58	3,281.34	-4,123.66	55.69%

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Budget Report

For Fiscal: 2024-2025 Period Ending: 02/28/2025

		Original Total Budget	Current Total Budget	Period Activity	Fiscal Activity	Variance Favorable (Unfavorable)	Percent Remaining
Expense							
Department: 70 - Court Security							
700-70-76120-0000000	Contracted Services - Security Servi...	2,300.00	2,300.00	0.00	0.00	2,300.00	100.00 %
	Department: 70 - Court Security Total:	2,300.00	2,300.00	0.00	0.00	2,300.00	100.00%
	Expense Total:	2,300.00	2,300.00	0.00	0.00	2,300.00	100.00%
	Fund: 700 - Court Security Surplus (Deficit):	5,105.00	5,105.00	704.58	3,281.34	-1,823.66	35.72%
Fund: 710 - Child Safety							
Revenue							
Department: 00 - Revenue							
710-00-14340-0000000	MC-Child Safety Fees	100.00	100.00	0.00	25.00	-75.00	75.00 %
710-00-14670-0000000	Interest Income	1.00	1.00	0.57	2.99	1.99	299.00 %
	Department: 00 - Revenue Total:	101.00	101.00	0.57	27.99	-73.01	72.29%
	Revenue Total:	101.00	101.00	0.57	27.99	-73.01	72.29%
	Fund: 710 - Child Safety Total:	101.00	101.00	0.57	27.99	-73.01	72.29%
Fund: 720 - Truancy Prevention							
Revenue							
Department: 00 - Revenue							
720-00-14341-0000000	MC-Truancy Prevention Fees	7,000.00	7,000.00	656.22	3,045.58	-3,954.42	56.49 %
720-00-14670-0000000	Interest Income	5.00	5.00	40.49	185.52	180.52	3,710.40 %
	Department: 00 - Revenue Total:	7,005.00	7,005.00	696.71	3,231.10	-3,773.90	53.87%
	Revenue Total:	7,005.00	7,005.00	696.71	3,231.10	-3,773.90	53.87%
	Fund: 720 - Truancy Prevention Total:	7,005.00	7,005.00	696.71	3,231.10	-3,773.90	53.87%
Fund: 730 - Jury - Local							
Revenue							
Department: 00 - Revenue							
730-00-14342-0000000	MC-Jury Fees	125.00	125.00	13.13	60.93	-64.07	51.26 %
730-00-14670-0000000	Interest Income	1.00	1.00	0.23	0.66	-0.34	34.00 %
	Department: 00 - Revenue Total:	126.00	126.00	13.36	61.59	-64.41	51.12%
	Revenue Total:	126.00	126.00	13.36	61.59	-64.41	51.12%
	Fund: 730 - Jury - Local Total:	126.00	126.00	13.36	61.59	-64.41	51.12%
Fund: 750 - Court Technology							
Revenue							
Department: 00 - Revenue							
750-00-74120-0000000	Court Technology Fees	6,000.00	6,000.00	538.79	2,527.98	-3,472.02	57.87 %
750-00-74210-0000000	Interest Income	40.00	40.00	129.33	657.02	617.02	1,642.55 %
750-00-74400-0000000	Court Efficiency Fees	50.00	50.00	0.00	0.00	-50.00	100.00 %
	Department: 00 - Revenue Total:	6,090.00	6,090.00	668.12	3,185.00	-2,905.00	47.70%
	Revenue Total:	6,090.00	6,090.00	668.12	3,185.00	-2,905.00	47.70%
Expense							
Department: 75 - Court Technology							
750-75-76320-0000000	Computer Technology	1,000.00	1,000.00	0.00	999.62	0.38	0.04 %
	Department: 75 - Court Technology Total:	1,000.00	1,000.00	0.00	999.62	0.38	0.04%
	Expense Total:	1,000.00	1,000.00	0.00	999.62	0.38	0.04%
	Fund: 750 - Court Technology Surplus (Deficit):	5,090.00	5,090.00	668.12	2,185.38	-2,904.62	57.07%
Fund: 800 - Hotel Occupancy							
Revenue							
Department: 00 - Revenue							
800-00-84110-0000000	Taxes and Franchise Fees - Hotel Oc...	3,500.00	3,500.00	894.86	2,787.97	-712.03	20.34 %
800-00-84210-0000000	Interest Income	40.00	40.00	99.40	518.96	478.96	1,297.40 %
	Department: 00 - Revenue Total:	3,540.00	3,540.00	994.26	3,306.93	-233.07	6.58%
	Revenue Total:	3,540.00	3,540.00	994.26	3,306.93	-233.07	6.58%

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Budget Report

For Fiscal: 2024-2025 Period Ending: 02/28/2025

	Original Total Budget	Current Total Budget	Period Activity	Fiscal Activity	Variance Favorable (Unfavorable)	Percent Remaining
Expense						
Department: 80 - Hotel Occupancy						
800-80-86200-0000000 Tourism Expenses	3,500.00	3,500.00	0.00	2,000.00	1,500.00	42.86 %
800-80-86300-0000000 Miscellaneous Expenses	0.00	0.00	90.61	90.61	-90.61	0.00 %
Department: 80 - Hotel Occupancy Total:	3,500.00	3,500.00	90.61	2,090.61	1,409.39	40.27%
Expense Total:	3,500.00	3,500.00	90.61	2,090.61	1,409.39	40.27%
Fund: 800 - Hotel Occupancy Surplus (Deficit):	40.00	40.00	903.65	1,216.32	1,176.32	-2,940.80%
Fund: 850 - Police Asset						
Revenue						
Department: 00 - Revenue						
850-00-84130-0000000 Interest Income	0.00	0.00	57.06	300.04	300.04	0.00 %
Department: 00 - Revenue Total:	0.00	0.00	57.06	300.04	300.04	0.00%
Revenue Total:	0.00	0.00	57.06	300.04	300.04	0.00%
Fund: 850 - Police Asset Total:	0.00	0.00	57.06	300.04	300.04	0.00%
Fund: 860 - Shop w/a Cop						
Revenue						
Department: 00 - Revenue						
860-00-14600-0000000 Shop w/a Cop Donations	4,000.00	4,000.00	0.00	9,945.00	5,945.00	248.63 %
860-00-14670-0000000 Interest Income	10.00	10.00	21.14	111.50	101.50	1,115.00 %
Department: 00 - Revenue Total:	4,010.00	4,010.00	21.14	10,056.50	6,046.50	150.79%
Revenue Total:	4,010.00	4,010.00	21.14	10,056.50	6,046.50	150.79%
Expense						
Department: 86 - Shop w/a Cop						
860-86-17010-0000000 Shop w/a Cop	4,000.00	4,000.00	0.00	4,395.37	-395.37	-9.88 %
Department: 86 - Shop w/a Cop Total:	4,000.00	4,000.00	0.00	4,395.37	-395.37	-9.88%
Expense Total:	4,000.00	4,000.00	0.00	4,395.37	-395.37	-9.88%
Fund: 860 - Shop w/a Cop Surplus (Deficit):	10.00	10.00	21.14	5,661.13	5,651.13	56,511.30%
Report Surplus (Deficit):	218,508.00	218,508.00	152,256.80	3,037,527.75	2,819,019.75	-1,290.12%

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Budget Report

For Fiscal: 2024-2025 Period Ending: 02/28/2025

Fund Summary

Fund	Original Total Budget	Current Total Budget	Period Activity	Fiscal Activity	Variance Favorable (Unfavorable)
100 - General Fund	171,401.00	171,401.00	530,559.34	2,339,716.77	2,168,315.77
150 - Montgomery PID	600.00	600.00	0.00	17,833.60	17,233.60
200 - Capital Projects	0.00	0.00	-128,496.25	-313,771.59	-313,771.59
300 - Water & Sewer	0.00	0.00	403,153.84	593,156.76	593,156.76
400 - MEDC	20,882.00	20,882.00	205,147.67	613,917.26	593,035.26
500 - Debt Service	8,148.00	8,148.00	-861,172.99	-229,289.94	-237,437.94
700 - Court Security	5,105.00	5,105.00	704.58	3,281.34	-1,823.66
710 - Child Safety	101.00	101.00	0.57	27.99	-73.01
720 - Truancy Prevention	7,005.00	7,005.00	696.71	3,231.10	-3,773.90
730 - Jury - Local	126.00	126.00	13.36	61.59	-64.41
750 - Court Technology	5,090.00	5,090.00	668.12	2,185.38	-2,904.62
800 - Hotel Occupancy	40.00	40.00	903.65	1,216.32	1,176.32
850 - Police Asset	0.00	0.00	57.06	300.04	300.04
860 - Shop w/a Cop	10.00	10.00	21.14	5,661.13	5,651.13
Report Surplus (Deficit):	218,508.00	218,508.00	152,256.80	3,037,527.75	2,819,019.75

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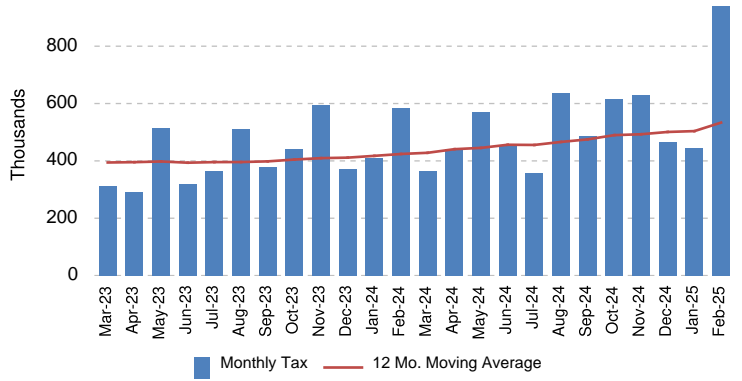
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SALES TAX SNAPSHOT Montgomery Feb-25

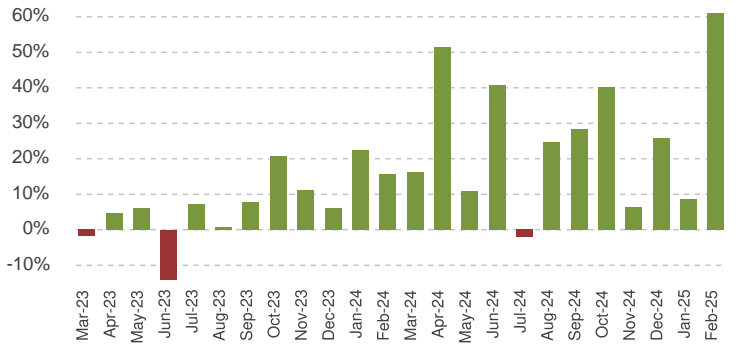
Sales Tax Net Payments

FY Mo.	FY2024	FY2025	YoY % Change
Oct	\$ 440,686	\$ 617,255	40.1%
Nov	\$ 593,535	\$ 631,085	6.3%
Dec	\$ 371,287	\$ 467,262	25.8%
Jan	\$ 408,207	\$ 443,735	8.7%
Feb	\$ 582,824	\$ 939,012	61.1%
Mar	\$ 363,747		
Apr	\$ 441,669		
May	\$ 569,427		
Jun	\$ 449,977		
Jul	\$ 356,246		
Aug	\$ 636,689		
Sep	\$ 486,519		
FYTD	\$ 2,396,539	\$ 3,098,349	29.3%
FY Total	\$ 5,700,814		

