



# City of Montgomery City Council Regular Meeting Agenda

April 22, 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, April 22, 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.

## **OPENING AGENDA**

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

## **PUBLIC FORUM**

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

## **PRESENTATION**

- 4.** Proclamation proclaiming May 2025, in Montgomery Texas, as Water Safety 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.** Deliberate and take appropriate action on the City Council Workshop Meeting Minutes of March 24, 2025.
- 6.** Deliberate and take appropriate action on the Quarterly Investment Report for First Quarter 2025.
- 7.** Deliberate and take appropriate action on entering into an agreement with Sourcewell and Participating Entity to provide access to Sourcewell's Cooperative Purchasing Program.

## **REGULAR AGENDA**

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

- [8.](#) Deliberate and take appropriate action on Villages of Montgomery (Dev. No. 2502) Escrow Agreement.
- [9.](#) Deliberate and take appropriate action on the Villages of Montgomery (Dev. No. 2502) authorizing City Staff and Consultants to begin coordination on MOU.
- [10.](#) Deliberate and take appropriate action on the Reserve of Mia Lago (Dev. No. 2411) authorizing City Staff and Consultants to begin coordination on MOU.
- [11.](#) Deliberate and take appropriate action on the Montgomery Summit Business Park and the recommendation ending the One Year Warranty and Releasing the Maintenance Bond.
- [12.](#) Deliberate and take appropriate action on the Flagship Blvd. Storm and Paving Replacement and the recommendation on ending the One Year Warranty and Releasing the Maintenance Bond.
- [13.](#) Deliberate and take appropriate action on a request to install temporary event banners on city-owned property located in the Historic Preservation District.
- [14.](#) Deliberate and take appropriate action regarding reducing the utility tap fees for Walker Montgomery CDC, a 501c3 development corporation, building the last of four single family dwellings at Gulf Coast Estates Section Two which is a qualified affordable housing project.
- [15.](#) Deliberate and take appropriate 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, City of Montgomery, Montgomery County, State of Texas] for a fast food restaurant with common drive thru lane for June 24, 2025 at 6:00 p.m. to be held at the City of Montgomery, City Hall, 101 Old Plantersville Road, Montgomery, TX 77316.

#### **DEPARTMENTAL REPORTS**

- [16.](#) Public Works March 2025 Monthly Report
- [17.](#) Utility Operations March 2025 Monthly Report
- [18.](#) Discussion on Engineer's Monthly Report
- [19.](#) Municipal Court Report March 2025
- [20.](#) Financial report for the period ending March 31, 2025
- [21.](#) March 2025 Police Department Report
- [22.](#) Building Official Report for March 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**

#### **23. 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.

#### **24. 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**

#### **25. Items to consider for placement on future agendas.**

#### **26. 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: **April 17, 2025 by 03:30 PM** 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.*

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**CITY COUNCIL AGENDA**  
**Regular Meeting: April 22, 2025**

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**AGENDA ITEM:**

Proclamation proclaiming May 2025, in Montgomery Texas, as Water Safety Month.

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

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

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**BACKGROUND:**

May is National Water Safety Month, a time dedicated to raising awareness about the importance of water safety and drowning prevention. While water activities can be a fun and enjoyable way to spend time with loved ones, they can also be dangerous if proper precautions are not taken.

The City of Montgomery's building department and code enforcement officials are proactively trying to educate our citizens about the importance of water safety and drowning prevention.

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**FISCAL ANALYSIS:**

N/A

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**RECOMMENDATION:**

Proclamation presented by the City of Montgomery Mayor.



# PROCLAMATION

**WHEREAS**, the City of Montgomery recognizes the importance of ensuring safe and enjoyable aquatic recreation for its residents; and

**WHEREAS**, it is recognized that the American Red Cross reports an estimated 4,000 unintentional drownings per year, with drowning being the leading cause of death for children aged one to four and the second highest cause of death for children aged five to fourteen; and

**WHEREAS**, the efforts of a coalition of the Pool & Hot Tub Alliance, American Red Cross, National Drowning Prevention Alliance, National Recreation and Park Association and World Waterpark Association have established an entire month dedicated to a multi-faceted approach toward public education on the topic of water safety; and

**WHEREAS**, the State of Texas, through the enactment of House Bill 2858 by the 86th Texas State Legislature, adopted the 2018 International Swimming Pool and Spa Code to better enable the standardization and enforcement of safety measures throughout the state regarding pools and other aquatic recreational facilities; and

**WHEREAS**, non-compliance with the safety requirements of the International Swimming Pool and Spa Code creates a recognized safety hazard; and

**WHEREAS**, it is the duty of the City's building department and code enforcement officials to educate and apply the provisions of the City adopted 2024 International Swimming Pool and Spa Code within the City's jurisdiction; and

**THEREFORE, I SARA COUNTRYMAN, MAYOR OF THE CITY OF MONTGOMERY, TEXAS**, do hereby proclaim the month of May 2025, as **WATER SAFETY MONTH** within the City Montgomery.

**IN TESTIMONY WHEREOF**, I have hereunto set my hand and caused the Official Seal of the City of Montgomery, Texas to be affixed this 22<sup>nd</sup> day of April 2025.

**CITY OF MONTGOMERY,  
TEXAS**

\_\_\_\_\_  
Sara Countryman, Mayor

**ATTEST**

\_\_\_\_\_  
Ruby Beaven, City Secretary

**CITY COUNCIL AGENDA**  
**Regular Meeting: April 22, 2025**

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**AGENDA ITEM:**

Deliberate and take appropriate action on the City Council Workshop Meeting Minutes of March 24, 2025.

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

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

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**BACKGROUND:**

Please see the accompanying minutes:

City Council Workshop Meeting Minutes of March 24, 2025

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**FISCAL ANALYSIS:**

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N/A

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**RECOMMENDATION:**

Staff recommends approval of meeting minutes, as presented.



**City of Montgomery  
City Council  
Workshop Meeting Minutes  
March 24, 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 6:00 p.m. on March 24, 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

**2. Pledges of Allegiance.**

Mayor Countryman led the Pledges of Allegiance.

**PUBLIC FORUM**

No comments were received.

**WORKSHOP AGENDA**

All Workshop items on the agenda are for discussion only, no action will be taken.

**3. Presentation/Update by BCS Capital Group on the proposed new multi-family and mixed-use commercial development on 32 acres, southeast of the intersection at CB Stewart Drive and Buffalo Spring Drive, and north of Eva Street; and discussion of proposed MOU.**

City Engineer Chris Roznovsky addressed the Council and started by saying, let me just point out what is handed out in front of you all, and then hand it over to the BCS guys who can walk you through the changes. There are a couple documents in front of you. The first one is the latest draft of the MOU, this red line, just so you have it for reference. The second item is this table. This is based on their projected numbers. What are the costs of the public improvements? What are the sales tax projected after the two-three-year mark, how that breaks down that two cents, how it breaks down what those dollars are, and then the bottom one is the reimbursement. This is not recommendation, it is more of a fact sheet to have in front of you. Zach Timms, WGA Assistant Project Manager, has pulled it up so as we go through scenarios, we can plug in and update

numbers. The last two are just two exhibits that show the roadway improvements that are being discussed, and the utility improvements being discussed for court records. But with that, I will kick it over to Jack and the BCS guys, and they will go over the updated plans.

Jack Burgher, BCS Capital Group, addressed the Council and started by saying we were here last week and what we presented last week is exactly what we are going to talk about tonight. We had our architects overlay and updated detention. It did not shrink too much. I know last week it looks massive. It still looks pretty big, but according to our engineers, I will let Jonathan speak to this more, but this is what we are expecting TxDot to require from a detention capacity standpoint. So again, high-level multi-family on the northern plus or minus 13 to 15 acres. Academy and some retail next to it. On the middle reserve, pads out front focusing on restaurants. We get the sales tax. To that point, what we are asking for is some sort of 380 type agreement with the City, where we as a developer go and put in all the infrastructure, build buildings, etc. all on our dime. What we are asking for is a percentage of those dollars that we spend back only when earned. The way we earn those is through the ad valorem and sales tax that our development produces. We are thankful that you guys continue to meet with us. It feels like we have some tailwinds in terms of everybody wanting to see this project through. It is now just coming down to how we make the math work and how to figure it out. I can answer any questions for you or go into more detail if you like.

Mayor Countryman asked Mr. Burgher, where is the detention pond? Mr. Burgher pointed out the detention pond on the renderings. Mayor Countryman stated okay, I was not sure. I was like, is that the hotel property? Mr. Burgher replied, yes it was, and the hotel property now goes away. Mayor Countryman inquired, okay, and you revise this because TCEQ was mentioned and that would hold it up about three years. So, it is like, okay to go in a different direction to not have to go through that, then that means that there would have to be on-site detention, correct? Mr. Burgher replied, that is right. Mr. Burger stated and on top of that, we are closing now on the property, April 15th. The seller said it is going to take too long. Not only that, but it would also require an easement through the property which I do not think we are going to get. This is it, so here we are, but we have a project we can do today. It is what it looks like.

Mayor Countryman asked how many square feet is that Academy? Is that 65? Mr. Burger replied, it is 55,000 square feet. Their prototype is 55,000 and they do some larger 62,500 square feet. They considered that when they ran their cannibalization study for Willis. So, they are going south of HEB and Willis along IH 45. They are doing the triangle from Willis, Conroe, and Montgomery. It came back obviously cannibalizing a little bit, but they still project this to be. Council Member Fox asked, they are going to be south of HEB you said? Mr. Burgher replied, correct. They are doing the deal with that same developer with Fidelis. Council Member Fox stated, Moran Ranch. It would have been called Moran Ranch back in my day.

Council Member Donaldson inquired do you have an agreement with Academy to build on that? Mr. Burgher replied, we have a letter of intent. I have been in the retail business since college, so we' are talking about 16 years. The way these deals progress is you start talking verbally and then you start getting a letter of intent going. With some tenants, a letter of intent means nothing because they will throw out 15 of them and they will do two deals. With Academy it means a lot. Their broker has been in this business



for 30 years. We have done a lot together and he said this deal is as good as done, as it relates to their approvals because they got their sales projection back, they got the cannibalization back. So no, we do not have a signed lease. This would be a lease we are going to build for them. We would not even be in a position to sign it until we know that we have a deal that actually works. I can say with confidence that as soon as we get this done, we will have an Academy deal. We can make this deal contingent upon that. Council Member Donaldson stated okay that is great. I am kind of behind the eight ball because I had another proposal, but if you think Academy is going to be good going forward, I do not have a problem with them. Mr. Burgher stated they want to get this fully committed and approved in April. They are ready to go now. Council Member Donaldson said a couple of us here like Scheels and we would like to see one down here, but from what we understand, we do not have enough population density for Scheels. Mr. Burgher stated Scheels is an amazing product and I have been in their store a few times up in Frisco. It is actually the Colony up there in Dallas-Fort Worth and it is incredible. Mayor Countryman said but we do not have the density.

Mayor Countryman asked just so I am understanding this, you note the linear utilities, the roadway, the impact fees, their totals, the potential reimbursement, and you are stating that for the utilities and roadway, utilities being reimbursed to 50 percent and the roadway being 100 percent that the total development cost that you would want the City to reimburse you is \$1,995,100. Johnathan White, L-Squared Engineer, responded I think this is the scenario that WGA has in your packet. City Engineer Roznovsky, addressed the Council stating, the sheet in front of you was based on the first column, the total cost. Your linear utilities and roadway total \$3.083. Based on the previous Council conversations that we have had, we plugged in this potential reimbursement percentage, so that was 50 percent on the linear, 100 percent on the roadway, and nothing on the impact. Both Mayor Countryman and Mayor Pro-Tem Olson agreed with this. Mr. Burgher stated, this is where it gets tricky because of what we are asking for. Mayor Pro-Tem Olson stated that is a good fair deal. Mayor Countryman replied, exactly. Mayor Pro-Tem Olson stated that it is a good deal, yes, but that is not what they are asking for. Mr. Burgher stated, at the end of the day when it comes down to it, I was saying this last week to Mayor Pro-Tem Olson, how do we get a net 20 IRR (internal rate of return) to our investors? We are just shy of that with the current numbers, and I am more than happy to get an Excel model. We are not making that up. That is the tricky part. We are asking for more money than the quote-unquote public infrastructure in order to get the Academy deal done. We are closing on the land, so we are making that bet, and we are going to own the land in three weeks or two and a half weeks. In order for us to move forward with the Academy deal, we are getting \$4 million one way or the other. I do not know how we skin the cat, but that is where we are at. Mayor Countryman asked, so then where would the other \$2 million go if you need \$4 million? Mr. Burgher stated we have a breakdown here of total cost infrastructure if you look at the top right of page two on the BCS handout. Mayor Countryman stated, so total cost to the infrastructure on-site detention is \$6.6 million. Is that what you are talking about? Mr. Burgher stated, yes, it is a give and take, right? We got Phillip to reduce his purchase price because of the onsite detention, but it is not a total net win. We lose seven acres, right, 6.38 acres. Mayor Pro-Tem Olson stated, we talked about that the other night. I am not the engineer that Ryan is, but that is an enormous amount. Mr. Burgher said he agrees. Mr. White responded, we did not have a lot of time, but we sat down on Friday and took a look at everything. TxDot got passed. They basically have us design to those maps that were done when the last SH-105 frontage was done. One thing that we want

to do is coordinate with the potential project they are going to be coming in next, potentially Montgomery. I do not know if it covers that corridor, if it is just something further west, but to see if they have a better, assumptions to flow they can take on. We cannot exceed any flow that they designed to take on from like 2008. Fortunately, we have had changes in the criteria that we have got to decide, so we did not have to detain down to the rate that they assumed they were taking on in 2008, even though they have had new criteria that has come out that is increased flow. It is almost like we are double dipping and over detaining a little bit. Ryan's background is he is an AH consultant. I did call him just to see what his thoughts or opinions are. But when you are dealing with large subject tracts, hundreds of acres, thousands of acres, you can do master plan drainage and look at it in a different perspective. Then when we go to the cement this to TxDot, it is commercial with a driveway. They look at it very differently, not regionally. They can only take on the flow that their infrastructure takes on. For our subject, we are showing that we are going to be at a 0.8-acre foot per acre detention rate for 32 acres, six acres of the topography. I think we did it like eight or nine feet deep, giving room to follow the topography as it goes down for grading transitions. We are showing that we are going to need about six to six and a half, but that is based on a handful of hours being put into it. Council Member Fox inquired, how much is the retention pond again? Mr. White stated, six to six and a half we think that we are going to end up being now. There is a lot of value, engineering, and potential changes that we can try to tweak models, but TxDot criteria is very cut and dry. There is not a lot of room for tweaking. Mr. Burgher stated we will decrease our ask by the percentage that we are able to, for the detention cost, loss of land, and cost to do it Mayor Pro-Tem Olson. If it shrinks, which we want, we will decrease the City portion of the ask by that because that is a win for us as well. Mayor Countryman stated, I do not know that we can sit up here, and honestly, I would never say go decrease that to four acres, but of course if it is going to be smaller. Mr. Burgher stated we are doing estimates right now. We have brought in Jonathan and his team to try to shrink it. Mr. White stated, again, if it did not go to TxDot, it would be substantially smaller. TxDot is just a very hard criteria. Mr. Burgher added, then, the retaining walls as well. We are putting in about six feet of retaining wall height along SH-105. Mr. White stated the intersection is the lowest point. For us to be able to force water backwards, we want to be able to elevate slightly up across here, so it will allow some of the water to bypass the detention, but we have to elevate a large portion of this to get the drainage back. We can try to send what we can to TxDot. When you are talking about sending any commercial flow, you have to over restrict on the upstream side. In commercial development, that gets real quick on getting a high amount flow, of a very small amount of area, so we are very limited on what we can actually bypass. I am thinking a portion of this can bypass through to TxDot, let all this portion of water back. Then, this detention will actually serve the multi-family tract by itself and that will drain directly to Buffalo Springs. It still ultimately gets to TxDot, but it still has to be in our numbers. Mayor Countryman asked will it go down Buffalo Springs or across Buffalo Springs and then go down? Mr. White confirmed down to Buffalo Springs. Mayor Countryman stated because at first, we were talking about crossing over to go back to Rumpy Pond, but now that will be engineered to go straight to SH-105. Mr. White stated because TxDot has a crossover here, so we are subject to a certain amount of flow to this crossover and a certain amount of flow goes to this crossover here which ultimately goes to Stewart. This goes across SH-105 and then back. Mayor Pro-Tem Olson asked is the culvert we just put in big enough? City Engineer Roznovsky said it was the same size TxDot had, so it was not about size. It was size of what TxDot needed for the roadside. Mr. White said we are subject to

whatever they can take on it. Now if there are tricks up your sleeves to say, well, Kroger ultimately was designed to flow in the TxDot right-of-way and it does not, those are things that you would love to look into, but that is a lot harder than the equation to solve with TxDot. All their stuff is captured on site and goes straight to Stewart. Mr. Burgher said Mayor Pro-Tem Olson, you can come alongside us and help us work with TxDot. I would like to also add we are in talks with the adjacent tract. I do not want to say that it is going to happen, but we are going to try to go acquire the western six and a half acres and square off our frontage. I think it makes sense to incorporate it in our master plan. We will see, but I just wanted to mention that. Our goal is to acquire that. We are already in talks with Phillip about the remaining 112 acres. Again, that is too early to get excited about, but if we had it our way, we would be developing this entire reserve from the Lone Star Parkway all the way to CB Stewart.

Council Member Donaldson said I asked this question a couple of weeks ago. I still do not understand why the Rampy Lake parcel is defined in the Memorandum of Understanding. What do we need that in there for? It is a 115 acre tract and it is supposed to be on the other side of the street. I do not understand why it is in the Memorandum of Understanding, on the very first page. City Engineer Roznovsky said I think at one point, and I would have to go back and look, but the Rampy Lake parcel was being referred to regarding drainage. In terms of the use of the pond, it could have gotten red lined out, but that definition is no longer needed, especially now they are not going that direction. This was written at the time where the first thought was going to Rampy Lake. Council Member Fox asked so this right now is off? City Engineer Roznovsky said yes, there is definitely change. The point of tonight is to get through this, to modify this document to bring it back to you. City Engineer Vu said Rampy Lake is currently mentioned on page three of the draft. City Engineer Roznovsky said yes, page three in section five. City understands the subject tract for Rampy Lake parcel or plane to drain to Rampy Lake with the drainage study. Based on the information right now, likely that whole section can go away and therefore the reference Rampy Lake can go away, but that is why. Mayor Countryman said if you just go by the 112, then you just put it all together. Mr. Burgher said I know we have three weeks. Mayor Countryman said just write a check and then you will not have to worry about the two. Mr. Burgher said that is another piece is the timing, right? We are taking on a big risk for our company to come buy this tract in three weeks and we are doing that because of the relationship we have built thus far with you guys and know that we will figure out a solution. Our hope is that we can get that done tonight so we can get the Academy in for approval in April. As quickly as we can get TxDot to give us permits, we will see that happen a little quicker. It was a nine month lead time. Now we are seeing it happen in like four or five months. Mr. White said yes, there has been a lot of pressure on them. Drainage is always the hardest area to get approval, but they are speeding up their review timeline and the new portal they have gotten used to has been a bit more efficient. Maybe look at some traffic studies and things, but we have got to move fast. Mayor Countryman said I think that with the percentage presented it is hard to swallow and I do not think the taxpayers should pay more money, the \$4 million, and we do not know where that is going to go to. It is hard to look at your neighbor in the face and say, well, we gave them this money, but we know where half of it went. We do not know where the other half went. Mr. Burgher said well, we are showing you where it went. It is going to detention retaining walls and we are showing a three year payback and so the alternative is we buy this land, we hold it, and nothing happens. Mayor Pro-Tem Olson said when you go out to your paybacks and stuff, you really need to use WGA's numbers, or at least the way that

they did it with the formulas, because the way that it is split up, you cannot just say, oh, we get two percent and it is going to be paid back. That is not how it works, right? So when I tell you that we are close to 12 years based off of the City's half paying that back, we are like real close, right, because we do not get all those other percentages. Mr. Burgher said yes, I guess I did not know we did not have all the breakdown. Mayor Pro-Tem Olson said that is when I look at it and say, MEDC says no, they do not want kick in, right? So that is out. Another half percent is already out by ordinance to buy down taxes, and then the other quarter percent for the CCPD is out. So, we have one percent gone and we have one percent left. Mr. Burgher asked EDC is out? Mayor Pro-Tem Olson said if they choose. We cannot make that decision for them here. We have one percent that we can play with. Mayor Countryman asked and are you saying that one percent would be the 8,666 number? City Engineer Vu said that is correct. Mayor Pro-Tem Olson said when you start looking at payback of four and some odd million or more than that because I am still confused here. City Engineer Roznovsky said on this sheet this is based on a potential payback of the \$1.995 million and at that bottom table you will see the column one is if it is 50 percent of the City's one cent, that would be six years. If it is 100 percent of the City share, that is three years 50/50, 4.7, 100/100, 2.3. Mayor Pro-Tem Olson said so this is the City's proposal and this is their proposal, right? They are very, very far apart. That is where we have to come to somewhere in the middle because I am telling you right now, I will not vote for \$4 million. I will not do it. That is a 100 percent repayment of impact fees and that is 100 percent repayment of all infrastructure. I mean at some point, we should just develop it. If we are paying you back almost 100 percent, then why not develop it? Mr. Burgher asked what would be the payback? At the \$4 million at 100 percent, then the payback would be double that for six years? City Engineer Vu said at 50 percent reimbursement it would be 12 years. City Engineer Roznovsky said this is just sales tax. The feedback that we have gotten from you previously is this is only sales tax on this sheet. Mayor Countryman said so it is self-sustaining correct. Mr. James Todd said this is all open for discussion. We are not asking for just sales tax, this can be a portion of ad valorem tax as well. We are also open to the duration if it is better for the City to be longer or if it is better for the City to be shorter, that is fine. It is just coming to an agreement on this whole reimbursement that we get over that duration. Mr. Burgher said we can backload it like I was saying last week. If the City is like we want dollars today, let us figure out how to backload it where you get more of it up front and we get paid back later. Mr. Todd said for us, obviously with the investors, how we make money is getting them their money back as fast as possible. The longer you stretch that out, the less that \$4 million is worth to us, which is harder for us to make money on the deal. If it takes a little bit longer, if that is better for the City, we are willing to do that, because what we have done today is based on a 10 year period. At least in my models, but it is so preliminary up in the air discussing with you all, it is just a flat fee over that time so the percentages have not changed over that duration. I am just waiting on this discussion right now. I would also like to say I have been wanting this breakdown of the two percent. At no point did we ever think that it would be two percent to BCS over a duration of time. I know you all would have some portion of that to play with, but I did not know how much it would be until right now. This is us seeing the WGA projection for the first time. Mayor Countryman said please come to the podium Finance Director Carl. Finance Director Carl asked before you move on to item number two? Mayor Countryman asked does this cross over? Finance Director Carl said it absolutely does. Mayor Countryman said let us go ahead. I think we can talk about both of them because they are both going to talk about the same thing.

#### 4. **Presentation/Update by Finance Director Maryann Carl on Chapter 380 Agreements.**

Finance Director Carl said you all have a copy of this slide deck in front of you. Basically, what I am going to go over with you tonight is the basics of Chapter 380s as it pertains to the City here, the funding sources, our current agreements, sales tax breakdown, and considerations.

For the basics, a Chapter 380, which most of you know, incentives designed to promote economic development such as commercial and retail projects by way of loans and grants for city funds or services at little or no cost. That comes straight from the comptroller's office. That is outlining what a 380 is. When you look at the project and need specific, they have to be project and need specific with a common shared element. Those common shared elements include a public purpose, quantifiable goals including jobs created, increased sales tax, and/or property tax value, and then a defined grant rebate for reimbursement amount and schedule. These are just things to keep in the back of your mind as you look forward as to what you need to do. The other thing we have to think about is the city ordinance that pertains to Chapter 380s, and that is Ordinance 2007-13. Underneath that ordinance it outlines qualifications. The first qualification is its retail and commercial development, office space and professional buildings, and residential development projects. The next slide it talks about part two. Funds may only be used to provide assistance for construction, maintenance, and/or development of city infrastructure. Including, but not limited to, construction of water and sewer line extensions and extensions of other utilities and related costs such as engineering and legal expenses. The third point underneath there is that the projects will generate sufficient sales tax revenue or ad valorem value tax base to offset any grant, loan, or reimbursement awarded by the City. I do not think we have any problem with part three. Under our ordinance, eligible applicants would be the property owners or the tenants to work with there. And then the selection criteria includes one or more of the following: job creation, financial viability, provisions of public visitor parking, public or visitor parking, sales per square foot ratio, ability to attract other retailers to the city, and uniqueness of the project to the city. So I think we fit all those parameters. Mayor Countryman said everything you have said I think we have checked the box. Finance Director Carl said I think what I would only refer back to is the idea of on slide seven under number two. The funds may only be used to provide assistance for construction, maintenance, and for development of city infrastructure. City Secretary Beaven asked what would that be in regards to their on-site detention? Finance Director Carl said that would be a question. City Engineer Roznovsky said the City has not been accepting onsite detention ponds. Mayor Countryman said we have not accepted it because I do not remember any of them being presented. City Engineer Roznovsky said when I say accepted, it is accept into your responsibility. Those detention ponds are maintained by the MUD. The City does not maintain any public detention ponds. Mayor Pro-Tem Olson said that is his whole hang up on this deal.

Finance Director Carl said onto slide 11 on funding sources. We are in agreement here that sales tax collection in a defined project area. Increased ad valorem taxes in a defined project area. I will point out that it is your M&O (maintenance and operations) portion only. You cannot give away your debt service portion. And then, impact fees assessed in a defined project area. Those would all be eligible funding sources. What you asked

for is a recap of what our current agreements are. The next section is going to go over those current agreements. Hills of Town Creek was established back in 2012. It has a \$400,000 maximum reimbursement. It has a 15-year term that expires in 2027. Underneath this, we pay ad valorem tax revenue for the increase over the pre-development tax revenue. Impact fees were eligible here as well. We anticipate to pay this one off in this fiscal year. Estates of Mia Lago was established in 2017. This was a \$100,000 maximum reimbursement. It is a 12-year term that expires in 2029. It is made up of ad valorem tax revenue increased over the pre-development tax revenue, and impact fees. It is M&O only. There has not been a payout on that. I am not 100 percent sure on that. I can tell you from reading the agreement, the reimbursement comes from the developer, and there are a series of requirements that need to be met before that reimbursement request can be presented. I imagine we are sitting in that 12 year period waiting to see if all of those boxes get to be checked off. Mayor Countryman said they had not even done anything. I think they just built a house and finished it recently, but it is stagnant. Finance Director Carl said that was for the Lone Star Bend extension which did happen. The infrastructure that was a part of that agreement happened. It is just all of those other pieces that make it eligible for the reimbursement. The Milestone or Kroger project was established in 2017. It is a maximum reimbursement amount of \$5,636,398. It is a 15-year term that expires in 2032. This is made up of sales tax and ad valorem. We pay 100 percent of the ad valorem tax for that parcel which is very large you may recall. 55 percent of the City's one cent and 100 percent of the MEDC sales tax. There is \$3.44 million remaining as of January 1, 2025. Mayor Countryman asked do you know what we give on an annual basis to them? Finance Director Carl said it has increased because if you recall in the beginning there was like two parcels and then we added this last year, it was a little bit bigger jump, so it totally depends on sales tax. If you recall this last year, one of the things that we looked at was the actual ad valorem tax collected by the City. This agreement, the way that it had been being paid out, was based on a calculation on the appraised value, and what that calculated tax levy would be, regardless of whether or not the City collected that. We pulled the data from the tax office to be able to get a correct number and in doing so, one of the pieces that was discovered is that of course, when you just take that appraised value, it does not take into account the personal property in these businesses. The outline of this agreement specifically says all property tax, which would include that. So we made a true up payment this year and we are on track to be able to have that solid data moving forward. I anticipate, based on the current projections of what is happening, that we will probably get to the 15 years on this agreement. The Shops at Montgomery was established in 2019. Maximum reimbursement is \$1,125,000. It is a 10-year term that expires in 2029. It is made up of 25 percent of total sales tax collected, which is broken down as a quarter cent from the City and a quarter cent from MEDC. We have \$881,798 remaining under this agreement. We have had some businesses added this last year that are inside that footprint, but we expect that this agreement will go the full 10 years. The newest agreement on here is the Home Depot which was established in 2024. The maximum reimbursement, you may recall this was figured in the project that exceeded the \$750,000, so Home Depot said the first \$750,000 they are covering, whatever exceeded that up to the cap of \$2 million for those two projects. The totals have come back and the maximum reimbursement would be \$512,278.92. This is an open-ended term. It will go until it is paid. This agreement is 50 percent of total sales tax collected. What that means is that the City is giving back the full penny that we have until this agreement is met. I am looking at the totals and the number of agreements we have right now is five. The reimbursement cap is \$7,773,676.92. The money is coming from ad valorem on

three of these agreements. City sales tax affects three of these agreements and MEDC sales tax affects two of them. Mayor Pro-Tem Olson asked so we have sales tax data from Home Depot for six months, right? Finance Director Carl said not yet. They opened in October. In that particular agreement, and again, most of these are this way. This is typically on the developer to be able to provide you the data that is required in order to be able to get money back on these three 380's. It gets a little bit tricky when you are talking about ad valorem because the developers do not necessarily have access to that data the way that we would have access to that data. Also, compounded a little bit more by the two agreements like The Shops and the Kroger agreement, that impact sales tax from businesses that are not their business, and again, they do not have access to those numbers the way that we would have access to those numbers. In the case of Home Depot, the reimbursement, this one is 100 percent on Home Depot to submit their sales tax reports to us and request that back. That in turn takes into consideration the fact that it is your local Home Depot, not any outside orders or anything else that may be impacting that, so it is actual receipts at the store. The data that we get does not get that granular. So while we can see and you can see in your monthly reports that Home Depot is up in your top contributors to sales tax, we do not see that granular detail based on what they are submitting at the store level and what is being submitted as a whole. Mayor Pro-Tem Olson said like the online stuff that we used to get before the stores here. Finance Director Carl said correct. We will not know where we sit on that until we get that first report from Home Depot. In looking at that, I would have to go back and look. The trigger date was the certificate of occupancy, which was issued October 21st of 2024. I think we are talking about one year from that date, and then I believe they have 60 days to submit that request to us from that one year, so this December 25th. Mayor Pro-Tem Olson said we use their projections based off of what their normal stores will do, so we come back 16 months, 18 months, or something like that? Finance Director Carl said that is what we were looking at based on going on our projections. Because I am not able to see the granular data of what is specifically local and what has outside influences, we will not know until we get that actual sales tax report. Council Member Donaldson asked once we get that initial sales tax report, you are saying in December? Finance Director Carl said I expect it will be by December. Council Member Donaldson said is there any way after that where we do not get hit with one big bill at a time instead because it sounds to me like when they submit in December we are going to have a big payment to make. Finance Director Carl said we will. There is not a way for us to do that any differently. The way that the agreement is structured it is an annual payment. Council Member Fox asked what is the advantage or disadvantage? I do not understand the open-ended term. I always thought we had terms on those. Mayor Pro-Tem Olson said we did open ended on that one because that is all they would agree to. They wanted a full five, whatever we borrowed from them back. Finance Director Carl said I am hoping to get them the entire amount, however long that might take that sort to do. But based on their projections, it looked like it would be 16 to 18 months. Council Member Fox said but that was a Home Depot demand. Mayor Pro-Tem Olson said yes, they wanted 100 percent of whatever they borrowed us to do to finish the road. Finance Director Carl said and it was above and beyond. I am sure you all recall, it has to do with the roadway improvements of Buffalo Springs and the traffic signal at Buffalo Springs on SH-105. It was anything above the \$750,000, so they agreed they would pay \$750,000 towards that project and then the cap was \$2 million and the project came in way less than that. Finance Director Carl said we are not paying for even 50 percent of what that infrastructure looks like. Mayor Pro-Tem Olson said they did not ask for



impact fees or anything like that. They just wanted the money back that we borrowed to finish building.

Finance Director Carl said slide 19 is your sales tax breakdown. This is part of what all of you were referring to. We have two cents. The City keeps one cent that goes into our general fund. It is used for general city operations. A half a cent goes to property tax reduction and we cannot touch that. That was put into place by the voters years ago. The other half a cent is as of January 1st this year is divided between the two component units of the City, one being the MEDC and the other one being the Crime Control Prevention District. Of that, the only portion that could potentially be used in these agreements would be what the MEDC has. CCPD does not have the ability to participate in 380s, and so the most that would be available from the City's portion and including the MEDC would be 1.25 percent of the two cents. Council Member Donaldson asked if a portion of MED's money that they receive is going to pay off the milestone project. Finance Director Carl said right. The way that agreement is written is that they currently get a quarter of a cent and so we will continue to give a quarter of a cent. It is outlined in the agreement as to specifically how much that was. It was not just defined as half of the MEDC's portion, it was defined as the quarter cent. I had conversations with legal about that and that is where we are. Mayor Pro-Tem Olson said The Shops get a quarter cent, but the MEDC is giving up 100 percent at the Kroger? That is what it says. So 100 percent of MEDC sales tax at Kroger. Even though we cut it in half, does that make a difference? Finance Director Carl said on the Kroger one, they are going to continue to get 100 percent of what is on the original agreement. They only get a quarter because MEDC only gets a quarter of a cent now. It is 100 percent of the MEDC sales tax. So at this point, the MEDC sales tax has been reduced, but they will still get 100 percent of that. On The Shops, it specifically outlines it as one quarter percent, which now becomes 100 percent sales tax in that area. Council Member Fox said this is very good. Thank you. Finance Director Carl said I hope it helps.

Finance Director Carl said considerations obviously would be types of projects. we talked about that and that is outlined by our ordinance. Of course, as you all know, new businesses create new dollars, right? It creates new dollars for sales tax, create new property tax dollars, but there are some things to think about when you are thinking about these new businesses coming and when you enter into these 380 agreements and giving it back. Clearly, if they do not develop, you do not have the expense which Mayor Pro-Tem Olson has pointed out. There are several things to think about. One of them is the sales tax tipping point. I have talked with some of you about this and the fact that your community has a finite number of sales tax dollars. Now, of course, you are going to draw from other resources and you are bringing more people and that is going to grow as time goes on. But, we have been so lucky to watch our sales tax dollars keep going up and up and up. I challenge you to think about it this way. As a family, if an individual who lives here in Montgomery, if that individual budgets to go out for dinner two nights a week, it does not matter how many restaurants you give them, they are still going out two nights a week. It just means they are spreading their dollars amongst different restaurants. I want you just to think about that as you move forward because we have been so lucky in watching these sales tax numbers just grow and grow. As you grow, we are going to have a period of that, but we have got to be aware that at some point that backs off some. Mayor Countryman said I know you do not have a crystal ball, but what percentage of our City is developed or not developed, I guess is the bigger question to say, okay, there is a 60-40 percent, so 40 percent is developed and there is 60 percent

wide open canvas, so the tipping point we are out for a little bit. Mayor Pro-Tem Olson said I ran some numbers just based off of the view, the acreage, and the way we use it. Montgomery tops out at about 9,000 to 10,000 population. We are burst at the seams, so that is what you can look at, about 10,000 people. Council Member Donaldson said we are a long way from that. Mayor Countryman said but I am also looking at the canvas too. As a city, how much are we developed versus not? That is the bigger question. The 9000 people are not the only people going to support these businesses. I just wanted to know have we developed 70 percent of the city because that means we are getting closer to that tipping point. Have we developed 25 percent? That is the question. Do you know City Engineer Roznovsky? City Engineer Roznovsky said we have it broken down by zoning district of what is developing. Mayor Countryman said if we are like at 70 percent, then we definitely need to talk about this. I do not know where that breaking point is. Finance Director Carl said it is not necessarily something that you need to be thinking in relationship to this. I am just providing the overall picture of 380s and moving forward. The other thing that I want to point out is the fact that when you bring in these businesses and homes, and those revenues that you are getting, whether it be from ad valorem or sales tax dollars, that money as you see with how we split up the sales tax and our ad valorem and our debt service, you have increased city resources. If you are relying on your businesses that are bringing in sales tax and you have more people, you were talking about more people in your city, potentially more need for police resources, more infrastructure, not just in that area, but all the way around and so there are other things to consider. When you give that all away, you are then putting that someplace else within the City's budget to take care of those increased needs. Between staff and the city engineers, we are all in favor of providing developers with incentives to bring these things here because it would be a great thing for us, but that is not it at all. We just want to be really aware of how much we are doing and also looking at those terms like as you saw tonight some of these 15 year agreements. We are going to be in them for 15 years. Those are just the kind of things to think about. I try to give you a big picture of all of them.

Mr. Burgher said I was going to ask a question about Home Depot. Was that a public infrastructure reimbursement zone, the \$5.6 million? Mayor Countryman said yes, it was the road. Mr. Burgher said he meant Kroger. City Engineer Roznovsky said Kroger put in Gardner Drive utilities on Gardner Drive and then the water and sewer wrapping around Lone Star Parkway and over to Buffalo Springs. Mr. Burgher asked was all that \$5.6 million? City Engineer Roznovsky said I do not have an exact number. We would have to pull that up. Mr. Burgher said for us what we can offer is that project is going to generate significantly higher sales tax than what we have seen based on the reimbursement breakdown I saw. We are willing to agree on shorter timelines, 10-year deal. You look at that Kroger deal, and I think they have been reimbursed roughly \$2 million dollars based on those numbers and I do not know how long they have been open, but I think it is plus or minus eight years so they just are not generating that much sales tax. We are going to generate significant amount of sales tax and if we do not, we are not going to get reimbursed. We are asking you to reimburse quickly and then look at what that is going to do once we get paid back for the City long term. Yes, you only get 1 percent, but 25 basis points goes to the people who do sales and reduce taxes. Another 25 basis points goes to the police department and the fire department. These are amenities for your constituents. We are purely asking for what we need to make the numbers work today. We have a development ready to go today. We get it. This is a huge ask. We are asking you to give up a lot. I think everything that you all are saying

is fair. Mayor Countryman said I just looked at the timeline and we have two that expire in 2029 and one that expires in 2032. The rest of Home Depot is 515, there is no end, and then we have Hills falling off this year. You are saying 16 years? Mr. Burgher said a 10 year deal. If we do not perform, we are not getting paid back. Council Member Fox said I think the fact of having an Academy here, I really believe that specifically like Home Depot, I go by there and see that there are always full parking lots and I know that it is not always the residents in there so I see the advantage of having those Academy, Home Depots because it is going to draw people. Instead of turning left as they go out of Walden Road they are going to turn right. Mayor Countryman said and then not only by there, but they buy their lunch or dinner and then their gas here too so they are dropping those dollars. We have not factored in the HEB effect and that is coming in late 2026. Council Member Fox said I realize that it causes a lot of issues for us financially about infrastructure, but I definitely believe that this is a project that will be a 20 year good thing for us. I guarantee you from Navasota coming back east too if there is an Academy here very much like there is a Home Depot, there is a bunch of people that I know that they are so excited they can come here. Mayor Countryman said FM 1774 is building out and there are thousands of homes and for them to have to go through Magnolia to go down FM 1488 to go to the HEB to go to the Academy coming this way, I foresee us grabbing a lot of that traffic and tax dollars. Council Member Fox said she does too because a lot of the employees for Johnson that are working on that project, they come back through Montgomery because they do not want to go the other way. I see what you all are bringing and I like it very much. I just want it to work for us. Mayor Countryman said I agree. I just want to make sure it is financially feasible. City Engineer Roznovsky said back in September, you have roughly 43 percent based on your zoning districts, 43 percent undeveloped in your commercial zone. That does not include any of these properties or anything that has happened since September. For your PD zone you have about 48 percent undeveloped. On PD, a lot of that is going to be used for single family, so that is not all commercial, but where you could have commercial developments, let us call it 50 percent. It is 48 percent in the PD and back in September was undeveloped and 43 percent back in September under commercial zone. Mr. White said I was trying to just come up with how many homes that we are personally working on in the area, inside the City is quite a bit. We have three or four subdivisions with you, but we also have one just across Montgomery Bend. It is just outside your city limits that will be another 1,000 homes. As you bring commercial in, you need those rooftops to be able to generate more and more sales tax. So if Kroger or Home Depot or Academy is not performing initially, as those homes come in it will help increase. Mayor Countryman said what I think is fascinating too is the majority of the phone pings at this Walmart, not in our city limits, comes from east of I-45 in Conroe. If they are coming this way, you give them an opportunity to come this way to do your Academy and your grocery shopping because it is close to one another and then they can head home. Kroger did a study and it had 85,000 unique pings over a month time period, and most of them were out toward Richard's in that area too. So again, to the point of, it is people that are around here that will be coming here and with that head count increasing with the amount of neighborhoods coming. Then the other potential commercial coming, I think we are sitting on a gold mine. Mr. Burgher said you are sitting on a gold mine. I do not want to undermine the land you guys have. You all are well positioned. This commercial reserve is the best undeveloped commercial reserve in our opinion in the City based on where it is situated in proximity to what we are talking about. We are just trying to present what we can do today. I do not want to undermine the land and the reality is, the way that these retailers look at facing,

Academy will not do another deal for another. Look at what they are already doing with Willis and Conroe. You are going to get people trading from all other sorts of other cities and they will never get what you guys have just because of the way the spacing goes. You are going to have to go about 10 to 15 miles. City Council Member Fox said the other thing is too on FM 1097 coming west, there are a lot of people that refuse because of construction to go back east. They come back this way. Mr. Burgher said that has happened in Magnolia too. People that live on FM 2978, and FM 1488, they are going all the way down to FM 249. Mayor Countryman said I am in favor of what you all are doing. I just want to make sure financially we are fiscally responsible and do right by that and appreciate all of your effort. Mr. Burgher said I think what I would focus on, and I know I am bias and obviously I am pushing to get this done so we can move forward, is the quick timeline is a 10 year view, and look at the amount of sales tax it is going to create. Look at it from a 20 year deal. If these guys do not do what they say they will do, they are not going to get reimbursed, but it still gives us this. Best case these guys get paid back in six years and we are clipping \$1.5 million. No other is doing that. We are taking all the risks. We are not asking you guys to give us a loan. We are asking for a percentage of that back. That is what we need today to get it done. We are going to close this land and we are going to work this deal with you guys. We are going to figure it out. We are not going to go do something else, but there is, over time we cannot figure something out, we are going to have to do something and there is other uses you can do that are going to generate, but I do not know. We are not going to play that game. We are going to close this thing in three weeks and will hit this out with you guys. Council Member Donaldson said that is the best news I have heard. I am glad that regardless of what the scenario says right here, I am glad that you are going to buy the land. Mayor Pro-Tem Olson said I agree. Back to the 380 agreements, and what City Engineer Roznovsky has told us about retention ponds, that is not considered city infrastructure. So our 380 agreement cannot cover a city pond. Mr. Burgher said I think we could work. Could we not do a deal where we donate a pond to the city and it is a city pond? Mayor Pro-Tem Olson said but we do not want it. Mr. White said I was just wondering if there is a development agreement that could be entered into that is tied to the 380 that allows the buckets of money to be spread outside against the public infrastructure, that is just a cap of money that is a max reimbursement regardless of what it goes towards. Mayor Countryman said that would be a question for City Attorney Petrov. Mayor Pro-Tem Olson said I think it has to be fairly specific. Mr. White said I do not know about the details, but just like any other variants, if there is something we are going against, something specific in your ordinance, the development agreement can potentially work it out. City Attorney Petrov said it will have to be used for public purposes though. Mr. Todd said that could be job creation, correct? City Attorney Petrov said that would be job creation. Council Member Fox said it takes somebody to dig the pond, so that is job creation. Mr. Todd said when you create the job there would not be an Academy without the pond. Council Member Fox said that is true. City Attorney Petrov said you could build into the agreement that certain businesses would have to employ certain numbers of people to create. That is the way your tax payments typically work. The developer has to guarantee there will be a certain number of jobs created. If there is not, they lose the ability to get reimbursed. If the Academy is not built it is somewhat of the same thing. You do not get the sales tax. Mr. Burgher said I think there are ways to create a development agreement that works.

**COUNCIL INQUIRY**

No Council Inquiry received.

**CLOSING AGENDA****5. Adjourn.**

**Motion:** Council Member Fox made a motion to adjourn the Workshop Meeting of the City of Montgomery at 7:04 p.m. Mayor Pro-Tem Olson seconded the motion. Motion carried with all present voting in favor.

**APPROVED:**

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Sara Countryman, Mayor**ATTEST:**

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Ruby Beaven, City Secretary

**CITY COUNCIL AGENDA**  
**Regular Meeting: April 22, 2025**

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**AGENDA ITEM:**

Deliberate and take appropriate action on the Quarterly Investment Report for First Quarter 2025.

**SUBMITTED BY:** Maryann Carl, Finance Director

**APPROVED FOR AGENDA:**

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**BACKGROUND:**

As required by law, attached is the report pertaining to City investments for first quarter of 2025.

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**FISCAL ANALYSIS:**

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**RECOMMENDATION:**

Approve Investment Report for First Quarter 2025 as presented.



# City of Montgomery Quarterly Investment Report

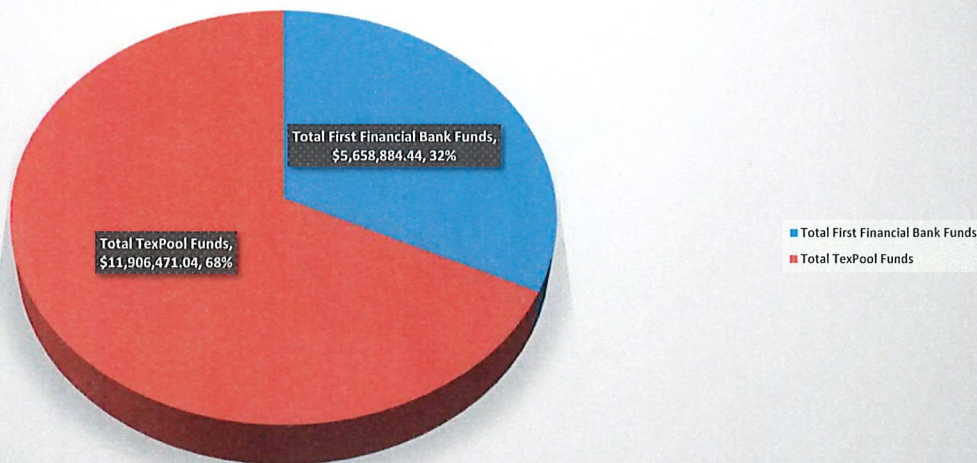
From January 1 - March 31, 2025

Summary of Funds held at First Financial Bank						
Investments	Beginning Values as of 01/01/25	Ending Values as of 03/31/25	Quarterly Activity	Quarter Interest Earned	YTD Interest Earned	% of Funds
General Fund Checking	\$4,021,640.38	\$4,716,728.22	\$695,087.84	\$45,480.98	\$45,480.98	
Utility Fund Checking*	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	
MEDC Fund Checking	\$726,600.41	\$737,909.25	\$11,308.84	\$6,660.18	\$6,660.18	
Capital Projects Fund Checking	\$260.76	\$3,635.90	\$3,375.14	\$7.14	\$7.14	
Grant Fund - General Checking*	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	
Grant Fund (1) Checking*	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	
Grant Fund (2) Checking*	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	
Hotel Occupancy Fund Checking*	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	
Police Asset Forfeiture Fund Checking*	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	
Court Security Fund Checking*	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	
Court Technical Fund Checking*	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	
Police Drug & Misc Fund Checking*	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	
Debt Service Fund checking	\$57,226.67	\$57,750.30	\$523.63	\$523.63	\$523.63	
Home Depot Escrow Fund Checking	\$141,565.43	\$142,860.77	\$1,295.34	\$1,295.34	\$1,295.34	
Total First Financial Bank Funds	\$4,947,293.65	\$5,658,884.44	\$711,590.79	\$53,967.27	\$53,967.27	32%
Summary of Money Market Funds held at TexPool						
Investments	Beginning Values as of 01/01/25	Ending Values as of 03/31/25	Quarterly Activity	Quarter Interest Earned	YTD Interest Earned	% of Funds
General Fund Reimbursement	\$398,454.93	\$402,754.66	\$4,299.73	\$4,299.73	\$4,299.73	
Utility Fund	\$1,835,184.60	\$1,831,516.17	-\$3,668.43	\$19,664.91	\$19,664.91	
General Fund	\$2,491,998.51	\$2,518,890.14	\$26,891.63	\$26,891.63	\$26,891.63	
MEDC Reimbursement	\$266,128.48	\$269,000.39	\$2,871.91	\$2,871.91	\$2,871.91	
MEDC General	\$1,572,304.26	\$1,589,271.26	\$16,967.00	\$16,967.00	\$16,967.00	
Debt Service Fund - TWDB	\$119,127.90	\$143,885.68	\$24,757.78	\$1,424.44	\$1,424.44	
Capital Projects American Rescue Plan	\$378,111.66	\$382,191.86	\$4,080.20	\$4,080.20	\$4,080.20	
MEDC Downtown	\$224,934.06	\$227,361.35	\$2,427.29	\$2,427.29	\$2,427.29	
Capital Projects Infrastructure	\$52,518.36	\$53,085.11	\$566.75	\$566.75	\$566.75	
Capital Projects Mobility	\$11,245.77	\$11,367.17	\$121.40	\$121.40	\$121.40	
Capital Projects Building	\$772,329.93	\$780,664.27	\$8,334.34	\$8,334.34	\$8,334.34	
Certificates of Obligation Series 2023	\$3,657,019.45	\$3,696,482.98	\$39,463.53	\$39,463.53	\$39,463.53	
Total TexPool Funds	\$11,779,357.91	\$11,906,471.04	\$127,113.13	\$127,113.13	\$127,113.13	68%
Total City Funds	\$16,726,651.56	\$17,565,355.48	\$838,703.92	\$181,080.40	\$181,080.40	

\*These accounts were closed in September 2024 and balances were transferred to General Fund Checking



# Bank Fund Distribution Summary for Quarter ending 03/31/25



Compliance Statement: This report is presented in accordance and is in compliance with the City of Montgomery's Investment Policy and meets the requirements set forth in Texas Government Code Chapter 2256.023

All Funds are completely insured and/or Collateralized.

*Maryann Carl*

Maryann Carl, Finance Director

Date: *April 15, 2025*

## **CITY COUNCIL AGENDA**

### **Regular Meeting: April 22, 2025**

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#### **AGENDA ITEM:**

Deliberate and take appropriate action on entering into an agreement with Sourcewell and Participating Entity to provide access to Sourcewell's Cooperative Purchasing Program.

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

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

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#### **BACKGROUND:**

Cooperative Purchasing saves time and money by purchasing from ready-to-use, competitively solicited contracts.

Sourcewell's analysts streamline the procurement process by developing RFPs and IFBs for national, competitive solicitations that meet or exceed local requirements. They use a rigorous process that is continually refined to best meet the needs of participating agencies and allows them to offer exceptional products from nationally acclaimed suppliers.

Sourcewell's Procurement Team takes care of the entire competitive solicitation process—both request for proposals on general purchases and invitations to bid on construction contracting—so you we do not have to.

---

#### **FISCAL ANALYSIS:**

The participation will be at no cost to the City but will have substantial savings in time and money.

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#### **RECOMMENDATION:**

Staff recommends entering into the agreement, as presented.

## **Sourcewell Cooperative Purchasing Program Participation Agreement**

This Participation Agreement is between Sourcewell and Participating Entity to provide access to Sourcewell's Cooperative Purchasing Program. Sourcewell's Board of Directors has approved these terms and conditions through operation of this intergovernmental Participation Agreement. Participating Entity approves this Agreement upon registration with Sourcewell.

### **Section 1: Authority**

1.1 Sourcewell is a service cooperative established by Minn. Stat. § 123A.21 as a local unit of government pursuant to the Minn. Const. art. XII, sec. 3.

1.2 Sourcewell is authorized to provide a Cooperative Purchasing Program by Minn. Stat. § 123A.21, subd. 7(23) to Participating Entities.

1.3 Sourcewell's cooperative purchasing master agreements are offered through Minn. Stat. § 471.59 and this Participation Agreement. The Sourcewell Board of Directors has approved these participation terms, and Sourcewell is authorized to enter this interlocal or joint powers agreement with an eligible Participating Entity through this Participation Agreement.

1.4 Participation in Sourcewell's Cooperative Purchasing Program is open to eligible Participating Entities. A Participating Entity is any eligible entity registering with Sourcewell, including: any government unit, including a state, city, county, town, village, school district, political subdivision of any state, federally recognized Indian tribe, any agency of the United States, any instrumentality of a governmental unit, any other entity as defined in Minn. Stat. § 471.59 Subd. 1(b).

1.5 Participating Entity and Sourcewell agree this Participation Agreement is for the purpose of allowing access to available Sourcewell Cooperative Purchasing Program master agreements with awarded Suppliers.

1.6 Participating Entity represents, through an authorized signatory, it is eligible for participation as defined in this Agreement.

### **Section 2: General Terms**

2.1 Sourcewell will make its Cooperative Purchasing Program available to Participating Entity. Sourcewell master agreements are provided to Participating Entity "as is." Sourcewell makes no representation as to warranties of quality, merchantability, or fitness for a particular purpose for any purchase through a Supplier. Participation in the Program is voluntary and non-exclusive.

2.2 To purchase from Sourcewell master agreements, Participating Entity and Supplier will execute a Transaction Document(s) as mutually agreed. Participating Entity will be responsible for all aspects of its purchase, including ordering, inspecting, acceptance, payment, and any other

material terms as negotiated directly with Supplier.

- 2.3     The Parties to this Agreement will adhere to all applicable laws concerning the procurement in its respective jurisdiction.
- 2.4     Access to the Cooperative Purchasing Program is effective upon the date of Participating Entity’s completed registration. The Agreement will remain in effect until canceled by either party upon thirty (30) days written notice to the other party.
- 2.5     Each party agrees that it is responsible for its acts and the results thereof, to the extent authorized by law, and will not be responsible for the acts of the other Party.
- 2.6     There will be no financial remunerations by or obligations upon Participating Entity for participation in Sourcewell Cooperative Purchasing Program.
- 2.7     Sourcewell’s Cooperative Purchasing Program master agreements will be procured in compliance with Minnesota law and the Sourcewell Cooperative Purchasing Program.
- 2.8     The records and documents related to this this Agreement are subject to the Minnesota Data Practices Act, Minnesota Statutes Chapter 13.

Section 3: Approval

The Sourcewell Board of Director has approved this Policy effective January 1, 2024.

Sourcewell:

DocuSigned by:

By

Greg Zylka

6BD483769B484F1...

Authorized Signature – Signed

By

Greg zylka

Name – Printed

Title

Sourcewell Board of Directors Chair

Date

1/22/2024 | 8:34 PM CST

Participating Entity:

By

Authorized Signature – Signed

By

Name – Printed

Title

Date

DocuSigned by:

By

Linda Arts

0EF5785E1EAD4CF...

Authorized Signature – Signed

By

Linda Arts

Name – Printed

Title

Sourcewell Board of Directors Clerk

Date

1/23/2024 | 2:01 PM CST

## Organization Information

Indicate an address to which correspondence may be delivered.

Organization Name\* \_\_\_\_\_

Address\* \_\_\_\_\_

City\* \_\_\_\_\_

State Code\* \_\_\_\_\_ Zip Code\* \_\_\_\_\_

Country\* \_\_\_\_\_

Employer Identification Number \_\_\_\_\_

Website \_\_\_\_\_

Contact person\* (First, Last) \_\_\_\_\_

Job Title\* \_\_\_\_\_

### Email completed agreement to:

[service@sourcewell-mn.gov](mailto:service@sourcewell-mn.gov)

### You may also mail the completed agreement to:

Sourcewell  
202 12th Street NE  
P.O. Box 219  
Staples, MN 56479

#### Job Role

- ☐ Administrator
- ☐ Department Head
- ☐ Department Purchaser
- ☐ Human Resources
- ☐ Procurement Officer
- ☐ Teacher
- ☐ Other

#### Department

- ☐ Administration
- ☐ Dining/Food Service
- ☐ Facilities/Operations
- ☐ Fleet/Transportation
- ☐ Human Resources
- ☐ Information Technology
- ☐ Parks, Recreation & Athletics
- ☐ Public Safety/Security
- ☐ Public Works/Utilities
- ☐ Purchasing & Finance

Email\* \_\_\_\_\_

Phone\* \_\_\_\_\_

## Organization Type:

### Government

- ☐ County
- ☐ Federal
- ☐ Municipality
- ☐ Province/Territory
- ☐ Special District
- ☐ State
- ☐ Township
- ☐ Tribal

### Education

- ☐ Local Education Agency (Public K-12 and Pre-K)
- ☐ Private Local Education Agency (Private K-12)
- ☐ Private Higher Education
- ☐ Public Higher Education

### Nonprofit

Documentation demonstrating nonprofit status is required when submitting application.

- ☐ Church
- ☐ Medical Facility
- ☐ Other

### Referred by

- ☐ Advertisement
- ☐ Colleague/Friend
- ☐ Conference/Trade Show \_\_\_\_\_
- ☐ Supplier
- ☐ Search Engine/Web Search
- ☐ Sourcewell Employee

*\*Denotes required information*

## CITY COUNCIL AGENDA

### Regular Meeting: April 22, 2025

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#### AGENDA ITEM:

Deliberate and take appropriate action on Villages of Montgomery (Dev. No. 2502) Escrow Agreement

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

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

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#### BACKGROUND:

##### Issue:

Parkside Capital (“The Developer”) is proposing a single family and commercial development on 51-acre parcel of land on SH 105, west of West Side at the Park. This development was previously associated with Devpoint, LLC but has recently changed developers.

##### Regulations:

The property falls completely within City limits and would not require annexation. The site is unplatted and zoned R1-Residential and B-Commercial which allows for the proposed use. Development of the site must comply with Chapters 78 and 98 of the City Code of Ordinances and all applicable development regulations in the Development Handbook and Design Criteria Manual.

##### Analysis & Conclusion:

The Escrow Agreement ensures that the costs the City incurs related to this development are paid for by the developer, not with city operating funds.

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**FISCAL ANALYSIS:** N/A

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**RECOMMENDATION:** WGA recommends Council approve the escrow agreement as submitted.





April 16, 2025

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

Re: Escrow Agreement  
Villages of Montgomery (Dev. No. 2502)  
City of Montgomery

Dear Mayor and Council:

We were recently notified that Parkside Capital, the Developer of Villages of Montgomery, is interested on continuing with the development of the 51-ac single family and commercial development. As a reminder Council authorized the City Engineer, WGA, to complete a feasibility study on this development on July 23, 2024, which was presented and accepted by City Council on September 10, 2024. This development was previously being funded by Devpoint, LLC.

As outlined in the feasibility study, the development would require an escrow account deposit in the amount of \$40,000 to fund all expenses incurred by the City as it relates to the Villages of Montgomery development. These expenses included, but are not limited to, administrative, legal, and city engineering expenses. At the request of the developer in an email dated April 9 2025, we have revised the escrow deposit amount to \$13,000 to only include administrative, legal and engineering fees related to the preparation and Council execution of a Development Agreement. Once the Development Agreement has been executed by the City, we plan to request the remaining escrow funds to complete the development, which includes additional administration fees and legal fees, as well as engineering fees related to plan review, design and construction phases for the required public utility extensions.

We recommend approval of the escrow agreement as presented. If you have any questions or comments, please contact me.

Sincerely,

Chris Roznovsky, PE  
Engineer for the City

CVR/zlgt

Z:\00574 (City of Montgomery)\\_900 General Consultation\Correspondence\Letters\2025\2025.04.18 MEMO To Council Villages of Montgomery Development.docx.

Enclosures: Escrow Agreement  
Development Application

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

**ESCROW AGREEMENT**  
**BY AND BETWEEN**  
**THE CITY OF MONTGOMERY, TEXAS,**  
**AND**  
**Parkside Capital**  
**Dev. No. 2502**

THE STATE OF TEXAS                    ⌘  
COUNTY OF MONTGOMERY           ⌘

      This Escrow Agreement is made and entered into as of the \_\_\_\_ day \_\_\_\_\_, 2025 by and between the CITY OF MONTGOMERY, TEXAS, a body politic, and a municipal corporation created and operating under the general laws of the State of Texas (hereinafter called the "City"), and Parkside Capital, (hereinafter called the "Developer").

**RECITALS**

      WHEREAS, the Developer desires to acquire and develop all or part of a 50-ac sometimes referred to as the Villages of Montgomery Tract, and being more particularly described in Exhibit "A" attached hereto and incorporated herein by reference for all purposes.

      WHEREAS, the City policy requires the Developer to establish an Escrow Fund with the City to reimburse the City for engineering costs, legal fees, consulting fees and administrative expenses incurred for plan reviews, developer coordination, construction management, inspection services to be provided for during the construction phase, and one-year warranty services.

**AGREEMENT**



ARTICLE I

SERVICES REQUIRED

Section 1.01 The development of the Villages of Montgomery Tract will require the City to utilize its own personnel, its professionals and consultants; and the Escrow Fund will be used to reimburse the City its costs associated with these services.

Section 1.02 In the event other contract services are required related to the development from third parties, payment for such services will be made by the City and reimbursed by the Developer or paid directly by the Developer as the parties may agree.

ARTICLE II FINANCING

AND SERVICES

Section 2.01 All estimated costs and professional fees needed by City shall be financed by Developer. Developer agrees to advance funds to City for the purpose of funding such costs as herein set out:

Administrative	\$500
City Engineer	\$5,000
Legal	\$7,500
<hr/>	
TOTAL	\$13,000

Section 2.02 Developer agrees to submit payment of the Escrow Fund no later than ten (10) days after the execution of this Escrow Agreement. No work will begin by or on behalf of the City until funds have been received.

Section 2.03 The total amount shown above for the Escrow Fund is intended to be a “Not to Exceed” amount unless extenuating, unexpected fees are needed. Examples of extenuating circumstances created by the developer that may cause additional fees include, but are not limited



to, greater than three plan reviews or drainage analysis reviews; revisions to approved plans; extraordinary number of comments on plans; additional meetings at the request of the developer; variance requests; encroachment agreement requests; construction delays and/or issues; failure to coordinate construction with City; failed testing during construction; failing to address punch list items; and/or excessive warranty repair items. If extenuating circumstances arise, the Developer will be informed, in writing by the City, of the additional deposit amount and explanation of extenuating circumstance. The Developer agrees to tender additional sums within 10 days of receipt of request to cover such costs and expenses. If additional funds are not deposited within 10 days all work by or on behalf of the City will stop until funds are deposited. Any funds which may remain after the completion of the development described in this Escrow Agreement will be refunded to Developer.

### ARTICLE III,

#### MISCELLANEOUS

Section 3.01 City reserves the right to enter into additional contracts with other persons, corporations, or political subdivisions of the State of Texas; provided, however, that City covenants and agrees that it will not so contract with others to an extent as to impair City's ability to perform fully and punctually its obligations under this Escrow Agreement.

Section 3.02 If either party is rendered unable, wholly or in part, by *force majeure* to carry out any of its obligations under this Escrow Agreement, then the obligations of such party, to the extent affected by such *force majeure* and to the extent that due diligence is being used to resume performance at the earliest practicable time, shall be suspended during the continuance of any inability so caused to the extent provided but for no longer period. As soon as reasonably





possible after the occurrence of the *force majeure* relied upon, the party whose contractual obligations are affected thereby shall give notice and full particulars of such *force majeure* relied upon to the other party. Such cause, as far as possible, shall be remedied with all reasonable diligence. The term "*force majeure*," as used herein, shall include without limitation of the generality thereof, acts of God, strikes, lockouts, or other industrial disturbances, acts of the public enemy, orders of any kind of the government of the United States or the State of Texas or any civil or military authority, insurrections, riots, epidemics, landslides, lightning, earthquakes, fires, hurricanes, storms, floods, washouts, droughts, arrests, restraint of government and people, civil disturbances, explosions, breakage, or accidents to machinery, which are not within the control of the party claiming such inability, which such party could not have avoided by the exercise of due diligence and care.

Section 3.03 This Escrow Agreement is subject to all rules, regulations and laws which may be applicable by the United States, the State of Texas or any regulatory agency having jurisdiction.

Section 3.04 No waiver or waivers of any breach or default (or any breaches or defaults) by either party hereto of any term, covenant, condition, or liability hereunder, or of performance by the other party of any duty or obligation hereunder, shall be deemed or construed to be a waiver of subsequent breaches or defaults of any kind, under any circumstance.

Section 3.05 Any notice, communication, request, reply or advice (hereafter referred to as "notice") herein provided or permitted to be given, made, or accepted by either party to the other (except bills) must be in writing and may be given or be served by depositing the same in the United States mail postpaid and registered or certified and addressed to the party to be notified,



with return receipt requested, or by delivering the same to an officer of such party. Notice deposited in the mail in the manner herein above described shall be conclusively deemed to be effective, unless otherwise stated in this Escrow Agreement, from and after the expiration of seven (7) days after it is so deposited. Notice given in any other manner shall be effective only when received by the party to be notified. For the purpose of notice, the addresses of the parties shall, until changed as hereinafter provided, be as follows:

If to City, to:	City Administrator City of Montgomery 101 Old Plantersville Rd. Montgomery, Texas 77356
-----------------	--

If to Developer, to:	Brett Walker Parkside Capital 3003 W. Alabama Houston, Texas 77098
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The parties shall have the right from time to time and at any time to change their respective addresses, and each shall have the right to specify as its address any other address by at least fifteen (15) days written notice to the other party.

Section 3.06 This Escrow Agreement shall be subject to change or modification only in writing and with the mutual consent of the governing body of City and the management of Developer.

Section 3.07 This Escrow Agreement shall bind and benefit City and its legal successors and Developer and its legal successors but shall not otherwise be assignable, in whole or in part, by either party except as specifically provided herein between the parties or by supplemental agreement.

Section 3.08 This Escrow Agreement shall be for the sole and exclusive benefit of City and Developer and is not for the benefit of any third party. Nothing herein shall be construed to confer standing to sue upon any party who did not otherwise have such standing.

Section 3.09 The provisions of this Escrow Agreement are severable, and if any provision or part of this Escrow Agreement or the application thereof to any person or circumstances shall ever be held by any court of competent jurisdiction to be invalid or unconstitutional for any reason, the remainder of this Escrow Agreement and the application of such provision or part of this Escrow Agreement to other person circumstances shall not be affected thereby.

Section 3.10 This Escrow Agreement and any amendments thereto, constitute all the agreements between the parties relative to the subject matter thereof, and may be executed in multiple counterparts, each of which when so executed shall be deemed to be an original.

Section 3.11 This Agreement shall be governed by, construed, and enforced in accordance with, and subject to, the laws of the State of Texas without regard to the principles of conflict of laws. This Agreement is performable in Montgomery County, Texas.

IN WITNESS WHEREOF, the parties hereto have executed this Escrow Agreement in three (3) copies, each of which shall be deemed to be an original, as of the date and year first written in this Escrow Agreement.



CITY OF MONTGOMERY, TEXAS

By: Mayor

ATTEST:

By: City Secretary

Parkside Capital, LLC, Manager  
Parkside Montgomery SI, LLC  
Developer

By:   
Signature Brett F. Walker

Title: President





STATE OF TEXAS {

COUNTY OF MONTGOMERY {

BEFORE ME, the undersigned authority, on this day personally appeared \_\_\_\_\_ of the City of Montgomery, Texas, a corporation, known to me to be the person whose name is subscribed to the foregoing instrument, and acknowledged to me that he executed the same for the purposes and consideration therein expressed, in the capacity therein stated and as the act and deed of said corporation.

GIVEN UNDER MY HAND AND SEAL OF OFFICE on this the \_\_\_\_\_ day of \_\_\_\_\_, 2025.

\_\_\_\_\_  
Notary Public, State of Texas

THE STATE OF TEXAS {

COUNTY OF Harris {

BEFORE ME, the undersigned, a Notary Public in and for the State of Texas, on this day personally appeared Brett Walker, President of Parkside Montgomery SL, a limited liability Co., known to me to be the person whose name is subscribed to the foregoing instrument and acknowledged to me that he executed the same for the purpose and consideration therein expressed and in the capacity therein stated and as the act and deed of said organization.

GIVEN UNDER MY HAND AND SEAL OF OFFICE on this the 16 day of April, 2025.



\_\_\_\_\_  
Notary Public, State of Texas

*[Handwritten signature]*





### LOT SUMMARY

45'x110' (ALLEY LOAD)	71 LOTS	52%
50'x100' (FRONT LOAD)	65 LOTS	48%

**TOTAL 136 LOTS**

THIS DRAWING IS A GRAPHIC REPRESENTATION FOR PRESENTATION PURPOSES ONLY AND IS NOT FOR COMPUTATION OR CONSTRUCTION PURPOSES. SAID DRAWING IS A SCANNED IMAGE ONLY AND IS SUBJECT TO CHANGE WITHOUT NOTICE. META PLANNING + DESIGN MAY OR MAY NOT INTEGRATE ADDITIONAL INFORMATION PROVIDED BY OTHER CONSULTANTS, INCLUDING BUT NOT LIMITED TO THE TOPICS OF ENGINEERING AND DRAINAGE, FLOODPLAINS, AND/OR ENVIRONMENTAL ISSUES AS THEY RELATE TO THIS DRAWING. NO WARRANTIES, EXPRESSED OR IMPLIED, CONCERNING THE PHYSICAL DESIGN, LOCATION, AND CHARACTER OF THE FACILITIES SHOWN ON THIS MAP ARE INTENDED. ADDITIONALLY, NO WARRANTY IS MADE TO THE ACCURACY OF THE INFORMATION CONTAINED HEREIN.

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a schematic plan for

## VILLAGES AT MONTGOMERY

± 50.3 ACRES OF LAND

prepared for

### GRACEPOINT HOMES

**META**  
PLANNING + DESIGN

24275 Katy Freeway, Ste. 200  
Katy, Texas 77494  
Tel: 281-810-1422

SCALE  
0 50 100 200

MTA-I-730A  
SEPTEMBER 4, 2024





# City of Montgomery Development Application

**Upon completion return application to [dmccorquodale@ci.montgomery.tx.us](mailto:dmccorquodale@ci.montgomery.tx.us)**

*The City of Montgomery welcomes all development projects. To expedite the Development Review Phase of your project, we are requiring that you completely fill out this Development Application in its entirety. All the information will be reviewed to allow the timely processing of any and all aspects of your project.*

## **A. GENERAL INFORMATION**

1. Name of proposed development: The Villages of Montgomery
2. Name of Agent Parkside Capital - Brett Walker  
Mailing Address: 3003 W Alabama  
City/State/Zip: Houston TX 77098  
Telephone Number: 832-265-6394 Fax Number: \_\_\_\_\_  
Cell Phone: \_\_\_\_\_ Email: brett.walker@parksidecap.com
3. Name of registered Professional Land Surveyor: TBD  
Firm Name & Registration No.: \_\_\_\_\_  
Mailing Address: \_\_\_\_\_  
City/State/Zip: \_\_\_\_\_  
Telephone Number: \_\_\_\_\_ Fax Number: \_\_\_\_\_  
Cell Phone: \_\_\_\_\_ Email: \_\_\_\_\_
4. Name of registered Professional Engineer: Jonathan White, PE  
Firm Name & Registration No.: L Squared Engineering Firm No 11235  
Mailing Address: 3307 W Davis St. Suite 100  
City/State/Zip: Conroe, TX 77304  
Telephone Number: 936-647-0420 Fax Number: \_\_\_\_\_  
Cell Phone: \_\_\_\_\_ Email: JWhite@L2Engineering.com

## **B. DEVELOPMENT SPECIFICATIONS**

1. **General Location:** Within City Limits? If no, within Extra-Territorial Jurisdiction (ETJ)?  
**Yes.**

**If located in the ETJ:**

Prior to platting of the property to be developed, annexation procedures will need to be pursued if the property or parts of the property as required by State law are within one half (1/2) mile of the corporate limits of the City of Montgomery, Texas and lying and being adjacent to and contiguous to the present corporate limits, and located within the extraterritorial jurisdiction of the City. The City of Montgomery does have Landowner Petitions for Annexation included in the Development Application.

Will Annexation be required: [ ] Yes [X] No

**2. Property Description:**

- a) Survey Name: N/A
- b) Abstract No.: N/A
- c) Total Acreage: 50 +/-
- d) Current Zoning: Residential and Commercial
- e) Number of Lots: 140 +/- Number of Blocks: TBD Estimated Commercial Value: N/A
- f) Number of Streets: 3-4 Type: X Public        Private
- g) Total Acreage in Other uses (any land within the boundaries of the plat that is not divided into lots):  
TBD
- h) Estimated Total Taxable Value: 5,000,000 Land 22,000,000 Improvements
- i) Estimated Size(s) of Lots: 45' - 50' x 110'
- j) Estimated Value of House and Lot: \$750,000
- k) Water Capacity Requested: 26,280 gpd Wastewater Capacity Requested: 18,250 gpd

**3. Certification**

This is to certify that the information concerning the proposed development is true and correct, that I am the actual owner or authorized agent for the owner of the above described property, that prior to a request for any variance to the Montgomery Code of Ordinances, I will attend a pre-development meeting with the City Administrator and City Engineer concerning said variance request, and that I will comply with all of the City of Montgomery Code of Ordinances requirements for submitting a preliminary plat/variance request for approval.

  
\_\_\_\_\_  
Signature of Engineer

04-09-2025  
\_\_\_\_\_  
Date

Received by: \_\_\_\_\_

\_\_\_\_\_  
Date

Please attach a metes and bounds description of the tract, land plan, conceptual plat, preliminary land plan, and location map, to the Application indicating proposed location of project and boundaries of subject tract. Applicant agrees that it shall notify the City if any of the above information (including ownership of the tract) should change during the Application process.

**For City Use Only**

Date Submitted: \_\_\_\_\_ Development Number: \_\_\_\_\_

Engineer's Recommendation: \_\_\_\_\_

Operator's Recommendation: \_\_\_\_\_

Is Annexation Required: \_\_\_\_\_

Amount of Deposit Paid: \_\_\_\_\_ Date Escrow Agreement Submitted: \_\_\_\_\_

Amount of Service Recommended: \_\_\_\_\_

Additional Capacity Required: Water \_\_\_\_\_ gpd Wastewater \_\_\_\_\_ gpd

Tap Fee \_\_\_\_\_ Plan Review Fees \_\_\_\_\_ Inspection Fees \_\_\_\_\_ Impact Fee \_\_\_\_\_

Additional Considerations: \_\_\_\_\_

\_\_\_\_\_

\_\_\_\_\_

\_\_\_\_\_

\_\_\_\_\_

\_\_\_\_\_

\_\_\_\_\_

\_\_\_\_\_

## CITY COUNCIL AGENDA

### Regular Meeting: April 22, 2025

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#### AGENDA ITEM:

Deliberate and take appropriate action on the Villages of Montgomery (Dev. No. 2502) authorizing City Staff and Consultants to begin coordination on MOU.