Sales Tax Net Payments Trend



Sales Tax Net Payments Change - YoY



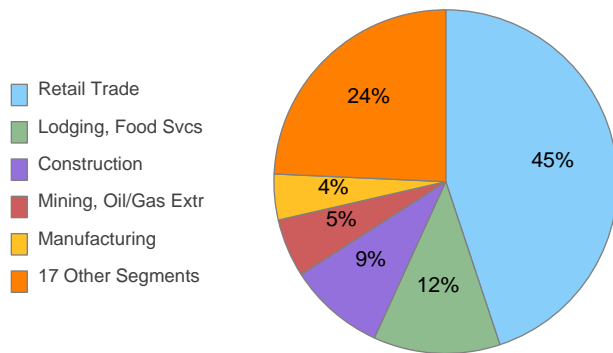
Top 10 Taxpayers

Rank	Company	FYTD Collections	% Total
1	KROGER TEXAS L.P.		
2	MCCOY CORPORATION		
3	HOME DEPOT U.S.A. INC.		
4	PATTERSON-UTI DRILLING COMPANY LLC		
5	THE OTHER SIDE INC.		
6	GOOGLE LLC		
7	ENTERGY TEXAS INC.		
8	RISE COLLECTIVE LLC		
9	AZZIP ENTERPRISES INC.		
10	BROOKSHIRE BROTHERS INC.		
Top 10 Companies		\$ 1,268,403	40.0%
6575 Other Large Companies		\$ 1,846,484	58.2%
Small Companies/Other		\$ 41,000	1.3%
Single Local Tax Rate (SLT)		\$ 15,200	0.5%
Total		\$ 3,171,087	100.0%

Industry Segment Collections Trend - YoY % Chg

SEGMENT	Sep	Oct	Nov	Dec	Jan	Feb
Retail Trade	30.3%	51.5%	-27.7%	34.2%	47.4%	110.9%
Lodging, Food Svcs	7.3%	16.6%	2.9%	29.8%	21.2%	10.1%
Construction	77.2%	-4.5%	35.3%	-26.1%	-72.7%	23.7%
Mining, Oil/Gas Extr	922.6%	136.8%	196.2%	-69.9%	-16.8%	-100.0%
Information excl. Telecom	30.0%	15.9%	-0.2%	30.7%	18.4%	21.6%
All Others	-10.6%	4.9%	19.3%	34.6%	-14.2%	23.5%
Total Collections	28.1%	40.2%	5.2%	25.7%	8.6%	60.7%

Sales Tax Collections by Industry Segment



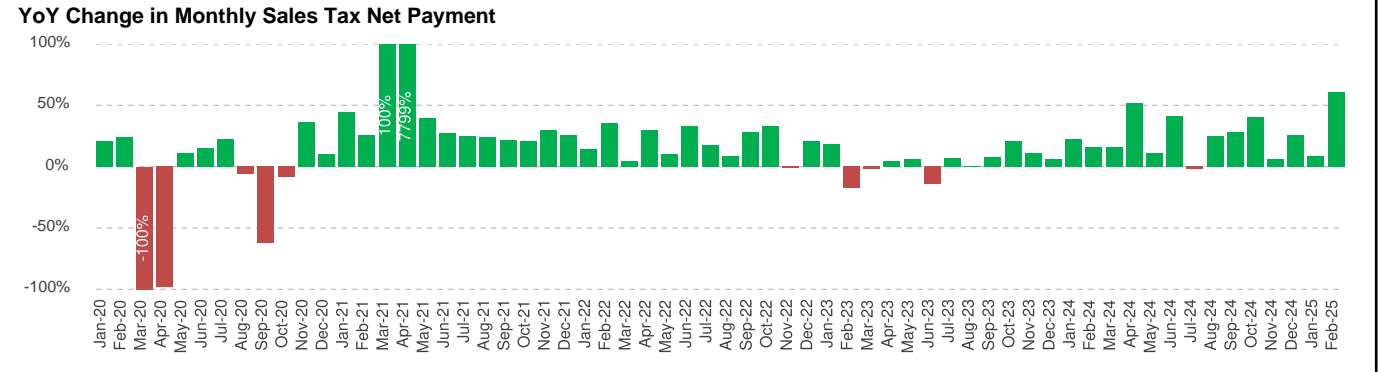
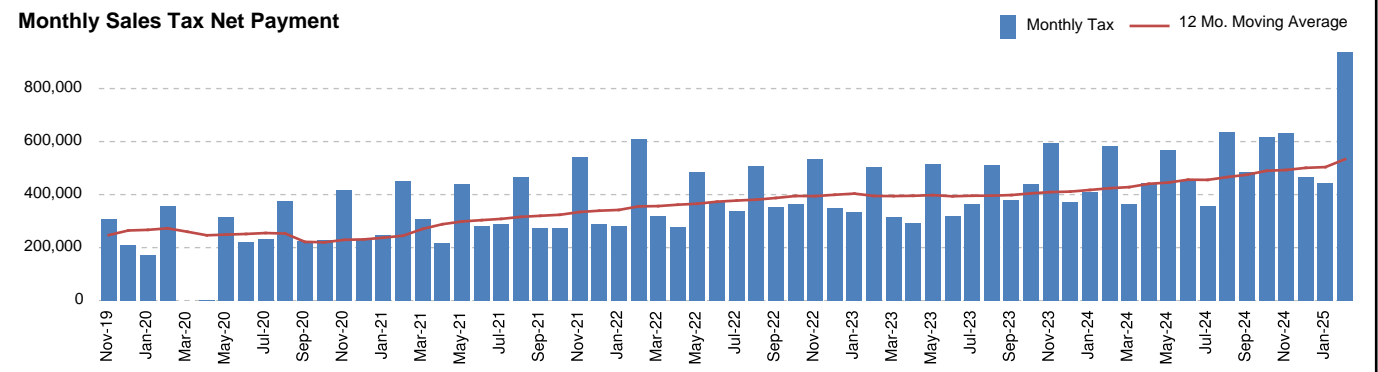
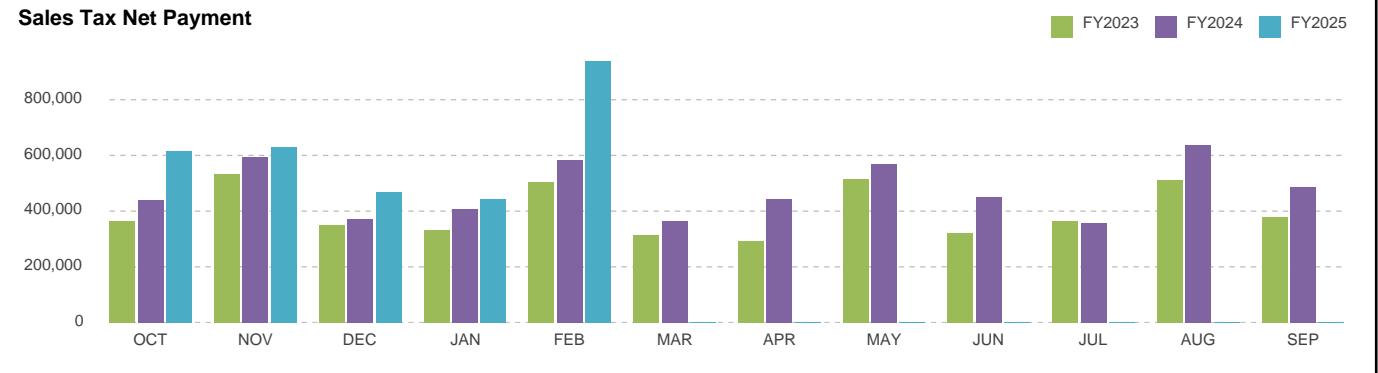
Montgomery - Sales Tax Net Payment Trend

	FISCAL YEAR				
	2021	2022	2023	2024	2025
Oct	\$ 227,918	\$ 274,763	\$ 364,693	\$ 440,686	\$ 617,255
Nov	\$ 416,557	\$ 540,960	\$ 534,537	\$ 593,535	\$ 631,085
Dec	\$ 229,774	\$ 288,958	\$ 349,954	\$ 371,287	\$ 467,262
Jan	\$ 246,167	\$ 281,477	\$ 333,333	\$ 408,207	\$ 443,735
Feb	\$ 450,079	\$ 610,440	\$ 504,516	\$ 582,824	\$ 939,012
Mar	\$ 306,202	\$ 318,775	\$ 313,269	\$ 363,747	
Apr	\$ 215,207	\$ 278,593	\$ 291,741	\$ 441,669	
May	\$ 440,193	\$ 484,877	\$ 514,234	\$ 569,427	
Jun	\$ 279,583	\$ 371,795	\$ 319,648	\$ 449,977	
Jul	\$ 288,879	\$ 339,254	\$ 363,681	\$ 356,246	
Aug	\$ 466,306	\$ 506,664	\$ 510,407	\$ 636,689	
Sep	\$ 273,784	\$ 351,555	\$ 379,179	\$ 486,519	
YEAR	\$ 3,840,647	\$ 4,648,110	\$ 4,779,193	\$ 5,700,814	\$ 3,098,349

YoY Change 21.0% 2.8% 19.3% na

Change: FY '25/'24

Month		Year-to-Date	
\$	%	\$	YTD %
\$ 176,569	40.1%	\$ 176,569	40.1%
\$ 37,550	6.3%	\$ 214,119	20.7%
\$ 95,975	25.8%	\$ 310,094	22.1%
\$ 35,528	8.7%	\$ 345,622	19.1%
\$ 356,188	61.1%	\$ 701,810	29.3%



Montgomery
SALES TAX PAYMENT DETAIL

Feb-25

Fiscal Year: Oct-Sep

COLLECTIONS	Feb-24	Feb-25	Chg. \$ Chg. %	Prior FYTD	Current FYTD	Chg. \$ Chg. %
Current Period	575,063	695,074	120,011 20.9%	2,291,550	2,686,417	394,867 17.2%
Prior Period	12,369	14,489	2,120 17.1%	54,132	37,550	(16,581) -30.6%
Future Period	305	6,773	6,467 2117.9%	35,147	142,216	107,069 304.6%
Audit	4,409	236,658	232,248 5267.0%	44,337	263,290	218,953 493.8%
Unidentified	69	303	234 337.1%	867	1,162	295 34.0%
Single Local Tax Rate	6,120	15,200	9,081 148.4%	23,700	40,452	16,752 70.7%
TOTAL	598,337	968,498	370,161 61.9%	2,449,732	3,171,087	721,355 29.4%
Service Fee	(11,967)	(19,370)	(7,403) 61.9%	(48,995)	(63,422)	(14,427) 29.4%
Current Retained	(11,727)	(18,983)	(7,255) 61.9%	(48,015)	(62,153)	(14,139) 29.4%
Prior Retained	8,181	8,866	685 8.4%	43,816	52,838	9,021 20.6%
NET PAYMENT	582,824	939,012	356,188 61.1%	2,396,539	3,098,349	701,810 29.3%

Montgomery
TOP 30 COMPANIES RANK and CHANGE SUMMARY
Feb-25

Fiscal Year: Oct-Sep

Rank*	Company	NAICS Key	Prior	Current	Change \$	Change %	Current Fiscal YTD % Total Collections
			Fiscal YTD Sales Tax Collections	Fiscal YTD Sales Tax Collections			
1	KROGER TEXAS L.P.	9					
2	MCCOY CORPORATION	9					
3	HOME DEPOT U.S.A. INC.	9					
4	PATTERSON-UTI DRILLING COMPANY LLC	2					
5	THE OTHER SIDE INC.	22					
6	GOOGLE LLC	11					
7	ENTERGY TEXAS INC.	3					
8	RISE COLLECTIVE LLC	4					
9	AZZIP ENTERPRISES INC.	22					
10	BROOKSHIRE BROTHERS INC.	9					
TOP 10 LARGE** COMPANIES			895,833	1,268,403	372,570	41.6%	40.0%
11	EMJ CONSTRUCTION LLC	4					
12	K. HOVNIANIAN OF HOUSTON II L.L.C.	4					
13	AMAZON.COM SERVICES INC (MARKETPLACE)	9					
14	MCKINNEY RESTAURANT 21141 LLC	22					
15	WHALECO INC	9					
16	JIM'S HARDWARE INC.	9					
17	SCHULTZ PET SUPPLY LLC	9					
18	DISCOUNT TIRE COMPANY OF TEXAS INC.	9					
19	CHEWY INC.	9					
20	BFI WASTE SERVICES OF TEXAS LP	18					
21	O'REILLY AUTO ENTERPRISES LLC	9					
22	ECKINGER CONSTRUCTION COMPANY	4					
23	WAL-MART.COM USA LLC (MARKETPLACE)	9					
24	LOWE'S HOME CENTERS LLC	9					
25	STARBUCKS CORPORATION	22					
26	SPAN CONSTRUCTION & ENGINEERING INC.	4					
27	FUBO TV MEDIA INC	12					
28	JEETHO BUSINESS INC.	9					
29	NEW CINGULAR WIRELESS PCS LLC	12					
30	AMAZON.COM SERVICES LLC	9					
TOP 30 LARGE COMPANIES			1,236,488	1,772,846	536,358	43.4%	55.9%
TOP 100 LARGE COMPANIES			1,741,026	2,375,482	634,456	36.4%	74.9%
6,484 OTHER LARGE COMPANIES			675,900	739,404	63,504	9.4%	23.3%
SMALL COMPANIES \& OTHER			9,106	15,748	6,643	72.9%	0.5%
SINGLE LOCAL TAX RATE COLLECTIONS (SLT)			23,700	40,452	16,752	70.7%	1.3%
TOTAL COLLECTIONS			2,449,732	3,171,087	721,355	29.4%	100.0%
STATE COMPTROLLER FEES			53,193	72,738	19,544	36.7%	2.3%
NET PAYMENTS			2,396,539	3,098,349	701,810	29.3%	97.7%

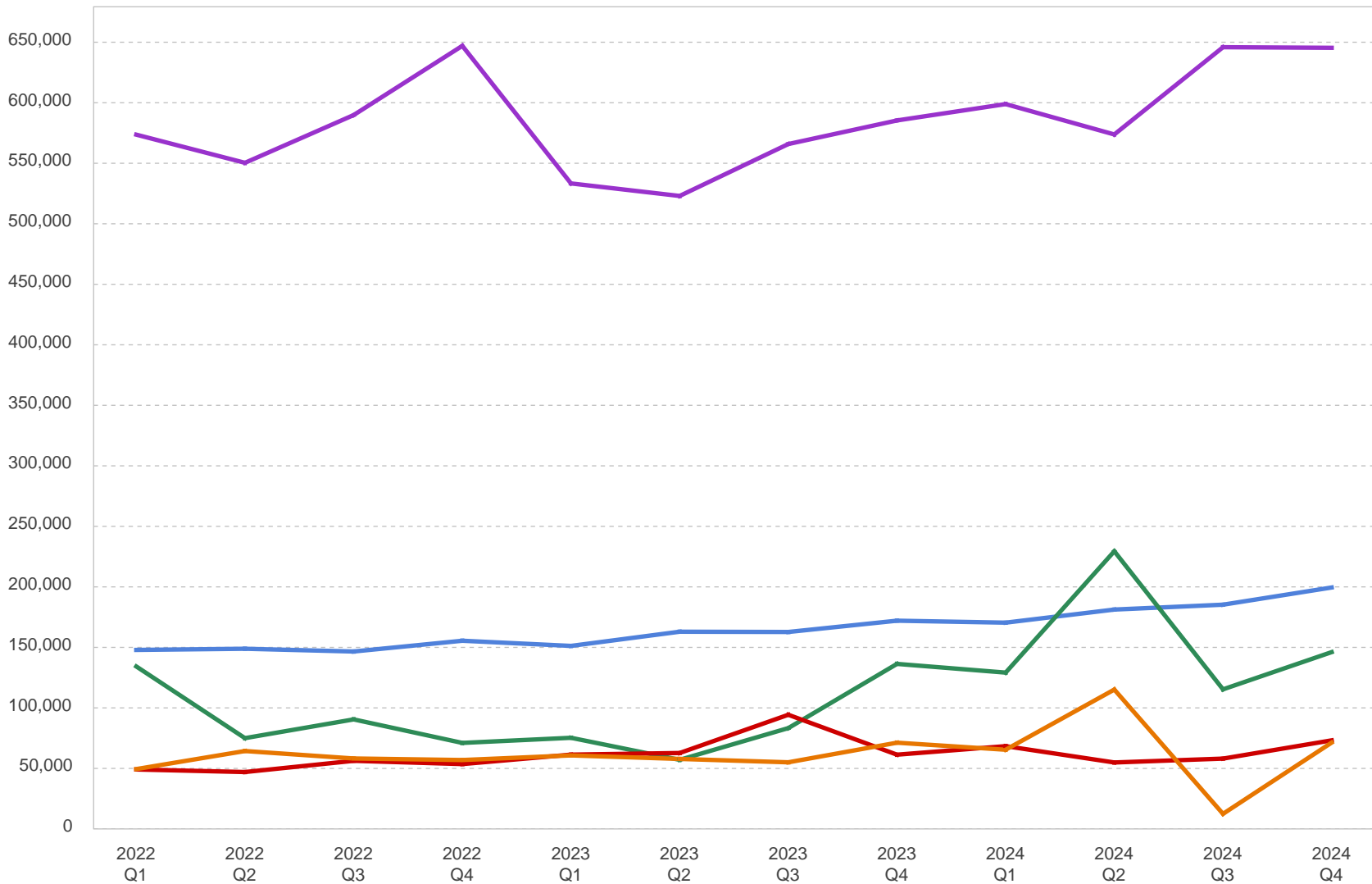
* Ranked by Total of Last Fiscal Year + Current Fiscal YTD

** Businesses whose detailed sales tax data is available

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HdL Companies

INDUSTRY SEGMENT SALES TAX TREND Montgomery



— Retail Trade	573,626	550,377	589,816	646,997	533,345	522,987	565,886	585,378	598,890	573,797	645,878	645,404
— Lodging, Food Svcs	147,903	148,876	146,606	155,490	151,234	162,950	162,731	172,065	170,439	181,261	185,282	199,494
— Construction	134,245	75,013	90,506	71,077	75,311	57,089	83,316	136,365	129,161	229,427	115,333	146,088
— Wholesale Trade	49,134	47,009	56,283	53,592	61,396	62,729	94,340	61,358	68,412	54,899	58,099	73,188
— Manufacturing	49,444	64,367	58,209	56,931	60,763	57,826	55,052	71,260	65,443	115,151	12,461	71,325

Montgomery
INDUSTRY SEGMENT RANK & CHANGE
Feb-25

Fiscal Year: Oct-Sep

INDUSTRY SEGMENT*	% Total Current YTD Collections	Prior Fiscal YTD Sales Tax Collections	Current Fiscal YTD Sales Tax Collections	Change	
				\$	%
Retail Trade	49.1%	1,055,194	1,530,631	475,437	45.1%
Lodging, Food Svcs	10.8%	290,770	336,391	45,621	15.7%
Construction	6.0%	216,164	186,261	(29,903)	-13.8%
Mining, Oil/Gas Extr	6.8%	114,984	212,324	97,340	84.7%
Information excl. Telecom	4.0%	107,935	126,002	18,067	16.7%
Top 5	76.8%	1,785,047	2,391,608	606,561	34.0%
Manufacturing	3.6%	117,939	113,032	(4,907)	-4.2%
Wholesale Trade	3.3%	108,551	103,563	(4,988)	-4.6%
Prof, Scientific, Tech Svcs	3.5%	53,827	107,853	54,026	100.4%
Admin, Support, Waste Mgmt	2.4%	65,195	73,298	8,103	12.4%
Telecom	2.2%	68,951	68,437	(515)	-0.7%
Utilities	2.4%	66,270	74,112	7,843	11.8%
Other Services	1.7%	51,288	51,765	478	0.9%
Unidentified	1.6%	31,544	49,185	17,641	55.9%
Real Estate, Rental, Leasing	0.9%	23,744	27,806	4,062	17.1%
Financial, Insurance	0.8%	18,084	24,355	6,271	34.7%
Ag, Forestry, Fishing, Hunting	0.2%	7,224	6,504	(720)	-10.0%
Recreation, Arts, Entmt	0.2%	7,583	5,688	(1,896)	-25.0%
Transportation, Warehousing	0.3%	4,808	8,949	4,141	86.1%
Education Services	0.1%	2,296	2,776	480	20.9%
Health Care, Social Assistance	0.1%	2,025	3,063	1,037	51.2%
Public Admin	0.1%	2,179	2,507	328	15.1%
Company, Enterprise Mgmt	0.0%	371	386	15	4.1%
All Other	23.2%	631,879	723,278	91,399	14.5%
TOTAL COLLECTIONS	100.0%	2,416,926	3,114,887	697,960	28.9%

INDUSTRY SEGMENT	% Change from same month Prior Year					
	Sep	Oct	Nov	Dec	Jan	Feb
Retail Trade	30.3%	51.5%	-27.7%	34.2%	47.4%	110.9%
Lodging, Food Svcs	7.3%	16.6%	2.9%	29.8%	21.2%	10.1%
Construction	77.2%	-4.5%	35.3%	-26.1%	-72.7%	23.7%
Mining, Oil/Gas Extr	922.6%	136.8%	196.2%	-69.9%	-16.8%	-100.0%
Information excl. Telecom	30.0%	15.9%	-0.2%	30.7%	18.4%	21.6%
All Others	-10.6%	4.9%	19.3%	34.6%	-14.2%	23.5%
TOTAL COLLECTIONS	28.1%	40.2%	5.2%	25.7%	8.6%	60.7%