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

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

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#### BACKGROUND:

This agenda item includes information from the new developer of the Villages of Montgomery development (Parkside Capital) including:

- A Draft Memorandum of Understanding (“MOU”) (Not reviewed by City Staff)
- Latest Land Plan
- Variance Request (Not reviewed by City Staff)

As a reminder Council authorized the City Engineer, WGA, to complete a feasibility study on this development on July 23, 2024, which was presented and accepted by City Council on September 10, 2024. This development was previously being funded by Gracepoint Homes.

---

**FISCAL ANALYSIS:** N/A

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**RECOMMENDATION:** WGA recommends Council authorization for WGA and City Staff to begin coordination with the Developer on the terms of the MOU to bring back to Council for approval



April 16, 2025

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

Re: Development Update and MOU  
Villages of Montgomery (Dev. No. 2502)  
City of Montgomery

Dear Mayor and Council:

We were recently notified that Parkside Capital, the Developer of Villages of Montgomery, on their interest to continue with the development of the 51-ac single family and commercial development. As a reminder Council authorized the City Engineer, WGA, to complete a feasibility study on this development on July 23, 2024, which was presented and accepted by City Council on September 10, 2024. This development was previously being funded by Devpoint, LLC.

As outlined in the feasibility study, the development would require public utility extensions to be funded by the developer. The developer intends to request variances to the following:

- Minimum Lot Area: Requesting 4,950 sf from 9,000sf requirement
- Minimum Side Lot Setback: Requesting 5' setbacks from 10' requirement
- Minimum Lot Width: Requesting minimum lot width of 45' from 75' requirement
- Minimum Front Setback: Requesting 10' front setback from 25' requirement

In order to continue with the development, we have requested that the Developer provide a draft Memorandum of Understanding ("MOU") to outline the general terms of the Development Agreement. Once the MOU has been approved by Council, the Developer will be able proceed with the variance applications that will be presented to Planning & Zoning for formal recommendations to City Council. Council will then to take action on the variance requests as well as the Development Agreement.

WGA is requesting Council Authorization for City Staff and Consultants to begin coordination with the Developer on the terms of the MOU.

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

Sincerely,

Chris Roznovsky, PE  
Engineer for the City

CVR/zlgt

Z:\00574 (City of Montgomery)\\_900 General Consultation\Correspondence\Letters\2025\2025.04.18 MEMO To Council Villages of Montgomery Development.docx.



Enclosures:     Draft MOU  
                     Variance Application  
                     Current Land Plan  
                     Project Rendering

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



# MEMORANDUM OF UNDERSTANDING

This Memorandum of Understanding (MOU) is entered into on \_\_\_\_\_ (herein referred to as the “Effective Date”) by and between:

Brett Walker, President & Managing Member, Parkside Capital, Manager of Parkside Montgomery 51, LLC, 3003 W Alabama, Houston, Texas 77098 (herein referred to as “Party”); and the

*City of Montgomery, City Council, by affirmative vote for motion to accept this Memorandum of Understanding and authorize the Mayor, Sara Countryman, to sign same, 101 Old Plantersville Road, Montgomery, Texas 77316* (herein referred to as the “City”).

Parties may be referenced individually as “Party” and collectively as “Parties.”

## PURPOSE

The purpose of this MOU is to establish a good-faith foundation between the Parties for future collaborative efforts that are mutually beneficial. The Parties agree to work together in a cooperative and coordinated manner to achieve each Party’s individual goals and the collective goals of the partnership.

This MOU is designed to detail the specifics of meeting requirements for development between the Parties to the mutual benefit of the parties and the communities they serve.

## DURATION OF MOU

This MOU becomes effective on the date it is signed by both parties. It remains in force unless explicitly terminated, in writing, by both parties.

## DEFINITIONS

Subject Tract - Approximately 50.3 acres, within the Benjamin Rigsby Survey, Abstract 31, in Montgomery County, Texas.

Feasibility Study – Study prepared by the City Engineer, WGA, on serviceability of Subject Tract by the City. The study is dated September 2024 and was presented and approved by City Council at the September 10<sup>th</sup>, 2024 Council meeting.

## ROLES AND RESPONSIBILITIES

To achieve Parties’ mutual desires, each party agrees to the following roles and responsibilities:

1. The Subject Tract is proposed to have approximately 140+/- single family residential lots, approximately 7.3 acres of commercial property along State Highway 105 that will be for retail and / or professional use,

associated drainage infrastructure, etc. The single-family lots will consist of alley loaded lots being 45'x110' and traditionally front-loaded lots being 50'x100' with an average price point of approximately \$700,000.

2. The City understands the Party will submit the following variance requests:
  - a. Proposed Minimum Lot Size: 4,950 square feet
  - b. Proposed Side Lot Setback: 5 feet
  - c. Proposed Minimum Lot Width: 45 feet
  - d. Proposed Front Setback for Alley Loaded Lots only: 10 feet
3. The City understands and accepts the Subject Development will petition for annexation into an existing Municipal Utility District (MUD), or petition for the creation of a new MUD.
4. Party understands and accepts that certain waterline improvements are required for development of the Subject Tract. The waterline improvements as described in the Feasibility Study will be designed and constructed by the Party at the Parties' expense.
5. Party understands and accepts that certain sewer improvements are required for development of the Subject Tract. The gravity sewer improvements as described in the Feasibility Study will be designed and constructed by the City at the Parties' expense.
6. Party understands and accepts that Shepperd Street will need to be expanded for the proposed lots along Sheperd Street. The roadway improvements will be designed and constructed by the Party at the Parties' expense.
7. Party understands and accepts that an extension of and a connection to College Street will not be proposed as a part of the Subject Development.
8. The City understands the Subject Tract will be proposing private on-site detention, which will ultimately be owned and maintained by the MUD, in accordance with all current local criteria. Once approved, the drainage report addressing the Subject Tract will not expire.

COMMUNICATION BETWEEN PARTIES

The stated purpose and roles and responsibilities of the MOU will likely drive the level of communication necessary for a successful understanding between Parties. Once lines of communication are established, it will be critical for each Party to be diligent in their efforts to communicate with the other Party or parties.

AMENDMENTS

The terms of this MOU may be amended upon written approval by both original Parties and their designated representatives.

SIGNATURES

FOR City of Montgomery

\_\_\_\_\_

Sara Countryman, Mayor

FOR Parkside Capital

\_\_\_\_\_

Brett Walker, President & Managing Member



**L SQUARED ENGINEERING**  
MUNICIPAL COMMERCIAL RESIDENTIAL

3307 W Davis Suite 100  
Conroe, TX 77304  
P: 936-647-0420 F: 936-647-2366  
www.L2Engineering.com

March 11, 2025

City of Montgomery  
101 Old Plantersville Road  
Montgomery, TX 77316

RE: Variance request for The Villages of Montgomery

According to Sections 78 and 98 of the City of Montgomery Code of Ordinances, residential lots are required to have a minimum lot width of 75 feet, a minimum lot size of 9,000 square feet, front setback of 25' and side lot setbacks of 10 feet. The proposed development includes approximately 71 single-family residential lots with a minimum lot size of 45 feet by 110 feet with 10' front setbacks and 5-foot side setbacks, designed as alley-loaded lots. Additionally, approximately 65 single-family lots will have a minimum lot size of 50 feet by 100 feet with 5-foot side setbacks and will be garage-loaded.

We believe the variance requests are justified for the following reasons:

- The proposed development will incorporate both residential and commercial components. Most of the residential homes will feature enhanced streetscapes with landscaping, trees, and other aesthetic elements, as they will be rear-loaded via alleys, eliminating the need for front-facing driveways and garages.
- The developer is dedicating additional developable space to include a boulevard road with landscaped medians, further enhancing the streetscape for alley-loaded homes.
- The boulevard roadway for alley-loaded homes will also prevent on-street parking, ensuring a safer and more aesthetically pleasing neighborhood environment.

It is for the above-mentioned reasons that we feel the variance requests should be considered and approved. Please feel free to contact me at 936-647-0420 if you have any questions or concerns.

Thank you,

Jonathan White, PE  
L Squared Engineering  
Vice President  
936-647-0420  
Jwhite@L2engineering.com

Attachments: Variance Request Applications, Land Plan





# 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](mailto:dmccorquodale@ci.montgomery.tx.us)**

## Contact Information

DEVELOPER: (s): Parkside Capital  
Address: 3003 W Alabama Houston, TX Zip Code: 77098  
Email Address: brett.walker@parksidecap.com Phone: \_\_\_\_\_  
Applicants: Same As Above  
Address: \_\_\_\_\_  
Email Address: \_\_\_\_\_ Phone: \_\_\_\_\_

## Parcel Information

Property Identification Number (MCAD R#): R274708, R222387, R124056  
Legal Description: 50 acres +/- in the Montgomery Townsite Subdivision  
Street Address or Location: West of Caroline St and North of SH 105  
Acreage: 50+/- Present Zoning: Commercial / Residential Present Land Use: Commercial / Residential

## Variance Request

Applicant is requesting a variance from the following:

City of Montgomery Ordinance No.: 2014-03 Section(s): 98-122

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

(a)(1) There shall be a front yard having a depth of not less than 25' from the property line.

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

The request is for a 10' front building line



Signatures

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

Signature: [Signature] Date: 3/12/25

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.

[ ] 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.

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



# 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](mailto:dmccorquodale@ci.montgomery.tx.us)**

## Contact Information

DEVELOPER: (s): Parkside Capital  
Address: 3003 W Alabama Houston, TX Zip Code: 77098  
Email Address: brett.walker@parksidecap.com Phone: \_\_\_\_\_  
Applicants: Same As Above  
Address: \_\_\_\_\_  
Email Address: \_\_\_\_\_ Phone: \_\_\_\_\_

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Property Identification Number (MCAD R#): R274708, R222387, R124056  
Legal Description: 50 acres +/- in the Montgomery Townsite Subdivision  
Street Address or Location: West of Caroline St and North of SH 105  
Acreage: 50+/- Present Zoning: Commercial / Residential Present Land Use: Commercial / Residential

## Variance Request

Applicant is requesting a variance from the following:

City of Montgomery Ordinance No.: 2014-03 Section(s): 78-88

Ordinance wording as stated in Section (78-88 ):  
(C) Minimum lot width is 75'

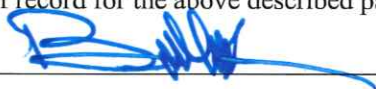
Detail the variance request by comparing what the ordinance states to what the applicant is requesting:

See cover letter

**Signatures**

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

Signature:



Date:

3/7/25

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.

☐ 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*





# 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](mailto:dmccorquodale@ci.montgomery.tx.us)**

## Contact Information

DEVELOPER: (s): Parkside Capital  
Address: 3003 W Alabama Houston, TX Zip Code: 77098  
Email Address: brett.walker@parksidecap.com Phone: \_\_\_\_\_  
Applicants: Same As Above  
Address: \_\_\_\_\_  
Email Address: \_\_\_\_\_ Phone: \_\_\_\_\_

## Parcel Information

Property Identification Number (MCAD R#): R274708, R222387, R124056  
Legal Description: 50 acres +/- in the Montgomery Townsite Subdivision  
Street Address or Location: West of Caroline St and North of SH 105  
Acreage: 50+/- Present Zoning: Commercial / Residential Present Land Use: Commercial / Residential

## Variance Request

Applicant is requesting a variance from the following:

City of Montgomery Ordinance No.: 2014-03 Section(s): 98-122

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

(a)(2) There shall be a side yard on each side of the lot having a width of not less than 10'

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

See cover letter

**Signatures**

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

Signature:  Date: 3/7/25

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.

☐ 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*



# 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](mailto:dmccorquodale@ci.montgomery.tx.us)**

## Contact Information

DEVELOPER: (s): Parkside Capital  
Address: 3003 W Alabama Houston, TX Zip Code: 77098  
Email Address: brett.walker@parksidecap.com Phone: \_\_\_\_\_  
Applicants: Same As Above  
Address: \_\_\_\_\_  
Email Address: \_\_\_\_\_ Phone: \_\_\_\_\_

## Parcel Information

Property Identification Number (MCAD R#): R274708, R222387, R124056  
Legal Description: 50 acres +/- in the Montgomery Townsite Subdivision  
Street Address or Location: West of Caroline St and North of SH 105  
Acreage: 50+/- Present Zoning: Commercial / Residential Present Land Use: Commercial / Residential

## Variance Request

Applicant is requesting a variance from the following:

City of Montgomery Ordinance No.: 2014-03 Section(s): 78-88

Ordinance wording as stated in Section (78-88):

(e) No building shall be constructed on or moved onto any lots of less than 9,000 square feet

\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_

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

See cover letter  
\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_

**Signatures**

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

Signature:  Date: 3/7/25

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.

☐ 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*





### LOT SUMMARY

45'x110' (ALLEY LOAD)	71 LOTS	52%
50'x100' (FRONT LOAD)	65 LOTS	48%

**TOTAL 136 LOTS**

a schematic plan for

## VILLAGES AT MONTGOMERY

± 50.3 ACRES OF LAND

prepared for

**GRACEPOINT HOMES**

**META**  
PLANNING + DESIGN

24275 Katy Freeway, Ste. 200  
Katy, Texas 77494  
Tel: 281-810-1422

SCALE  
0 50 100 200

MTA-1-730A  
SEPTEMBER 4, 2024

THIS DRAWING IS A GRAPHIC REPRESENTATION FOR PRESENTATION PURPOSES ONLY AND IS NOT FOR COMPUTATION OR CONSTRUCTION PURPOSES. SAID DRAWING IS A SCANNED IMAGE ONLY AND IS SUBJECT TO CHANGE WITHOUT NOTICE. META PLANNING + DESIGN MAY OR MAY NOT INTEGRATE ADDITIONAL INFORMATION PROVIDED BY OTHER CONSULTANTS, INCLUDING BUT NOT LIMITED TO THE TOPICS OF ENGINEERING AND DRAINAGE, FLOODPLAINS, AND/OR ENVIRONMENTAL ISSUES AS THEY RELATE TO THIS DRAWING. NO WARRANTIES, EXPRESSED OR IMPLIED, CONCERNING THE PHYSICAL DESIGN, LOCATION, AND CHARACTER OF THE FACILITIES SHOWN ON THIS MAP ARE INTENDED. ADDITIONALLY, NO WARRANTY IS MADE TO THE ACCURACY OF THE INFORMATION CONTAINED HEREIN.

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## Parkland Row 42' – Abney 4867





Parkland Row 50' – Crowson 4188









## CITY COUNCIL AGENDA

### Regular Meeting: April 22, 2025

---

#### AGENDA ITEM:

Deliberate and take appropriate action on the Reserve of Mia Lago (Dev. No. 2411) authorizing City Staff and Consultants to begin coordination on MOU.

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

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

---

#### BACKGROUND:

This agenda item includes information from the developer of the Mia Lago Reserve development (Dunhill Builders) including:

- A Draft MOU (Not reviewed by City Staff)
- Latest Land Plan
- Variance Request (Not reviewed by City Staff)

The purpose of this item is to refamiliarize Council with the development as the Developer looks to move forward with the development. As a reminder Council authorized the City Engineer, WGA, to complete a feasibility study on this development on July 23, 2024, which was presented and accepted by City Council on September 10, 2024. Since the date of the feasibility study, the development has been confirmed to be removed from the City of Conroe's ETJ, which allows the Developer to continue with the development process which would include being annexed into the City of Montgomery and submission of proposed variance requests.

The Engineer's Memo is attached.

---

**FISCAL ANALYSIS:** N/A

---

**RECOMMENDATION:** WGA recommends Council authorization for City Staff and Consultants to begin coordination with the Developer on the terms of the MOU to bring back to Council for approval.



April 15, 2025

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

Re: Development Update and MOU  
Mia Lago Reserve (Dev. No. 2411)  
City of Montgomery

Dear Mayor and Council:

We received an update from Dunhill Builders, LLC, ("The Developer") of Mia Lago Reserve on their interest to continue with the development of the 74-ac single family development. As a reminder Council authorized the City Engineer, WGA, to complete a feasibility study on this development on July 23, 2024, which was presented and accepted by City Council on September 10, 2024. Since the date of the feasibility study, the development has been confirmed to be removed from the City of Conroe's ETJ, which allows the City of Montgomery to consider annexation of the tract.

As outlined in the feasibility study, the development would require public utility extensions, annexation into the City Limits. It is our understanding the developer intends to request a variance from the City's Code of Ordinances to allow private onsite septic systems for each lot. We have requested additional information from the Developer to ensure this is a feasible option. Should this not be feasible the developer will be required to extend a force main to an onsite lift station to provide sanitary sewer service to the development.

In order to continue with the development, we have requested that the Developer provide a Memorandum of Understanding ("MOU") to outline the general terms of the Development Agreement. Once the MOU has been approved by Council, the Developer will be able proceed with the annexation of the property into the City Limits. Additionally, the variance requests will be presented to Planning & Zoning for formal recommendations to Council. Council will then be able to take action on the variance application as well as the Development Agreement.

WGA is requesting Council Authorization for City Staff and Consultants to begin coordination with the Developer on the terms of the MOU. If you have any questions or comments, please contact me.

Sincerely,

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

Chris Roznovsky, PE  
Engineer for the City



CVR/zlgt

Z:\00574 (City of Montgomery)\\_900 General Consultation\Correspondence\Letters\2025\2025.04.18 MEMO To Council Villages of Montgomery Development.docx.

Enclosures:     Draft MOU  
                     Variance Application  
                     Current Land Plan

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

# MEMORANDUM OF UNDERSTANDING

This Memorandum of Understanding (MOU) is entered into on \_\_\_\_\_ (herein referred to as the “Effective Date”) by and between:

Aaron Polatsek, Partner, Dunhill Builders, LLC , 408 Woodway Dr Suite 425, Houston, Texas 77056 (herein referred to as “Party”); and the

*City of Montgomery, City Council, by affirmative vote for motion to accept this Memorandum of Understanding and authorize the Mayor, Sara Countryman, to sign same, 101 Old Plantersville Road, Montgomery, Texas 77316* (herein referred to as the “City”).

Parties may be referenced individually as “Party” and collectively as “Parties.”

## PURPOSE

The purpose of this MOU is to establish a good-faith foundation between the Parties for future collaborative efforts that are mutually beneficial. The Parties agree to work together in a cooperative and coordinated manner to achieve each Party’s individual goals and the collective goals of the partnership.

This MOU is designed to detail the specifics of meeting requirements for development between the Parties to the mutual benefit of the parties and the communities they serve.

## DURATION OF MOU

This MOU becomes effective on the date it is signed by both parties. It remains in force unless explicitly terminated, in writing, by both parties.

## DEFINITIONS

Subject Tract - Approximately 73.7195 acres, within the John Corner Survey, Abstract 8, in Montgomery County Clerk’s File (MCCF) Number 2024018462.

Feasibility Study – Study prepared by the City Engineer, WGA, on serviceability of Subject Tract by the City. The study is dated September 2024 and was presented to City Council at the September 10<sup>th</sup>, 2024 Council meeting.

## ROLES AND RESPONSIBILITIES

To achieve Parties’ mutual desires, each party agrees to the following roles and responsibilities:

1. The Subject Tract is proposed to have approximately 51 – ¾ acre lots. All lots will meet the City minimum frontage, lot size and side setbacks.

2. The Subject Tract would submit a petition for voluntary annexation into the City of Montgomery upon completion of the Development Agreement.
3. The Subject Development will request only public water service from the City in accordance with the City’s Feasibility Study.
4. Sewer service is proposed by onsite sewer facility (septic) on a per lot basis. It is important to note that individual onsite sewer facilities will require a variance application and approval through City Council.

COMMUNICATION BETWEEN PARTIES

The stated purpose and roles and responsibilities of the MOU will likely drive the level of communication necessary for a successful understanding between Parties. Once lines of communication are established, it will be critical for each Party to be diligent in their efforts to communicate with the other Party or parties.

AMENDMENTS

The terms of this MOU may be amended upon written approval by both original Parties and their designated representatives.

SIGNATURES

FOR City of Montgomery

Sara Countryman, Mayor

FOR Dunhill Builders, LLC

Aaron Polatsek, Partner



L:\SHARED\L2 ENGINEERING PROJECTS\ENGINEERING PROJECTS\11000-ESTATES OF MIA LAGO EXPANSION\03 CAD\DESIGN SET\04 OVERALL SITE PLAN.DWG Oct. 9, 2024-7:55 AM CHRIS HURTADO





**L SQUARED ENGINEERING**  
MUNICIPAL COMMERCIAL RESIDENTIAL  
WWW.L2ENGINEERING.COM  
3307 W. DAVIS STREET #100  
CONROE, TEXAS 77384  
OFFICE: 281-467-0800

CLIENT INFORMATION  
DUNHILL BUILDERS  
GREG KATT  
4801 WOODWAY DR. SUITE 425  
HOUSTON, TX 77056  
PROJECT ADDRESS  
LONE STAR BEND  
MONTGOMERY, TX

# ESTATES OF MIA LAGO EXPANSION

## PRIVATE IMPROVEMENTS

### OVERALL SITE PLAN

DRAWING ISSUE			
#	DATE	BY	* COMMENT
0	10/9/24	JMP	FOR REVIEW ONLY 50%

DRAWING INFORMATION			
PROJECT	11000	TDLR	**
DRAWN	CAH	CHECKED BY	JTW
SCALE	SHEET		04
1" = 100' (24x36) 1" = 200' (11x17)			

THIS DOCUMENT IS RELEASED FOR THE PURPOSE OF INTERIM REVIEW UNDER THE AUTHORITY OF:  
JONATHAN WHITE, PE #127058  
FOR REVIEW PURPOSES ONLY  
NOT FOR CONSTRUCTION

10/9/2024

\*PLANS NOT RELEASED FOR CONSTRUCTION UNLESS INDICATED ABOVE





# Variance Request Application

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

Item 10.

**Upon completion return application to [dmccorquodale@ci.montgomery.tx.us](mailto:dmccorquodale@ci.montgomery.tx.us)**

## Contact Information

DEVELOPER: (s): Dunhill Builders, LLC  
Address: 408 Woodway Dr Suite 425 Houston, TX Zip Code: 77056  
Email Address: aaron@dunhillconstruction.com Phone: \_\_\_\_\_  
Applicants: Same As Above  
Address: \_\_\_\_\_  
Email Address: \_\_\_\_\_ Phone: \_\_\_\_\_

## Parcel Information

Property Identification Number (MCAD R#): R338625  
Legal Description: 74 acres in the John Corner Survey  
Street Address or Location: Lone Star Bend and the end of Mia Lago Drive  
Acreage: 74+/- Present Zoning: N/A Present Land Use: Residential

## Variance Request

Applicant is requesting a variance from the following:

City of Montgomery Ordinance No.: 1996-5 & 2011-09 Section(s): 90-22 & 78-94

Ordinance wording as stated in Section (90-22 ): & 78-94

Each structure within the City shall be connected to the system of the City as soon as each structure is occupied.

No plat may be approved with an on-site sewer facility unless no alternative source is available

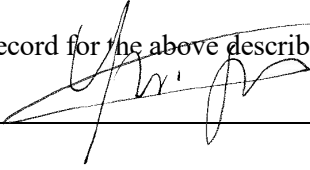
Detail the variance request by comparing what the ordinance states to what the applicant is requesting:

The request is for each lot in the subdivision to have individual septic systems in lieu of a sewer collection system



**Signatures**

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

Signature:  Date: 03.07.25

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.

☐ 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: April 22, 2025**

---

**AGENDA ITEM:**

Deliberate and take appropriate action on the Montgomery Summit Business Park and the recommendation ending the One Year Warranty and Releasing the Maintenance Bond

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

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

---

**BACKGROUND:**

The One – Year Warranty Inspection was held on April 7, 2025 and no punchlist items were identified at that time.

As a reminder, the work included connection to the City’s storm sewer system at the northwest corner of FM 1097 and Buffalo Springs Dr.

The Engineer’s memo is attached.

---

**FISCAL ANALYSIS:** N/A

---

**RECOMMENDATION:** WGA recommends ending the One-Year Warranty Period and releasing the maintenance bond on the contractor.



April 10, 2025

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

Re: One-Year Warranty Inspection  
Montgomery Summit Business Park  
City of Montgomery

Dear Mayor and Council,

Ward, Getz & Associates, LLC held the one-year warranty inspection for the referenced project on April 7, 2025 at 9:00 AM. No punchlist items or deficiencies were noted during the inspection.

The following individuals were in attendance during the one-year warranty inspection:

Dennis Pustka – Denmark Commercial Construction  
Chad Hayes - Denmark Commercial Construction  
Austin Pustka - Denmark Commercial Construction  
Akeem Dunmoye – Ward, Getz & Associates, LLC  
Eric Standifer – City of Montgomery

Based on the following, we recommend City of Montgomery officially end the warranty for the project and release maintenance bond.

Should you have any questions, please feel free to contact us.

Sincerely,

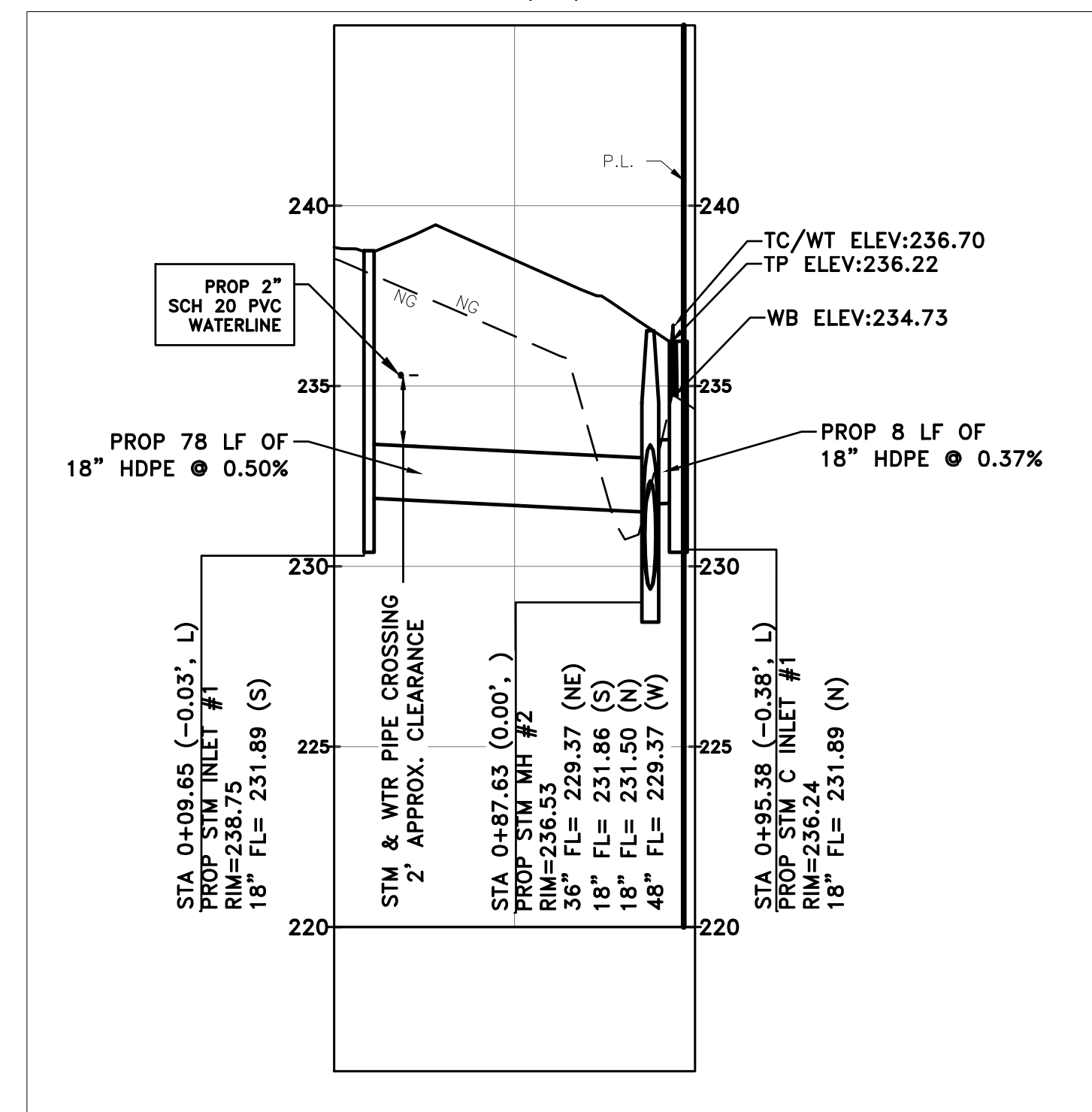
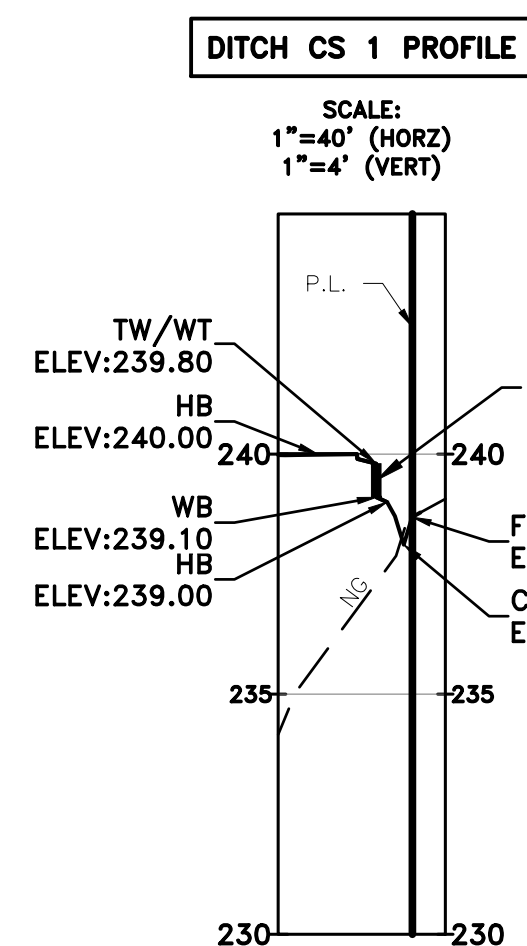
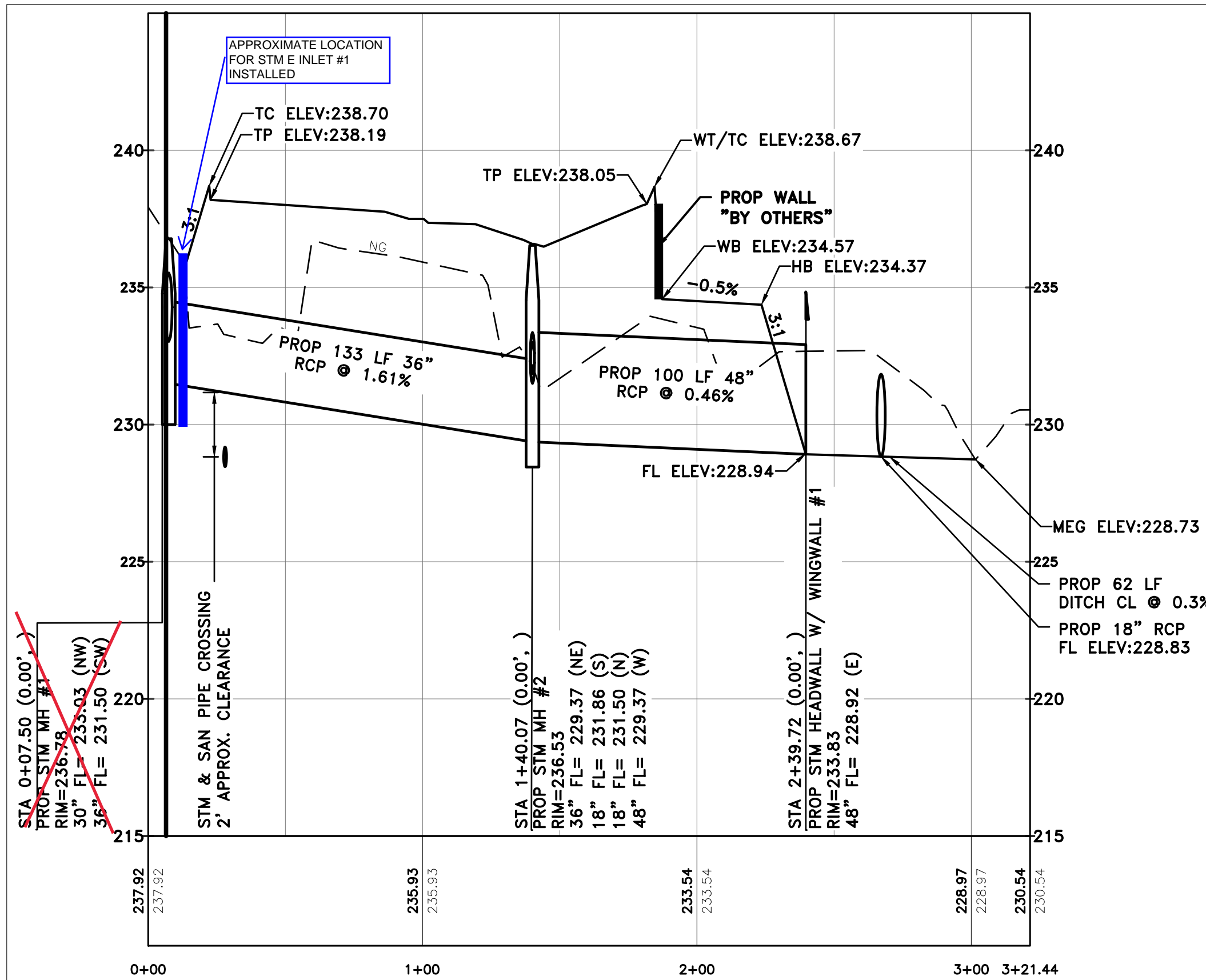
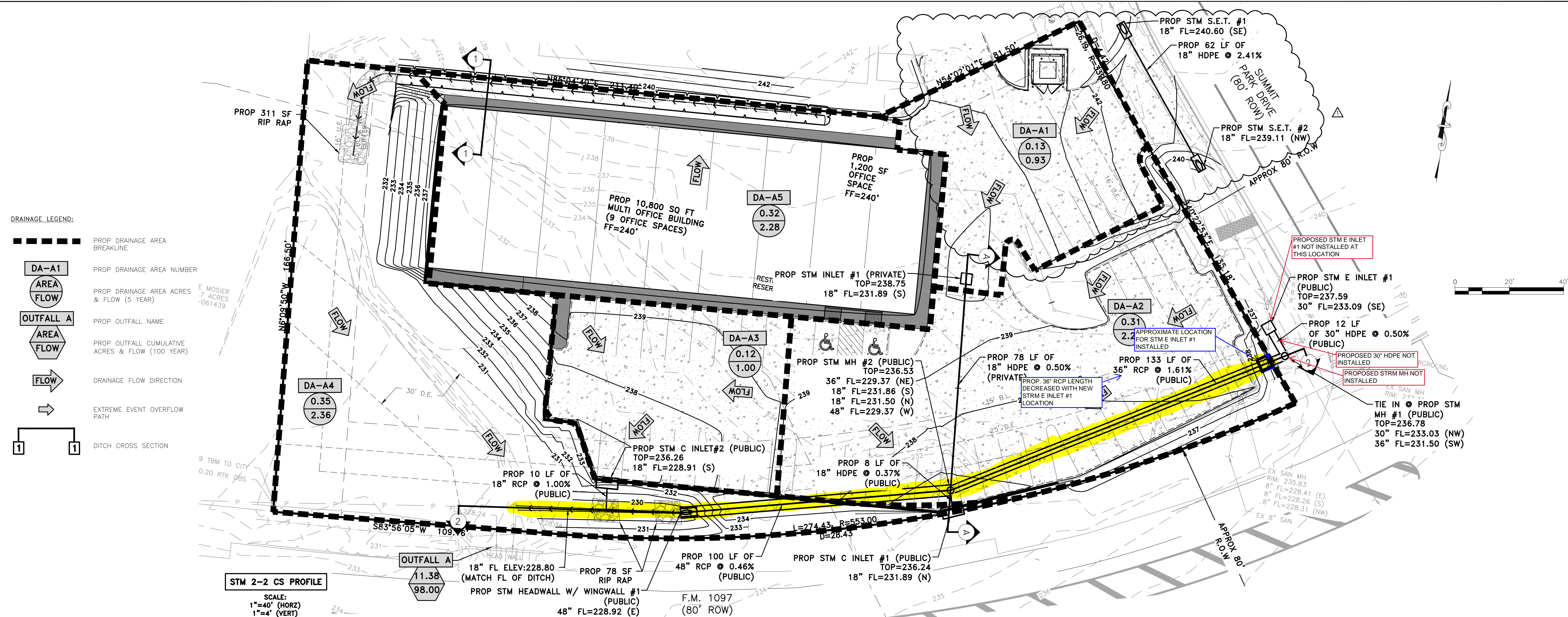
Sean Donahue, PE  
Construction Department Manager

SMD/cnf

Z:\00574 (City of Montgomery)\117 Montgomery Summit Business Park\Inspections\One-Year Warranty Complete\Warranty (1yr) Inspection - Complete.docx

cc (via email): Mr. Anthony Solomon – City of Montgomery, Interim City Administrator  
Ms. Corrine Tilley – City of Montgomery, Code Enforcement Officer and P&D Administrator  
Ms. Ruby Beaven – City of Montgomery, City Secretary  
Mr. Mike Muckleroy – City of Montgomery, Director of Public Works  
Mr. Alan Petrov – Johnson Petrov, LLP, City Attorney  
Ms. Katherine Vu, PE – Ward, Getz, & Associates, LLC, City Engineer

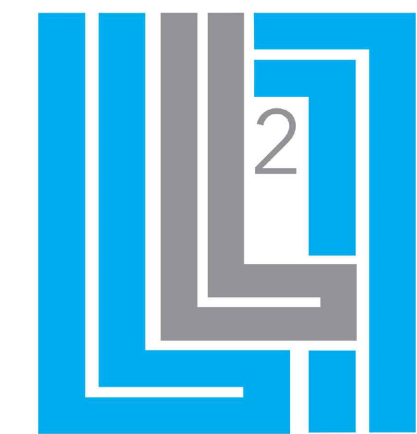




NOTE: PROPERTY OWNER SHALL BE RESPONSIBLE FOR MAINTENANCE AND REPAIR OF ANY EROSION OCCURRING ALONG CHANNEL BANK AS A RESULT OF PROPOSED SWALE AND OUTFALL.

CITY OF MONTGOMERY, CITY ENGINEER  
SIGNATURE VALID FOR ONE (1) YEAR

DATE



**L SQUARED ENGINEERING**  
MUNICIPAL COMMERCIAL RESIDENTIAL  
WWW.LZENGEERING.COM  
PRO REGISTRATION NUMBER: 12325  
3307 W. DAVIS STREET #100  
CONROE, TEXAS 77384  
OFFICE: 936-647-0420  
21123 EVA STREET #200  
MONTGOMERY, TEXAS 77356

**CLIENT INFORMATION**  
FREDDY SAavedra  
20000 PEEL ROAD  
MONTGOMERY, TX 77356  
FREDDYS@INAZCA.COM

**PROJECT ADDRESS**  
15325 SUMMIT PARK DRIVE  
MONTGOMERY, TX 77356

MSBP RESERVE A

DRAINAGE &amp; STORM SEWER PLAN

DRAWING ISSUE				
#	DATE	BY	* COMMENT	
0	03/15/23	JTW	FOR REVIEW ONLY	
1	4/20/23	JTW	CULVERT AND PIVMT REV	

DRAWING INFORMATION				
PROJECT	10806	TDLR	**	
DRAWN	CAH	EIT	ET	
SCALE	1" = 20' (24x36)			
	1" = 40' (11x17)			
SHEET	08			



03/15/2023

\*PLANS NOT RELEASED FOR CONSTRUCTION UNLESS INDICATED ABOVE



**CITY COUNCIL AGENDA**  
**Regular Meeting: April 22, 2025**

---

**AGENDA ITEM:**

Deliberate and take appropriate action on the Flagship Blvd. Storm and Paving Replacement and the recommendation on ending the One Year Warranty and Releasing the Maintenance Bond

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

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

---

**BACKGROUND:**

The One – Year Warranty Inspection was held on December 5, 2025 and the punchlist was identified at that time. The contractor has since completed all outstanding punchlist items.

As a reminder, the work included replacement of failed storm sewer and pavement along Flagship Blvd.

The Engineer's memo is attached.

---

**FISCAL ANALYSIS:** N/A

---

**RECOMMENDATION:** WGA recommends ending the One-Year Warranty Period and releasing the maintenance bond on the contractor.



April 14, 2025

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

Re: One-Year Warranty Inspection  
Flagship Blvd. Storm Sewer and Pavement Replacement  
City of Montgomery

Dear Mayor and Council,

Ward, Getz & Associates, LLC held the one-year warranty inspection for the referenced project on Thursday, December 5, 2024 at 9:00 AM.

The following individuals were in attendance during the one-year warranty inspection:

Angel Romo Walle – Ward, Getz & Associates, LLC  
Zachary Timms – Ward, Getz & Associates, LLC  
Sean Donahue, PE – Ward, Getz & Associates, LLC  
Eric Standifer – City of Montgomery

The deficiencies noted during the inspection have now been corrected and verified and we recommend the City of Montgomery officially end the warranty for the project and release the maintenance bond.

Should you have any questions, please feel free to contact us.

Sincerely,

Sean Donahue, PE  
Construction Department Manager

SMD/cnf

Z:\00574 (City of Montgomery)\010 Flagship Storm Sewer Rehab\Docs\CA\5. Construction Admin & Inspections\Warranty\00574-010 Warranty (1yr) Inspection - Complete.docx

cc (via email): Mr. Anthony Solomon – City of Montgomery, Interim City Administrator  
Ms. Corrine Tilley – City of Montgomery, Code Enforcement Officer and P&D Administrator  
Ms. Ruby Beaven – City of Montgomery, City Secretary  
Mr. Mike Muckleroy – City of Montgomery, Director of Public Works  
Mr. Alan Petrov – Johnson Petrov, LLP, City Attorney  
Mr. Oscar Carmona – Civil Engineering Services, LLC  
Ms. Katherine Vu, PE – Ward, Getz, & Associates, LLC, City Engineer

### 1 YEAR WARRANTY INSPECTION

Project: Flagship Blvd. Storm Sewer and Pavement Replacement  
 Engineer: Ward, Getz & Associates, LLC  
 Contractor: Civil Engineering Services, LLC  
 Inspection Date & Time: December 5, 2024 at 9:00 AM

Punchlist Details		Completed
1	Seal cracks in curb (typ.)	X
2	Seal pavement cracks	X
3	Re-seal inlet mouth	X
4	Remove and replace curb	X
5	Chip out/Remove loose concrete and re-seal expansion joint	X

Z:\00574 (City of Montgomery)\010 Flagship Storm Sewer Rehab\Docs\CA\5. Construction Admin & Inspections\Warranty\Warranty - 1 Year Warranty Punch List -





**Ward, Getz & Associates, LLC**

**#00574-010 - Flagship Storm and Paving Replacement**

**1 Year Warranty Inspection**

**City of Montgomery**

**Flagship Boulevard Storm Sewer and Paving Rehab**

**00574-010-00**

**1 Year Warranty Inspection Punchlist**

Created By SiteMax Systems  
Created Date Monday, April 14th, 2025



Project Address  
Montgomery, Texas, US

Ward, Getz & Associates, LLC

## #00574-010 - Flagship Storm and Paving Replacement

Deficiency #1 - Seal cracks in curb (typ.)

[Link](#)

Deficiency #2 - Seal pavement cracks

[Link](#)

Deficiency #3 - Re-seal inlet mouth

[Link](#)

Deficiency #4 - Remove and replace curb

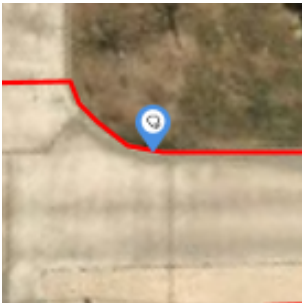
[Link](#)

Deficiency #5 - Chip out/Remove loose concrete and Re-seal expansion joint

[Link](#)

• Completed 5

#	1	Item	Seal cracks in curb (typ.)		
Status	Completed	Priority	None	Due date	2025-01-31
Type	Deficiency	Phase	General		



[1-2. Issuance Date: 2024-12-05](#)



[1-2. Issuance Date: 2024-12-05](#)

Users

Akeem Dunmoye

Resolution

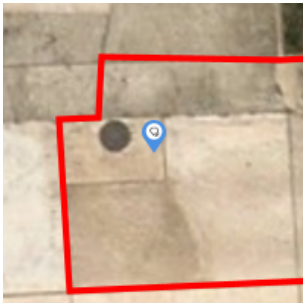
Issue will be resolved/fixed before the due date.



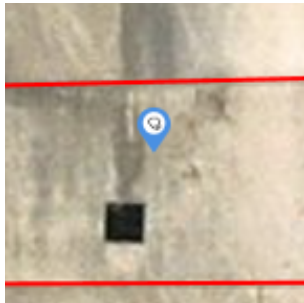
Assignee

Oscar Carmona

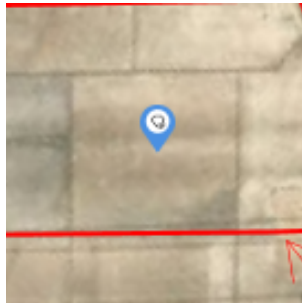
#	2	Item	Seal pavement cracks		
Status	Completed	Priority	None	Due date	2025-01-31
Type	Deficiency	Phase	General		



5. Issuance Date: 2024-12-05



3. Issuance Date: 2024-12-05



1-2. Issuance Date: 2024-12-05

Resolution      Pavement cracks have been seal.



Assignee      Oscar Carmona

#	3	Item	Re-seal inlet mouth		
Status	Completed	Priority	None	Due date	2025-01-31
Type	Deficiency	Phase	General		



[1-2. Issuance Date: 2024-12-05](#)

---

Resolution	Completed
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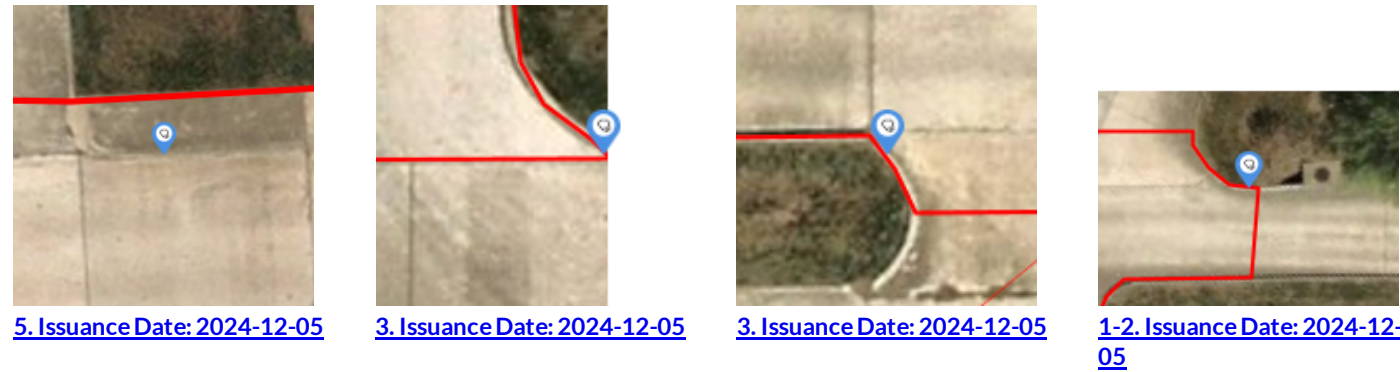
---

Assignee	Oscar Carmona
----------	---------------

#	4	Item	Remove and replace curb		
Status	Completed	Priority	None	Due date	2025-01-31
Type	Deficiency	Phase	General		



[+ more](#)



**Resolution** Curb was not repaired. Incomplete.



[+ more](#)

**Assignee** Oscar Carmona



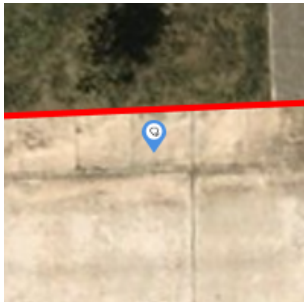
#	5	Item	Chip out/Remove loose concrete and Re-seal expansion joint		
Status	Completed	Priority	None	Due date	2025-01-31
Type	Deficiency	Phase	General		



[+ more](#)



[3. Issuance Date: 2024-12-05](#)



[5. Issuance Date: 2024-12-05](#)



[3. Issuance Date: 2024-12-05](#)

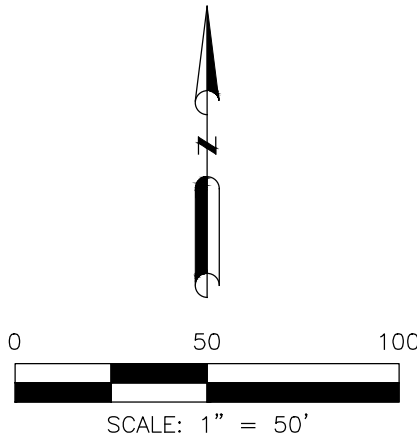
Resolution    Need to clean up joint in front of inlet.



[+ more](#)

Assignee    Oscar Carmona





LEGEND:	
	EXISTING R.O.W.
	STORM SEWER (36" OR LESS) TO BE REPLACED
	STORM SEWER (GREATER THAN 36") TO BE REPLACED
	STORM SEWER (36" OR LESS) TO REMAIN
	STORM SEWER (GREATER THAN 36") TO REMAIN
	STORM SEWER INLET
	STORM SEWER MANHOLE
	EX. STORM SEWER INLET
	EX. STORM SEWER MANHOLE
	EX. PAVEMENT TO BE REPLACED

PHASING PLAN NOTES	
PHASE 1 INLET 20 TO INLET 18. ENSURE THAT PIPE BETWEEN INLETS HAS BEEN INSTALLED, TRENCH BACKFILLED AND CONCRETE HAS MET BREAK REQUIREMENTS IN ORDER TO OPEN THE DRIVEWAY BY PHASE 1 AND BEGIN WORK ON PHASE 2. PHASE 1 WILL REQUIRE ALTERNATING ONE WAY TRAFFIC CONTROL DUE TO THE FULL CONCRETE PANEL REPLACEMENT FORCING TRAFFIC DOWN TO ONE LANE. ENSURE THAT APARTMENT DRIVEWAYS REMAIN ACCESSIBLE AT ALL TIMES.	
PHASE 2 INLET 18 TO INLET 17. ENSURE THAT AT LEAST ONE OF THE DRIVEWAYS BORDERING THE WORK OF PHASE 1 AND PHASE 2 IS OPEN AND ACCESSIBLE AT ALL TIMES DURING CONSTRUCTION. PHASE 2 WILL REQUIRE ALTERNATING ONE WAY TRAFFIC CONTROL DUE TO THE MEDIAN FORCING TRAFFIC DOWN TO ONE LANE.	
PHASE 3 INLET 16 TO INLET 14. ENSURE THAT EITHER THE DRIVEWAY BY PHASE 1 OR PHASE 2 IS OPEN AND AVAILABLE BEFORE CLOSING THE DRIVEWAY BY PHASE 3. PHASE 3 WILL REQUIRE ALTERNATING ONE WAY TRAFFIC CONTROL DUE TO THE FULL CONCRETE PANEL REPLACEMENT FORCING TRAFFIC DOWN TO ONE LANE.	
PHASE 4 INLET 10 TO INLET 8. ENSURE THAT APARTMENT DRIVEWAYS REMAIN ACCESSIBLE AT ALL TIMES. PHASE 4 WILL REQUIRE ALTERNATING ONE WAY TRAFFIC CONTROL DUE TO THE FULL CONCRETE PANEL REPLACEMENT FORCING TRAFFIC DOWN TO ONE LANE.	
PHASE 5 MANHOLE 2 TO INLET 2. PHASE 5 WILL REQUIRE ALTERNATING ONE WAY TRAFFIC CONTROL DUE TO THE FULL CONCRETE PANEL REPLACEMENT FORCING TRAFFIC DOWN TO ONE LANE.	

**BENCHMARKS:**  
PRIMARY BENCHMARK  
PUBLISHED ELEVATION - 301.87'  
BEING A 3" BRASS DISK IN CONCRETE. BENCHMARK IS LOCATED ON HWY 149 APPROXIMATELY 4,200' FROM ITS' INTERSECTION WITH HWY 105

**FLOOD PLAIN NOTE:**  
THIS SUBJECT TRACT LIES IN UNSHADED ZONE "X" (AREAS OF MINIMAL FLOOD HAZARD WITH AN ANNUAL FLOOD CHANCE OF 0.2%) AS DELINEATED ON THE FLOOD INSURANCE MAP FOR MONTGOMERY COUNTY, TEXAS AND INCORPORATED AREAS, MAP NO. 48201C03SL DATED AUGUST 18, 2014.

- CONSTRUCTION NOTES**
- PAVEMENT REPLACEMENT INCLUDES CURB (WHERE APPLICABLE) AND FULL PANEL REPLACEMENT BETWEEN STORM SEWER STRUCTURES AS SHOWN IN PLAN VIEW.
  - CONTRACTOR TO DOWEL INTO EXISTING PAVEMENT ALONG LONGITUDINAL JOINTS USING LOAD TRANSFER DOWELS IN ACCORDANCE WITH CITY OF MONTGOMERY TEXAS DESIGN CRITERIA MANUAL SECTION 1: STREETS SUBSECTION 1.05 PARAGRAPHS 8 & 9.
  - CONTRACTOR TO SAW CUT EXISTING DRIVEWAY PAVEMENT LIMITED TO EXTENTS OF EXISTING R.O.W. AS SHOWN.
  - ALL REPLACEMENTS TO EXISTING STORM SEWER SHALL BE LIMITED TO CONNECTION TO EXISTING MANHOLES AND INLETS UNLESS OTHERWISE STATED BY ENGINEER.
  - THIS SECTION OF CONCRETE PAVEMENT WILL BE INCLUDED AS AN ALTERNATE BID ITEM AS THE EXISTING STORM SEWER MAY NOT UNDERMINE CONDITIONS OF EXISTING PAVEMENT.

REV	DESCRIPTION	DATE
1	REVISED CONSTRUCTION NOTE 2	03-28-2023

*Ryan A. Patterson*  
  
05/24/2023

**WGA**  
CONSULTING ENGINEERS  
WARD, GETZ & ASSOCIATES, PLLC  
TEXAS REGISTERED ENGINEERING FIRM F-9756  
4526 Research Forest Dr., Ste. 175  
The Woodlands, Texas 77381  
713.789.1900

FLAGSHIP BLVD STORM SEWER AND PAVEMENT REPLACEMENT		
OVERALL SITE PLAN		
SCALE 1"=50'	DESIGN RAP	DRAWN ZLGT
SHEET 05		

## CITY COUNCIL AGENDA

### Regular Meeting: April 22, 2025

---

#### AGENDA ITEM:

Deliberate and take appropriate action on a request to install temporary event banners on city-owned property located in the Historic Preservation District.

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

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

---

#### BACKGROUND:

On Wednesday, April 9, we received an email from Mrs. Kambra Drummond, events manager for Full Street Events, to place two 2x6 mesh banners advertising the dates of two events, Montgomery Sip n Stroll and Montgomery Antiques & Uniques Festival, on city-owned property located in the Historic District.

City staff responded, advising that we are unable to approve the request as it would set a precedent for the placement of other temporary signs promoting events. It is important for the city to remain neutral, given its role as the regulating authority.

Additionally, since the city-owned property is located in the historic district, the Planning and Zoning Commission (P&Z) would also have to approve the installation of the temporary sign in the historic district. The next scheduled P&Z meeting is scheduled after the date of this event.

City staff suggested an option of requesting permission from private property owners, not located in the Historic District, to place the temporary event banners on private property. However, Mrs. Drummond stated that it would not promote the district or show the correct location.

While we appreciate the efforts of event organizers to bring tourism and visitors to our city, we must balance these interests with the need to maintain the aesthetic and regulatory standards of our public spaces. To avoid a potential cluster of event signs, we encourage organizers to explore alternative locations for signage that can still effectively promote their events without compromising the city's visual appeal.

---

#### FISCAL ANALYSIS:

N/A

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#### RECOMMENDATION:

Staff recommends that the City Council support and uphold the staff's decision to not approve the installation of individual event holders' temporary signs on city-owned property.

---





04/16/2025 08:26





WWW.MONTGOMERYTEXAS.GOV

# Sign Permit Application

CITY OF MONTGOMERY

101 Old Plantersville Road  
Montgomery, Texas 77356

936-597-6434

permits@ci.montgomery.tx.us

SIGN PERMIT APPLICATION EXPIRES IN  
180 DAYS (NON-TRANSFERABLE)

TEMPORARY SIGN?	YES	<input checked="" type="checkbox"/>	NO	<input type="checkbox"/>
PERMANENT SIGN?	YES	<input type="checkbox"/>	NO	<input checked="" type="checkbox"/>
Pre-Existing OR New	Pre-Existing	<input type="checkbox"/>	NEW	<input checked="" type="checkbox"/>

Permit:

Date: 4-16-2025

JOB ADDRESS:		BUSINESS NAME: Full Street Events	
BUSINESS OWNER:	Kambra Drummond	MAILING ADDRESS:	18405 FM 149 Rd
		TELEPHONE:	281-541-3426
APPLICANT:	Montgomery Sip n Stroll & Montgomery Antiques & Uniqyes Festival	MAILING ADDRESS:	
		TELEPHONE:	
CONTRACTOR LICENSE (if electrical):			

IS THE SIGN IN THE HISTORIC PRESERVATION DISTRICT?	YES	<input checked="" type="checkbox"/>	NO	<input type="checkbox"/>	IS THE SIGN ILLUMINATED?	YES	<input type="checkbox"/>	NO	<input checked="" type="checkbox"/>
--	-----	-------------------------------------	----	--------------------------	--------------------------	-----	--------------------------	----	-------------------------------------

SIGN PLACEMENT:	VALUATION:
corner of FM 149 and 105 near the digital sign	

SIGN DESIGN & COLOR SCHEME:
red/white. Blue truck with antiques in the back logo of the festival

SIGN TYPE	SIGN DIMENSIONS
FREESTANDING MONUMENT SIGN <input type="checkbox"/>	SIGN HEIGHT <i>land sign 18</i> <i>banners 2.5 ft</i>
BUILDING WALL SIGN <input type="checkbox"/>	SIGN WIDTH <i>24 in</i> <i>8 ft</i>
BANNER <input checked="" type="checkbox"/>	TOTAL SQ FT
OTHER <input type="checkbox"/>	SET BACK
	LOT LINEAR FOOTAGE

I hereby certify that I have read and examined this application and know the same to be true and correct. All provisions of law and ordinances governing this type of work will be complied with whether or not specified herein. The granting of a permit does not presume to give authority to violate or cancel the provisions of any state or local law regulating construction or the performance of construction.

NAME:	Kambra Drummond	SIGNATURE:	<i>Kambra Drummond</i>
-------	-----------------	------------	------------------------

## OFFICE USE ONLY

APPROVED		TOTAL FEE: * all	\$
DATE		fees paid by credit card are subject to a 5% merchant fee.	
COMMENTS:			



24" W x 18" H

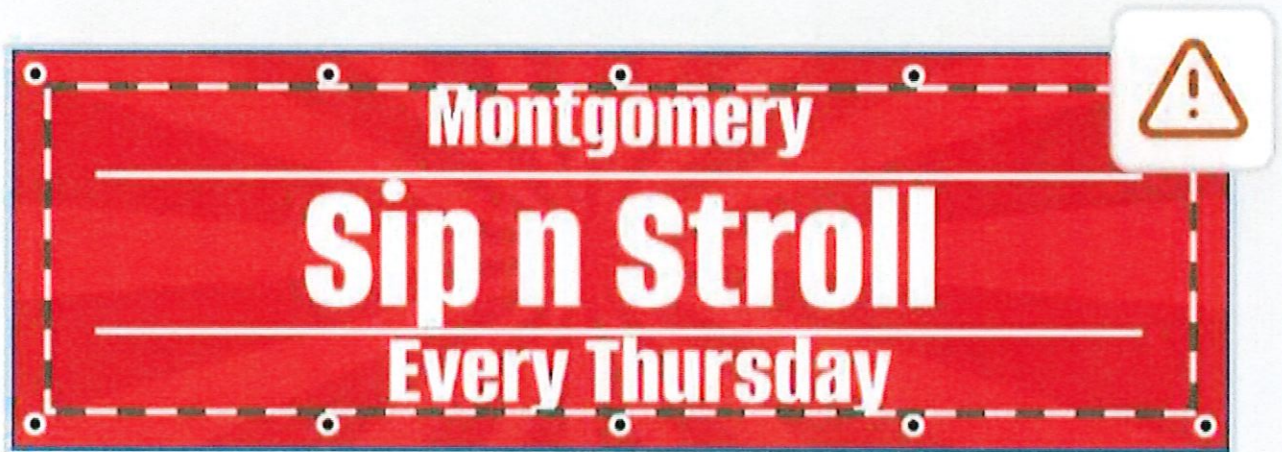
//////// MONTGOMERY //////////

SIP N  
STROLL



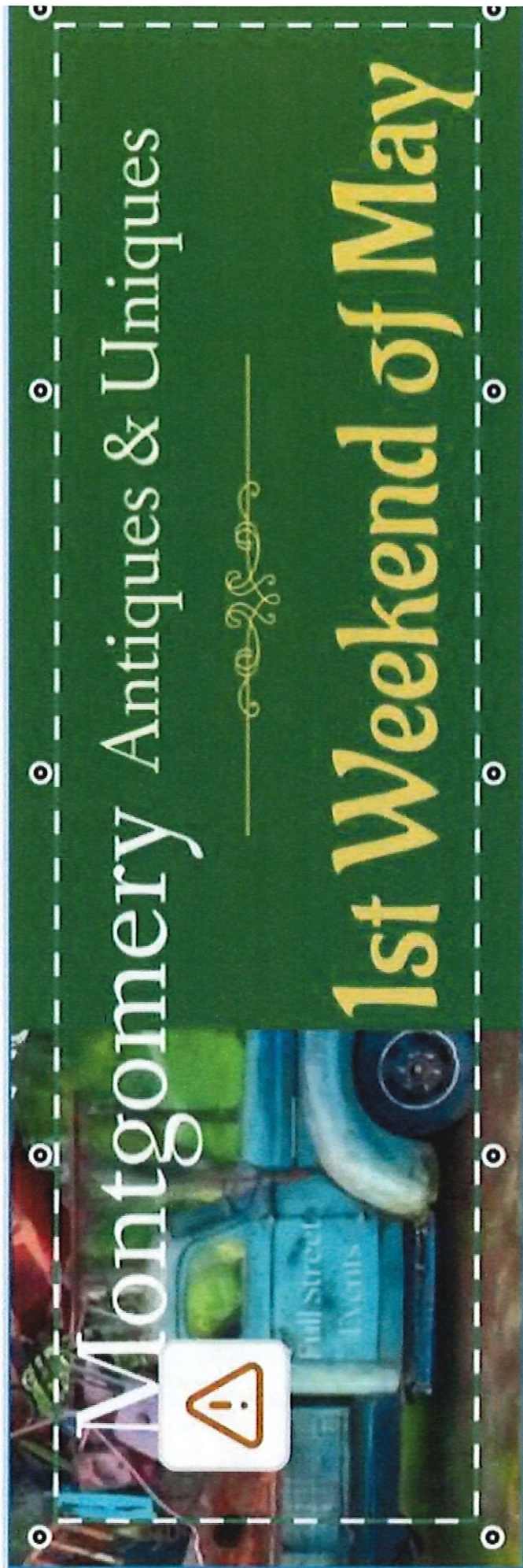
EVERY THURSDAY

8' W x 2.5' H





8' W x 2.5' H



Front

Back

## **CITY COUNCIL AGENDA**

### **Regular Meeting: April 22, 2025**

---

**AGENDA ITEM:**

Deliberate and take appropriate action regarding reducing the utility tap fees for Walker Montgomery CDC, a 501c3 development corporation, building the last of four single family dwellings at Gulf Coast Estates Section Two which is a qualified affordable housing project.

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

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

---

**BACKGROUND:**

The Gulf Coast Estates Section Two project consists of the construction of four new single-family dwellings located at the end of Baja Road. The developer/contractor, Walker Montgomery CDC, a 501c3 development corporation, builds affordable housing and assists low-income individuals in obtaining low-interest financing to purchase the house.

Typically, utility tap fees for a new single-family residence in the City of Montgomery are \$4,020. In 2022, the utility tap fees were discounted for the first three houses to \$1,295 per house.

Staff is requesting that the City extend this discount to the fourth house currently under construction. Staff has estimated that, with some of the work already completed, the cost to the City will be minimal, and the discounted fee will cover the materials and remaining work to be completed by staff.

---

**FISCAL ANALYSIS:**

N/A

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**RECOMMENDATION:**

Staff recommends approval to extend the discounted utility tap fee of \$1,295 to the fourth house.

---

## CITY COUNCIL AGENDA

### Regular Meeting: April 22, 2025

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#### AGENDA ITEM:

Deliberate and take appropriate 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, City of Montgomery, Montgomery County, State of Texas] for a fast food restaurant with common drive thru lane for June 24, 2025 at 6:00 p.m. to be held at the City of Montgomery, City Hall, 101 Old Plantersville Road, Montgomery, TX 77316.

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

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

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#### BACKGROUND:

The first call for a public hearing was tabled by the City Council at the March 25, 2025, City Council Meeting pending additional information and to be revisited on April 22, 2025.

On April 1, 2025, the Planning and Zoning Commission (P&Z) tabled their decision to make a recommendation to the City Council. The decision will be revisited at the P&Z meeting scheduled for June 3, 2025, pending receipt of additional information, including the site's traffic impact analysis, TXDOT comments, and potential easement agreements for P&Z review

In accordance with Section 98-27 of the City of Montgomery Code of Ordinances, the application request for special use permit must go through 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 therefore 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.

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**FISCAL ANALYSIS:**

N/A

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**RECOMMENDATION:**

Based on the requirements outlined in Section 98-27 of the City of Montgomery Code of Ordinances and the background provided, staff finds no objection to calling a public hearing for June 24, 2025.

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**RESOLUTION NO. 2025 - \_\_\_\_\_**

**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, CITY OF MONTGOMERY, MONTGOMERY COUNTY, TEXAS] FOR A FAST FOOD RESTAURANT WITH COMMON DRIVE THRU LANE.**

**WHEREAS**, the applicant – SJBC Commercial XX, LLC, requests the City of Montgomery to consider granting 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, City of Montgomery, 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, and Section 98-27 of the Montgomery City Code, a public hearing must precede any zoning change or grant of a special use permit; now therefore,

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

**THAT** the facts set forth in the preamble above are true and correct.

**THAT** the City Council has received an application for a Special Use Permit.

**THAT** a public hearing to consider whether to grant the application for 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, City of Montgomery, Montgomery County, Texas] for a fast food restaurant with common drive thru lane shall be held on June 24, 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 one time, in a newspaper of general circulation in the City, at least fifteen days prior to the date of the hearing stating the time and place of the hearing.

**READ, ADOPTED, AND APPROVED** this 22<sup>nd</sup> day of April, 2025, at a Regular Meeting of the City Council of the City of Montgomery.

\_\_\_\_\_  
Mayor

ATTEST:

\_\_\_\_\_  
City Secretary



**CITY COUNCIL AGENDA**  
**Regular Meeting: April 22, 2025**

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**AGENDA ITEM:**

Public Works March 2025 Monthly Report

**SUBMITTED BY:** Mike Muckleroy

**APPROVED FOR AGENDA:** Interim City Administrator Anthony Solomon

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**BACKGROUND:** Review the report.

---

**FISCAL ANALYSIS:**

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**RECOMMENDATION:** Approve the report.



101 OLD PLANTERSVILLE ROAD, MONTGOMERY, TEXAS 77316

Telephone: (936) 597-6434

## Public Works Department

### Monthly Report for March 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 19 work orders for activate/deactivate service.
- Completed 8 work orders for endpoint maintenance issues.
- Completed 9 work orders for water leaks.
- Completed 8 work orders for miscellaneous water issues.
- Completed 3 work orders for water taps.
- Replaced 4x4 on gate between Water Well 2 and neighbor on Stewart Street.
- Repaired leak on 2" waterline on west side of fire station.
- Repaired leak on waterline at Emma's Way and Theodore.
- Hays researched water issues on Caroline, Colby's Way, Harley, Brocks Lane, Abner, Villa Lane, and Terra Vista Circle.
- Researched water issue on Powell Circle with tenant.

#### Wastewater

- Completed 2 work orders for sewer taps.
- Completed 1 work orders for sewer-stop up.
- Assisted resident with sewer line backup on Louisa.

#### Streets/Drainage/ROW

- Completed 8 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.
- Remove dead squirrel from roadway on Old Plantersville Rd.
- Removed fallen tree from McGinnis Lane.
- Removed 2 fallen trees from 905 College Street.
- Delivered and picked up 4 type 1 barricades on Mason St to ensure safety during tree trimming over the street.
- Reinstalled street sign and stop sign at the corner of Scenic Hills Ct. and Emma's Way.
- Reinstalled 30 MPH sign on Liberty.
- Dug out ditches and powerwashed sidewalks on Bessie Price Owens.

PUBLIC WORKS

FIRST RESPONDER

- Checked storm inlets throughout the city limits following rain.
- Built berm and increased ditch depth on Baja.
- Removed debris from ditches on Baja, McGinnis, and MLK.
- Reinstalled speed limit sign on Buffalo Springs in front of Ransom's.
- Reinstalled street signs at C. B. Stewart and Buffalo Springs.
- Reinstalled street signs in Hills of Town Creek subdivision.
- Repaired edge of road on Old Plantersville.
- Filled in cut out next to manhole near the stop sign on Summit Business Park.
- Filled in void on bridge on College and patched with asphalt and removed blockage in culverts under the bridge.
- Repaired pothole on Buffalo Springs south of Waterstone intersection.

### **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 7 work orders for general-City Hall maintenance.
- Setup, attended, and cleanup for quarterly Heavy Trash Weekend.
- Repaired back door of community center.
- Replaced batteries in irrigation controllers.
- Re-attached the ornament to the top of the flagpole in the Council Chambers.
- Assembled new chair in Utility Billing office.
- Replaced the restroom door lock in administration with a key entry lock.
- Re-wired PW1502 Dump Trailer.
- Replaced batteries in keypads at Wastewater treatment plant.
- Replaced photocell at Welcome Flags.
- Repaired front French door locking mechanism at the Community Center.
- Pressure washed PW Shop bay doors and Events shed door.
- Renewed inspection and registration for PW2301.
- Replaced brake assembly and bearings for PW1502 (dump trailer).
- Ran wire for power source on PW2501 and PW2502.
- Checked ground wire on PW2301.
- Installed a replacement meter box lid for fiber box on Minero and discussed how to contact Entergy regarding the sinkhole near the homeowner's box.

### **Parks/Recreation**

- Posted all park reservation notices.
- Completed 40 work orders for maintenance-parks issues.
- M/W/F cleaning of all restrooms and grounds.
- Fernland docents reported 935 visitors and provided 70 tours for the month.
- Replaced plants at Fernland Historical Park (8 lantana and 8 hedges in front of Simonton House) and repaired flickering spotlight.
- Removed loose limbs at Cedar Brake Park.
- Cleaned fountain at Cedar Brake Park.
- Repaired drinking fountain at Cedar Brake Park.
- Installed window film in the Community Center storage room.
- Replaced board in the center step to the front porch of Crane Cabin at Fernland Historical Park.
- Checked for wasps at Fernland Historical Park.

PUBLIC WORKS

FIRST RESPONDER

- Began cleaning Fernland Historical Park Simonton and Hulon Houses including restroom, sweeping floors, remove cobwebs, etc. each week.
- Replaced the exterior light pole on the right side of the Crane Cabin front porch and replaced the front door threshold.
- Treated Homecoming Park for ants.
- Removed pile of leaves at Memory Park.
- Backfilled and dressed up following leak at Memory Park.
- Delivered and picked up PW1502 (Dump trailer) at Memory Park for Lake Conroe Rotary Club workday.
- Treated Cedar Brake Park for ants.
- Treated for rodents at City Hall, Water Plant 3, and Lift Stations.
- Rinsed the coils on the A/C condensers at the Community Center, Fernland Historical Park, Wastewater Treatment Plant #2, Water Plant #2 and Water Plant #3.
- Repaired waterline leak at Memory Park.
- Repaired small leak on Cedar Brake Park fountain.

### **General**

- Attended weekly Leadership Team meetings.
- Completed 11 work orders for maintenance-general issues.
- Completed monthly safety meeting with department and safety officer.
- Attended bi-weekly conference calls with utility operator and engineer.
- Setup, attended, and clean up for Montgomery Tree Giveaway, Flag Celebration and Reception, and Movie Night on March 8th. Movie Night was cancelled at 6 PM (sunset 6:25 PM).
- Lowered and raised flags according to Governor Abbott's request for Sylvester Turner and Carol Keeton.
- Replaced US and Texas flags at the Welcome Flags.
- Re-hang banner at Welcome Flags that blew off.
- Pressure washed and painted bumpstops in front of the N.H. Davis Museum.
- Participated in the WP No. 4 RFQ meeting.
- Attended the Briarley Development Meeting.
- Participated in the BCS Capital Call.
- Attended Accurate Meter & Supply Beacon Quarterly Meeting.

PUBLIC WORKS

FIRST RESPONDER

**CITY COUNCIL AGENDA**  
**Regular Meeting: April 22, 2025**

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**AGENDA ITEM:**

Utility Operations March 2025 Monthly Report

**SUBMITTED BY:** Mike Muckleroy

**APPROVED FOR AGENDA:** Interim City Administrator Anthony Solomon

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**BACKGROUND:** Review the report.

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**FISCAL ANALYSIS:**

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**RECOMMENDATION:** Approve the report.