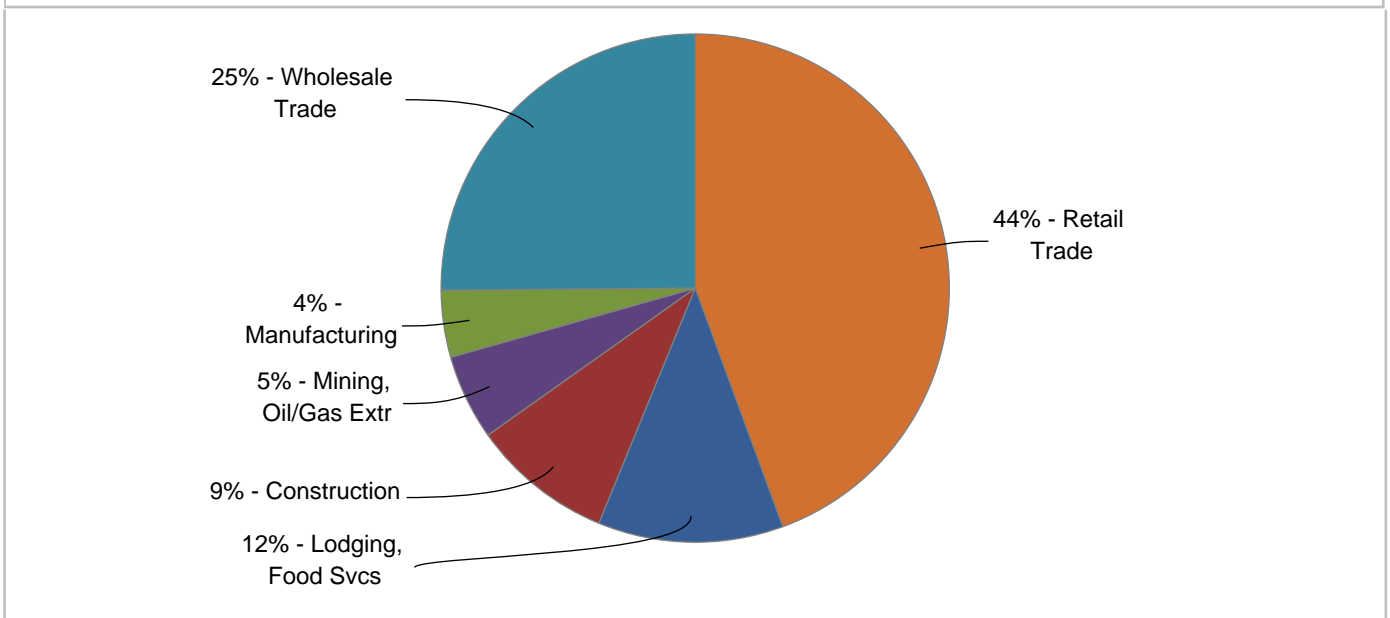
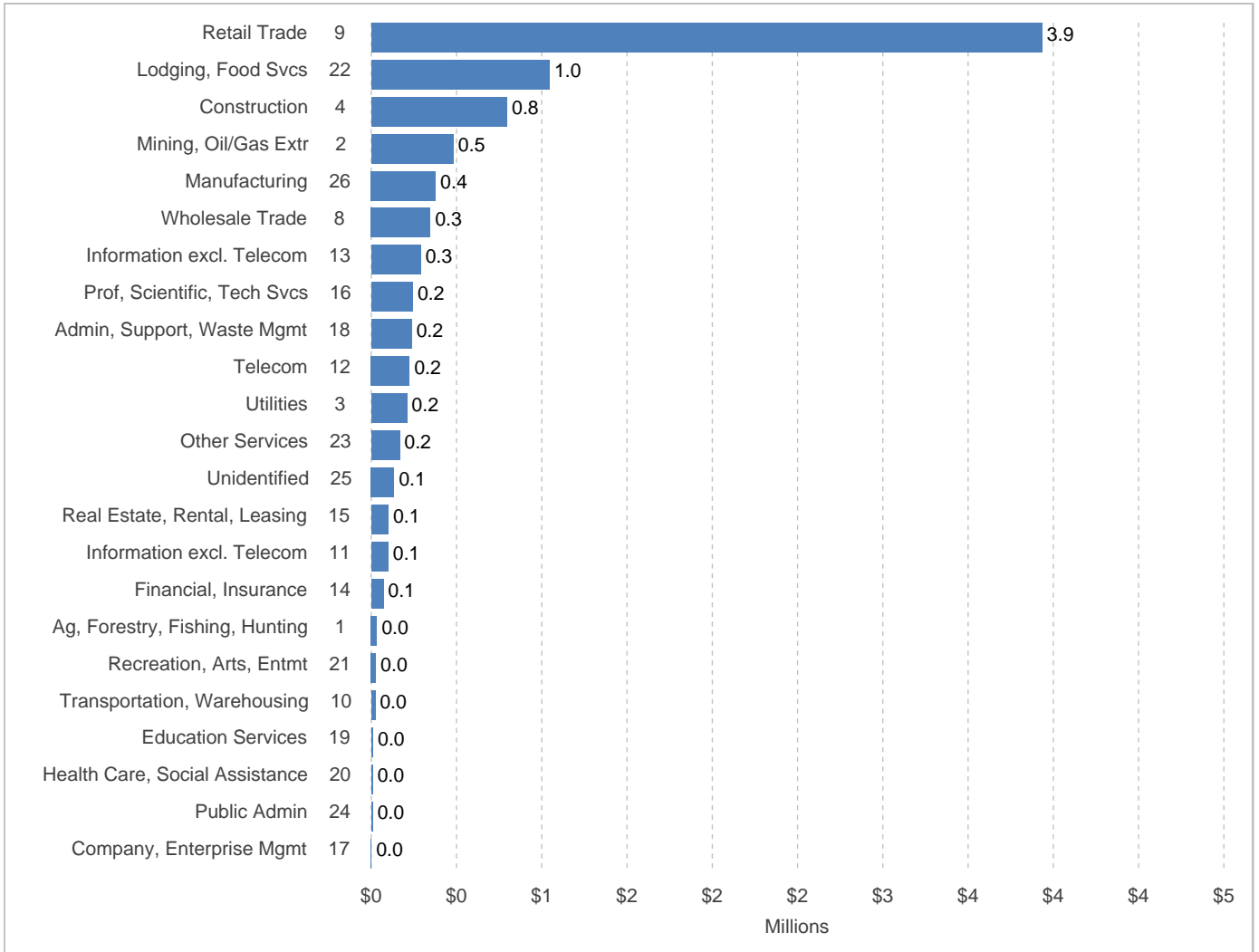
* Ranked by Current + Prior YTD Collections

Data Source: Texas Comptroller of Public Accounts
Analysis: HdL Companies

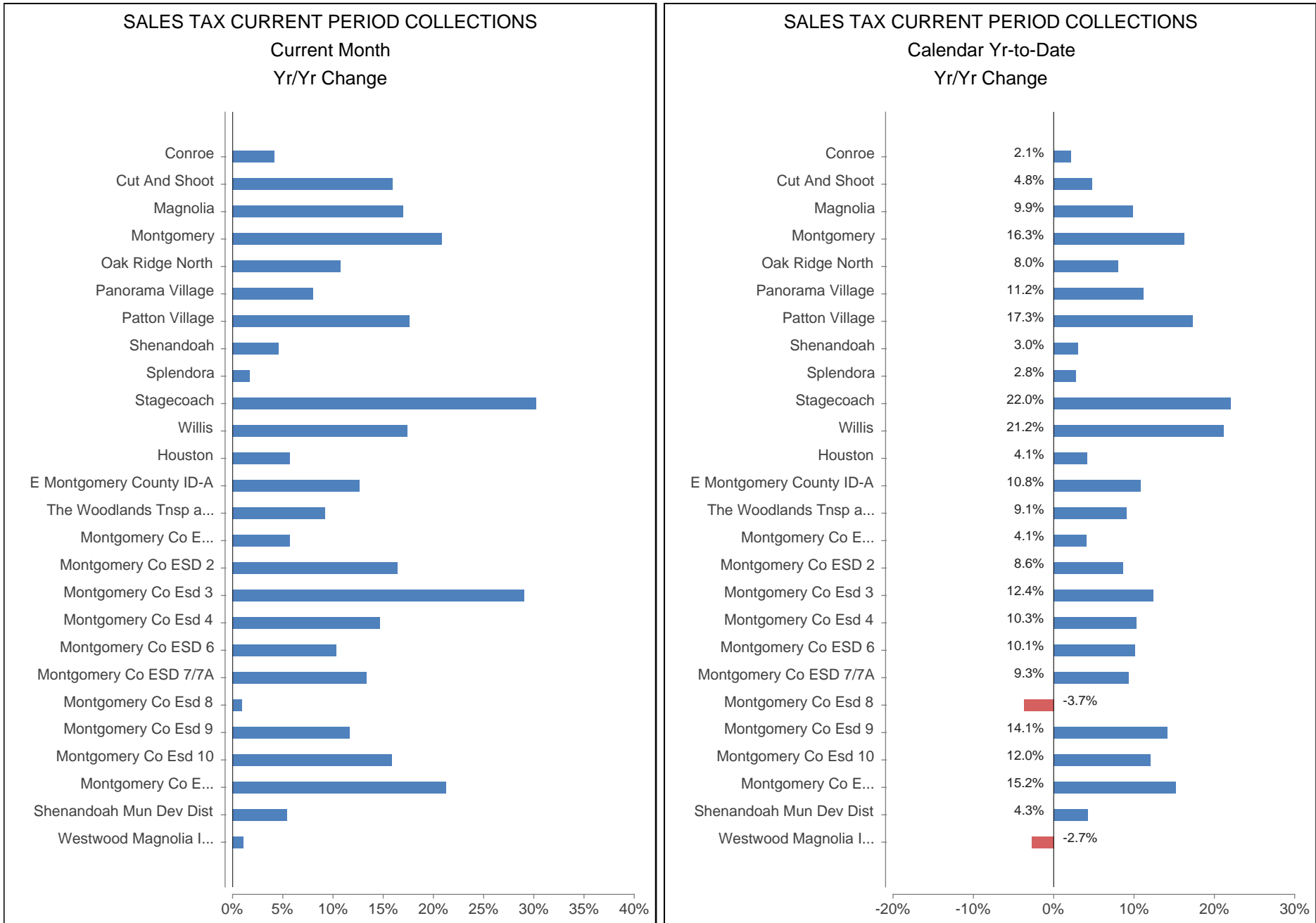
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HdL Companies

Montgomery
INDUSTRY SEGMENT SALES TAX RANK & DISTRIBUTION
 (Prior Fiscal Year + Current Fiscal Year-to-Date)
 Feb-25



SALES TAX TREND
MONTGOMERY COUNTY
Feb-25



NAICS KEY

Code	Industry Segment
1	Ag, Forestry, Fishing, Hunting
2	Mining, Oil/Gas Extr
3	Utilities
4	Construction
5	Manufacturing
6	Included in Key No. 5
7	Included in Key No. 5
8	Wholesale Trade
9	Retail Trade
10	Transportation, Warehousing
11	Information excl. Telecom
12	Telecom
13	Included in Key No. 11
14	Financial, Insurance
15	Real Estate, Rental, Leasing
16	Prof, Scientific, Tech Svcs
17	Company, Enterprise Mgmt
18	Admin, Support, Waste Mgmt
19	Education Services
20	Health Care, Social Assistance
21	Recreation, Arts, Entmt
22	Lodging, Food Svcs
23	Other Services
24	Public Admin
25	Unidentified

UTILITY/GENERAL FUND REPORT – February 2025

UTILITY ACCOUNT ARREARS			
	60 Days	90 Days	120+ Days
Amount	\$1,835.03	\$3,096.44	\$20,559.97
GRAND TOTAL:			\$25,491.44

MONTHLY PERMIT TRANSACTIONS		
Type	Revenue	Permit Count
Building-Residential Addition, Generators	\$ 21,953.00	23
Plumbing	\$ 2,875.00	11
Irrigation	\$ -	0
Building-Commercial Remodel	\$ 75.00	1
Solar	\$ -	0
Pool	\$ 2,325.00	6
Sign	\$ -	0
Mechanical	\$ 1,800.00	9
Electrical	\$ 2,400.00	9
TOTAL	\$ 31,428.00	59

UTILITY SERVICE ACCOUNTS	
New Water Accts.	14
Disconnected Water Accts.	6
Total Number of Active Accts.	1182

Item 16.

City of Montgomery, TX

Receipt Listing by Product Code

General Ledger Distribution Account Summary

Date Range: 02/01/2025 - 02/28/2025

Distribution GL Account Number	Distribution Amount
Fund: 100	
100-00-14020-0000000 - Franchise Tax	-1,315.15
100-00-14110-0000000 - Building Permits/MEP	-31,428.00
100-00-14120-0000000 - Vendor/Beverage Permits	-125.00
100-00-14210-0000000 - Community Building Rental	-825.00
100-00-14230-0000000 - Right of Way Use Fees	-217.98
100-00-14530-0000000 - Wrecker Service Fees	-490.00
100-00-14650-0000000 - Unanticipated Income	-2,733.56
100-00-14660-0000000 - Credit Card Fees	-577.70
100-12009-00000 - Community Building Rental Deposits	-450.00
100-12030-00000 - Sales Tax Payable	-7.94
100 Subtotal:	-38,170.33
Fund: 300	
300-00-34420-0000000 - Impact Fees - Capital Cost	-437,262.00
300-00-34470-0000000 - Miscellaneous Revenue & ETS Revenue	-930.00
300 Subtotal:	-438,192.00
Grand Total:	-476,362.33

3/13/2025 12:43:46 PM

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CITY COUNCIL AGENDA
Regular Meeting: March 25, 2025

AGENDA ITEM:

Engineer’s Report for February 2025.