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

## CITY OF MONTGOMERY

### MONTHLY OPERATIONS REPORT

DATE  
 04/16/25

<u>METER COUNT</u>	
<i>Total</i>	<b>1,372</b>

<u>CONSUMPTION</u>		
<b>02/28/25</b>	<b>to</b>	<b>03/31/25</b>
Billed Consumption		13,063,707
Estimated Flushing		1,500,000
<b>Total</b>		<b>14,563,707</b>

Plant Pumpage      15,571,100

Accountability      **93.53%**

	<u>Well #2</u>	<u>Well #3</u>	<u>Well #4</u>
Well Pumpage	N/A	734,700	8,224,000
Calculated Well GPM	N/A	570	1238
Avg Well Run Hours	N/A	7.4	3.7



# CITY OF MONTGOMERY

DATE  
04/16/25

## MONTHLY OPERATIONS SUMMARY

### WASTEWATER TREATMENT PLANT March 2025

TPDES Permit # WQ0014737001

Expires: 06/01/2027

NPDES Permit # TX0128031

	Effluent Quality Data: Reported for		March-25	Excursion
	<u>Reported</u>	<u>Permitted</u>	<u>Annual Average</u>	
BOD 5 Average	2.76 mg/l	10.00 mg/l	2.70 mg/l	NO
TSS Average	7.77 mg/l	15.00 mg/l	4.98 mg/l	NO
NH3	0.05 mg/l	2.00 mg/l	0.07 mg/l	NO
CL2 Res Min	1.56 mg/l	1.00 mg/l	1.26 mg/l	NO
CL2 Res Max	3.44 mg/l	4.00 mg/l	3.57 mg/l	NO
Oxygen	7.41 mg/l	4.00 mg/l	7.63 mg/l	NO
Flow Average	<b>0.229 mgd</b>	0.400 mgd	0.231 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  
March 2025

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

	"Gulf Coast Aquifer" - Jasper		Catahoula Aquifer	
Jan-25	6,094,300		6,240,000	
Feb-25	5,256,300		6,868,000	
Mar-25	7,347,100		8,224,000	
Apr-25				
May-25				
Jun-25				
Jul-25				
Aug-25				
Sep-25				
Oct-25				
Nov-25				
Dec-25				
<b>Total Pumpage</b>	18,697,700	9.79%	21,332,000	11.15%
<u>2025 Permitted Withdrawal:</u>	<u>191,081,000</u>		<u>191,250,000</u>	

**Permit Summary Gulf Coast Aquifier**

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

**Alternative Water Summary**

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

**CITY COUNCIL AGENDA**  
**Regular Meeting: April 22, 2025**

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**AGENDA ITEM:**

Discussion on Engineer's Monthly Report

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

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

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**BACKGROUND:**

The Engineer's meeting report is attached.

Discussion of Engineering updates from the past month

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**FISCAL ANALYSIS:** N/A

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**RECOMMENDATION:** Discussion Only

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April 16, 2025

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

Re: Monthly Engineering Report  
City Council Meeting April 22, 2025

Dear Mayor and Council:

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

**Capital Projects:**

- 1. Water Plant No. 2 Improvements** – We received Pay Estimate No. 6 in the amount of \$337,500.00. The Contractor is continuing with the drilling of the new well and began preliminary testing the week of April 14<sup>th</sup>. We worked with the neighboring property owners to identify and secure an appropriate discharge location for this preliminary pump testing and the future pump discharge location. The 36-hour pump test is scheduled to begin May 9<sup>th</sup>. The contractor has also begun working on the new GST foundation. The contractor's current schedule has the plant being substantially completed in July 2025.



**April 15, 2025**  
**Ground Storage Tank Foundation**

2. **2023 Sanitary Sewer Rehabilitation Phase I** – We received Pay Estimate No. 6 in the amount of \$83,160.00. We met with the Contractor on February 13<sup>th</sup> 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.
3. **Old Plantersville Force Main Extension** – We did not receive a pay estimate or change order this month. The contractor completed minor regrading and installation of the permanent spring mix. We are working with the contractor to prepare all final closeout documents for the project. As a reminder, this project is being funded by Briarley.
4. **Old Plantersville Waterline Extension** – We did not receive a pay estimate or change order this month. The Contractor has completed the 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. As a reminder, this project is being funded by Briarley.
5. **Town Creek Wastewater Treatment Plant TPDES Permit Amendment** –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. It is our understanding that the period for public comment to the draft permit closed on April 11<sup>th</sup>. Based on this timing, it is our understanding that the City should expect to receive the final permit by May 2025.
6. **Stewart Creek Wastewater Treatment Plant TPDES Permit Amendment** – As authorized by Council at their April 8<sup>th</sup> meeting, we are preparing a TPDES Permit amendment to allow for the ultimate flow of 0.8 MGD. The plant is currently rated for 0.4 MGD flow. The proposed amendment would allow for additional flow, should the City require it. Based on TCEQ review times we anticipate receiving the final permit in July 2026.
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 are continuing to coordinate with Halff and City Staff on the site plan for the project, and it is our understanding that Halff is in the process of continuing with the design. We expect to receive a preliminary engineering report next month.
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 25<sup>th</sup> meeting. We met with the Baxter & Woodman City Operator and Public Works on March 12<sup>th</sup> to begin contract negotiations for the proposed Water Plant No. 4 design services.

Honorable Mayor and City Council  
City of Montgomery  
Page 3 of 8  
April 16, 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 3<sup>rd</sup> lift pump and minor electrical 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.
- 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. College Street Drainage** – We are continuing with the design of the proposed drainage improvements, and plan to be completed with design in May 2025. It is our understanding GrantWorks is completing their environmental review of the project.
- 15. Water Plant No. 3 Booster Pump Addition** – As authorized at the January 14<sup>th</sup> Council Meeting, we are continuing with the design of the booster pump addition at Water Plant No. 3. It is our understanding GrantWorks is completing their environmental review of the project.
- 16. Plez Morgan Erosion** – We have been monitoring the condition of the culverts at Plez Morgan and Town Creek. The culverts are beginning to undermine as a result of continued erosion. We plan to bring a proposal for repairs next month.



*March 27, 2025  
Plez Morgan Culvert Undermining*

- 17. The Crossing at Montgomery Public Lift Station, Force Main Extension and Gravity Sewer Upsizing** – We are prepared to begin design upon receipt of the deposit from the developer. As a reminder, this project is being funded by Morning Cloud Investments.



### Development Agreements:

1. **HEB** – A draft agreement was provided to the Developer on March 26<sup>th</sup> and we have not received comments in return.
2. **Superior Properties** – A draft agreement was provided to the Developer on March 21<sup>st</sup>, and we received revisions on March 28<sup>th</sup>. We are coordinating with the Developer and City Staff on the terms of the agreement and plan to present it to Council once completed.
3. **BCS Capital** – As authorized at the April 8<sup>th</sup> meeting, we are coordinating with the Developer and City Staff and Consultants on the terms of the Development Agreement. A workshop has been tentatively scheduled with Council, MEDC, and the Developer for April 29<sup>th</sup> to discuss funding mechanisms for reimbursement of the development.
4. **Church of Montgomery** – We are coordinating with the City attorney to finalize the draft development agreement to the developer for their review.

### Developments:

#### 1. Plan Reviews

- a. **Lone Star Ridge Section 1 WSD&P** – The plans were approved by City Council at the April 8<sup>th</sup> Council meeting.
- b. **Lone Star Ridge Section 2 WSD&P** – We received revised plans December 10<sup>th</sup> and provided comments on January 14<sup>th</sup>. We have not received revised plans.
- c. **Lone Star Ridge Retaining Walls** – We received revised plans March 27<sup>th</sup> and issued a Letter of No Objection on April 15<sup>th</sup>.
- d. **Lone Star Ridge Landscaping** – We received plans on February 28<sup>th</sup> and provided comments on April 3<sup>rd</sup>.
- e. **Legacy Grove Drainage Impact Study** – We received a revised study on February 24<sup>th</sup> and provided Drainage Impact Study approval on April 3<sup>rd</sup>.
- f. **Legacy Grove Mass Grading and Detention** – We received revised plans on February 24<sup>th</sup> and provided comments on April 3<sup>rd</sup>. We received further revised plans on April 9<sup>th</sup> and provided approval on April 11<sup>th</sup>.
- g. **Legacy Grove Section 1 WSD&P** – We received revised plans on February 13<sup>th</sup> and provided comments on April 4<sup>th</sup>.
- h. **Briarley (Formerly known as Redbird Meadows) PH 1B WSD&P** – We received revised plans on February 11<sup>th</sup> and provided comments April 7<sup>th</sup>.

- i. **Briarley (Formerly known as Redbird Meadows) PH 1A Hardscape** – We received revised plans on March 6<sup>th</sup> and are proceeding with our review.
- j. **Lone Star Cowboy Church** – We did not receive revised plans this month.
- k. **BCS Drainage Study** – Based on the revised site plan, the Developer has rescinded their study and plans on resubmitting based on their latest land plan.
- l. **The Crossing at Montgomery Drainage Study** – We received a drainage study for review on March 18<sup>th</sup> and are proceeding with our review.
- m. **HEB Plans** – We received plans on March 6<sup>th</sup> and are proceeding with our review.

## 2. Plat Reviews

- a. **Superior Properties Preliminary Plat** – We did not receive a revised plat this month.
- b. **Montgomery Bend Section 4 Final Plat** – We received the final plat for review on October 7<sup>th</sup> and provided comments on October 30<sup>th</sup>. We received a revised plat on November 25<sup>th</sup> 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 being recorded. We plan to withhold approval of this final plat until the signal has been constructed.
- c. **Legacy Grove Preliminary Plat** – We received a revised preliminary plat on March 14<sup>th</sup> and provided comments on April 3<sup>rd</sup>.
- d. **1005 College St. Partial Re-Plat**– We received a revised plat on April 14<sup>th</sup> and are processing with our review.
- e. **Briarley (Formerly known as Redbird Medows) Phase 1B (Sections 4-6)** – We did not receive a revised plat this month.
- f. **612 Worsham Development Plat** – We received a revised plat for review on April 15<sup>th</sup> and are proceeding with our review.
- g. **Buffalo Springs Section 2 Partial Re-Plat No. 1** – We received a revised plat on March 4<sup>th</sup> and we plan to make a recommendation for approval to the Planning & Zoning Commission at their May meeting.
- h. **Lone Star Cowboy Church Development Plat** – We received a Development plat for review on April 15<sup>th</sup> 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 nearing completion of the construction of the lift station and is waiting on permanent power and fuel to be installed at the site. We plan to inspect to complete a final inspection of the lift station once it is operational.



*April 9, 2025  
 Briarley Lift Station Rebar Installation*

- 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 is operational.

### 4. One-Year Warranty Inspections

- a. **Town Creek Crossing Section 1** – We held a warranty re-inspection on October 10, 2023. The developer and contractor have been non-responsive to addressing the punchlist items. We are pursuing the maintenance bond and are working with the City Attorney to have the work completed.
- b. **Flagship Blvd. Storm Sewer and Paving** – We held the one-year warranty inspection with the City on December 5<sup>th</sup> and issued the punchlist to the contractor the same day. The Contractor has addressed all of the outstanding items, and we will be discussing this as a separate agenda item during this council meeting.
- c. **Montgomery Summit Business Park** – We held the one-year warranty inspection on April 7<sup>th</sup> and found no punchlist items at that time. We will be discussing this as a separate agenda during this council meeting.



### 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 let the project on April 3<sup>rd</sup> and are still receiving bids.
- 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 17<sup>th</sup> 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. We submitted an exception memo to TxDOT for the utilities we want to remain in place for review. We have received additional correspondence and are continuing to follow up. Additionally, it is our understanding TxDOT is planning to meet with the Transportation Advisory Committee and other stakeholders on May 13, 2025.

- 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. **Stanley Lake Interconnect** – We met with Stanley Lake MUD on April 11<sup>th</sup> to discuss the potential emergency interconnect with Stanley Lake MUD. We are continuing to coordinate with their consultants on the overall scope and requirements of the proposed interconnect.
- 4. **Biweekly Operations Call** – We are continuing the biweekly operations calls with City Staff and City's operator, Hays Utility North Corporation.
- 5. **Fiscal Year 2025 CIP Snapshot & Rate Order Analysis**- We presented our rate study analysis to Council at their January 13<sup>th</sup> CIP Workshop. We are coordinating with the City staff and the City's Financial Advisor, to finalize our utility and tax rate analysis and plan to bring it to a City workshop next month.
- 6. **Kendig Keast Unified Development Ordinance**- We met with Kendig Keast and the City's Attorney to discuss final UDO timing and review on March 5<sup>th</sup>. It is our understanding that Kendig Keast plans to present their final UDO codifications in November of this year.
- 7. **Clean Water/Drinking Water State Revolving Fund**- No engineering update this month.

Honorable Mayor and City Council  
City of Montgomery  
Page 8 of 8  
April 16, 2025

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8. **Impact Fee Update** – We are working on our Bi-Annual update to the land use assumptions and impact fee projects and plan to present updates to the Planning & Zoning Commission, acting as the Capital Impact Advisory Committee, over the next few months.
9. **ETJ Development Letter** – It has come to our attention that a property owner along FM 149, just north of the 7 Bridges RV Park is planning on subdividing their property. A letter has been drafted and provided to the City's Code Enforcement Officer to provide to the Property Owner outlining the City's regulation and requirements for development. It is our understanding that the property owner is preparing a request to be removed from the City's ETJ.

Please let me know if you have any questions.

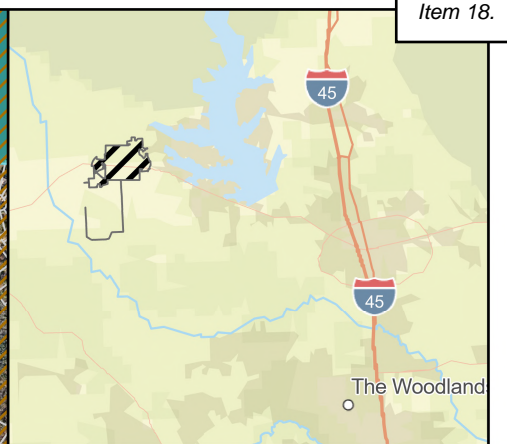
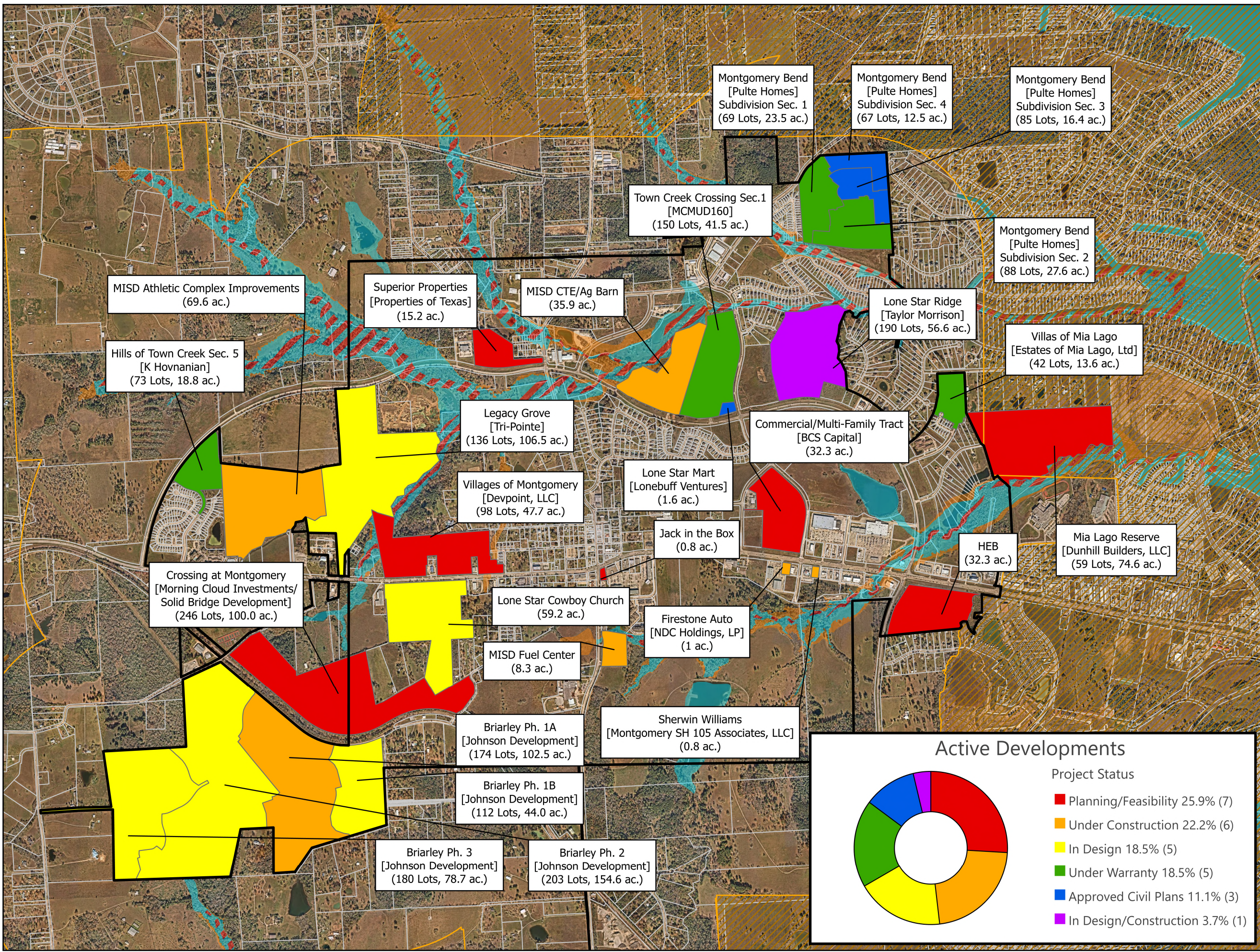
Sincerely,



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

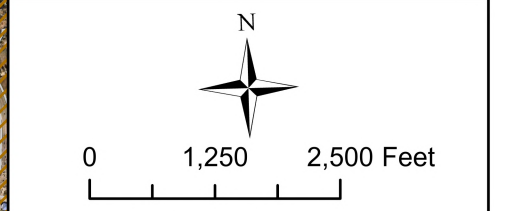
**Development Status**

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

**Flood Zones**

- Floodway
- 100-year
- 500-year

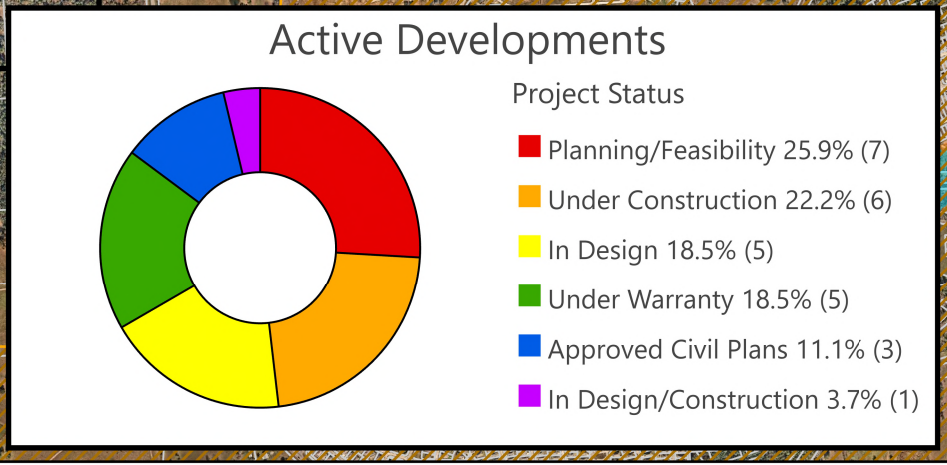
\*This exhibit only includes Developments that have either executed Development Agreements, or Escrow accounts with the City of Montgomery\*



Active Developments Map  
April 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: April 22, 2025**

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**AGENDA ITEM:**

Municipal Court Report for March 2025

**SUBMITTED BY: Kimberly Duckett, Court Administrator**

**APPROVED FOR AGENDA: Anthony Solomon, Interim City Administrator**

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**BACKGROUND:**

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**FISCAL ANALYSIS:**

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**RECOMMENDATION:**



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

# Comparison Chart

## Citations and Revenue January 2023 - 2025

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

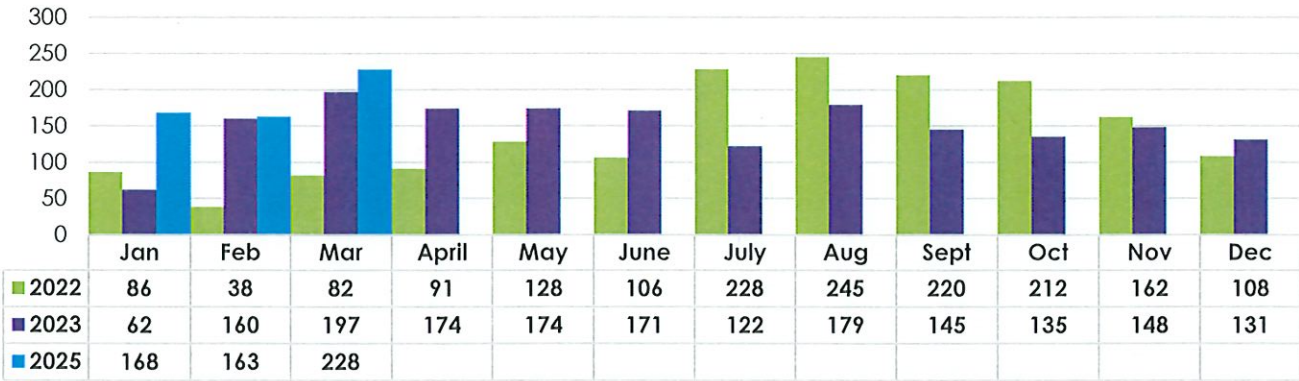
**Totals**      1706      1798      559

	2023	2024	2025
<b>Jan</b>	\$27,986.26	\$25,469.91	\$38,904.53
<b>Feb</b>	\$19,817.26	\$32,997.74	\$35,702.10
<b>Mar</b>	\$28,760.79	\$34,303.88	\$45,004.03
<b>April</b>	\$24,358.01	\$33,717.99	
<b>May</b>	\$21,007.77	\$34,976.71	
<b>June</b>	\$19,575.84	\$31,498.12	
<b>July</b>	\$26,622.80	\$33,867.49	
<b>Aug</b>	\$44,333.70	\$36,266.97	
<b>Sept</b>	\$35,108.51	\$32,090.14	
<b>Oct</b>	\$34,210.67	\$34,319.49	
<b>Nov</b>	\$36,731.64	\$20,982.42	
<b>Dec</b>	\$25,091.27	\$33,189.92	

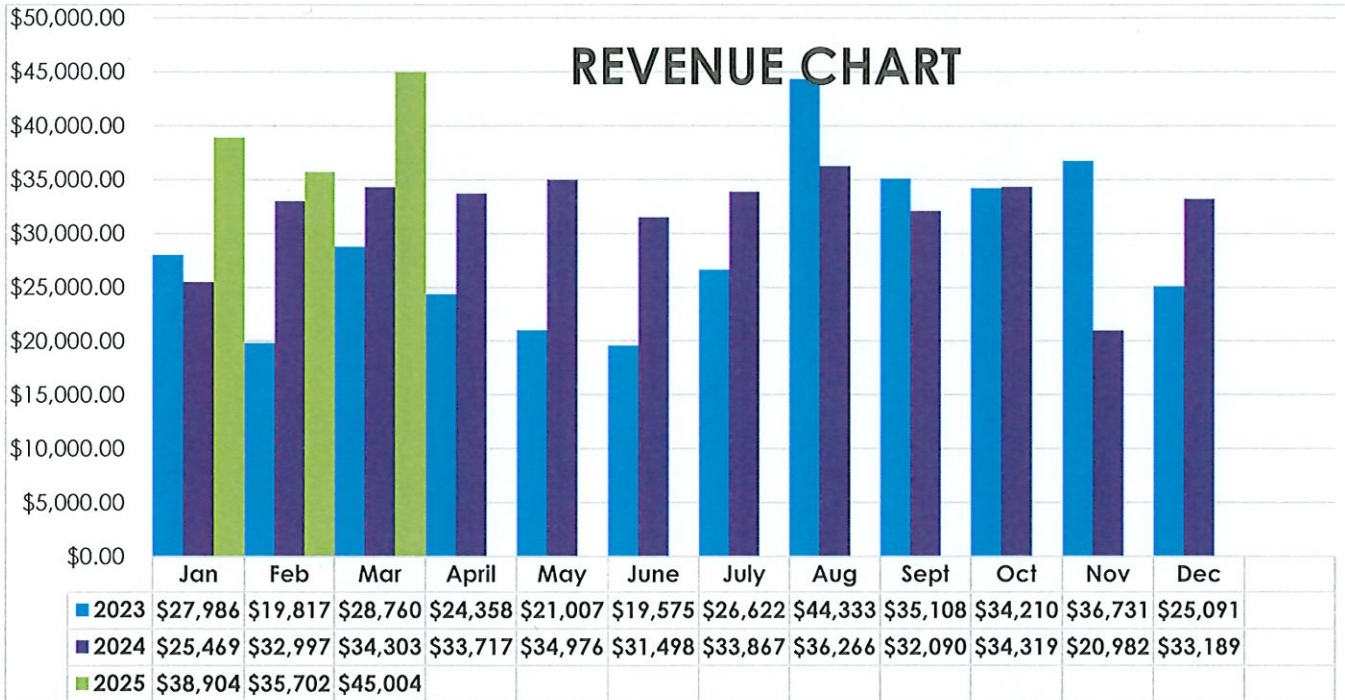
**Totals**      \$343,604.52      \$383,680.78      \$119,610.66



## CITATIONS



## REVENUE CHART



TO: City Council

FROM: Municipal Court

RE: Monthly Court Fines and Costs Collected and Number of Cases Filed

Report for the Month of March 2025

Court Collections	Current
<i>FINES OTHER THAN TRAFFIC (FINES)</i>	\$ 2,076.00
<i>TRAFFIC FINES (TF and FT)</i>	\$ 15,332.60

Dedicated Funds

Local Building Security Fund (LMCBSF)	\$ 818.66
Building Security (\$3.00) (MCSB)	\$ 23.35
Local Court Technology Fund (LMCTF)	\$ 668.28
Court Technology (\$4.00) (CTF)	\$ 31.13
Child Safety Fund (\$25.00 & \$20.00) (CS & CS2)	
Judicial Efficiency (\$2.50) (TP-L-C) (Time Payment Fee)	\$ 1.96
Judicial Efficiency (\$0.60) (JFCI) (Judicial Support Fee)	\$ 4.20
Local Truancy Prevention Fund (LTPDF)	\$ 835.35

Non-Dedicated Funds (General Fund)

Traffic Fund Costs (\$3.00) (TFC)	\$ 245.35
Arrest Fees (\$5.00) (AR)	\$ 859.27
Warrant Fees (\$50.00) (WRNTFE)	\$ 1,656.29
Summons Fees \$35.00 (SF)	
Administrative Fees (\$10.00) (DSC)	\$ 220.00
(Driving Safety Course Fee)	
Administrative Fees (\$20.00 & \$10.00) (AF & AF2)	\$ 770.00
(Dismissal Fees)	\$ -
Special Expense Fees(different amounts) (ADMIN)	\$ 1,101.60

(Held in Bond)

Local Municipal Jury Fund (LMJF)	\$ 16.70
Local Omni Fee (\$4.00) (TLFTA3)	\$ 80.00
Moving Violation Fee (\$0.01) (CJFC)	\$ 0.03
OverPayment (OP)	\$ -
Time Payment Fee (\$10.00) (TP-L)	\$ 7.83
Time Payment Reimbursement Fee (TPRF)	\$50.14
Service Fees (for handling court costs for state)	

<b>CITY TOTAL</b>	<b>\$ 24,798.74</b>
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## STATE COURT COSTS

CCC 2020	\$ 10,358.40
Consolidated Court Costs (\$40.00) (CCC04)	\$ 280.00
State Traffic Fee (\$30.00) (STF) (STF19)	\$ 4,053.50
State Juror Reimbursement Fee (\$4.00) (SJF)	\$ 28.00
Judicial Support Fee (\$5.40) (JFCT2 & JFCT)	\$ 37.80
Indigent Defense Fee (\$2.00) (IDF)	\$ 14.00
Moving Violation Fee (\$0.09) (CJFS)	\$ 0.27
Child Psgn Safety Seat Sys. Fee (\$0.15)(CSS)	\$ -

Time Payment Fee (\$12.50) (TP-S)	\$	9.79
OmniBase FTA (\$20.00) (TLFTA1)	\$	100.00
Fees Assessed between 1997 & 2004 (FA, CCC, CMI, CVC, JV, JCPT2, JCD2)		
Truancy Prevention Fund (\$2.00) (TPF 2014) (TPF)	\$	14.00
<b>STATE TOTAL</b>	<b>\$</b>	<b>14,895.76</b>

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

#### VENDOR PAYMENTS

OmniBase (DPS FTA Program Vendor) (\$6.00) (TLFTA2)	\$	120.00
Collection Agency (30% of amount past due) (COLAGY)	\$	2,215.83
<b>VENDOR TOTAL:</b>	<b>\$</b>	<b>2,335.83</b>

Non-Cash Transactions (jail credit & community service)

Cash Appearance Bonds Collected

Cash Bonds Applied to Fines (both appearance /def) \$ 2,973.70

Cash Bonds Refunded

Overage Collected

Adjustments

TOTAL \$ 42,030.33

**GRAND TOTAL \$ 45,004.03**

Number of Citations	228
Number of Violations	286
Number of Citations Juveniles	4
Number of Citations Minors	32



**CITY COUNCIL AGENDA**  
**Regular Meeting: April 22, 2025**

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**AGENDA ITEM:**

Financial report for the period ending March 31, 2025

**SUBMITTED BY:** Maryann Carl

**APPROVED FOR AGENDA:**

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**BACKGROUND:**

The March report now includes the Crime Control and Prevention District, Fund 880. The previously approved budget has not yet been entered as we are waiting for Tyler to complete our General Ledger conversion. This is expected to be completed at the end of May and at that time we will add the CCPD budget.

We have reached our budgeted Ad Valorem tax revenue in the General Fund however we are slightly behind in the Debt Service fund. You may recall Debt Service is budgeted at 100% collection rate while General Fund was budgeted at a 96% collection rate.

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**FISCAL ANALYSIS:**

Our revenues continue to outpace our expenses and departments are within expected ranges as we close out the halfway point of the fiscal.

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**RECOMMENDATION:**

Approve the March 2025 Finance report.



# City of Montgomery

## Financial Report

As of March 31, 2025



# Budget Report

## Group Summary

For Fiscal: 2024-2025 Period Ending: 03/31/2025

Departmen...	Original Total Budget	Current Total Budget	Period Activity	Fiscal Activity	Variance Favorable (Unfavorable)	Percent Remaining
<b>Fund: 100 - General Fund</b>						
<b>Revenue</b>						
00 - Revenue	6,956,152.00	6,956,152.00	555,622.22	5,076,336.74	-1,879,815.26	27.02%
Revenue Total:	6,956,152.00	6,956,152.00	555,622.22	5,076,336.74	-1,879,815.26	27.02%
<b>Expense</b>						
10 - Administration	2,555,796.00	2,555,796.00	278,296.35	889,986.77	1,665,809.23	65.18%
11 - Police	2,707,372.00	2,707,372.00	187,590.25	1,284,074.66	1,423,297.34	52.57%
12 - Public Works	1,184,540.00	1,184,540.00	61,264.15	406,845.11	777,694.89	65.65%
13 - Court	337,043.00	337,043.00	22,462.79	150,031.20	187,011.80	55.49%
Expense Total:	6,784,751.00	6,784,751.00	549,613.54	2,730,937.74	4,053,813.26	59.75%
Fund: 100 - General Fund Surplus (Deficit):	171,401.00	171,401.00	6,008.68	2,345,399.00	2,173,998.00	-1,268.37%
<b>Fund: 150 - Montgomery PID</b>						
<b>Revenue</b>						
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%
<b>Expense</b>						
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%
<b>Fund: 200 - Capital Projects</b>						
<b>Revenue</b>						
00 - Revenue	0.00	0.00	38,100.01	213,643.93	213,643.93	0.00%
Revenue Total:	0.00	0.00	38,100.01	213,643.93	213,643.93	0.00%
<b>Expense</b>						
20 - Capital Projects	0.00	0.00	982,709.00	1,472,024.51	-1,472,024.51	0.00%
Expense Total:	0.00	0.00	982,709.00	1,472,024.51	-1,472,024.51	0.00%
Fund: 200 - Capital Projects Surplus (Deficit):	0.00	0.00	-944,608.99	-1,258,380.58	-1,258,380.58	0.00%
<b>Fund: 300 - Water &amp; Sewer</b>						
<b>Revenue</b>						
00 - Revenue	4,286,753.00	4,286,753.00	242,831.34	1,967,424.11	-2,319,328.89	54.10%
Revenue Total:	4,286,753.00	4,286,753.00	242,831.34	1,967,424.11	-2,319,328.89	54.10%
<b>Expense</b>						
30 - Water & Sewer	4,286,753.00	4,286,753.00	274,929.86	1,406,633.36	2,880,119.64	67.19%
Expense Total:	4,286,753.00	4,286,753.00	274,929.86	1,406,633.36	2,880,119.64	67.19%
Fund: 300 - Water & Sewer Surplus (Deficit):	0.00	0.00	-32,098.52	560,790.75	560,790.75	0.00%
<b>Fund: 400 - MEDC</b>						
<b>Revenue</b>						
00 - Revenue	952,000.00	952,000.00	73,541.84	893,271.96	-58,728.04	6.17%
Revenue Total:	952,000.00	952,000.00	73,541.84	893,271.96	-58,728.04	6.17%
<b>Expense</b>						
40 - MEDC	931,118.00	931,118.00	32,541.01	238,353.87	692,764.13	74.40%
Expense Total:	931,118.00	931,118.00	32,541.01	238,353.87	692,764.13	74.40%
Fund: 400 - MEDC Surplus (Deficit):	20,882.00	20,882.00	41,000.83	654,918.09	634,036.09	-3,036.28%
<b>Fund: 500 - Debt Service</b>						
<b>Revenue</b>						
00 - Revenue	1,167,749.00	1,167,749.00	63,004.71	823,992.77	-343,756.23	29.44%
Revenue Total:	1,167,749.00	1,167,749.00	63,004.71	823,992.77	-343,756.23	29.44%



## Budget Report

For Fiscal: 2024-2025 Period Ending: 03/31/2025

Department...	Original Total Budget	Current Total Budget	Period Activity	Fiscal Activity	Variance Favorable (Unfavorable)	Percent Remaining
<b>Expense</b>						
50 - Debt Service	1,159,601.00	1,159,601.00	0.00	990,278.00	169,323.00	14.60%
<b>Expense Total:</b>	<b>1,159,601.00</b>	<b>1,159,601.00</b>	<b>0.00</b>	<b>990,278.00</b>	<b>169,323.00</b>	<b>14.60%</b>
<b>Fund: 500 - Debt Service Surplus (Deficit):</b>	<b>8,148.00</b>	<b>8,148.00</b>	<b>63,004.71</b>	<b>-166,285.23</b>	<b>-174,433.23</b>	<b>2,140.81%</b>
<b>Fund: 700 - Court Security</b>						
<b>Revenue</b>						
00 - Revenue	7,405.00	7,405.00	896.81	4,178.15	-3,226.85	43.58%
<b>Revenue Total:</b>	<b>7,405.00</b>	<b>7,405.00</b>	<b>896.81</b>	<b>4,178.15</b>	<b>-3,226.85</b>	<b>43.58%</b>
<b>Expense</b>						
70 - Court Security	2,300.00	2,300.00	0.00	0.00	2,300.00	100.00%
<b>Expense Total:</b>	<b>2,300.00</b>	<b>2,300.00</b>	<b>0.00</b>	<b>0.00</b>	<b>2,300.00</b>	<b>100.00%</b>
<b>Fund: 700 - Court Security Surplus (Deficit):</b>	<b>5,105.00</b>	<b>5,105.00</b>	<b>896.81</b>	<b>4,178.15</b>	<b>-926.85</b>	<b>18.16%</b>
<b>Fund: 710 - Child Safety</b>						
<b>Revenue</b>						
00 - Revenue	101.00	101.00	0.56	28.55	-72.45	71.73%
<b>Revenue Total:</b>	<b>101.00</b>	<b>101.00</b>	<b>0.56</b>	<b>28.55</b>	<b>-72.45</b>	<b>71.73%</b>
<b>Fund: 710 - Child Safety Total:</b>	<b>101.00</b>	<b>101.00</b>	<b>0.56</b>	<b>28.55</b>	<b>-72.45</b>	<b>71.73%</b>
<b>Fund: 720 - Truancy Prevention</b>						
<b>Revenue</b>						
00 - Revenue	7,005.00	7,005.00	878.33	4,109.43	-2,895.57	41.34%
<b>Revenue Total:</b>	<b>7,005.00</b>	<b>7,005.00</b>	<b>878.33</b>	<b>4,109.43</b>	<b>-2,895.57</b>	<b>41.34%</b>
<b>Fund: 720 - Truancy Prevention Total:</b>	<b>7,005.00</b>	<b>7,005.00</b>	<b>878.33</b>	<b>4,109.43</b>	<b>-2,895.57</b>	<b>41.34%</b>
<b>Fund: 730 - Jury - Local</b>						
<b>Revenue</b>						
00 - Revenue	126.00	126.00	16.99	78.58	-47.42	37.63%
<b>Revenue Total:</b>	<b>126.00</b>	<b>126.00</b>	<b>16.99</b>	<b>78.58</b>	<b>-47.42</b>	<b>37.63%</b>
<b>Fund: 730 - Jury - Local Total:</b>	<b>126.00</b>	<b>126.00</b>	<b>16.99</b>	<b>78.58</b>	<b>-47.42</b>	<b>37.63%</b>
<b>Fund: 750 - Court Technology</b>						
<b>Revenue</b>						
00 - Revenue	6,090.00	6,090.00	835.64	4,020.64	-2,069.36	33.98%
<b>Revenue Total:</b>	<b>6,090.00</b>	<b>6,090.00</b>	<b>835.64</b>	<b>4,020.64</b>	<b>-2,069.36</b>	<b>33.98%</b>
<b>Expense</b>						
75 - Court Technology	1,000.00	1,000.00	0.00	999.62	0.38	0.04%
<b>Expense Total:</b>	<b>1,000.00</b>	<b>1,000.00</b>	<b>0.00</b>	<b>999.62</b>	<b>0.38</b>	<b>0.04%</b>
<b>Fund: 750 - Court Technology Surplus (Deficit):</b>	<b>5,090.00</b>	<b>5,090.00</b>	<b>835.64</b>	<b>3,021.02</b>	<b>-2,068.98</b>	<b>40.65%</b>
<b>Fund: 800 - Hotel Occupancy</b>						
<b>Revenue</b>						
00 - Revenue	3,540.00	3,540.00	284.85	3,591.78	51.78	1.46%
<b>Revenue Total:</b>	<b>3,540.00</b>	<b>3,540.00</b>	<b>284.85</b>	<b>3,591.78</b>	<b>51.78</b>	<b>1.46%</b>
<b>Expense</b>						
80 - Hotel Occupancy	3,500.00	3,500.00	0.00	2,090.61	1,409.39	40.27%
<b>Expense Total:</b>	<b>3,500.00</b>	<b>3,500.00</b>	<b>0.00</b>	<b>2,090.61</b>	<b>1,409.39</b>	<b>40.27%</b>
<b>Fund: 800 - Hotel Occupancy Surplus (Deficit):</b>	<b>40.00</b>	<b>40.00</b>	<b>284.85</b>	<b>1,501.17</b>	<b>1,461.17</b>	<b>-3,652.93%</b>
<b>Fund: 850 - Police Asset</b>						
<b>Revenue</b>						
00 - Revenue	0.00	0.00	56.24	356.28	356.28	0.00%
<b>Revenue Total:</b>	<b>0.00</b>	<b>0.00</b>	<b>56.24</b>	<b>356.28</b>	<b>356.28</b>	<b>0.00%</b>
<b>Fund: 850 - Police Asset Total:</b>	<b>0.00</b>	<b>0.00</b>	<b>56.24</b>	<b>356.28</b>	<b>356.28</b>	<b>0.00%</b>
<b>Fund: 860 - Shop w/a Cop</b>						
<b>Revenue</b>						
00 - Revenue	4,010.00	4,010.00	20.84	10,077.34	6,067.34	151.31%
<b>Revenue Total:</b>	<b>4,010.00</b>	<b>4,010.00</b>	<b>20.84</b>	<b>10,077.34</b>	<b>6,067.34</b>	<b>151.31%</b>

Budget Report

For Fiscal: 2024-2025 Period Ending: 03/31/2025

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	20.84	5,681.97	5,671.97	56,719.70%
Fund: 880 - CCPD - Crime Control & Prevention District							
Revenue							
00 - Revenue		0.00	0.00	59,315.63	59,315.63	59,315.63	0.00%
Revenue Total:		0.00	0.00	59,315.63	59,315.63	59,315.63	0.00%
Fund: 880 - CCPD - Crime Control & Prevention District Total:		0.00	0.00	59,315.63	59,315.63	59,315.63	0.00%
Report Surplus (Deficit):		218,508.00	218,508.00	-804,387.40	2,232,546.41	2,014,038.41	-921.72%

Budget Report

For Fiscal: 2024-2025 Period Ending: 03/31/2025

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	6,008.68	2,345,399.00	2,173,998.00
150 - Montgomery PID	600.00	600.00	0.00	17,833.60	17,233.60
200 - Capital Projects	0.00	0.00	-944,608.99	-1,258,380.58	-1,258,380.58
300 - Water & Sewer	0.00	0.00	-32,098.52	560,790.75	560,790.75
400 - MEDC	20,882.00	20,882.00	41,000.83	654,918.09	634,036.09
500 - Debt Service	8,148.00	8,148.00	63,004.71	-166,285.23	-174,433.23
700 - Court Security	5,105.00	5,105.00	896.81	4,178.15	-926.85
710 - Child Safety	101.00	101.00	0.56	28.55	-72.45
720 - Truancy Prevention	7,005.00	7,005.00	878.33	4,109.43	-2,895.57
730 - Jury - Local	126.00	126.00	16.99	78.58	-47.42
750 - Court Technology	5,090.00	5,090.00	835.64	3,021.02	-2,068.98
800 - Hotel Occupancy	40.00	40.00	284.85	1,501.17	1,461.17
850 - Police Asset	0.00	0.00	56.24	356.28	356.28
860 - Shop w/a Cop	10.00	10.00	20.84	5,681.97	5,671.97
880 - CCPD - Crime Control & Prev	0.00	0.00	59,315.63	59,315.63	59,315.63
<b>Report Surplus (Deficit):</b>	<b>218,508.00</b>	<b>218,508.00</b>	<b>-804,387.40</b>	<b>2,232,546.41</b>	<b>2,014,038.41</b>





# Pooled Cash Report

City of Montgomery, TX  
For the Period Ending 3/31/2025

Item 20.

ACCOUNT #	ACCOUNT NAME	BEGINNING BALANCE	CURRENT ACTIVITY	CURRENT BALANCE
<b>CLAIM ON CASH</b>				
<a href="#">100-11111-00000</a>	Claim on Cash - General Fund 100	3,180,907.49	(51,484.82)	3,129,422.67
<a href="#">150-11111-00000</a>	Claim on Cash - PID Fund 150	18,658.60	0.00	18,658.60
<a href="#">200-11111-00000</a>	Claim on Cash - Construction Fund 200	230,260.74	(863,513.53)	(633,252.79)
<a href="#">300-11111-00000</a>	Claim on Cash - Water & Sewer Fund 300	712,346.71	(42,188.85)	670,157.86
<a href="#">400-11111-00000</a>	Claim on Cash - MEDC Fund 400	1,705,784.23	33,154.49	1,738,938.72
<a href="#">500-11111-00000</a>	Claim on Cash - Debt Service Fund 500	(173,597.51)	62,476.96	(111,120.55)
<a href="#">550-11111-00000</a>	Claim on Cash - General Long Term Debt Fund 550	0.00	0.00	0.00
<a href="#">600-11111-00000</a>	Claim on Cash - Grant Acct Fund 600	20.10	0.00	20.10
<a href="#">700-11111-00000</a>	Claim on Cash - Court Security Fund 700	14,046.25	896.81	14,943.06
<a href="#">710-11111-00000</a>	Claim on Cash - Child Safety	152.99	0.56	153.55
<a href="#">720-11111-00000</a>	Claim on Cash - Truancy Prevention	10,840.74	878.33	11,719.07
<a href="#">730-11111-00000</a>	Claim on Cash - Jury-Local	61.59	16.99	78.58
<a href="#">750-11111-00000</a>	Claim on Cash - Court Technology Fund 750	34,631.46	835.64	35,467.10
<a href="#">800-11111-00000</a>	Claim on Cash - Hotel Occupancy Fund 800	26,615.99	284.85	26,900.84
<a href="#">850-11111-00000</a>	Claim on Cash - Police Asset Fund 850	15,278.90	56.24	15,335.14
<a href="#">860-11111-00000</a>	Claim on Cash - Shop w/a Cop	5,661.13	20.84	5,681.97
<a href="#">870-11111-00000</a>	Claim on Cash - PD Drug & Misc	0.00	0.00	0.00
<a href="#">880-11111-00000</a>	Claim on Cash - CCPD	0.00	59,315.63	59,315.63
<b>TOTAL CLAIM ON CASH</b>		5,781,669.41	(799,249.86)	4,982,419.55
<b>CASH IN BANK</b>				
<b>Cash in Bank</b>				
<a href="#">999-11100-00000</a>	Pooled Cash - Operating	4,850,653.12	(806,632.99)	4,044,020.13
<a href="#">999-11101-00000</a>	Pooled Cash - Grant	0.00	0.00	0.00
<a href="#">999-11102-00000</a>	Pooled Cash - PD Drug & Misc	0.00	0.00	0.00
<a href="#">999-21100-00000</a>	Pooled Cash - Construction	262.38	5.52	267.90
<a href="#">999-21101-00000</a>	Pooled Cash - Home Depot Escrow	142,445.09	415.68	142,860.77
<a href="#">999-31100-00000</a>	Pooled Cash - Water & Sewer	0.00	0.00	0.00
<a href="#">999-41100-00000</a>	Pooled Cash - MEDC	730,726.56	6,793.89	737,520.45
<a href="#">999-51100-00000</a>	Pooled Cash - Debt Service	57,582.26	168.04	57,750.30
<a href="#">999-61100-00000</a>	Pooled Cash - Grant 1	0.00	0.00	0.00
<a href="#">999-61101-00000</a>	Pooled Cash - Grant 2	0.00	0.00	0.00
<a href="#">999-71100-00000</a>	Pooled Cash - Court Security	0.00	0.00	0.00
<a href="#">999-71101-00000</a>	Pooled Cash - Court Tech	0.00	0.00	0.00
<a href="#">999-81100-00000</a>	Pooled Cash - HOT	0.00	0.00	0.00
<a href="#">999-81101-00000</a>	Pooled Cash - PD Forfeiture	0.00	0.00	0.00
<b>TOTAL: Cash in Bank</b>		5,781,669.41	(799,249.86)	4,982,419.55
<b>Wages Payable</b>				
<a href="#">999-12007-00000</a>	Wages Payable	0.00	0.00	0.00
<b>TOTAL: Wages Payable</b>		0.00	0.00	0.00
<b>TOTAL CASH IN BANK</b>		5,781,669.41	(799,249.86)	4,982,419.55
<b>DUE TO OTHER FUNDS</b>				
<a href="#">999-12320-00000</a>	Due To Other Funds	5,781,669.41	(799,249.86)	4,982,419.55
<b>TOTAL DUE TO OTHER FUNDS</b>		5,781,669.41	(799,249.86)	4,982,419.55

ACCOUNT #	ACCOUNT NAME	BEGINNING BALANCE	CURRENT ACTIVITY	CURREN BALANCE
Claim on Cash	4,982,419.55	Claim on Cash		
Cash in Bank	4,982,419.55	Due To Other Funds		
Difference	0.00	Difference		

ACCOUNT #	ACCOUNT NAME	BEGINNING BALANCE	CURRENT ACTIVITY	CURRENT BALANCE	
<b>ACCOUNTS PAYABLE PENDING</b>					
<a href="#">100-12099-00000</a>	Accounts Payable Pending	130,198.82	(37,332.93)	92,865.89	
<a href="#">150-12099-00000</a>	Accounts Payable Pending	0.00	0.00	0.00	
<a href="#">200-12099-00000</a>	Accounts Payable Pending	0.00	895.00	895.00	
<a href="#">300-12099-00000</a>	Accounts Payable Pending	27,302.70	(9,784.61)	17,518.09	
<a href="#">400-12099-00000</a>	Accounts Payable Pending	196.48	(196.48)	0.00	
<a href="#">500-12099-00000</a>	Accounts Payable Pending	0.00	0.00	0.00	
<a href="#">550-12099-00000</a>	Accounts Payable Pending	0.00	0.00	0.00	
<a href="#">600-12099-00000</a>	Accounts Payable Pending	0.00	0.00	0.00	
<a href="#">700-12099-00000</a>	Accounts Payable Pending	0.00	0.00	0.00	
<a href="#">750-12099-00000</a>	Accounts Payable Pending	0.00	0.00	0.00	
<a href="#">800-12099-00000</a>	Accounts Payable Pending	0.00	0.00	0.00	
<a href="#">850-12099-00000</a>	Accounts Payable Pending	0.00	0.00	0.00	
<b>TOTAL ACCOUNTS PAYABLE PENDING</b>		<u>157,698.00</u>	<u>(46,419.02)</u>	<u>111,278.98</u>	
<b>DUE FROM OTHER FUNDS</b>					
<a href="#">999-11320-00000</a>	Due From Other Funds	(157,698.00)	46,419.02	(111,278.98)	
<b>TOTAL DUE FROM OTHER FUNDS</b>		<u>(157,698.00)</u>	<u>46,419.02</u>	<u>(111,278.98)</u>	
<b>ACCOUNTS PAYABLE</b>					
<a href="#">999-12000-00000</a>	Accounts Payable Control	<u>157,698.00</u>	<u>(46,419.02)</u>	<u>111,278.98</u>	
<b>TOTAL ACCOUNTS PAYABLE</b>		<u>157,698.00</u>	<u>(46,419.02)</u>	<u>111,278.98</u>	
<b>AP Pending</b>	111,278.98	<b>AP Pending</b>	111,278.98	<b>Due From Other Funds</b>	111,278.98
<b>Due From Other Funds</b>	<u>111,278.98</u>	<b>Accounts Payable</b>	<u>111,278.98</u>	<b>Accounts Payable</b>	<u>111,278.98</u>
<b>Difference</b>	<u>0.00</u>	<b>Difference</b>	<u>0.00</u>	<b>Difference</b>	<u>0.00</u>





# Pooled Cash Report

City of Montgomery, TX  
For the Period Ending 3/31/2025

Item 20.

ACCOUNT #	ACCOUNT NAME	BEGINNING BALANCE	CURRENT ACTIVITY	CURRENT BALANCE	
<b><u>CLAIM ON CASH</u></b>					
<a href="#">100-11201-00000</a>	Claim on Pooled Investments - General Fund	2,910,928.64	10,716.16	2,921,644.80	
<a href="#">150-11201-00000</a>	Claim on Pooled Investments - PID	0.00	0.00	0.00	
<a href="#">200-11201-00000</a>	Claim on Pooled Investments - Construction	4,905,731.57	18,059.82	4,923,791.39	
<a href="#">300-11201-00000</a>	Claim on Pooled Investments - Water & Sewer	1,964,798.34	6,717.82	1,971,516.16	
<a href="#">400-11201-00000</a>	Claim on Pooled Investments - MEDC	2,077,983.14	7,649.86	2,085,633.00	
<a href="#">500-11201-00000</a>	Claim on Pooled Investments - Debt Service	3,357.94	527.75	3,885.69	
<a href="#">550-11201-00000</a>	Claim on Pooled Investments - Long Term Debt	0.00	0.00	0.00	
<a href="#">600-11201-00000</a>	Claim on Pooled Investments - Grants	0.00	0.00	0.00	
<a href="#">800-11201-00000</a>	Claim on Pooled Investments - HOT	0.00	0.00	0.00	
<a href="#">850-11201-00000</a>	Claim on Pooled Investments - Police Assets	0.00	0.00	0.00	
<b>TOTAL CLAIM ON CASH</b>		<b>11,862,799.63</b>	<b>43,671.41</b>	<b>11,906,471.04</b>	
<b><u>CASH IN BANK</u></b>					
<b>Cash in Bank</b>					
<a href="#">997-11210-00000</a>	Pooled Inv - General Fund Reimb	401,277.46	1,477.20	402,754.66	
<a href="#">997-11230-00000</a>	Pooled Inv - General Fund	2,509,651.18	9,238.96	2,518,890.14	
<a href="#">997-21110-00000</a>	Pooled Inv - ARPA	380,790.02	1,401.84	382,191.86	
<a href="#">997-21140-00000</a>	Pooled Inv - Infrastructure	52,890.43	194.68	53,085.11	
<a href="#">997-21150-00000</a>	Pooled Inv - Mobility	11,325.47	41.70	11,367.17	
<a href="#">997-21160-00000</a>	Pooled Inv - Building Fund	777,800.89	2,863.38	780,664.27	
<a href="#">997-21170-00000</a>	Pooled Inv - TR C of O 2024	3,682,924.76	13,558.22	3,696,482.98	
<a href="#">997-31200-00000</a>	Pooled Inv - Utility Fund	1,824,798.35	6,717.82	1,831,516.17	
<a href="#">997-41110-00000</a>	Pooled Inv - MEDC General	1,583,441.99	5,829.27	1,589,271.26	
<a href="#">997-41120-00000</a>	Pooled Inv - MEDC Reimb	268,013.75	986.64	269,000.39	
<a href="#">997-41130-00000</a>	Pooled Inv - MEDC Downtown	226,527.40	833.95	227,361.35	
<a href="#">997-51110-00000</a>	Pooled Inv - Debt Service TWDB	143,357.93	527.75	143,885.68	
<b>TOTAL: Cash in Bank</b>		<b>11,862,799.63</b>	<b>43,671.41</b>	<b>11,906,471.04</b>	
<b>TOTAL CASH IN BANK</b>		<b>11,862,799.63</b>	<b>43,671.41</b>	<b>11,906,471.04</b>	
<b><u>DUE TO OTHER FUNDS</u></b>					
<a href="#">997-12320-00000</a>	Due To Other Funds	11,862,799.63	43,671.41	11,906,471.04	
<b>TOTAL DUE TO OTHER FUNDS</b>		<b>11,862,799.63</b>	<b>43,671.41</b>	<b>11,906,471.04</b>	
<b>Claim on Cash</b>	11,906,471.04	<b>Claim on Cash</b>	11,906,471.04	<b>Cash in Bank</b>	11,906,471.04
<b>Cash in Bank</b>	11,906,471.04	<b>Due To Other Funds</b>	11,906,471.04	<b>Due To Other Funds</b>	11,906,471.04
<b>Difference</b>	0.00	<b>Difference</b>	0.00	<b>Difference</b>	0.00

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

# Check Report

By Check Number

Date Range: 03/01/2025 - 03/31/2025

Vendor Number	Vendor Name	Payment Date	Payment Type	Discount Amount	Payment Amount	Number
Bank Code: AP Capital Projects-AP Capital Projects Fund 2455	Grant Works	03/27/2025	Regular	0.00	3,368.00	1445

Bank Code AP Capital Projects Summary

Payment Type	Payable Count	Payment Count	Discount	Payment
Regular Checks	1	1	0.00	3,368.00
Manual Checks	0	0	0.00	0.00
Voided Checks	0	0	0.00	0.00
Bank Drafts	0	0	0.00	0.00
EFT's	0	0	0.00	0.00
	1	1	0.00	3,368.00



## Check Report

Date Range: 03/01/2025 - 03/31/2025

Vendor Number	Vendor Name	Payment Date	Payment Type	Discount Amount	Payment Amount	Number
Bank Code: AP General-AP General Fund						
1133	Amazon Capital Services	03/03/2025	EFT	0.00	630.98	143
5392	Emerge Services LLC	03/03/2025	EFT	0.00	26,885.00	144
3578	Montgomery Central Appraisal District	03/03/2025	EFT	0.00	4,732.00	145
5664	Republic Battery LLC	03/03/2025	EFT	0.00	2,320.00	146
4088	Rick Hanna, CBO Partners LLC	03/03/2025	EFT	0.00	12,741.34	147
1133	Amazon Capital Services	03/07/2025	EFT	0.00	397.34	148
5582	Bull-G Construction Limited Liability Company	03/07/2025	EFT	0.00	779,437.80	149
5205	CivicPlus	03/07/2025	EFT	0.00	3,320.63	150
4088	Rick Hanna, CBO Partners LLC	03/07/2025	EFT	0.00	11,116.57	151
4810	UBEO Business Services	03/07/2025	EFT	0.00	965.23	152
1038	Accurate Utility Supply, LLC	03/19/2025	EFT	0.00	3,453.75	153
1133	Amazon Capital Services	03/19/2025	EFT	0.00	608.51	154
5554	Kendig Keast Collaborative	03/19/2025	EFT	0.00	23,235.08	155
5672	Knapheide Truck Equipment Centers	03/19/2025	EFT	0.00	23,980.00	156
5598	Parsons McEntire McCleary PLLC	03/19/2025	EFT	0.00	3,441.00	157
4700	TML - IRP	03/19/2025	EFT	0.00	15,563.25	158
1133	Amazon Capital Services	03/31/2025	EFT	0.00	410.52	159
5582	Bull-G Construction Limited Liability Company	03/31/2025	EFT	0.00	101,163.60	160
5661	Crowe LLP	03/31/2025	EFT	0.00	11,500.00	161
3450	Medical Air Services Association	03/31/2025	EFT	0.00	193.00	162
4088	Rick Hanna, CBO Partners LLC	03/31/2025	EFT	0.00	19,351.65	163
5671	Shellist Lazarz Slobin LLP	03/05/2025	Regular	0.00	39,544.50	35651
1125	Always Answer	03/06/2025	Regular	0.00	75.96	35652
1266	Auto Trust Repairs	03/06/2025	Regular	0.00	75.00	35653
1284	Badger Meter	03/06/2025	Regular	0.00	1,597.05	35654
1727	City of Montgomery - GF	03/06/2025	Regular	0.00	1,346.28	35655
1939	Dataprose LLC	03/06/2025	Regular	0.00	1,256.22	35656
1786	Frank Cody Skyvara	03/06/2025	Regular	0.00	6,655.00	35657
2928	Johnson Petrov LLP	03/06/2025	Regular	0.00	16,594.36	35658
3561	Moffitt Services	03/06/2025	Regular	0.00	2,866.99	35659
3806	Omnibase Services of Texas, LP	03/06/2025	Regular	0.00	168.07	35660
3778	Optimum Computer Solutions, Inc	03/06/2025	Regular	0.00	2,000.00	35661
3931	PowerPlan	03/06/2025	Regular	0.00	1,891.03	35662
2130	PVS DX, Inc.	03/06/2025	Regular	0.00	1,900.97	35663
5668	Texas Air Maintenance & Service, LLC	03/06/2025	Regular	0.00	6,485.00	35664
5550	The Reinalt-Thomas Corporation	03/06/2025	Regular	0.00	1,436.00	35665
4663	Thomas Printing & Publishing	03/06/2025	Regular	0.00	119.50	35666
4698	TML	03/06/2025	Regular	0.00	976.00	35667
4822	UniFirst Holdings, Inc.	03/06/2025	Regular	0.00	-648.83	35668
4822	UniFirst Holdings, Inc.	03/06/2025	Regular	0.00	648.83	35668
4910	Waller County Asphalt	03/06/2025	Regular	0.00	450.00	35669
4926	Waste Management	03/06/2025	Regular	0.00	22,979.87	35670
4927	Waste Management (2)	03/06/2025	Regular	0.00	1,474.30	35671
5502	Areli Meza	03/18/2025	Regular	0.00	480.00	35672
5674	Cheryl Hartner	03/18/2025	Regular	0.00	150.00	35673
1831	Consolidated Communications	03/18/2025	Regular	0.00	1,897.12	35674
2206	Entergy	03/18/2025	Regular	0.00	16,321.54	35675
2402	Ger Nay Pest Control	03/18/2025	Regular	0.00	212.00	35676
5485	Hays Utility North Corporation	03/18/2025	Regular	0.00	60,077.09	35677
2610	Houston Chronicle	03/18/2025	Regular	0.00	562.20	35678
5675	Ira Johnson	03/18/2025	Regular	0.00	300.00	35679
2850	Jim's Hardware	03/18/2025	Regular	0.00	690.48	35680
2928	Johnson Petrov LLP	03/18/2025	Regular	0.00	32,986.66	35681
3226	LDC	03/18/2025	Regular	0.00	282.24	35682
3310	Lone Star Recreation	03/18/2025	Regular	0.00	3,860.83	35683
3364	Magna Flow International, Inc	03/18/2025	Regular	0.00	9,380.48	35684
3436	McCoy's Building Supply Corporation	03/18/2025	Regular	0.00	43.95	35685
3818	Optiquet Internet Services, Inc	03/18/2025	Regular	0.00	1,252.37	35686
3775	O'Reilly Automotive, Inc.	03/18/2025	Regular	0.00	262.43	35687
2130	PVS DX, Inc.	03/18/2025	Regular	0.00	160.00	35688

## Check Report

Date Range: 03/01/2025 - 03/31/2025

Vendor Number	Vendor Name	Payment Date	Payment Type	Discount Amount	Payment Amount	Number
5612	Robert Half Inc	03/18/2025	Regular	0.00	1,169.64	35689
5612	Robert Half Inc	03/18/2025	Regular	0.00	-1,169.64	35689
4218	Sara Countryman	03/18/2025	Regular	0.00	147.00	35690
4218	Sara Countryman	03/18/2025	Regular	0.00	-147.00	35690
4822	UniFirst Holdings, Inc.	03/18/2025	Regular	0.00	331.51	35691
4859	Verizon	03/18/2025	Regular	0.00	473.89	35692
4860	Verizon Connect NWF, Inc	03/18/2025	Regular	0.00	95.70	35693
4901	Vulcan Materials Company	03/18/2025	Regular	0.00	218.14	35694
5502	Areli Meza	03/27/2025	Regular	0.00	480.00	35695
1831	Consolidated Communications	03/27/2025	Regular	0.00	172.49	35696
5628	Cypress Creek Automotive Services Inc	03/27/2025	Regular	0.00	4,695.00	35697
1939	Dataprose LLC	03/27/2025	Regular	0.00	232.98	35698
2206	Entergy	03/27/2025	Regular	0.00	1,271.48	35699
2595	Home Depot	03/27/2025	Regular	0.00	651.49	35700
2855	JK Graphics, Inc.	03/27/2025	Regular	0.00	985.00	35701
3818	Optiquet Internet Services, Inc	03/27/2025	Regular	0.00	1,273.00	35702
5677	Patricia Roebuck	03/27/2025	Regular	0.00	150.00	35703
2130	PVS DX, Inc.	03/27/2025	Regular	0.00	197.30	35704
4371	Staples Business Credit	03/27/2025	Regular	0.00	458.98	35705
4663	Thomas Printing & Publishing	03/27/2025	Regular	0.00	149.50	35706
5678	Tiffany Setliff	03/27/2025	Regular	0.00	150.00	35707
3789	Office of the Attorney General	03/07/2025	Bank Draft	0.00	830.77	DFT0000795
2174	IRS - EFTPS	03/12/2025	Bank Draft	0.00	24,241.03	DFT0000796
2174	IRS - EFTPS	03/10/2025	Bank Draft	0.00	58,787.03	DFT0000797
4709	TMRS	03/10/2025	Bank Draft	0.00	37,098.73	DFT0000798
4975	Wex Bank	03/18/2025	Bank Draft	0.00	1,374.91	DFT0000805
5612	Robert Half Inc	03/17/2025	Bank Draft	0.00	1,169.64	DFT0000806
3789	Office of the Attorney General	03/21/2025	Bank Draft	0.00	830.77	DFT0000807
2174	IRS - EFTPS	03/26/2025	Bank Draft	0.00	23,092.11	DFT0000808
5612	Robert Half Inc	03/27/2025	Bank Draft	0.00	861.84	DFT0000809
5612	Robert Half Inc	03/27/2025	Bank Draft	0.00	769.50	DFT0000810
5652	Enterprise FM Trust	03/20/2025	Bank Draft	0.00	2,008.60	DFT0000817
5652	Enterprise FM Trust	03/20/2025	Bank Draft	0.00	5,720.19	DFT0000818
1072	Aflac	03/03/2025	Bank Draft	0.00	2,399.86	DFT0000821
5633	Next Level Medical	03/03/2025	Bank Draft	0.00	2,040.00	DFT0000822
4705	TX Health Benefits	03/03/2025	Bank Draft	0.00	40,188.92	DFT0000823
1072	Aflac	03/31/2025	Bank Draft	0.00	2,399.86	DFT0000824

## Bank Code AP General Summary

Payment Type	Payable Count	Payment Count	Discount	Payment
Regular Checks	124	57	0.00	252,763.42
Manual Checks	0	0	0.00	0.00
Voided Checks	0	3	0.00	-1,965.47
Bank Drafts	64	16	0.00	203,813.76
EFT's	59	21	0.00	1,045,447.25
	<b>247</b>	<b>97</b>	<b>0.00</b>	<b>1,500,058.96</b>

## All Bank Codes Check Summary

Payment Type	Payable Count	Payment Count	Discount	Payment
Regular Checks	125	58	0.00	256,131.42
Manual Checks	0	0	0.00	0.00
Voided Checks	0	3	0.00	-1,965.47
Bank Drafts	64	16	0.00	203,813.76
EFT's	59	21	0.00	1,045,447.25
	<b>248</b>	<b>98</b>	<b>0.00</b>	<b>1,503,426.96</b>

## Fund Summary

Fund	Name	Period	Amount
999	Pooled Cash - Operating	3/2025	1,503,426.96
			<b>1,503,426.96</b>





City of Montgomery, TX

Item 20.

# Budget Report

## Account Summary

For Fiscal: 2024-2025 Period Ending: 03/31/2025

		Original Total Budget	Current Total Budget	Period Activity	Fiscal Activity	Variance Favorable (Unfavorable)	Percent Remaining
<b>Fund: 100 - General Fund</b>							
<b>Revenue</b>							
<b>Department: 00 - Revenue</b>							
<a href="#">100-00-14010-0000000</a>	Mixed Beverage Tax	27,000.00	27,000.00	3,280.56	21,239.05	-5,760.95	21.34 %
<a href="#">100-00-14020-0000000</a>	Franchise Tax	95,000.00	95,000.00	0.00	4,211.21	-90,788.79	95.57 %
<a href="#">100-00-14030-0000000</a>	Ad Valorem Taxes - Current	1,548,638.00	1,548,638.00	14,386.79	1,589,983.57	41,345.57	102.67 %
<a href="#">100-00-14035-0000000</a>	Ad Valorem Taxes - Delinquent	5,000.00	5,000.00	2,494.42	9,885.67	4,885.67	197.71 %
<a href="#">100-00-14050-0000000</a>	Penalties & Interest - Current	10,000.00	10,000.00	810.60	1,604.90	-8,395.10	83.95 %
<a href="#">100-00-14055-0000000</a>	Penalties & Interest - Delinquent	3,000.00	3,000.00	332.70	2,155.43	-844.57	28.15 %
<a href="#">100-00-14060-0000000</a>	Rendition Penalties	100.00	100.00	119.78	1,223.23	1,123.23	1,223.23 %
<a href="#">100-00-14070-0000000</a>	Sales Tax	2,830,000.00	2,830,000.00	236,392.36	1,785,567.01	-1,044,432.99	36.91 %
<a href="#">100-00-14080-0000000</a>	Sales Tax ILO AdVal Tax	1,415,000.00	1,415,000.00	118,196.18	892,783.51	-522,216.49	36.91 %
<a href="#">100-00-14110-0000000</a>	Building Permits/MEP	485,000.00	485,000.00	53,230.61	275,439.61	-209,560.39	43.21 %
<a href="#">100-00-14120-0000000</a>	Vendor/Beverage Permits	2,500.00	2,500.00	25.00	1,325.00	-1,175.00	47.00 %
<a href="#">100-00-14130-0000000</a>	Sign Fees	3,000.00	3,000.00	0.00	200.00	-2,800.00	93.33 %
<a href="#">100-00-14140-0000000</a>	Plats, Zoning, Misc.	6,000.00	6,000.00	500.00	3,135.93	-2,864.07	47.73 %
<a href="#">100-00-14150-0000000</a>	Culverts	1,000.00	1,000.00	891.25	891.25	-108.75	10.88 %
<a href="#">100-00-14210-0000000</a>	Community Building Rental	10,000.00	10,000.00	1,200.00	6,175.00	-3,825.00	38.25 %
<a href="#">100-00-14230-0000000</a>	Right of Way Use Fees	6,000.00	6,000.00	1,570.45	3,620.06	-2,379.94	39.67 %
<a href="#">100-00-14360-0000000</a>	Fines	216,260.00	216,260.00	25,372.81	120,471.81	-95,788.19	44.29 %
<a href="#">100-00-14530-0000000</a>	Wrecker Service Fees	250.00	250.00	0.00	520.00	270.00	208.00 %
<a href="#">100-00-14570-0000000</a>	Lease Funds - PD	1,050.00	1,050.00	3,035.65	3,035.65	1,985.65	289.11 %
<a href="#">100-00-14650-0000000</a>	Unanticipated Income	20,000.00	20,000.00	54,021.63	122,269.29	102,269.29	611.35 %
<a href="#">100-00-14660-0000000</a>	Credit Card Fees	2,000.00	2,000.00	2,007.23	5,079.71	3,079.71	253.99 %
<a href="#">100-00-14670-0000000</a>	Interest Income	2,000.00	2,000.00	11,425.21	66,428.54	64,428.54	3,321.43 %
<a href="#">100-00-14680-0000000</a>	Interest on Investments	80,000.00	80,000.00	10,716.16	65,414.29	-14,585.71	18.23 %
<a href="#">100-00-14950-0000000</a>	Admin from MEDC	187,354.00	187,354.00	15,612.83	93,677.02	-93,676.98	50.00 %
<b>Department: 00 - Revenue Total:</b>		<b>6,956,152.00</b>	<b>6,956,152.00</b>	<b>555,622.22</b>	<b>5,076,336.74</b>	<b>-1,879,815.26</b>	<b>27.02%</b>
<b>Revenue Total:</b>		<b>6,956,152.00</b>	<b>6,956,152.00</b>	<b>555,622.22</b>	<b>5,076,336.74</b>	<b>-1,879,815.26</b>	<b>27.02%</b>
<b>Expense</b>							
<b>Department: 10 - Administration</b>							
<a href="#">100-10-16002-0000000</a>	Health Insurance	91,258.00	91,258.00	4,778.99	30,384.37	60,873.63	66.70 %
<a href="#">100-10-16003-0000000</a>	Unemployment Insurance	790.00	790.00	87.75	820.17	-30.17	-3.82 %
<a href="#">100-10-16004-0000000</a>	Workers Comp	1,805.00	1,805.00	150.08	450.75	1,354.25	75.03 %
<a href="#">100-10-16008-0000000</a>	Payroll Taxes	53,120.00	53,120.00	8,897.87	22,442.61	30,677.39	57.75 %
<a href="#">100-10-16009-0000000</a>	Wages	664,622.00	664,622.00	117,232.87	275,638.58	388,983.42	58.53 %
<a href="#">100-10-16010-0000000</a>	Overtime	697.00	697.00	391.72	8,888.39	-8,191.39	-1,175.24 %
<a href="#">100-10-16011-0000000</a>	Employee Assistance Program	720.00	720.00	0.00	514.28	205.72	28.57 %
<a href="#">100-10-16012-0000000</a>	Retirement Expense	71,828.00	71,828.00	3,305.54	23,026.17	48,801.83	67.94 %
<a href="#">100-10-16101-0000000</a>	Advertising / Promotion	2,000.00	2,000.00	0.00	0.00	2,000.00	100.00 %
<a href="#">100-10-16102-0000000</a>	Legal Notices & Publications	12,000.00	12,000.00	-1,050.00	1,735.35	10,264.65	85.54 %
<a href="#">100-10-16103-0000000</a>	Recording Fees	3,000.00	3,000.00	0.00	0.00	3,000.00	100.00 %
<a href="#">100-10-16104-0000000</a>	Community Relations	5,000.00	5,000.00	0.00	5,671.27	-671.27	-13.43 %
<a href="#">100-10-16105-0000000</a>	Codification	5,000.00	5,000.00	0.00	1,349.04	3,650.96	73.02 %
<a href="#">100-10-16106-0000000</a>	Records Mgt / Retention	1,500.00	1,500.00	0.00	600.00	900.00	60.00 %
<a href="#">100-10-16107-0000000</a>	Records Requests FOIA Program	6,300.00	6,300.00	0.00	6,548.86	-248.86	-3.95 %
<a href="#">100-10-16202-0000000</a>	General Consultant Fees	235,000.00	235,000.00	23,235.08	100,804.17	134,195.83	57.10 %
<a href="#">100-10-16209-0000000</a>	Records Shredding	1,000.00	1,000.00	0.00	0.00	1,000.00	100.00 %
<a href="#">100-10-16210-0000000</a>	Inspections/Permits	364,000.00	364,000.00	30,468.22	160,457.85	203,542.15	55.92 %
<a href="#">100-10-16213-0000000</a>	Legal Fees	100,000.00	100,000.00	65,585.02	105,768.21	-5,768.21	-5.77 %
<a href="#">100-10-16216-0000000</a>	Audit Fees	36,000.00	36,000.00	11,500.00	21,550.00	14,450.00	40.14 %
<a href="#">100-10-16239-0000000</a>	Printing & Office supplies	4,500.00	4,500.00	593.58	2,727.78	1,772.22	39.38 %