SUBMITTED BY: Ruby Beaven, City Secretary & Director of Administrative Services

APPROVED FOR AGENDA: Anthony Solomon, Interim City Administrator/Police Chief

BACKGROUND:

The Engineer’s meeting report is attached.

Discussion of Engineering updates from the past month.

FISCAL ANALYSIS: N/A

RECOMMENDATION: Discussion Only



March 17, 2025

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

Re: Monthly Engineering Report
City Council Meeting March 25, 2025

Dear Mayor and Council:

The following is a brief summary that describes our activities since the February 25, 2025 Council Meeting:

Capital Projects:

- 1. Water Plant No. 2 Improvements** – As of March 13th we have not received a pay estimate or change order this month. The contractor completed the demolition of the existing ground storage tank (“GST”) and has submitted the design of the GST foundation and tank for approval. We plan to provide approval the week of March 10th. The contractor’s current schedule has the plant being substantially completed in July 2025.



March 3, 2025
Well Drilling

Honorable Mayor and City Council
 City of Montgomery
 Page 2 of 7
 March 17, 2025

2. **FM 1097 Sanitary Sewer Rehabilitation** –As a reminder, Council accepted the infrastructure on March 11th and formally entered the One-Year Warranty Period which is scheduled to end on 2/24/2026. As a reminder, the scope of this project was to replace sanitary sewer lines that had failed due to Town Creek erosion.
3. **2023 Sanitary Sewer Rehabilitation Phase I** – We did not receive a pay estimate or change order this month. We met with the Contractor on February 13th to discuss the project and were given the outstanding post rehabilitation videos at that time. We have reviewed the videos and provided the Contractor with comments. The Contractor is working on completing all outstanding field work.
4. **Old Plantersville Force Main Extension** – We did not receive a pay estimate or change order this month. We performed a final inspection on September 12th and issued the punchlist at that time. The contractor has addressed most of the outstanding punchlist items. The last remaining punchlist regards planting the permanent spring mix for vegetation, which will occur in early April. As a reminder, this project is being funded by Briarley (Formerly Redbird Meadows).
5. **Old Plantersville Waterline Extension** – We received a pay estimate No. 1 and 2 in the amounts of \$481,149.00 and \$298,288.00. The contractor is 80% complete by time and 84% complete by value as of March 3rd. The Contractor has completed installation of the majority of the waterline with the exception of the railroad crossing that is scheduled to be completed by the end of this month, subject to confirmation from BNSF on assigning a railroad inspector to the project. As a reminder, the project was awarded to Bull-G Construction LLC., in the amount of \$1,023,795.00 and 120 calendar days. This project is being funded by Briarley (Formerly Redbird Meadows).
6. **TPDES Permit Amendment (Town Creek Wastewater Treatment Plant)** –The completed application for the permit amendment was submitted to the TCEQ in September 2023. It is our understanding that TCEQ is experiencing significant delays in processing permits, and we are following up regularly to determine the status of the City’s permit. We received a notice from the TCEQ stating that the draft permit will be posted on March 17, 2025 to allow for public comment. Based on this timing, it is our understanding that the City should expect to receive the final permit by May 2025.
7. **Downtown Streetscape Improvements** – We are continuing to coordinate the design of the downtown streetscape improvements with Montgomery Economic Development Committee and Ardurra.
8. **McCown St. and Caroline St. Waterline Replacement** – The scope of the project is being revised based on ongoing conversations with the MEDC, Ardurra, and downtown property owners.
9. **Town Creek Wastewater Plant Expansion to 0.3 MGD** – We held a kickoff meeting with Halff and City Staff and the Operator on February 19th. It is our understanding that Halff is in the process of continuing with the design. We expect to receive a preliminary engineering report sometime in May.
10. **Water Plant No. 4 Request for Qualifications** – As a reminder, the City has selected Baxter and Woodman as the most qualified firm at their February 25th meeting. We are coordinating a kickoff meeting with them to begin contract negotiations for the design of Water Plant No. 4.

Honorable Mayor and City Council
 City of Montgomery
 Page 3 of 7
 March 17, 2025

- 11. Lift Station No. 10 Phase II Improvements** – We are nearing completion of design of the lift station improvements project and plan to bid the project next month. The scope of the project includes the addition of a 3rd lift pump and some header modifications. As a reminder, this project is being funded by Taylor Morrison as part of their Lone Star Ridge Development.
- 12. Lift Station No. 5 Relocation and Sanitary Sewer Extension** – We are continuing with the design of the lift station relocation required for the Legacy Grove Development. We are coordinating with the Developer’s engineer to determine final location of the lift station and plan. We plan to be complete with design in July 2025. As a reminder, this project is funded by Tri-Pointe Homes as a part of their Legacy Grove Development (Formerly known as Heritage Grove).
- 13. West Lone Star Parkway Waterline Extension** – We are continuing the design of the waterline extension to serve the Legacy Grove Development. We plan to be completed with design by June 2025. As a reminder, this project is being funded by Tri-Pointe Homes as part of their Legacy Grove Development (Formerly known as Heritage Grove).
- 14. Buffalo Springs Dr. & SH-105 Traffic Signal** – We received Pay No. 6 & Final in the amount of \$38,573.71. As a reminder, the contractor is substantially complete with the construction of the signal. It is our understanding that TxDOT has fully accepted the infrastructure as of March 17, 2025. As a reminder, the project is being funded by The Home Depot.
- 15. College Street Drainage:** As authorized at the January 14th Council Meeting, we are continuing with the design of the proposed drainage improvements. Additionally, we met with GrantWorks on February 6th to discuss all required documentation and bidding requirements. We expect to be complete with design in April 2025.
- 16. Water Plant No. 3 Booster Pump Addition:** As authorized at the January 14th Council Meeting, we are continuing with the design of the booster pump addition at Water Plant No. 3. Additionally, we met with GrantWorks on February 6th to discuss all required documentation and bidding requirements. We are finalizing design and plan to submit to the TCEQ this month.

Developments:

1. Plan Reviews

- a. **Lone Star Ridge Section 1 WSD&P** – We received revised plans February 24th and provided comments on March 17th.
- b. **Lone Star Ridge Section 2 WSD&P** – We received revised plans December 10th and provided comments on January 14th. We have not received revised plans.
- c. **Legacy Grove (Formerly known as Heritage Grove) Drainage Impact Study** – We received revised plans on February 24th and are proceeding with our review.
- d. **Legacy Grove (Formerly known as Heritage Grove) Mass Grading and Detention** – We received revised plans on February 24th and are proceeding with our review.

- e. **Briarley (Formerly known as Redbird Meadows) PH 1B WSD&P** – We received revised plans on February 11th and are proceeding with our review.
- f. **Briarley (Formerly known as Redbird Meadows) Hardscape** – We received revised plans on March 4th and are proceeding with our review.
- g. **Lone Star Cowboy Church** – We did not receive revised plans this month.
- h. **BCS Drainage Study** – We received the drainage study on March 3rd and are proceeding with our review.

2. Plat Reviews

- a. **Superior Properties Preliminary Plat** – We received a revised plat January 23rd and provided comments February 2nd.
- b. **MISD Athletic Complex Development Plat** – We received a revised plat on January 23rd and plan on providing plat approval on February 26th. It is our understanding that the development plat is being circulated for signatures.
- c. **Montgomery Bend Section 4 Final Plat** – We received the final plat for review on October 7th and provided comments on October 30th. We received a revised plat on November 25th and found no issues with the plat. As a part of Pulte’s Traffic Impact Analysis, they are required to construct a traffic signal at the subdivision entrance prior to this plat being recorded. We plan to withhold approval of this final plat until the signal has been constructed.
- d. **Legacy Grove (Formerly known as Heritage Grove) Preliminary Plat** – We received a preliminary plat for review on October 24th and provided comments on November 14th. We received a preliminary plat for review on January 31st and provided comments on February 25th. We received a revised preliminary plat on March 14th and are proceeding with our review.
- e. **1005 College St. Partial Re-Plat**– We received a preliminary plat for review on January 7th and provided comments February 4th. We received a revised plat on February 14th and are proceeding with our review.
- f. **Briarley (Formerly known as Redbird Medows) Phase 1B (Sections 4-6)** – We received preliminary plats for review on January 9th and provided comments February 17th.
- g. **612 Worsham Development Plat** – We received a Development plat for review on January 31st and are provided comment on February 27th.
- h. **Buffalo Springs Section 2 Partial Re-Plat No. 1** – We received a partial re-plat for review on January 31st and provided comments February 26th. We received a revised plat on March 4th and are proceeding with our review.

3. Ongoing Construction

- a. **MUD No. 215 Briarley (Formerly known as Redbird Meadows) Lift Station (City of Montgomery Lift Station No. 16)** – It is our understanding that the contractor is continuing construction of the lift station and is expected to be substantially complete around the end of this month. We plan to inspect the lift station once there is permanent power to the site.
- b. **Briarley (Formerly known as Redbird Meadows) Phase 1A Water, Sanitary, Drainage, and Paving** – The contractor is nearing completion of water, sanitary sewer, storm sewer and paving for the site. We plan to hold a final walkthrough on Sections 1, 2, and 3 once the lift station receives permanent power.



*March 11, 2025
Briarley Lift Station*

4. One-Year Warranty Inspections

- a. **Town Creek Crossing Section 1** – We held a warranty re-inspection on October 10, 2023. The developer and contractor have been non-responsive to addressing the punchlist items. We are pursuing the maintenance bond and plan to coordinate with the City Attorney to have the work completed.
- b. **Flagship Blvd. Storm Sewer and Paving** – We held the one-year warranty inspection with the City on December 5th and issued the punchlist to the contractor the same day. The Contractor has begun work on addressing all the outstanding punchlist items and we plan to inspect the site to ensure all punchlist items have been adequately addressed.

General Ongoing Activities:

1. TxDOT:

- a. **FM 1097 & Atkins Creek Drainage Improvements** – We are continuing to coordinate with TxDOT on their timeline of a fully designed improvements project. It is our understanding that TxDOT has acquired all of the necessary right-of-way to complete the improvements.
 - b. **FM 1097 and Buffalo Springs Drive Traffic Signal** – It is our understanding that the design is complete and TxDOT is finalizing a timeline for construction. We will provide a schedule on construction once received from TxDOT.
 - c. **Access Management along SH-105 from Grimes County Line to Shepperd Street** – We met with TxDOT on December 17th to discuss the timing of this project. It is our understanding that TxDOT is experiencing delays finalizing their design and has pushed back the project to 2028, with a tentative let date of September 2027. We are continuing coordination with TxDOT and their engineer on the required utility relocations for the proposed roadway expansion.
2. **Lone Star Bend and Lone Star Parkway Improvements** – Montgomery County is looking to install a temporary traffic signal at the intersection of Lone Star Bend and Lone Star Parkway. Montgomery County has included plans to widen Lone Star Parkway to four lanes with a center median in the proposed 2025 Road Bond and, if passed, would install a permanent traffic signal at this intersection at that time. It is our understanding that the County has requested the City's financial participation in this project and will be providing a full cost estimate in the near future.
 3. **Biweekly Operations Call** – We are continuing the biweekly operations calls with City Staff and City's operator, Hays Utility North Corporation.
 4. **Fiscal Year 2025 CIP Snapshot & Rate Order Analysis**- We presented our rate study analysis to Council at their January 13th CIP Workshop. We are coordinating with the City's Financial Advisor to finalize our utility and tax rate analysis and plan to bring it to a City workshop next month.
 5. **Kendig Keast Unified Development Ordinance**- We met with Kending Keast and the City's Attorney to discuss final UDO timing and review on March 5th. It is our understanding that Kendig Keast plans to present their final UDO codifications in November of this year.
 6. **Clean Water/Drinking Water State Revolving Fund**- We submitted Project Information Forms (PIF) on March 7th, to be considered for the Intended Use Plan (IUP). The projects submitted include Water Plant No. 4, McCown St. Waterline Replacement, Town Creek Wastewater Treatment Plant Expansion to 0.3 MGD, and Water Plant Nos. 2 and 3 Bleach Conversion. The applications have all been deemed administratively complete and are currently under technical review. It is our understanding the Texas Water Development Board plans to be complete with their technical review late Summer 2025.

Honorable Mayor and City Council
City of Montgomery
Page 7 of 7
March 17, 2025

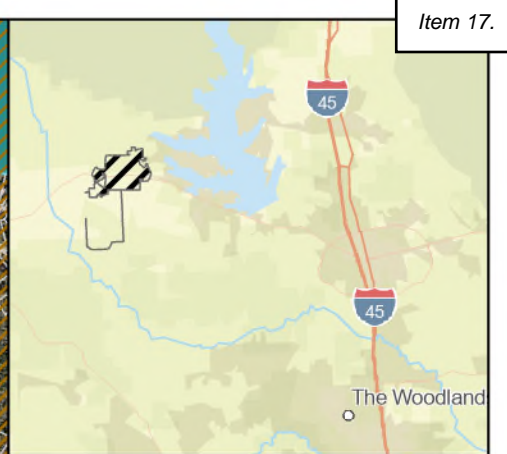
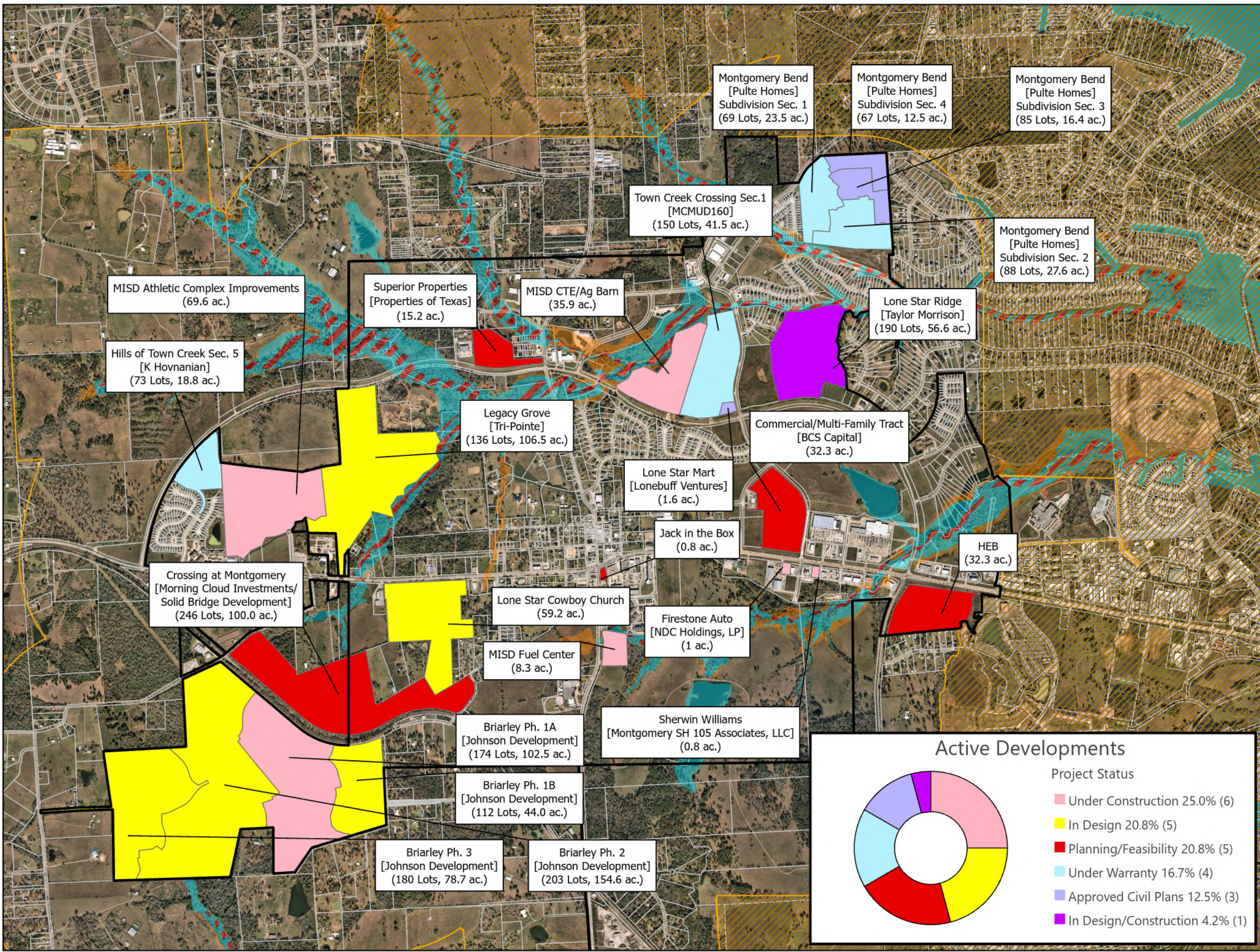
Please let me know if you have any questions.

Sincerely,



Chris Roznovsky, PE
City Engineer

Attachments – Active Developments Map
Cc (via email): The Planning and Zoning Commission – City of Montgomery
Mr. Anthony Solomon – City of Montgomery, Interim City Administrator
Mr. Alan Petrov – Johnson Petrov, LLP, City Attorney



Legend

- Montgomery City Limits
- Montgomery ETJ
- Conroe ETJ

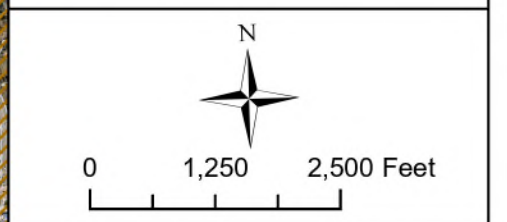
Development Status

- In Design
- In Design/Construction
- Planning/Feasibility
- Under Construction
- Approved Civil Plans
- Complete/Under Warranty
- Complete
- Under Warranty

Flood Zones

- Floodway
- 100-year
- 500-year

This exhibit only includes Developments that have either executed Development Agreements, or Escrow accounts with the City of Montgomery



Active Developments Map March 2025



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



CITY COUNCIL AGENDA
Regular Meeting: March 25, 2025

AGENDA ITEM:

Public Works February 2025 Monthly Report

SUBMITTED BY: Mike Muckleroy

APPROVED FOR AGENDA: Interim City Administrator Anthony Solomon

BACKGROUND: Review the report.

FISCAL ANALYSIS:

RECOMMENDATION: Approve the report.



101 OLD PLANTERSVILLE ROAD, MONTGOMERY, TEXAS 77316

Telephone: (936) 597-6434

Public Works Department

Monthly Report for February 2025

Water

- Completed monthly cutoff list for nonpayment.
- Completed monthly leak notification door hangers.
- Completed monthly meter verification list.
- Completed monthly check of idle meter list for consumption. No issues were found.
- Completed 9 work orders for activate/deactivate service.
- Completed 3 work orders for endpoint maintenance issues.
- Completed 11 work orders for water leaks.
- Completed 24 work orders for miscellaneous water issues.
- Completed 9 work orders for water taps.
- Repaired service line on Summit Park.
- Contacted commercial customer regarding leak on customer side of the meter on Summit Park.
- Discussed leaks on customer side with residents on Brocks Lane and Berkley.
- Repaired water leak on MLK and FM1097.
- Assisted homeowner with request to turn off water on Peninsula Point.
- Turned water back on following repair on Liberty St.

Wastewater

- Completed 9 work order for sewer taps.
- Performed cleanup following leak at WWTP#2.
- Installed 8" clean out on west side of exit for Lonestar Estates.

Streets/Drainage/ROW

- Completed 4 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.
- Removed trash from Right of Way across from McCoys on Eva.
- Replaced 30-MPH sign in front of Ransom's restaurant.
- Removed leaves, twigs, and trash from drainage ditches on Baja, McGinnis, and MLK.
- Reset 20-MPH pole on CB Stewart.
- Flail mowed easement on Liberty at Town Creek.
- Filled pothole on southwest corner of Caroline at FM 149.
- Removed pile of asphalt in turn lane at intersection of Hwy 105 at Lone Star Parkway.
- Repaired road entrance to Lincoln Elementary School entrance on MLK.



- Repaired shoulder of Old Plantersville Road following boring contractor created issue with asphalt due to shallow bore. Will continue to monitor the situation.

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 14 work orders for general-City Hall maintenance.
- Cleaned grease trap at Community Center.
- Performed quarterly inspection on all AEDs at City Hall and in PW crew trucks.
- Added locking wheels to the podium in the City Hall Chamber.
- Checked out A/C on Administration side of City Hall. Forwarded issue on to contractor.
- Added molly bolt to secure the top corner of a stall in the women's rest room at City Hall.
- Cut up and removed fallen tree at Fernland Historical Park.
- Repaired receptacle on corner light pole on McCown at College.
- Reattached the vent deflector to the ceiling in the Code Enforcement office.
- Completed hard freeze list before forecasted weather event.
- Picked up and unloaded pallet of water bottles.
- Dragged the WWTP#2 yard to fill in potholes.
- Replaced the belt and tensioner on PW1801.
- Replaced battery on PW1501.
- Replaced electrical plug for trailers on PW1801.
- Replaced trailer brake wire on PW1502.
- Accepted delivery of PW2501 and PW2502.
- Added additional wire for irrigation zones 2, 8, and 10 at City Hall.
- Wrapped water lines at PW office to prevent freeze issues.

Parks/Recreation

- Posted all park reservation notices.
- Completed 35 work orders for maintenance-parks issues.
- M/W/F cleaning of all restrooms and grounds.
- Fernland docents reported 541 visitors and provided 37 tours for the month.
- Repaired fence between Fernland Historical Park and day care facility next door.
- Repaired water fountain at Cedar Brake Park.
- Repaired drinking fountain including strainer at Cedar Brake Park.
- Replaced deadbolt on secondary front door at Community Center.
- Checked and treated as needed all parks for wasps and fire ants.
- Repaired gun strap on the gunport hanging in the Jardine Cabin at Fernland Historical Park.
- Removed sleeve from old Fernland sign and filled holes where sign stood.
- Replaced missing globes and lights on light poles at Homecoming Park.
- Located and re-aligned sprinkler heads at Memory Park in preparation of new drainage project.
- Located bridge drain holes and leveled bowl fountain at Memory Park.
- Dropped off and returned dump trailer at Memory park for the Lake Conroe Rotary Club.
- Replaced photocell at Homecoming Park and Jacob's property parking lot.
- Trimmed fox-tail ferns at Fernland due to freeze.
- Turned on water at parks following hard freeze.