## Budget Report

For Fiscal: 2024-2025 Period Ending: 03/31/2025

		Original Total Budget	Current Total Budget	Period Activity	Fiscal Activity	Variance Favorable (Unfavorable)	Percent Remaining
<a href="#">100-10-16242-0000000</a>	Postage/Delivery	3,500.00	3,500.00	28.57	687.77	2,812.23	80.35 %
<a href="#">100-10-16243-0000000</a>	Telephone	8,250.00	8,250.00	394.82	3,291.45	4,958.55	60.10 %
<a href="#">100-10-16244-0000000</a>	Tax Assessor Fees	20,000.00	20,000.00	0.00	11,439.20	8,560.80	42.80 %
<a href="#">100-10-16245-0000000</a>	Election	60,000.00	60,000.00	0.00	0.00	60,000.00	100.00 %
<a href="#">100-10-16246-0000000</a>	Contract Services - Support Staff	0.00	0.00	2,800.98	17,134.93	-17,134.93	0.00 %
<a href="#">100-10-16249-0000000</a>	Computer/Technology	51,750.00	51,750.00	4,338.69	40,483.09	11,266.91	21.77 %
<a href="#">100-10-16254-0000000</a>	Software Upgrades	30,000.00	30,000.00	0.00	18,245.00	11,755.00	39.18 %
<a href="#">100-10-16257-0000000</a>	Medical Exams & Testing	2,000.00	2,000.00	0.00	229.44	1,770.56	88.53 %
<a href="#">100-10-16404-0000000</a>	Copier/Fax Machine	11,000.00	11,000.00	1,543.68	6,347.42	4,652.58	42.30 %
<a href="#">100-10-16405-0000000</a>	Operating Supplies	2,500.00	2,500.00	31.86	1,453.94	1,046.06	41.84 %
<a href="#">100-10-16417-0000000</a>	Capital Pur. Furniture	1,000.00	1,000.00	0.00	227.98	772.02	77.20 %
<a href="#">100-10-16502-0000000</a>	Dues & Subscriptions	4,000.00	4,000.00	976.00	2,523.09	1,476.91	36.92 %
<a href="#">100-10-16503-0000000</a>	Travel & Training Staff	20,000.00	20,000.00	825.19	4,481.34	15,518.66	77.59 %
<a href="#">100-10-16504-0000000</a>	Travel & Training Council	2,500.00	2,500.00	0.00	717.56	1,782.44	71.30 %
<a href="#">100-10-16701-0000000</a>	Insurance - Liability	1,948.00	1,948.00	249.13	1,568.18	379.82	19.50 %
<a href="#">100-10-16702-0000000</a>	Insurance - Property	2,708.00	2,708.00	241.55	1,449.30	1,258.70	46.48 %
<a href="#">100-10-16703-0000000</a>	Insurance - Bond	500.00	500.00	0.00	0.00	500.00	100.00 %
<a href="#">100-10-17001-0000000</a>	Misc Expenses - Other	1,000.00	1,000.00	0.00	565.88	434.12	43.41 %
<a href="#">100-10-17020-0000000</a>	Misc Expenses - Employee Appreciat..	5,000.00	5,000.00	294.61	1,273.65	3,726.35	74.53 %
<a href="#">100-10-17021-0000000</a>	CC Merchant Fees	18,000.00	18,000.00	1,394.55	7,624.65	10,375.35	57.64 %
<a href="#">100-10-17180-0000000</a>	Leases - Parks and Recreation - Ad...	0.00	0.00	0.00	865.05	-865.05	0.00 %
<a href="#">100-10-17310-380AGR1</a>	380 Sales Tax Rebate	490,000.00	490,000.00	0.00	0.00	490,000.00	100.00 %
<a href="#">100-10-17320-380AGRO</a>	380 Ad Valorem Tax Rebate	160,000.00	160,000.00	0.00	0.00	160,000.00	100.00 %
<b>Department: 10 - Administration Total:</b>		<b>2,555,796.00</b>	<b>2,555,796.00</b>	<b>278,296.35</b>	<b>889,986.77</b>	<b>1,665,809.23</b>	<b>65.18%</b>
<b>Department: 11 - Police</b>							
<a href="#">100-11-16002-0000000</a>	Health Insurance	221,356.00	221,356.00	18,357.33	111,230.03	110,125.97	49.75 %
<a href="#">100-11-16003-0000000</a>	Unemployment Insurance	2,106.00	2,106.00	0.00	2,075.60	30.40	1.44 %
<a href="#">100-11-16004-0000000</a>	Workers Comp	47,666.00	47,666.00	3,801.71	20,003.96	27,662.04	58.03 %
<a href="#">100-11-16008-0000000</a>	Payroll Taxes	113,461.00	113,461.00	8,548.02	53,674.40	59,786.60	52.69 %
<a href="#">100-11-16009-0000000</a>	Wages	1,407,127.00	1,407,127.00	110,991.23	634,613.35	772,513.65	54.90 %
<a href="#">100-11-16010-0000000</a>	Overtime	60,000.00	60,000.00	4,997.68	41,347.81	18,652.19	31.09 %
<a href="#">100-11-16011-0000000</a>	Employee Assistance Program	2,250.00	2,250.00	0.00	2,314.31	-64.31	-2.86 %
<a href="#">100-11-16012-0000000</a>	Retirement Expense	158,549.00	158,549.00	12,399.22	76,123.06	82,425.94	51.99 %
<a href="#">100-11-16104-0000000</a>	Community Relations	6,500.00	6,500.00	0.00	7,070.43	-570.43	-8.78 %
<a href="#">100-11-16106-0000000</a>	Records Mgt / Retention	500.00	500.00	0.00	0.00	500.00	100.00 %
<a href="#">100-11-16227-0000000</a>	Gas/Oil	65,000.00	65,000.00	0.00	26,536.79	38,463.21	59.17 %
<a href="#">100-11-16229-0000000</a>	Auto Repairs	35,000.00	35,000.00	1,695.81	21,529.46	13,470.54	38.49 %
<a href="#">100-11-16230-0000000</a>	Equipment repairs	5,000.00	5,000.00	0.00	0.00	5,000.00	100.00 %
<a href="#">100-11-16239-0000000</a>	Printing & Office supplies	4,000.00	4,000.00	74.75	775.47	3,224.53	80.61 %
<a href="#">100-11-16242-0000000</a>	Postage/Delivery	500.00	500.00	0.69	20.19	479.81	95.96 %
<a href="#">100-11-16243-0000000</a>	Telephone	12,720.00	12,720.00	394.84	4,761.82	7,958.18	62.56 %
<a href="#">100-11-16247-0000000</a>	Mobile Data Terminals	14,000.00	14,000.00	0.00	3,146.20	10,853.80	77.53 %
<a href="#">100-11-16249-0000000</a>	Computer/Technology	51,500.00	51,500.00	8,821.39	28,921.67	22,578.33	43.84 %
<a href="#">100-11-16252-0000000</a>	Code Enforcement	2,500.00	2,500.00	0.00	2,500.00	0.00	0.00 %
<a href="#">100-11-16257-0000000</a>	Medical Exams & Testing	2,000.00	2,000.00	0.00	295.00	1,705.00	85.25 %
<a href="#">100-11-16401-0000000</a>	Radio Fees	6,500.00	6,500.00	1,541.00	1,616.00	4,884.00	75.14 %
<a href="#">100-11-16402-0000000</a>	Uniforms & Safety Equip	10,000.00	10,000.00	682.98	5,693.03	4,306.97	43.07 %
<a href="#">100-11-16403-0000000</a>	Protective Gear	10,000.00	10,000.00	0.00	0.00	10,000.00	100.00 %
<a href="#">100-11-16404-0000000</a>	Copier/Fax Machine	6,000.00	6,000.00	617.02	3,020.21	2,979.79	49.66 %
<a href="#">100-11-16405-0000000</a>	Operating Supplies	6,000.00	6,000.00	20.00	4,950.26	1,049.74	17.50 %
<a href="#">100-11-16411-0000000</a>	Tools, Etc,	500.00	500.00	0.00	0.00	500.00	100.00 %
<a href="#">100-11-16415-0000000</a>	Emergency Equipment	16,500.00	16,500.00	0.00	11,426.15	5,073.85	30.75 %
<a href="#">100-11-16416-0000000</a>	Radios	15,000.00	15,000.00	0.00	20,755.48	-5,755.48	-38.37 %
<a href="#">100-11-16417-0000000</a>	Capital Pur. Furniture	2,000.00	2,000.00	0.00	0.00	2,000.00	100.00 %
<a href="#">100-11-16502-0000000</a>	Dues & Subscriptions	2,500.00	2,500.00	0.00	976.00	1,524.00	60.96 %
<a href="#">100-11-16503-0000000</a>	Travel & Training Staff	25,000.00	25,000.00	2,674.20	16,721.52	8,278.48	33.11 %
<a href="#">100-11-16701-0000000</a>	Insurance - Liability	27,954.00	27,954.00	3,019.86	23,450.96	4,503.04	16.11 %
<a href="#">100-11-16702-0000000</a>	Insurance - Property	11,032.00	11,032.00	889.50	7,533.64	3,498.36	31.71 %

## Budget Report

For Fiscal: 2024-2025 Period Ending: 03/31/2025

		Original	Current	Period	Fiscal	Variance	Percent
		Total Budget	Total Budget	Activity	Activity	Favorable (Unfavorable)	Remaining
<a href="#">100-11-16906-0000000</a>	Capital Outlay - Police Cars	93,351.00	93,351.00	5,720.19	49,374.27	43,976.73	47.11 %
<a href="#">100-11-16907-0000000</a>	Capital Outlay - Emergency Lights, ...	20,000.00	20,000.00	0.00	11,718.08	8,281.92	41.41 %
<a href="#">100-11-16910-0000000</a>	Capital Outlay - Vehicle Replacemen...	15,000.00	15,000.00	0.00	0.00	15,000.00	100.00 %
<a href="#">100-11-16911-0000000</a>	Capital Outlay - Computers Equipm...	27,000.00	27,000.00	28.00	11,370.36	15,629.64	57.89 %
<a href="#">100-11-16912-0000000</a>	Public Safety Technology	107,000.00	107,000.00	0.00	19,696.55	87,303.45	81.59 %
<a href="#">100-11-16913-0000000</a>	Capital Outlay - Radar	8,000.00	8,000.00	0.00	0.00	8,000.00	100.00 %
<a href="#">100-11-16916-0000000</a>	Capital Outlay - Investigate & Testin...	12,000.00	12,000.00	0.00	10,376.51	1,623.49	13.53 %
<a href="#">100-11-16917-0000000</a>	Capital Outlay - Ballistic Vests & Shie..	8,500.00	8,500.00	0.00	2,353.96	6,146.04	72.31 %
<a href="#">100-11-16919-0000000</a>	Capital Outlay - Patrol Weapons	26,000.00	26,000.00	0.00	25,163.41	836.59	3.22 %
<a href="#">100-11-16920-0000000</a>	Capital Outlay - Traffic Equipment	25,000.00	25,000.00	0.00	25,000.00	0.00	0.00 %
<a href="#">100-11-16921-0000000</a>	Heavy Equipment Upkeep	11,800.00	11,800.00	2,314.83	-5,096.63	16,896.63	143.19 %
<a href="#">100-11-17001-0000000</a>	Misc Expenses - Other	0.00	0.00	0.00	603.80	-603.80	0.00 %
<a href="#">100-11-17020-0000000</a>	Misc Expenses - Employee Appreciat..	3,000.00	3,000.00	0.00	431.55	2,568.45	85.62 %
<b>Department: 11 - Police Total:</b>		<b>2,707,372.00</b>	<b>2,707,372.00</b>	<b>187,590.25</b>	<b>1,284,074.66</b>	<b>1,423,297.34</b>	<b>52.57%</b>
<b>Department: 12 - Public Works</b>							
<a href="#">100-12-16002-0000000</a>	Health Insurance	41,792.00	41,792.00	2,770.74	16,462.35	25,329.65	60.61 %
<a href="#">100-12-16003-0000000</a>	Unemployment Insurance	878.00	878.00	72.36	564.32	313.68	35.73 %
<a href="#">100-12-16004-0000000</a>	Workers Comp	6,713.00	6,713.00	350.16	2,658.65	4,054.35	60.40 %
<a href="#">100-12-16008-0000000</a>	Payroll Taxes	17,832.00	17,832.00	1,281.60	7,610.63	10,221.37	57.32 %
<a href="#">100-12-16009-0000000</a>	Wages	225,161.00	225,161.00	16,110.60	90,412.57	134,748.43	59.85 %
<a href="#">100-12-16010-0000000</a>	Overtime	5,500.00	5,500.00	804.26	2,977.56	2,522.44	45.86 %
<a href="#">100-12-16011-0000000</a>	Employee Assistance Program	375.00	375.00	0.00	450.00	-75.00	-20.00 %
<a href="#">100-12-16012-0000000</a>	Retirement Expense	21,909.00	21,909.00	1,628.90	9,240.47	12,668.53	57.82 %
<a href="#">100-12-16104-0000000</a>	Community Relations	1,000.00	1,000.00	0.00	0.00	1,000.00	100.00 %
<a href="#">100-12-16208-0000000</a>	Mowing	140,000.00	140,000.00	5,640.00	40,165.00	99,835.00	71.31 %
<a href="#">100-12-16217-0000000</a>	Engineering	110,000.00	110,000.00	0.00	32,199.20	77,800.80	70.73 %
<a href="#">100-12-16224-0000000</a>	City Hall Cleaning	13,000.00	13,000.00	960.00	5,760.00	7,240.00	55.69 %
<a href="#">100-12-16225-0000000</a>	Downtown Repairs	2,000.00	2,000.00	110.30	207.76	1,792.24	89.61 %
<a href="#">100-12-16226-0000000</a>	Maint - Vehicles & Equipment	3,500.00	3,500.00	146.93	1,772.22	1,727.78	49.37 %
<a href="#">100-12-16227-0000000</a>	Gas/Oil	14,000.00	14,000.00	687.45	5,488.43	8,511.57	60.80 %
<a href="#">100-12-16229-0000000</a>	Auto Repairs	6,000.00	6,000.00	4,695.00	4,741.47	1,258.53	20.98 %
<a href="#">100-12-16230-0000000</a>	Equipment repairs	4,000.00	4,000.00	58.82	3,269.31	730.69	18.27 %
<a href="#">100-12-16231-0000000</a>	Bldg Repairs-City Hall	26,000.00	26,000.00	486.46	3,547.98	22,452.02	86.35 %
<a href="#">100-12-16232-0000000</a>	Street Repairs - Minor	10,000.00	10,000.00	0.00	801.97	9,198.03	91.98 %
<a href="#">100-12-16237-0000000</a>	Mosquito Spraying	6,500.00	6,500.00	0.00	1,575.00	4,925.00	75.77 %
<a href="#">100-12-16238-0000000</a>	Street Signs	3,300.00	3,300.00	0.00	260.40	3,039.60	92.11 %
<a href="#">100-12-16239-0000000</a>	Printing & Office supplies	1,600.00	1,600.00	100.23	993.56	606.44	37.90 %
<a href="#">100-12-16242-0000000</a>	Postage/Delivery	750.00	750.00	0.00	0.00	750.00	100.00 %
<a href="#">100-12-16243-0000000</a>	Telephone	9,000.00	9,000.00	519.10	4,199.19	4,800.81	53.34 %
<a href="#">100-12-16249-0000000</a>	Computer/Technology	22,000.00	22,000.00	1,005.07	15,804.03	6,195.97	28.16 %
<a href="#">100-12-16255-0000000</a>	Bldg Repairs - Comm Center	5,000.00	5,000.00	84.46	1,063.58	3,936.42	78.73 %
<a href="#">100-12-16402-0000000</a>	Uniforms & Safety Equip	4,700.00	4,700.00	24.94	1,407.16	3,292.84	70.06 %
<a href="#">100-12-16405-0000000</a>	Operating Supplies	8,000.00	8,000.00	476.49	2,500.81	5,499.19	68.74 %
<a href="#">100-12-16406-0000000</a>	Streets & Drainage	2,000.00	2,000.00	0.00	375.00	1,625.00	81.25 %
<a href="#">100-12-16407-0000000</a>	Supplies & Equipment - Cedar Break...	2,000.00	2,000.00	0.00	488.30	1,511.70	75.59 %
<a href="#">100-12-16408-0000000</a>	Supplies & Equipment - Homecomi...	2,000.00	2,000.00	0.00	288.32	1,711.68	85.58 %
<a href="#">100-12-16409-0000000</a>	Supplies & Equipment - Fernland Pa...	2,000.00	2,000.00	17.23	520.33	1,479.67	73.98 %
<a href="#">100-12-16410-0000000</a>	Supplies & Equipment - Community...	2,000.00	2,000.00	0.00	218.70	1,781.30	89.07 %
<a href="#">100-12-16411-0000000</a>	Tools, Etc,	3,300.00	3,300.00	486.23	2,357.75	942.25	28.55 %
<a href="#">100-12-16412-0000000</a>	Supplies & Equipment - Memory Pa...	2,000.00	2,000.00	0.00	145.84	1,854.16	92.71 %
<a href="#">100-12-16413-0000000</a>	Culverts	1,000.00	1,000.00	0.00	0.00	1,000.00	100.00 %
<a href="#">100-12-16502-0000000</a>	Dues & Subscriptions	2,000.00	2,000.00	0.00	513.88	1,486.12	74.31 %
<a href="#">100-12-16503-0000000</a>	Travel & Training Staff	5,500.00	5,500.00	0.00	450.91	5,049.09	91.80 %
<a href="#">100-12-16601-0000000</a>	Park Maint - Memory Pk	10,000.00	10,000.00	0.00	346.55	9,653.45	96.53 %
<a href="#">100-12-16602-0000000</a>	Park Maint - Fernland	10,000.00	10,000.00	39.46	14,989.51	-4,989.51	-49.90 %
<a href="#">100-12-16603-0000000</a>	Park Maint - Cedar Brake Park	10,000.00	10,000.00	3,873.32	4,379.78	5,620.22	56.20 %
<a href="#">100-12-16604-0000000</a>	Park Maint - Homecoming Park	10,000.00	10,000.00	0.00	22.95	9,977.05	99.77 %
<a href="#">100-12-16701-0000000</a>	Insurance - Liability	5,027.00	5,027.00	598.90	4,793.60	233.40	4.64 %



## Budget Report

For Fiscal: 2024-2025 Period Ending: 03/31/2025

		Original Total Budget	Current Total Budget	Period Activity	Fiscal Activity	Variance Favorable (Unfavorable)	Percent Remaining
<a href="#">100-12-16702-0000000</a>	Insurance - Property	1,528.00	1,528.00	125.15	1,221.60	306.40	20.05 %
<a href="#">100-12-16803-0000000</a>	Utilities - Electronic Sign-City	1,590.00	1,590.00	61.05	340.69	1,249.31	78.57 %
<a href="#">100-12-16804-0000000</a>	Utilities - Street Lights	15,500.00	15,500.00	1,220.31	7,611.42	7,888.58	50.89 %
<a href="#">100-12-16805-0000000</a>	Utilities - Downtown Utilities	1,500.00	1,500.00	113.79	605.75	894.25	59.62 %
<a href="#">100-12-16806-0000000</a>	Utilities - Cedar Brake Park	2,200.00	2,200.00	152.41	1,088.56	1,111.44	50.52 %
<a href="#">100-12-16807-0000000</a>	Utilities - Homecoming Park	1,200.00	1,200.00	77.94	455.03	744.97	62.08 %
<a href="#">100-12-16808-0000000</a>	Utilities - Fernland Park	6,000.00	6,000.00	551.26	2,934.12	3,065.88	51.10 %
<a href="#">100-12-16809-0000000</a>	Utilities - City Hall	14,300.00	14,300.00	941.89	4,820.69	9,479.31	66.29 %
<a href="#">100-12-16811-0000000</a>	Utilities - Community Center Buildi...	6,500.00	6,500.00	813.91	4,189.76	2,310.24	35.54 %
<a href="#">100-12-16812-0000000</a>	Utilities - Memory Park	9,000.00	9,000.00	628.07	6,001.58	2,998.42	33.32 %
<a href="#">100-12-16813-0000000</a>	Utilities - 213 Prairie	1,885.00	1,885.00	62.56	389.17	1,495.83	79.35 %
<a href="#">100-12-16911-0000000</a>	Capital Outlay - Computers Equipm...	0.00	0.00	0.00	474.94	-474.94	0.00 %
<a href="#">100-12-16922-0000000</a>	Capital Outlay - Public Works Items	23,000.00	23,000.00	13,486.80	18,189.96	4,810.04	20.91 %
<a href="#">100-12-16923-0000000</a>	Capital Outlay - General Improvem...	20,000.00	20,000.00	0.00	3,310.00	16,690.00	83.45 %
<a href="#">100-12-16924-0000000</a>	Capital Outlay - Drainage Improvem...	10,000.00	10,000.00	0.00	0.00	10,000.00	100.00 %
<a href="#">100-12-16926-0000000</a>	Capital Outlay - Park Improvements	40,000.00	40,000.00	0.00	0.00	40,000.00	100.00 %
<a href="#">100-12-17001-0000000</a>	Misc Expenses - Other	1,000.00	1,000.00	0.00	186.32	813.68	81.37 %
<a href="#">100-12-17150-0000000</a>	Contract Labor - Streets	250,000.00	250,000.00	0.00	69,000.48	180,999.52	72.40 %
<b>Department: 12 - Public Works Total:</b>		<b>1,184,540.00</b>	<b>1,184,540.00</b>	<b>61,264.15</b>	<b>406,845.11</b>	<b>777,694.89</b>	<b>65.65%</b>
<b>Department: 13 - Court</b>							
<a href="#">100-13-16002-0000000</a>	Health Insurance	35,075.00	35,075.00	2,965.27	17,737.82	17,337.18	49.43 %
<a href="#">100-13-16003-0000000</a>	Unemployment Insurance	351.00	351.00	28.73	343.37	7.63	2.17 %
<a href="#">100-13-16004-0000000</a>	Workers Comp	478.00	478.00	50.02	147.40	330.60	69.16 %
<a href="#">100-13-16007-0000000</a>	Crime Insurance	500.00	500.00	40.71	244.26	255.74	51.15 %
<a href="#">100-13-16008-0000000</a>	Payroll Taxes	13,786.00	13,786.00	1,012.61	6,427.67	7,358.33	53.38 %
<a href="#">100-13-16009-0000000</a>	Wages	176,058.00	176,058.00	13,704.76	80,115.81	95,942.19	54.49 %
<a href="#">100-13-16010-0000000</a>	Overtime	2,400.00	2,400.00	103.59	1,174.48	1,225.52	51.06 %
<a href="#">100-13-16011-0000000</a>	Employee Assistance Program	375.00	375.00	0.00	385.71	-10.71	-2.86 %
<a href="#">100-13-16012-0000000</a>	Retirement Expense	19,264.00	19,264.00	1,476.11	9,166.58	10,097.42	52.42 %
<a href="#">100-13-16104-0000000</a>	Community Relations	400.00	400.00	0.00	0.00	400.00	100.00 %
<a href="#">100-13-16106-0000000</a>	Communications - Records Mgt / Re...	1,600.00	1,600.00	0.00	0.00	1,600.00	100.00 %
<a href="#">100-13-16207-0000000</a>	Prosecutors Fees	10,000.00	10,000.00	0.00	4,500.00	5,500.00	55.00 %
<a href="#">100-13-16209-0000000</a>	Records Shredding	350.00	350.00	0.00	0.00	350.00	100.00 %
<a href="#">100-13-16211-0000000</a>	Judge's Fee	12,000.00	12,000.00	0.00	4,000.00	8,000.00	66.67 %
<a href="#">100-13-16239-0000000</a>	Printing & Office supplies	1,400.00	1,400.00	74.75	317.17	1,082.83	77.35 %
<a href="#">100-13-16242-0000000</a>	Postage/Delivery	3,500.00	3,500.00	178.02	3,001.96	498.04	14.23 %
<a href="#">100-13-16243-0000000</a>	Telephone	5,350.00	5,350.00	379.42	2,209.36	3,140.64	58.70 %
<a href="#">100-13-16249-0000000</a>	Computer/Technology	30,000.00	30,000.00	1,005.07	9,429.63	20,570.37	68.57 %
<a href="#">100-13-16402-0000000</a>	Uniforms & Safety Equip	100.00	100.00	0.00	0.00	100.00	100.00 %
<a href="#">100-13-16404-0000000</a>	Copier/Fax Machine	11,500.00	11,500.00	953.05	5,127.39	6,372.61	55.41 %
<a href="#">100-13-16405-0000000</a>	Operating Supplies	2,500.00	2,500.00	0.00	931.21	1,568.79	62.75 %
<a href="#">100-13-16417-0000000</a>	Capital Pur. Furniture	3,000.00	3,000.00	0.00	0.00	3,000.00	100.00 %
<a href="#">100-13-16502-0000000</a>	Dues & Subscriptions	300.00	300.00	0.00	185.00	115.00	38.33 %
<a href="#">100-13-16503-0000000</a>	Travel & Training Staff	2,000.00	2,000.00	0.00	1,568.90	431.10	21.56 %
<a href="#">100-13-16701-0000000</a>	Insurance - Liability	1,948.00	1,948.00	249.13	1,568.18	379.82	19.50 %
<a href="#">100-13-16702-0000000</a>	Insurance - Property	2,708.00	2,708.00	241.55	1,449.30	1,258.70	46.48 %
<a href="#">100-13-17001-0000000</a>	Misc Expenses - Other	100.00	100.00	0.00	0.00	100.00	100.00 %
<b>Department: 13 - Court Total:</b>		<b>337,043.00</b>	<b>337,043.00</b>	<b>22,462.79</b>	<b>150,031.20</b>	<b>187,011.80</b>	<b>55.49%</b>
<b>Expense Total:</b>		<b>6,784,751.00</b>	<b>6,784,751.00</b>	<b>549,613.54</b>	<b>2,730,937.74</b>	<b>4,053,813.26</b>	<b>59.75%</b>
<b>Fund: 100 - General Fund Surplus (Deficit):</b>		<b>171,401.00</b>	<b>171,401.00</b>	<b>6,008.68</b>	<b>2,345,399.00</b>	<b>2,173,998.00</b>	<b>-1,268.37%</b>
<b>Fund: 150 - Montgomery PID</b>							
<b>Revenue</b>							
<b>Department: 00 - Revenue</b>							
<a href="#">150-00-15000-0000000</a>	Montgomery PID - Tax Revenue	46,595.00	46,595.00	0.00	17,833.60	-28,761.40	61.73 %
<b>Department: 00 - Revenue Total:</b>		<b>46,595.00</b>	<b>46,595.00</b>	<b>0.00</b>	<b>17,833.60</b>	<b>-28,761.40</b>	<b>61.73%</b>
<b>Revenue Total:</b>		<b>46,595.00</b>	<b>46,595.00</b>	<b>0.00</b>	<b>17,833.60</b>	<b>-28,761.40</b>	<b>61.73%</b>

## Budget Report

For Fiscal: 2024-2025 Period Ending: 03/31/2025

		Original Total Budget	Current Total Budget	Period Activity	Fiscal Activity	Variance Favorable (Unfavorable)	Percent Remaining
<b>Expense</b>							
<b>Department: 15 - Montgomery PID</b>							
<a href="#">150-15-17500-0000000</a>	Montgomery PID - Property Tax Re...	45,995.00	45,995.00	0.00	0.00	45,995.00	100.00 %
<b>Department: 15 - Montgomery PID Total:</b>		<b>45,995.00</b>	<b>45,995.00</b>	<b>0.00</b>	<b>0.00</b>	<b>45,995.00</b>	<b>100.00%</b>
<b>Expense Total:</b>		<b>45,995.00</b>	<b>45,995.00</b>	<b>0.00</b>	<b>0.00</b>	<b>45,995.00</b>	<b>100.00%</b>
<b>Fund: 150 - Montgomery PID Surplus (Deficit):</b>		<b>600.00</b>	<b>600.00</b>	<b>0.00</b>	<b>17,833.60</b>	<b>17,233.60</b>	<b>-2,872.27%</b>
<b>Fund: 200 - Capital Projects</b>							
<b>Revenue</b>							
<b>Department: 00 - Revenue</b>							
<a href="#">200-00-24003-0000000</a>	Transfer from MEDC - Other	0.00	0.00	16,666.67	99,999.98	99,999.98	0.00 %
<a href="#">200-00-24104-0000000</a>	Other - Proceeds GLO	0.00	0.00	3,368.00	3,368.00	3,368.00	0.00 %
<a href="#">200-00-24500-0000000</a>	Interest Earned on Investments	0.00	0.00	18,065.34	110,275.95	110,275.95	0.00 %
<b>Department: 00 - Revenue Total:</b>		<b>0.00</b>	<b>0.00</b>	<b>38,100.01</b>	<b>213,643.93</b>	<b>213,643.93</b>	<b>0.00%</b>
<b>Revenue Total:</b>		<b>0.00</b>	<b>0.00</b>	<b>38,100.01</b>	<b>213,643.93</b>	<b>213,643.93</b>	<b>0.00%</b>
<b>Expense</b>							
<b>Department: 20 - Capital Projects</b>							
<a href="#">200-20-16217-0000400</a>	Eng - Old Plantersville Waterline Ext	0.00	0.00	0.00	1,762.69	-1,762.69	0.00 %
<a href="#">200-20-16217-0000500</a>	Eng - Old Plantersville Force Main E...	0.00	0.00	0.00	2,043.75	-2,043.75	0.00 %
<a href="#">200-20-16217-0001100</a>	Eng - Sanitary Sewer & Manhole Re...	0.00	0.00	0.00	5,263.75	-5,263.75	0.00 %
<a href="#">200-20-16217-0001400</a>	Eng - Buffalo Springs Dr. Road Impr.	0.00	0.00	0.00	2,744.25	-2,744.25	0.00 %
<a href="#">200-20-16217-0001500</a>	Eng - Buffalo Springs Dr & SH-105 T...	0.00	0.00	0.00	6,543.00	-6,543.00	0.00 %
<a href="#">200-20-16217-0001600</a>	Eng - WP #2 Improvements	0.00	0.00	0.00	10,212.63	-10,212.63	0.00 %
<a href="#">200-20-16217-0001700</a>	Eng - FM 1097 Sanitary Sewer Impr...	0.00	0.00	0.00	10,594.94	-10,594.94	0.00 %
<a href="#">200-20-16217-0001900</a>	Eng - LS 10 Improvements Phase II	0.00	0.00	0.00	1,950.00	-1,950.00	0.00 %
<a href="#">200-20-17001-0000400</a>	Misc - Old Plantersville Waterline Ext	0.00	0.00	0.00	5,271.00	-5,271.00	0.00 %
<a href="#">200-20-17001-0001100</a>	Misc - Sanitary Sewer & Manhole R...	0.00	0.00	895.00	895.00	-895.00	0.00 %
<a href="#">200-20-26003-017B366</a>	Grant Admin Expenses - GLO All Pro...	0.00	0.00	3,368.00	3,368.00	-3,368.00	0.00 %
<a href="#">200-20-26300-0000500</a>	Cons - Old Plantersville Force Main	0.00	0.00	0.00	17,500.00	-17,500.00	0.00 %
<a href="#">200-20-26300-0001101</a>	Cons - 2023 Sanitary Sewer Rehab ...	0.00	0.00	0.00	1,127.00	-1,127.00	0.00 %
<a href="#">200-20-26300-0001700</a>	Cons - FM 1097 Sanitary Sewer Imp...	0.00	0.00	112,404.00	112,404.00	-112,404.00	0.00 %
<a href="#">200-20-26400-0000400</a>	Cons - Old Plantersville Waterline E...	0.00	0.00	866,042.00	866,042.00	-866,042.00	0.00 %
<a href="#">200-20-26400-0001600</a>	Cons - WP #2 Improvements	0.00	0.00	0.00	364,900.00	-364,900.00	0.00 %
<a href="#">200-20-26500-0001400</a>	Cons - Buffalo Springs Dr Road Impr	0.00	0.00	0.00	51,625.50	-51,625.50	0.00 %
<a href="#">200-20-26500-0001500</a>	Cons - Buffalo Springs Dr & SH 105 T...	0.00	0.00	0.00	7,777.00	-7,777.00	0.00 %
<b>Department: 20 - Capital Projects Total:</b>		<b>0.00</b>	<b>0.00</b>	<b>982,709.00</b>	<b>1,472,024.51</b>	<b>-1,472,024.51</b>	<b>0.00%</b>
<b>Expense Total:</b>		<b>0.00</b>	<b>0.00</b>	<b>982,709.00</b>	<b>1,472,024.51</b>	<b>-1,472,024.51</b>	<b>0.00%</b>
<b>Fund: 200 - Capital Projects Surplus (Deficit):</b>		<b>0.00</b>	<b>0.00</b>	<b>-944,608.99</b>	<b>-1,258,380.58</b>	<b>-1,258,380.58</b>	<b>0.00%</b>
<b>Fund: 300 - Water &amp; Sewer</b>							
<b>Revenue</b>							
<b>Department: 00 - Revenue</b>							
<a href="#">300-00-34110-0000000</a>	Water Revenue	916,000.00	916,000.00	67,847.75	490,610.10	-425,389.90	46.44 %
<a href="#">300-00-34130-0000000</a>	Lone Star Ground Water Revenue	9,360.00	9,360.00	708.61	5,435.57	-3,924.43	41.93 %
<a href="#">300-00-34140-0000000</a>	Application Fee	6,000.00	6,000.00	570.00	3,450.00	-2,550.00	42.50 %
<a href="#">300-00-34150-0000000</a>	Disconnect Reconnect	4,000.00	4,000.00	700.00	4,400.00	400.00	110.00 %
<a href="#">300-00-34160-0000000</a>	Sewer Revenue	887,000.00	887,000.00	59,817.95	409,698.75	-477,301.25	53.81 %
<a href="#">300-00-34170-0000000</a>	Tap Fees/Inspections	450,000.00	450,000.00	55,253.11	244,032.20	-205,967.80	45.77 %
<a href="#">300-00-34180-0000000</a>	Grease Trap Inspections	35,000.00	35,000.00	2,860.00	17,160.00	-17,840.00	50.97 %
<a href="#">300-00-34190-0000000</a>	Late Charges	18,200.00	18,200.00	1,408.35	10,598.95	-7,601.05	41.76 %
<a href="#">300-00-34200-0000000</a>	Returned Check Fee	500.00	500.00	0.00	0.00	-500.00	100.00 %
<a href="#">300-00-34210-0000000</a>	Backflow Testing	1,000.00	1,000.00	0.00	0.00	-1,000.00	100.00 %
<a href="#">300-00-34220-0000000</a>	Solid Waste Revenue	285,300.00	285,300.00	25,923.75	153,725.75	-131,574.25	46.12 %
<a href="#">300-00-34320-0000000</a>	Groundwater Reduction Revenue	213,200.00	213,200.00	16,702.95	128,124.15	-85,075.85	39.90 %
<a href="#">300-00-34420-0000000</a>	Impact Fees - Capital Cost	1,170,000.00	1,170,000.00	0.00	437,262.00	-732,738.00	62.63 %
<a href="#">300-00-34430-0000000</a>	Interest Income	1,000.00	1,000.00	2,673.55	10,407.62	9,407.62	1,040.76 %
<a href="#">300-00-34440-0000000</a>	Interest earned on Investments	80,000.00	80,000.00	6,717.82	41,743.95	-38,256.05	47.82 %
<a href="#">300-00-34450-0000000</a>	Meter Box Replacement	1,500.00	1,500.00	0.00	0.00	-1,500.00	100.00 %