General

- Attended weekly Leadership Team meetings.
- Completed 7 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.
- Set out and removed barricades, staffed, placed, maintained, and removed receptacles, set out & removed event parking signs for Lone Star Street Dance and Mardi Gras Block Party.
- Prepared for Heavy Trash Weekend.
- Setup out and removed Texas Flags at Cedar Brake Park and the electronic sign for CB Stewart's Birthday Event on 2/8/25.
- Replaced pulley on US flag at Cedar Brake Park.
- Replaced flags at Community Center.
- Attended presentation by Zion Multi Media for potential social media, website, and events marketing.
- Attended ARPA meeting.
- Met with Lake Conroe Rotary Club at Memory Park to discuss new project.
- Attended Tri Pointe Homes meeting to discuss development of 108 acre tract.
- Attended Town Center WWTP Kickoff meeting with WGA.
- Attended FM 1097 Substantial Completion Inspection and MISD CTE & Ag Barn Substantial Inspection.
- Attended the Meridian Barriers demonstration with PD.



CITY COUNCIL AGENDA
Regular Meeting: March 25, 2025

AGENDA ITEM:

Utility Operations February 2025 Monthly Report

SUBMITTED BY: Mike Muckleroy

APPROVED FOR AGENDA: Interim City Administrator Anthony Solomon

BACKGROUND: Review the report.

FISCAL ANALYSIS:

RECOMMENDATION: Approve the report.



Water and Wastewater Operations and Management
 375 Lake Meadows Drive, Montgomery, Texas 77356
 Ph:936-588-1166

CITY OF MONTGOMERY
MONTHLY OPERATIONS REPORT

DATE
 03/19/25

<u>METER COUNT</u>	
<i>Total</i>	1,317

<u>CONSUMPTION</u>		
<u>01/31/25</u>	<u>to</u>	<u>02/28/25</u>
Billed Consumption		9,443,882
Estimated Flushing		<u>600,000</u>
Total		10,043,882

Plant Pumpage 12,124,300

Accountability **82.84%**

	<u>Well #2</u>	<u>Well #3</u>	<u>Well #4</u>
Well Pumpage	N/A	5,256,300	6,868,000
Calculated Well GPM	N/A	530	1230
Avg Well Run Hours	N/A	5.9	3.3

CITY OF MONTGOMERY

DATE
03/19/25

MONTHLY OPERATIONS SUMMARY

WASTEWATER TREATMENT PLANT

February 2025

TPDES Permit # WQ0014737001

Expires: 06/01/2027

NPDES Permit # TX0128031

	Effluent Quality Data: Reported for		February-25	Excursion
	<u>Reported</u>	<u>Permitted</u>	<u>Annual Average</u>	
BOD 5 Average	2.37 mg/l	10.00 mg/l	2.78 mg/l	NO
TSS Average	6.38 mg/l	15.00 mg/l	5.08 mg/l	NO
NH3	0.05 mg/l	2.00 mg/l	0.07 mg/l	NO
CL2 Res Min	1.64 mg/l	1.00 mg/l	1.22 mg/l	NO
CL2 Res Max	3.55 mg/l	4.00 mg/l	3.61 mg/l	NO
Oxygen	8.01 mg/l	4.00 mg/l	7.64 mg/l	NO
Flow Average	0.229 mgd	0.400 mgd	0.230 mgd	NO

Effluent Quality Compliant with Discharge Permit ? YES

The plant was operated within all parameters of our permit.
No violation notices were received from any other local agency.

CITY OF MONTGOMERY
MONTHLY OPERATIONS SUMMARY
 GROUND WATER PERMIT PUMPAGE
 February 2025

LONE STAR GROUNDWATER CONSERVATION DISTRICT
 PERMIT #OP-04072101D/HUP040 & 13012801B AWS - 01/01/25 - 12/31/25

	"Gulf Coast Aquifer" - Jasper		Catahoula Aquifer	
Jan-25	6,094,300		6,240,000	
Feb-25	5,256,300		6,868,000	
Mar-25				
Apr-25				
May-25				
Jun-25				
Jul-25				
Aug-25				
Sep-25				
Oct-25				
Nov-25				
Dec-25				
Total Pumpage	11,350,600	5.94%	13,108,000	6.85%
<u>2025 Permitted Withdrawal:</u>	<u>191,081,000</u>		<u>191,250,000</u>	

Permit Summary Gulf Coast Aquifer

Historical Use Permit Amount:	92,930,000
2025 Permitted Withdrawal:	92,930,000

Alternative Water Summary

City of Montgomery - Alternate Water Source Permit:	90,000,000
Total 2025 GRP AWS Permitted Withdrawal:	90,000,000

CITY COUNCIL AGENDA
Regular Meeting: March 25, 2025

AGENDA ITEM:

Building Official Report for February 2025.

SUBMITTED BY:

Rick Hanna, CBO Building Official

APPROVED FOR AGENDA:

Ruby Beaven, CPM, MMC, TRMC City Secretary and Director of Administrative Services

Anthony Solomon Interim City Administrator and Chief of Police

BACKGROUND:

Swimming Pool Barrier Update
National Drowning Prevention Alliance Proclamation for May-water safety awareness month
Attached are the following items:
 Issued Building Permits Report
 Closed Building Permits Report
 Expired Building Permit Policy Letter

FISCAL ANALYSIS:

N/A

RECOMMENDATION:

Approval of the Building Official Report for February 2025

Permit Number	Permit Type	Address	Issued Date	Fees Paid
MTG24-00041M	Mechanical	172 Dina Lane, Montgomery, TX 77356	02/25/2025	\$200.00
MTG24-00123M	Mechanical	114 Longhorn Run Dr., Montgomery, TX 77356	02/20/2025	\$200.00
MTG24-00126P	Plumbing	20319 Eva Street, Montgomery, TX 77356	02/26/2025	\$350.00
MTG24-00128P	Plumbing	270 Peninsula Point Drive, Montgomery, TX 77356	02/25/2025	\$275.00
MTG24-00129E	Electrical	278 Peninsula Point Drive, Montgomery, TX 77356	02/28/2025	\$275.00
MTG24-00129P	Plumbing	278 Peninsula Point Drive, Montgomery, TX 77356	02/24/2025	\$275.00
MTG24-00138	Detached Single Family	127 Harley Drive, Montgomery, TX 77356	02/26/2025	\$2,344.00
MTG24-00138E	Electrical	127 Harley Drive, Montgomery, TX 77356	02/18/2025	\$275.00
MTG24-00163M	Mechanical	212 Longhorn Run Drive, Montgomery, TX 77356	02/18/2025	\$200.00
MTG24-00164M	Mechanical	216 Longhorn Run Drive, Montgomery, TX 77356	02/20/2025	\$200.00
MTG24-00165M	Mechanical	220 Longhorn Run Drive, Montgomery, TX 77356	02/18/2025	\$200.00
MTG24-00171M	Mechanical	15325 Summit Park Drive Ste 101, Montgomery, TX 77356	02/03/2025	\$200.00
MTG24-00201M	Mechanical	515 Ruby Bend Lane, Montgomery, TX 77356	02/21/2025	\$200.00
MTG24-00202M	Mechanical	519 Ruby Bend Lane, Montgomery, TX 77356	02/04/2025	\$200.00
MTG24-00203M	Mechanical	141 Peninsula Point Drive, Montgomery, TX 77356	02/13/2025	\$200.00
MTG24-00204M	Mechanical	20255 Eva Street, Montgomery, TX 77356	02/06/2025	\$200.00
MTG24-00206E	Electrical	177 Peninsula Point Drive, Montgomery, TX 77356	02/19/2025	\$275.00
MTG24-00206P	Plumbing	177 Peninsula Point Drive, Montgomery, TX 77356	02/18/2025	\$275.00
MTG24-00216M	Mechanical	503 Ruby Bend Lane, Montgomery, TX 77356	02/18/2025	\$200.00
MTG24-00217E	Electrical	181 Peninsula Point Drive, Montgomery, TX 77356	02/19/2025	\$275.00
MTG24-00217P	Plumbing	181 Peninsula Point Drive, Montgomery, TX 77356	02/18/2025	\$275.00
MTG24-00220E	Electrical	286 Peninsula Point Drive, Montgomery, TX 77356	02/28/2025	\$275.00
MTG24-00220P	Plumbing	286 Peninsula Point Drive, Montgomery, TX 77356	02/24/2025	\$275.00
MTG24-00221E	Electrical	290 Peninsula Point Drive, Montgomery, TX 77356	02/28/2025	\$275.00
MTG24-00221P	Plumbing	290 Peninsula Point Drive, Montgomery, TX 77356	02/24/2025	\$275.00
MTG24-00223E	Electrical	197 Peninsula Point Drive, Montgomery, TX 77356	02/25/2025	\$275.00
MTG24-00223P	Plumbing	197 Peninsula Point Drive, Montgomery, TX 77356	02/07/2025	\$275.00
MTG25-00001	Demolition	900 Caroline Street, Montgomery, TX 77356	02/12/2025	\$200.00
MTG25-00001GEN	Generator	180 Dina Lane, Montgomery, TX 77356	02/19/2025	\$450.00
MTG25-00001GENE	Electrical	180 Dina Lane, Montgomery, TX 77356	02/18/2025	\$200.00
MTG25-00001GENP	Plumbing	180 Dina Lane, Montgomery, TX 77356	02/18/2025	\$200.00
MTG25-00002	Detached Single Family	119 Longhorn Run Drive, Montgomery, TX 77356	02/10/2025	\$2,044.00
MTG25-00004	Pool / Hot Tub - Residential	206 Abner Lane, Montgomery, TX 77356	02/12/2025	\$450.00

MTG25-00004P	Plumbing	206 Abner Lane, Montgomery, TX 77356	02/14/2025	\$200.00
MTG25-00005	Residential Addition	914 College Street, Montgomery, TX 77356	02/13/2025	\$770.00
MTG25-00006	Detached Single Family	178 Abner Lane, Montgomery, TX 77356	02/04/2025	\$2,044.00
MTG25-00007	Detached Single Family	206 Prairie Ridge Lane, Montgomery, TX 77356	02/12/2025	\$2,044.00
MTG25-00008	Detached Single Family	210 Prairie Ridge Lane, Montgomery, TX 77356	02/12/2025	\$1,849.00
MTG25-00009	Detached Single Family	157 Peninsula Point Drive, Montgomery, TX 77356	02/26/2025	\$2,607.00
MTG25-00010	Detached Single Family	153 Peninsula Point Drive, Montgomery, TX 77356	02/26/2025	\$2,344.00
MTG25-00015P	Plumbing	401 College Street, Montgomery, TX 77356	02/20/2025	\$200.00
MTG25-00025	Pool / Hot Tub - Residential	144 Peninsula Point Drive, Montgomery, TX 77356	02/03/2025	\$450.00
MTG25-00035	Detached Single Family	603 Amber Falls Drive, Montgomery, TX 77356	02/24/2025	\$1,369.00
MTG25-00036	Detached Single Family	609 Amber Falls Drive, Montgomery, TX 77356	02/24/2025	\$1,849.00
MTG25-00037	Detached Single Family	613 Amber Falls Drive, Montgomery, TX 77356	02/24/2025	\$1,624.00
MTG25-00039	Pool / Hot Tub - Residential	19014 Minero Lane, Montgomery, TX 77356	02/27/2025	\$450.00
MTG25-00040	Pool / Hot Tub - Residential	282 Peninsula Point Drive, Montgomery, TX 77356	02/27/2025	\$450.00
MTG25-00045	Detached Single Family	439 East Rose Marie Lane, Montgomery, TX 77356	02/27/2025	\$1,849.00
MTG25-00046	Detached Single Family	443 East Rose Marie Lane, Montgomery, TX 77356	02/27/2025	\$1,849.00
MTG25-00047	Detached Single Family	447 East Rose Marie Lane, Montgomery, TX 77356	02/27/2025	\$1,624.00
MTG25-00048	Detached Single Family	451 East Rose Marie Lane, Montgomery, TX 77356	02/27/2025	\$2,209.00
MTG25-00049	Detached Single Family	448 East Rose Marie Lane, Montgomery, TX 77356	02/27/2025	\$1,849.00
MTG25-00050	Detached Single Family	367 West Rose Marie Lane, Montgomery, TX 77356	02/27/2025	\$1,624.00
MTG25-00051	Detached Single Family	363 West Rose Marie Lane, Montgomery, TX 77356	02/27/2025	\$1,849.00

Closed Building Permit Report February 2025

Permit Number	Permit Issuance Date	Completion Date	Property Address	Permit Category	Permit Type Name
MTG24-00122M	10/17/2024	02/12/2025	110 Longhorn Run Dr., Montgomery	One Stop	Mechanical
MTG24-00122	09/06/2024	02/12/2025	110 Longhorn Run Drive, Montgomery	Residential New	Detached Single Family
MTG24-00122ELEC	09/12/2024	02/12/2025	110 Longhorn Run Drive, Montgomery	One Stop	Electrical
MTG24-00122IRR	01/27/2025	02/12/2025	110 Longhorn Run Drive, Montgomery	One Stop	Lawn Sprinkler
MTG24-00122P	09/12/2024	02/12/2025	110 Longhorn Run Drive, Montgomery	One Stop	Plumbing
MTG23-00107E	09/05/2024	02/05/2025	1139 Baja Road, Montgomery	One Stop	Electrical
MTG23-00107M	09/20/2024	02/05/2025	1139 Baja Road, Montgomery	One Stop	Mechanical
MTG23-00107P	11/20/2023	02/05/2025	1139 Baja Road, Montgomery	One Stop	Plumbing
MTG23-00107	10/19/2023	02/12/2025	1139 Baja Road, Montgomery	Residential New	Detached Single Family
MTG24-00123M	02/20/2025	02/20/2025	114 Longhorn Run Dr., Montgomery	One Stop	Mechanical
MTG24-00123	09/06/2024	02/20/2025	114 Longhorn Run Drive, Montgomery	Residential New	Detached Single Family
MTG24-00123E	09/12/2024	02/20/2025	114 Longhorn Run Drive, Montgomery	One Stop	Electrical
MTG24-00123IRR	01/27/2025	02/20/2025	114 Longhorn Run Drive, Montgomery	One Stop	Lawn Sprinkler
MTG24-00123P	09/12/2024	02/20/2025	114 Longhorn Run Drive, Montgomery	One Stop	Plumbing
MTG24-00114	08/20/2024	02/07/2025	141 Peel Point Drive, Montgomery	Residential One Stop	Pool / Hot Tub - Residential
MTG24-00114P	09/23/2024	02/07/2025	141 Peel Point Drive, Montgomery	One Stop	Plumbing
MTG24-00087	07/12/2024	02/19/2025	150 Longhorn Run Drive, Montgomery	Residential New	Detached Single Family
MTG24-00087E	07/15/2024	02/19/2025	150 Longhorn Run Drive, Montgomery	One Stop	Electrical
MTG24-00087IRR	01/31/2025	02/19/2025	150 Longhorn Run Drive, Montgomery	One Stop	Lawn Sprinkler
MTG24-00087M	09/19/2024	02/19/2025	150 Longhorn Run Drive, Montgomery	One Stop	Mechanical
MTG24-00087P	07/31/2024	02/19/2025	150 Longhorn Run Drive, Montgomery	One Stop	Plumbing
MTG24-00107	08/06/2024	02/06/2025	160 Peninsula Point Drive, Montgomery	Residential New	Detached Single Family
MTG24-00107E	08/19/2024	02/06/2025	160 Peninsula Point Drive, Montgomery	One Stop	Electrical
MTG24-00107IRR	01/06/2025	02/06/2025	160 Peninsula Point Drive, Montgomery	One Stop	Lawn Sprinkler
MTG24-00107M	10/03/2024	02/06/2025	160 Peninsula Point Drive, Montgomery	One Stop	Mechanical
MTG24-00107P	08/28/2024	02/06/2025	160 Peninsula Point Drive, Montgomery	One Stop	Plumbing
MTG24-00104E	07/22/2024	02/19/2025	169 Peninsula Point Drive, Montgomery	One Stop	Electrical
MTG24-00104IRR	11/13/2024	02/19/2025	169 Peninsula Point Drive, Montgomery	One Stop	Lawn Sprinkler
MTG24-00104M	09/18/2024	02/19/2025	169 Peninsula Point Drive, Montgomery	One Stop	Mechanical
MTG24-00104P	07/22/2024	02/19/2025	169 Peninsula Point Drive, Montgomery	One Stop	Plumbing
MTG24-00104	08/21/2024	02/20/2025	169 Peninsula Point Drive, Montgomery	Residential New	Detached Single Family
MTG24-00143P	10/22/2024	02/21/2025	19970 Eva Street #103, Montgomery	One Stop	Plumbing
MTG24-00204E	12/02/2024	02/03/2025	20255 Eva Street, Montgomery	One Stop	Electrical
MTG24-00204P	12/04/2024	02/05/2025	20255 Eva Street, Montgomery	One Stop	Plumbing

MTG23-00161SN	05/16/2024	02/06/2025	20255 Eva Street, Montgomery	One Stop	Signage
MTG24-00204M	02/06/2025	02/06/2025	20255 Eva Street, Montgomery	One Stop	Mechanical
MTG24-00204	12/02/2024	02/10/2025	20255 Eva Street, Montgomery	Commercial New	New Commercial
MTG23-00161SNE	05/16/2024	02/06/2025	20255 Eva Street, Montgomery	One Stop	Electrical
MTG24-00131	09/26/2024	02/05/2025	219 Prairie Ridge Lane, Montgomery	Residential New	Detached Single Family
MTG24-00131E	10/09/2024	02/05/2025	219 Prairie Ridge Lane, Montgomery	One Stop	Electrical
MTG24-00131IRR	01/27/2025	02/05/2025	219 Prairie Ridge Lane, Montgomery	One Stop	Lawn Sprinkler
MTG24-00131M	10/08/2024	02/05/2025	219 Prairie Ridge Lane, Montgomery	One Stop	Mechanical
MTG24-00131PLUM	10/07/2024	02/05/2025	219 Prairie Ridge Lane, Montgomery	One Stop	Plumbing
MTG25-00001O	01/09/2025	02/14/2025	22016 Eva Street, Montgomery	Miscellaneous	New Occupancy Permit
MTG23-00132	06/03/2024	02/13/2025	22836 Farm to Market 1097, Montgomery	Residential New	Accessory Building Permit
MTG23-00132E	07/19/2024	02/13/2025	22836 Farm to Market 1097, Montgomery	One Stop	Electrical
MTG23-00132P	05/15/2024	02/13/2025	22836 Farm to Market 1097, Montgomery	One Stop	Plumbing
MTG23-00132PLUM	11/21/2024	02/13/2025	22836 Farm to Market 1097, Montgomery	One Stop	Plumbing
MTG24-00057M	01/27/2025	02/04/2025	5 Powell Circle, Montgomery	One Stop	Mechanical
MTG24-00055	07/12/2024	02/12/2025	552 Ruby Bend Lane, Montgomery	Residential New	Detached Single Family
MTG24-00055E	06/10/2024	02/12/2025	552 Ruby Bend Lane, Montgomery	One Stop	Electrical
MTG24-00055IRR	01/27/2025	02/12/2025	552 Ruby Bend Lane, Montgomery	One Stop	Lawn Sprinkler
MTG24-00055M	10/21/2024	02/12/2025	552 Ruby Bend Lane, Montgomery	One Stop	Mechanical
MTG24-00055P	07/10/2024	02/12/2025	552 Ruby Bend Lane, Montgomery	One Stop	Plumbing
MTG24-00139	09/30/2024	02/13/2025	649 Amber Falls Drive, Montgomery	Residential New	Detached Single Family
MTG24-00139E	10/09/2024	02/13/2025	649 Amber Falls Drive, Montgomery	One Stop	Electrical
MTG24-00139IRR	01/27/2025	02/13/2025	649 Amber Falls Drive, Montgomery	One Stop	Lawn Sprinkler
MTG24-00139M	11/15/2024	02/13/2025	649 Amber Falls Drive, Montgomery	One Stop	Mechanical
MTG24-00139P	10/07/2024	02/13/2025	649 Amber Falls Drive, Montgomery	One Stop	Plumbing
MTG23-00039	03/30/2023	02/07/2025	704 Caroline Street, Montgomery	Residential New	Detached Single Family
MTG23-00039ELEC	10/28/2024	02/07/2025	704 Caroline Street, Montgomery	One Stop	Electrical
MTG23-00039MECH	09/07/2023	02/07/2025	704 Caroline Street, Montgomery	One Stop	Mechanical
MTG23-00039P	04/03/2023	02/07/2025	704 Caroline Street, Montgomery	One Stop	Plumbing
MTG25-00001	02/12/2025	02/12/2025	900 Caroline Street, Montgomery	Miscellaneous	Demolition
MTG25-00005	02/13/2025	02/24/2025	914 College Street, Montgomery	Residential Alteration	Residential Addition
Permit Count					
65					

Expired Building Permit Policy

The City of Montgomery, to the best of my memory, has had very few Building Permits that expire with no work started.

[2024 International Building Code] 105.5 Expiration.

Every permit issued shall become invalid unless the work on the site authorized by such permit is commenced within 180 days after its issuance, or if the work authorized on the site by such permit is suspended or abandoned for a period of 180 days after the time the work is commenced. The building official is authorized to grant, in writing, one or more extensions of time, for periods not more than 180 days each. The extension shall be requested in writing and justifiable cause demonstrated.

Cities charge a fee to extend building permits in Texas, as part of a cost recovery mechanism, to cover the administrative and inspection costs associated with processing the permit extension, ensuring compliance with regulations, and potentially funding public services. Many cities charge the full permit fee to re-open or extend an expired permit providing there are no changes to the approved documents.

Here's a more detailed explanation:

- **Cost Recovery:**

Building permit fees, including those for extensions, are designed to cover the costs the city incurs when processing and inspecting building projects. This includes the time and resources required for plan reviews, inspections, and administrative tasks.

- **Ensuring Compliance:**

Extending a permit requires the city to re-evaluate the project's compliance with current building codes and regulations, which necessitates additional review and inspection processes.

- **Funding Public Services and Infrastructure:**

In some cases, building permit fees, including those for extensions, can be used to fund public services and infrastructure projects that benefit the community.

- **Texas Local Government Code:**

Texas law allows cities to charge fees to cover the costs of providing services, including those related to building permits and extensions.

(Generative AI is experimental. For legal advice, consult a professional.)

Obviously, if any of the documents are changed, a Plan Review Fee would also be assessed. Once a permit is issued, it is the permit holder's responsibility to begin the approved work. As policy, if a permit holder allows the permit to expire, a fee based on the original Building Permit Fee would need be submitted, and an inspection would be performed to confirm that no work had commenced. A permit holder could request an appeal through the Board of Appeals or City Council for a policy variance.

Respectfully submitted,

Rick Hanna, CBO
Building Official – City of Montgomery
ICC Residential Combination Inspector No. 05142197
ICC Certified Building Official No. 05142197
TSBPE Plumbing Inspector No. 2616