## Budget Report

For Fiscal: 2024-2025 Period Ending: 03/31/2025

		Original Total Budget	Current Total Budget	Period Activity	Fiscal Activity	Variance Favorable (Unfavorable)	Percent Remaining
<a href="#">300-00-34460-0000000</a>	EndPoint Charge	500.00	500.00	0.00	0.00	-500.00	100.00 %
<a href="#">300-00-34470-0000000</a>	Miscellaneous Revenue & ETS Reve...	10,000.00	10,000.00	1,247.50	8,807.50	-1,192.50	11.93 %
<a href="#">300-00-34500-0000000</a>	Use of Surplus Funds	196,193.00	196,193.00	0.00	0.00	-196,193.00	100.00 %
<a href="#">300-00-34530-0000000</a>	Utility Contracts	2,000.00	2,000.00	400.00	1,967.57	-32.43	1.62 %
<b>Department: 00 - Revenue Total:</b>		<b>4,286,753.00</b>	<b>4,286,753.00</b>	<b>242,831.34</b>	<b>1,967,424.11</b>	<b>-2,319,328.89</b>	<b>54.10%</b>
<b>Revenue Total:</b>		<b>4,286,753.00</b>	<b>4,286,753.00</b>	<b>242,831.34</b>	<b>1,967,424.11</b>	<b>-2,319,328.89</b>	<b>54.10%</b>
<b>Expense</b>							
<b>Department: 30 - Water &amp; Sewer</b>							
<a href="#">300-30-16002-0000000</a>	Health Insurance	92,777.00	92,777.00	6,739.55	39,992.29	52,784.71	56.89 %
<a href="#">300-30-16003-0000000</a>	Unemployment Insurance	790.00	790.00	110.32	827.76	-37.76	-4.78 %
<a href="#">300-30-16004-0000000</a>	Workers Comp	10,892.00	10,892.00	650.27	4,789.72	6,102.28	56.03 %
<a href="#">300-30-16008-0000000</a>	Payroll Taxes	36,646.00	36,646.00	4,545.66	16,191.06	20,454.94	55.82 %
<a href="#">300-30-16009-0000000</a>	Wages	468,671.00	468,671.00	60,478.02	204,499.02	264,171.98	56.37 %
<a href="#">300-30-16010-0000000</a>	Overtime	5,500.00	5,500.00	804.22	3,546.05	1,953.95	35.53 %
<a href="#">300-30-16011-0000000</a>	Employee Assitance Program	782.00	782.00	0.00	835.70	-53.70	-6.87 %
<a href="#">300-30-16012-0000000</a>	Retirement Expense	51,208.00	51,208.00	3,461.44	20,367.38	30,840.62	60.23 %
<a href="#">300-30-16246-0000000</a>	Contract Services-Support Staff	0.00	0.00	0.00	6,094.44	-6,094.44	0.00 %
<a href="#">300-30-36107-0000000</a>	Crime Insurance	500.00	500.00	40.71	244.26	255.74	51.15 %
<a href="#">300-30-36204-0000000</a>	Engineering	110,000.00	110,000.00	0.00	29,081.24	80,918.76	73.56 %
<a href="#">300-30-36208-0000000</a>	Operator	52,500.00	52,500.00	4,275.00	25,650.00	26,850.00	51.14 %
<a href="#">300-30-36209-0000000</a>	Billing & Collections	35,000.00	35,000.00	4,683.30	16,597.43	18,402.57	52.58 %
<a href="#">300-30-36210-0000000</a>	Backflow Testing	2,000.00	2,000.00	0.00	0.00	2,000.00	100.00 %
<a href="#">300-30-36211-0000000</a>	Testing	15,000.00	15,000.00	1,084.90	10,696.10	4,303.90	28.69 %
<a href="#">300-30-36214-0000000</a>	Sludge Hauling	75,000.00	75,000.00	9,380.48	9,380.48	65,619.52	87.49 %
<a href="#">300-30-36215-0000000</a>	Printing & Office Supplies	1,200.00	1,200.00	74.75	224.68	975.32	81.28 %
<a href="#">300-30-36216-0000000</a>	Postage	1,500.00	1,500.00	12.09	246.60	1,253.40	83.56 %
<a href="#">300-30-36217-0000000</a>	Telephone	14,750.00	14,750.00	706.50	5,669.44	9,080.56	61.56 %
<a href="#">300-30-36218-0000000</a>	Tap Fees & Inspections	75,000.00	75,000.00	17,898.87	51,826.24	23,173.76	30.90 %
<a href="#">300-30-36221-0000000</a>	Garbage Pickup	282,300.00	282,300.00	24,454.17	119,694.17	162,605.83	57.60 %
<a href="#">300-30-36302-0000000</a>	Advertising/Promotion	1,500.00	1,500.00	0.00	0.00	1,500.00	100.00 %
<a href="#">300-30-36303-0000000</a>	Permits & Licenses	30,000.00	30,000.00	0.00	37,293.10	-7,293.10	-24.31 %
<a href="#">300-30-36307-0000000</a>	Dues & Subscriptions	2,000.00	2,000.00	0.00	56.87	1,943.13	97.16 %
<a href="#">300-30-36400-0000000</a>	Supplies & Equipment	1,500.00	1,500.00	0.00	0.00	1,500.00	100.00 %
<a href="#">300-30-36401-0000000</a>	Chemicals	50,000.00	50,000.00	4,044.30	33,796.73	16,203.27	32.41 %
<a href="#">300-30-36402-0000000</a>	Copier / Fax Machine	3,000.00	3,000.00	191.48	899.58	2,100.42	70.01 %
<a href="#">300-30-36403-0000000</a>	Operating Supplies	80,000.00	80,000.00	3,930.28	23,274.73	56,725.27	70.91 %
<a href="#">300-30-36404-0000000</a>	Uniforms	4,700.00	4,700.00	24.94	1,407.23	3,292.77	70.06 %
<a href="#">300-30-36406-0000000</a>	Computer Technology	24,000.00	24,000.00	1,005.09	14,448.45	9,551.55	39.80 %
<a href="#">300-30-36502-0000000</a>	Travel & Training	5,500.00	5,500.00	0.00	450.89	5,049.11	91.80 %
<a href="#">300-30-36503-0000000</a>	Employee Relations	2,000.00	2,000.00	0.00	321.94	1,678.06	83.90 %
<a href="#">300-30-36601-0000000</a>	Repairs & Maintenance	325,000.00	325,000.00	14,172.84	165,485.29	159,514.71	49.08 %
<a href="#">300-30-36602-0000000</a>	Vehicle Repair and Maint.	3,500.00	3,500.00	146.93	1,744.56	1,755.44	50.16 %
<a href="#">300-30-36604-0000000</a>	Water & Sewer Items	23,000.00	23,000.00	13,486.80	18,189.96	4,810.04	20.91 %
<a href="#">300-30-36605-0000000</a>	Gas & Oil	14,000.00	14,000.00	687.46	5,488.47	8,511.53	60.80 %
<a href="#">300-30-36701-0000000</a>	Liability Insurance	4,978.00	4,978.00	598.90	4,793.60	184.40	3.70 %
<a href="#">300-30-36702-0000000</a>	Property Insurance	48,440.00	48,440.00	4,265.92	26,066.22	22,373.78	46.19 %
<a href="#">300-30-36801-0000000</a>	Gas For Generators	1,320.00	1,320.00	70.69	400.51	919.49	69.66 %
<a href="#">300-30-36802-0000000</a>	Water Plants	110,000.00	110,000.00	7,495.21	40,103.31	69,896.69	63.54 %
<a href="#">300-30-36803-0000000</a>	WWTP	80,000.00	80,000.00	5,816.71	35,459.00	44,541.00	55.68 %
<a href="#">300-30-36804-0000000</a>	Lift Stations	24,200.00	24,200.00	1,759.61	9,362.37	14,837.63	61.31 %
<a href="#">300-30-37000-0000000</a>	Utility Projects - Prev Maint	224,000.00	224,000.00	18,976.47	66,294.05	157,705.95	70.40 %
<a href="#">300-30-37003-0000000</a>	Utility Projects - Impact Fees Transf...	1,170,000.00	1,170,000.00	0.00	0.00	1,170,000.00	100.00 %
<a href="#">300-30-37101-0000000</a>	Miscellaneous Expenses - Misc	1,000.00	1,000.00	0.00	147.50	852.50	85.25 %
<a href="#">300-30-37102-0000000</a>	Miscellaneous Expenses - Bank Cha...	35,000.00	35,000.00	1,681.06	11,645.46	23,354.54	66.73 %



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		Original Total Budget	Current Total Budget	Period Activity	Fiscal Activity	Variance Favorable (Unfavorable)	Percent Remaining
<a href="#">300-30-37202-00000000</a>	Other Expense - Transfer to Debt Se...	686,099.00	686,099.00	57,174.92	343,049.48	343,049.52	50.00 %
<b>Department: 30 - Water &amp; Sewer Total:</b>		<b>4,286,753.00</b>	<b>4,286,753.00</b>	<b>274,929.86</b>	<b>1,406,633.36</b>	<b>2,880,119.64</b>	<b>67.19%</b>
<b>Expense Total:</b>		<b>4,286,753.00</b>	<b>4,286,753.00</b>	<b>274,929.86</b>	<b>1,406,633.36</b>	<b>2,880,119.64</b>	<b>67.19%</b>
<b>Fund: 300 - Water &amp; Sewer Surplus (Deficit):</b>		<b>0.00</b>	<b>0.00</b>	<b>-32,098.52</b>	<b>560,790.75</b>	<b>560,790.75</b>	<b>0.00%</b>
<b>Fund: 400 - MEDC</b>							
<b>Revenue</b>							
<b>Department: 00 - Revenue</b>							
<a href="#">400-00-44110-00000000</a>	Sales Tax Revenue	865,000.00	865,000.00	59,098.09	833,685.42	-31,314.58	3.62 %
<a href="#">400-00-44230-00000000</a>	Interest Income	80,000.00	80,000.00	9,795.09	54,812.88	-25,187.12	31.48 %
<a href="#">400-00-44300-00000000</a>	Events Revenue	7,000.00	7,000.00	4,648.66	4,773.66	-2,226.34	31.80 %
<b>Department: 00 - Revenue Total:</b>		<b>952,000.00</b>	<b>952,000.00</b>	<b>73,541.84</b>	<b>893,271.96</b>	<b>-58,728.04</b>	<b>6.17%</b>
<b>Revenue Total:</b>		<b>952,000.00</b>	<b>952,000.00</b>	<b>73,541.84</b>	<b>893,271.96</b>	<b>-58,728.04</b>	<b>6.17%</b>
<b>Expense</b>							
<b>Department: 40 - MEDC</b>							
<a href="#">400-40-46107-00000000</a>	Transfer to Capital Proj	200,000.00	200,000.00	16,666.67	99,999.98	100,000.02	50.00 %
<a href="#">400-40-46205-00000000</a>	Sales Tax Reimb	180,000.00	180,000.00	0.00	0.00	180,000.00	100.00 %
<a href="#">400-40-46206-00000000</a>	Econ Dev Grant Prog	20,000.00	20,000.00	0.00	0.00	20,000.00	100.00 %
<a href="#">400-40-46213-00000000</a>	Legal Fees	0.00	0.00	105.00	4,436.00	-4,436.00	0.00 %
<a href="#">400-40-46303-00000000</a>	Quality of Life - Events	76,000.00	76,000.00	156.51	38,912.92	37,087.08	48.80 %
<a href="#">400-40-46505-00000000</a>	Brochures / Printed Lit	1,500.00	1,500.00	0.00	0.00	1,500.00	100.00 %
<a href="#">400-40-46514-00000000</a>	Social Media Advertising	3,400.00	3,400.00	0.00	1,226.47	2,173.53	63.93 %
<a href="#">400-40-46515-00000000</a>	Historical Signage	1,000.00	1,000.00	0.00	0.00	1,000.00	100.00 %
<a href="#">400-40-46516-00000000</a>	Dues & Subscriptions	1,200.00	1,200.00	0.00	0.00	1,200.00	100.00 %
<a href="#">400-40-46601-00000000</a>	Transfers to General Fund	187,354.00	187,354.00	15,612.83	93,677.02	93,676.98	50.00 %
<a href="#">400-40-46603-00000000</a>	Miscellaneous Expenses	500.00	500.00	0.00	71.48	428.52	85.70 %
<a href="#">400-40-46604-00000000</a>	Consulting/Professional Serv	254,164.00	254,164.00	0.00	0.00	254,164.00	100.00 %
<a href="#">400-40-46607-00000000</a>	Travel & Trainings Expenses	6,000.00	6,000.00	0.00	30.00	5,970.00	99.50 %
<b>Department: 40 - MEDC Total:</b>		<b>931,118.00</b>	<b>931,118.00</b>	<b>32,541.01</b>	<b>238,353.87</b>	<b>692,764.13</b>	<b>74.40%</b>
<b>Expense Total:</b>		<b>931,118.00</b>	<b>931,118.00</b>	<b>32,541.01</b>	<b>238,353.87</b>	<b>692,764.13</b>	<b>74.40%</b>
<b>Fund: 400 - MEDC Surplus (Deficit):</b>		<b>20,882.00</b>	<b>20,882.00</b>	<b>41,000.83</b>	<b>654,918.09</b>	<b>634,036.09</b>	<b>-3,036.28%</b>
<b>Fund: 500 - Debt Service</b>							
<b>Revenue</b>							
<b>Department: 00 - Revenue</b>							
<a href="#">500-00-54110-00000000</a>	Ad Valorem Taxes - Current	475,750.00	475,750.00	4,280.17	469,272.63	-6,477.37	1.36 %
<a href="#">500-00-54115-00000000</a>	Ad Valorem Taxes - Delinquent	3,000.00	3,000.00	968.47	3,322.34	322.34	110.74 %
<a href="#">500-00-54120-00000000</a>	Penalty & Interest - Current	2,000.00	2,000.00	239.05	473.30	-1,526.70	76.34 %
<a href="#">500-00-54125-00000000</a>	Penalty & Interest - Delinquent	1,000.00	1,000.00	263.51	851.74	-148.26	14.83 %
<a href="#">500-00-54220-00000000</a>	Transfers - Water & Sewer Funds	684,899.00	684,899.00	57,174.92	343,049.48	-341,849.52	49.91 %
<a href="#">500-00-54410-00000000</a>	Interest Income	1,000.00	1,000.00	-449.16	4,538.81	3,538.81	453.88 %
<a href="#">500-00-54420-00000000</a>	Interest on Investments	100.00	100.00	527.75	2,484.47	2,384.47	2,484.47 %
<b>Department: 00 - Revenue Total:</b>		<b>1,167,749.00</b>	<b>1,167,749.00</b>	<b>63,004.71</b>	<b>823,992.77</b>	<b>-343,756.23</b>	<b>29.44%</b>
<b>Revenue Total:</b>		<b>1,167,749.00</b>	<b>1,167,749.00</b>	<b>63,004.71</b>	<b>823,992.77</b>	<b>-343,756.23</b>	<b>29.44%</b>
<b>Expense</b>							
<b>Department: 50 - Debt Service</b>							
<a href="#">500-50-56220-00000000</a>	Debt Service Payments - Int. Payme...	352,401.00	352,401.00	0.00	234,728.25	117,672.75	33.39 %
<a href="#">500-50-56230-00000000</a>	Debt Service Payments - Paying Age...	2,200.00	2,200.00	0.00	1,000.00	1,200.00	54.55 %
<a href="#">500-50-56250-00000000</a>	Debt Service Payments - Principal P...	805,000.00	805,000.00	0.00	754,549.75	50,450.25	6.27 %
<b>Department: 50 - Debt Service Total:</b>		<b>1,159,601.00</b>	<b>1,159,601.00</b>	<b>0.00</b>	<b>990,278.00</b>	<b>169,323.00</b>	<b>14.60%</b>
<b>Expense Total:</b>		<b>1,159,601.00</b>	<b>1,159,601.00</b>	<b>0.00</b>	<b>990,278.00</b>	<b>169,323.00</b>	<b>14.60%</b>
<b>Fund: 500 - Debt Service Surplus (Deficit):</b>		<b>8,148.00</b>	<b>8,148.00</b>	<b>63,004.71</b>	<b>-166,285.23</b>	<b>-174,433.23</b>	<b>2,140.81%</b>
<b>Fund: 700 - Court Security</b>							
<b>Revenue</b>							
<b>Department: 00 - Revenue</b>							
<a href="#">700-00-74110-00000000</a>	Court Fines & Forfeitures - Court Se...	7,400.00	7,400.00	842.01	3,874.96	-3,525.04	47.64 %

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		Original Total Budget	Current Total Budget	Period Activity	Fiscal Activity	Variance Favorable (Unfavorable)	Percent Remaining
<a href="#">700-00-74210-0000000</a>	Interest Income	5.00	5.00	54.80	303.19	298.19	6,063.80 %
	<b>Department: 00 - Revenue Total:</b>	<b>7,405.00</b>	<b>7,405.00</b>	<b>896.81</b>	<b>4,178.15</b>	<b>-3,226.85</b>	<b>43.58%</b>
	<b>Revenue Total:</b>	<b>7,405.00</b>	<b>7,405.00</b>	<b>896.81</b>	<b>4,178.15</b>	<b>-3,226.85</b>	<b>43.58%</b>
<b>Expense</b>							
	<b>Department: 70 - Court Security</b>						
<a href="#">700-70-76120-0000000</a>	Contracted Services - Security Servi...	2,300.00	2,300.00	0.00	0.00	2,300.00	100.00 %
	<b>Department: 70 - Court Security Total:</b>	<b>2,300.00</b>	<b>2,300.00</b>	<b>0.00</b>	<b>0.00</b>	<b>2,300.00</b>	<b>100.00%</b>
	<b>Expense Total:</b>	<b>2,300.00</b>	<b>2,300.00</b>	<b>0.00</b>	<b>0.00</b>	<b>2,300.00</b>	<b>100.00%</b>
	<b>Fund: 700 - Court Security Surplus (Deficit):</b>	<b>5,105.00</b>	<b>5,105.00</b>	<b>896.81</b>	<b>4,178.15</b>	<b>-926.85</b>	<b>18.16%</b>
<b>Fund: 710 - Child Safety</b>							
<b>Revenue</b>							
	<b>Department: 00 - Revenue</b>						
<a href="#">710-00-14340-0000000</a>	MC-Child Safety Fees	100.00	100.00	0.00	25.00	-75.00	75.00 %
<a href="#">710-00-14670-0000000</a>	Interest Income	1.00	1.00	0.56	3.55	2.55	355.00 %
	<b>Department: 00 - Revenue Total:</b>	<b>101.00</b>	<b>101.00</b>	<b>0.56</b>	<b>28.55</b>	<b>-72.45</b>	<b>71.73%</b>
	<b>Revenue Total:</b>	<b>101.00</b>	<b>101.00</b>	<b>0.56</b>	<b>28.55</b>	<b>-72.45</b>	<b>71.73%</b>
	<b>Fund: 710 - Child Safety Total:</b>	<b>101.00</b>	<b>101.00</b>	<b>0.56</b>	<b>28.55</b>	<b>-72.45</b>	<b>71.73%</b>
<b>Fund: 720 - Truancy Prevention</b>							
<b>Revenue</b>							
	<b>Department: 00 - Revenue</b>						
<a href="#">720-00-14341-0000000</a>	MC-Truancy Prevention Fees	7,000.00	7,000.00	835.35	3,880.93	-3,119.07	44.56 %
<a href="#">720-00-14670-0000000</a>	Interest Income	5.00	5.00	42.98	228.50	223.50	4,570.00 %
	<b>Department: 00 - Revenue Total:</b>	<b>7,005.00</b>	<b>7,005.00</b>	<b>878.33</b>	<b>4,109.43</b>	<b>-2,895.57</b>	<b>41.34%</b>
	<b>Revenue Total:</b>	<b>7,005.00</b>	<b>7,005.00</b>	<b>878.33</b>	<b>4,109.43</b>	<b>-2,895.57</b>	<b>41.34%</b>
	<b>Fund: 720 - Truancy Prevention Total:</b>	<b>7,005.00</b>	<b>7,005.00</b>	<b>878.33</b>	<b>4,109.43</b>	<b>-2,895.57</b>	<b>41.34%</b>
<b>Fund: 730 - Jury - Local</b>							
<b>Revenue</b>							
	<b>Department: 00 - Revenue</b>						
<a href="#">730-00-14342-0000000</a>	MC-Jury Fees	125.00	125.00	16.70	77.63	-47.37	37.90 %
<a href="#">730-00-14670-0000000</a>	Interest Income	1.00	1.00	0.29	0.95	-0.05	5.00 %
	<b>Department: 00 - Revenue Total:</b>	<b>126.00</b>	<b>126.00</b>	<b>16.99</b>	<b>78.58</b>	<b>-47.42</b>	<b>37.63%</b>
	<b>Revenue Total:</b>	<b>126.00</b>	<b>126.00</b>	<b>16.99</b>	<b>78.58</b>	<b>-47.42</b>	<b>37.63%</b>
	<b>Fund: 730 - Jury - Local Total:</b>	<b>126.00</b>	<b>126.00</b>	<b>16.99</b>	<b>78.58</b>	<b>-47.42</b>	<b>37.63%</b>
<b>Fund: 750 - Court Technology</b>							
<b>Revenue</b>							
	<b>Department: 00 - Revenue</b>						
<a href="#">750-00-74120-0000000</a>	Court Technology Fees	6,000.00	6,000.00	705.57	3,233.55	-2,766.45	46.11 %
<a href="#">750-00-74210-0000000</a>	Interest Income	40.00	40.00	130.07	787.09	747.09	1,967.73 %
<a href="#">750-00-74400-0000000</a>	Court Efficiency Fees	50.00	50.00	0.00	0.00	-50.00	100.00 %
	<b>Department: 00 - Revenue Total:</b>	<b>6,090.00</b>	<b>6,090.00</b>	<b>835.64</b>	<b>4,020.64</b>	<b>-2,069.36</b>	<b>33.98%</b>
	<b>Revenue Total:</b>	<b>6,090.00</b>	<b>6,090.00</b>	<b>835.64</b>	<b>4,020.64</b>	<b>-2,069.36</b>	<b>33.98%</b>
<b>Expense</b>							
	<b>Department: 75 - Court Technology</b>						
<a href="#">750-75-76320-0000000</a>	Computer Technology	1,000.00	1,000.00	0.00	999.62	0.38	0.04 %
	<b>Department: 75 - Court Technology Total:</b>	<b>1,000.00</b>	<b>1,000.00</b>	<b>0.00</b>	<b>999.62</b>	<b>0.38</b>	<b>0.04%</b>
	<b>Expense Total:</b>	<b>1,000.00</b>	<b>1,000.00</b>	<b>0.00</b>	<b>999.62</b>	<b>0.38</b>	<b>0.04%</b>
	<b>Fund: 750 - Court Technology Surplus (Deficit):</b>	<b>5,090.00</b>	<b>5,090.00</b>	<b>835.64</b>	<b>3,021.02</b>	<b>-2,068.98</b>	<b>40.65%</b>
<b>Fund: 800 - Hotel Occupancy</b>							
<b>Revenue</b>							
	<b>Department: 00 - Revenue</b>						
<a href="#">800-00-84110-0000000</a>	Taxes and Franchise Fees - Hotel Oc...	3,500.00	3,500.00	186.20	2,974.17	-525.83	15.02 %

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		Original Total Budget	Current Total Budget	Period Activity	Fiscal Activity	Variance Favorable (Unfavorable)	Percent Remaining
<a href="#">800-00-84210-0000000</a>	Interest Income	40.00	40.00	98.65	617.61	577.61	1,544.03 %
	<b>Department: 00 - Revenue Total:</b>	<b>3,540.00</b>	<b>3,540.00</b>	<b>284.85</b>	<b>3,591.78</b>	<b>51.78</b>	<b>1.46%</b>
	<b>Revenue Total:</b>	<b>3,540.00</b>	<b>3,540.00</b>	<b>284.85</b>	<b>3,591.78</b>	<b>51.78</b>	<b>1.46%</b>
<b>Expense</b>							
	<b>Department: 80 - Hotel Occupancy</b>						
<a href="#">800-80-86200-0000000</a>	Tourism Expenses	3,500.00	3,500.00	0.00	2,000.00	1,500.00	42.86 %
<a href="#">800-80-86300-0000000</a>	Miscellaneous Expenses	0.00	0.00	0.00	90.61	-90.61	0.00 %
	<b>Department: 80 - Hotel Occupancy Total:</b>	<b>3,500.00</b>	<b>3,500.00</b>	<b>0.00</b>	<b>2,090.61</b>	<b>1,409.39</b>	<b>40.27%</b>
	<b>Expense Total:</b>	<b>3,500.00</b>	<b>3,500.00</b>	<b>0.00</b>	<b>2,090.61</b>	<b>1,409.39</b>	<b>40.27%</b>
	<b>Fund: 800 - Hotel Occupancy Surplus (Deficit):</b>	<b>40.00</b>	<b>40.00</b>	<b>284.85</b>	<b>1,501.17</b>	<b>1,461.17</b>	<b>-3,652.93%</b>
<b>Fund: 850 - Police Asset</b>							
<b>Revenue</b>							
	<b>Department: 00 - Revenue</b>						
<a href="#">850-00-84130-0000000</a>	Interest Income	0.00	0.00	56.24	356.28	356.28	0.00 %
	<b>Department: 00 - Revenue Total:</b>	<b>0.00</b>	<b>0.00</b>	<b>56.24</b>	<b>356.28</b>	<b>356.28</b>	<b>0.00%</b>
	<b>Revenue Total:</b>	<b>0.00</b>	<b>0.00</b>	<b>56.24</b>	<b>356.28</b>	<b>356.28</b>	<b>0.00%</b>
	<b>Fund: 850 - Police Asset Total:</b>	<b>0.00</b>	<b>0.00</b>	<b>56.24</b>	<b>356.28</b>	<b>356.28</b>	<b>0.00%</b>
<b>Fund: 860 - Shop w/a Cop</b>							
<b>Revenue</b>							
	<b>Department: 00 - Revenue</b>						
<a href="#">860-00-14600-0000000</a>	Shop w/a Cop Donations	4,000.00	4,000.00	0.00	9,945.00	5,945.00	248.63 %
<a href="#">860-00-14670-0000000</a>	Interest Income	10.00	10.00	20.84	132.34	122.34	1,323.40 %
	<b>Department: 00 - Revenue Total:</b>	<b>4,010.00</b>	<b>4,010.00</b>	<b>20.84</b>	<b>10,077.34</b>	<b>6,067.34</b>	<b>151.31%</b>
	<b>Revenue Total:</b>	<b>4,010.00</b>	<b>4,010.00</b>	<b>20.84</b>	<b>10,077.34</b>	<b>6,067.34</b>	<b>151.31%</b>
<b>Expense</b>							
	<b>Department: 86 - Shop w/a Cop</b>						
<a href="#">860-86-17010-0000000</a>	Shop w/a Cop	4,000.00	4,000.00	0.00	4,395.37	-395.37	-9.88 %
	<b>Department: 86 - Shop w/a Cop Total:</b>	<b>4,000.00</b>	<b>4,000.00</b>	<b>0.00</b>	<b>4,395.37</b>	<b>-395.37</b>	<b>-9.88%</b>
	<b>Expense Total:</b>	<b>4,000.00</b>	<b>4,000.00</b>	<b>0.00</b>	<b>4,395.37</b>	<b>-395.37</b>	<b>-9.88%</b>
	<b>Fund: 860 - Shop w/a Cop Surplus (Deficit):</b>	<b>10.00</b>	<b>10.00</b>	<b>20.84</b>	<b>5,681.97</b>	<b>5,671.97</b>	<b>56,719.70%</b>
<b>Fund: 880 - CCPD - Crime Control &amp; Prevention District</b>							
<b>Revenue</b>							
	<b>Department: 00 - Revenue</b>						
<a href="#">880-00-14070-0000000</a>	Sales Tax	0.00	0.00	59,098.09	59,098.09	59,098.09	0.00 %
<a href="#">880-00-14670-0000000</a>	Interest Income	0.00	0.00	217.54	217.54	217.54	0.00 %
	<b>Department: 00 - Revenue Total:</b>	<b>0.00</b>	<b>0.00</b>	<b>59,315.63</b>	<b>59,315.63</b>	<b>59,315.63</b>	<b>0.00%</b>
	<b>Revenue Total:</b>	<b>0.00</b>	<b>0.00</b>	<b>59,315.63</b>	<b>59,315.63</b>	<b>59,315.63</b>	<b>0.00%</b>
	<b>Fund: 880 - CCPD - Crime Control &amp; Prevention District Total:</b>	<b>0.00</b>	<b>0.00</b>	<b>59,315.63</b>	<b>59,315.63</b>	<b>59,315.63</b>	<b>0.00%</b>
	<b>Report Surplus (Deficit):</b>	<b>218,508.00</b>	<b>218,508.00</b>	<b>-804,387.40</b>	<b>2,232,546.41</b>	<b>2,014,038.41</b>	<b>-921.72%</b>



## Budget Report

For Fiscal: 2024-2025 Period Ending: 03/31/2025

## Fund Summary

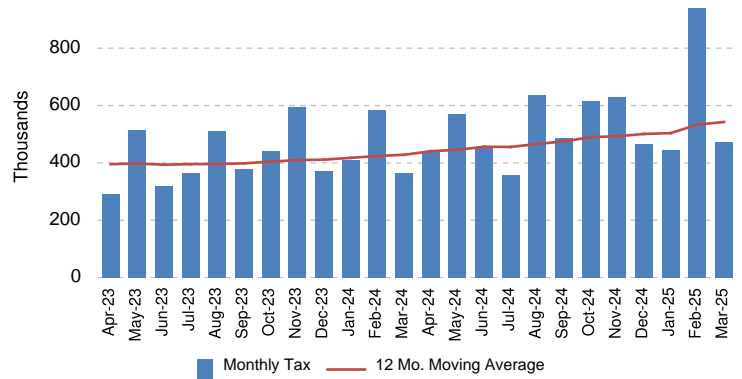
Fund	Original Total Budget	Current Total Budget	Period Activity	Fiscal Activity	Variance Favorable (Unfavorable)
100 - General Fund	171,401.00	171,401.00	6,008.68	2,345,399.00	2,173,998.00
150 - Montgomery PID	600.00	600.00	0.00	17,833.60	17,233.60
200 - Capital Projects	0.00	0.00	-944,608.99	-1,258,380.58	-1,258,380.58
300 - Water & Sewer	0.00	0.00	-32,098.52	560,790.75	560,790.75
400 - MEDC	20,882.00	20,882.00	41,000.83	654,918.09	634,036.09
500 - Debt Service	8,148.00	8,148.00	63,004.71	-166,285.23	-174,433.23
700 - Court Security	5,105.00	5,105.00	896.81	4,178.15	-926.85
710 - Child Safety	101.00	101.00	0.56	28.55	-72.45
720 - Truancy Prevention	7,005.00	7,005.00	878.33	4,109.43	-2,895.57
730 - Jury - Local	126.00	126.00	16.99	78.58	-47.42
750 - Court Technology	5,090.00	5,090.00	835.64	3,021.02	-2,068.98
800 - Hotel Occupancy	40.00	40.00	284.85	1,501.17	1,461.17
850 - Police Asset	0.00	0.00	56.24	356.28	356.28
860 - Shop w/a Cop	10.00	10.00	20.84	5,681.97	5,671.97
880 - CCPD - Crime Control & Prev	0.00	0.00	59,315.63	59,315.63	59,315.63
<b>Report Surplus (Deficit):</b>	<b>218,508.00</b>	<b>218,508.00</b>	<b>-804,387.40</b>	<b>2,232,546.41</b>	<b>2,014,038.41</b>

## SALES TAX SNAPSHOT Montgomery Mar-25

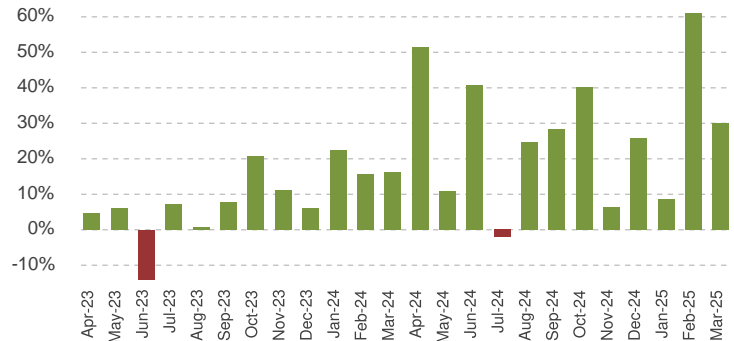
### Sales Tax Net Payments

FY Mo.	FY2024	FY2025	YoY % Change
Oct	\$ 440,686	\$ 617,255	40.1%
Nov	\$ 593,535	\$ 631,085	6.3%
Dec	\$ 371,287	\$ 467,262	25.8%
Jan	\$ 408,207	\$ 443,735	8.7%
Feb	\$ 582,824	\$ 939,012	61.1%
Mar	\$ 363,747	\$ 472,785	30.0%
Apr	\$ 441,669		
May	\$ 569,427		
Jun	\$ 449,977		
Jul	\$ 356,246		
Aug	\$ 636,689		
Sep	\$ 486,519		
FYTD	\$ 2,760,286	\$ 3,571,134	29.4%
FY Total	\$ 5,700,814		

### Sales Tax Net Payments Trend



### Sales Tax Net Payments Change - YoY



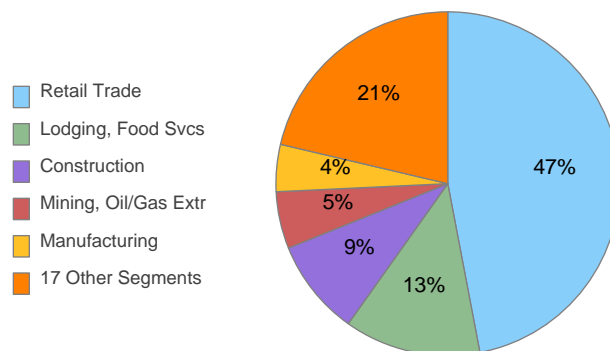
### Top 10 Taxpayers

Rank	Company	FYTD Collections	% Total
1	KROGER TEXAS L.P.		
2	HOME DEPOT U.S.A. INC.		
3	MCCOY CORPORATION		
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		\$ 1,409,581	38.7%
6711	Other Large Companies	\$ 2,166,286	59.5%
Small Companies/Other		\$ 62,640	1.7%
Single Local Tax Rate (SLT)		\$ 5,093	0.1%
Total		\$ 3,643,601	100.0%

### Industry Segment Collections Trend - YoY % Chg

SEGMENT	Oct	Nov	Dec	Jan	Feb	Mar
Retail Trade	52.6%	-25.9%	34.5%	45.9%	111.0%	66.5%
Lodging, Food Svcs	8.8%	6.3%	33.5%	26.4%	10.8%	22.8%
Construction	-7.0%	36.5%	-26.1%	-73.3%	26.2%	-47.9%
Mining, Oil/Gas Extr	136.8%	196.2%	-69.9%	-16.8%	-100.0%	113.4%
Information excl. Telecom	15.8%	1.5%	31.0%	26.6%	32.4%	35.1%
All Others	6.3%	14.7%	31.8%	-18.9%	20.1%	11.5%
Total Collections	40.2%	5.2%	25.7%	8.6%	60.8%	27.3%

### Sales Tax Collections by Industry Segment



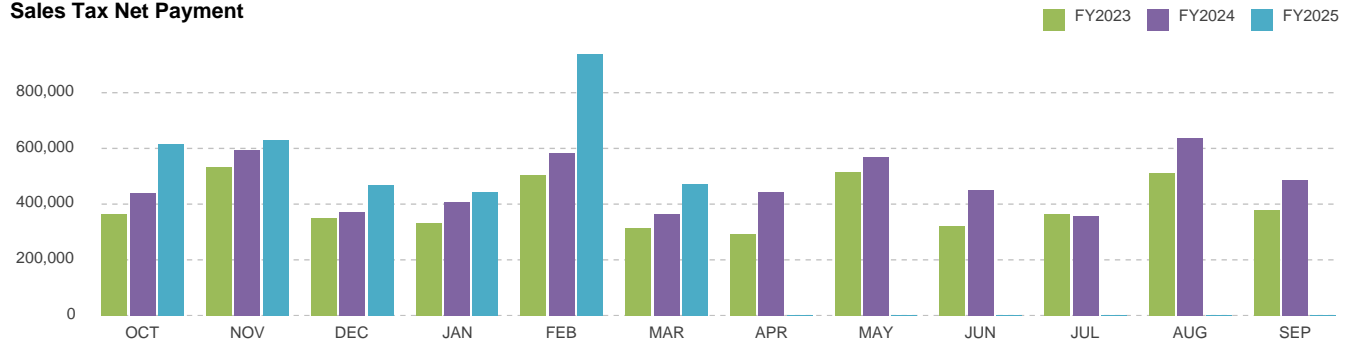
## Montgomery - Sales Tax Net Payment Trend

	FISCAL YEAR				
	2021	2022	2023	2024	2025
Oct	\$ 227,918	\$ 274,763	\$ 364,693	\$ 440,686	\$ 617,255
Nov	\$ 416,557	\$ 540,960	\$ 534,537	\$ 593,535	\$ 631,085
Dec	\$ 229,774	\$ 288,958	\$ 349,954	\$ 371,287	\$ 467,262
Jan	\$ 246,167	\$ 281,477	\$ 333,333	\$ 408,207	\$ 443,735
Feb	\$ 450,079	\$ 610,440	\$ 504,516	\$ 582,824	\$ 939,012
Mar	\$ 306,202	\$ 318,775	\$ 313,269	\$ 363,747	\$ 472,785
Apr	\$ 215,207	\$ 278,593	\$ 291,741	\$ 441,669	
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	\$ 3,571,134

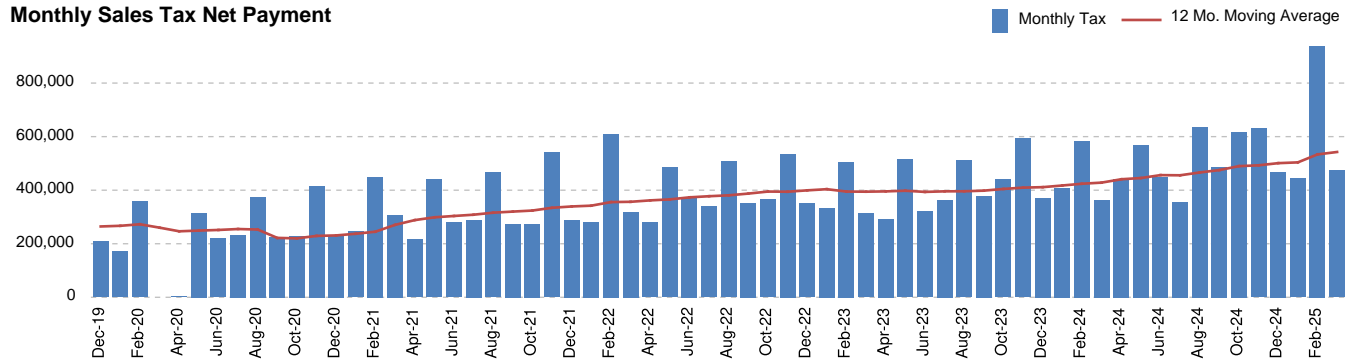
YoY Change                      21.0%                      2.8%                      19.3%                      na

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%
\$ 109,037	30.0%	\$ 810,848	29.4%

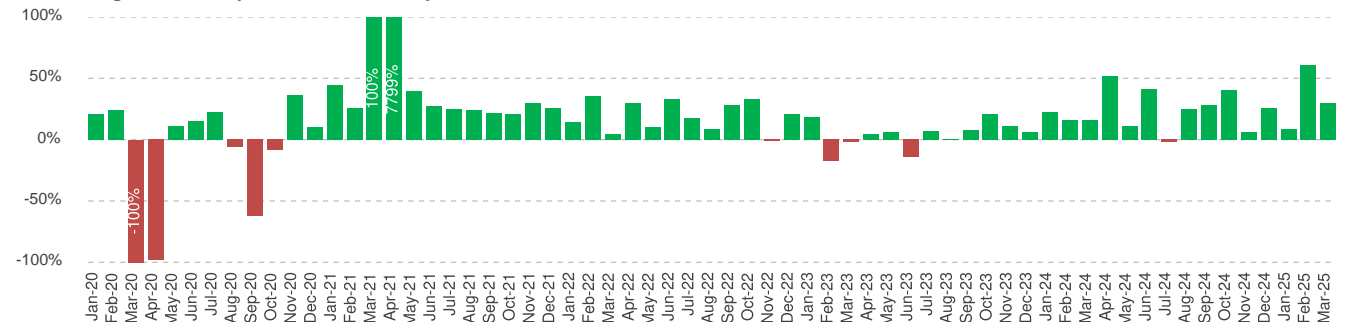
## Sales Tax Net Payment



## Monthly Sales Tax Net Payment



## YoY Change in Monthly Sales Tax Net Payment





# **Montgomery** **SALES TAX PAYMENT DETAIL**

**Mar-25**

Fiscal Year: Oct-Sep

<b>COLLECTIONS</b>	<b>Mar-24</b>	<b>Mar-25</b>	<b>Chg. \$</b> <b>Chg. %</b>	<b>Prior</b> <b>FYTD</b>	<b>Current</b> <b>FYTD</b>	<b>Chg. \$</b> <b>Chg. %</b>
<b>Current Period</b>	<b>347,164</b>	<b>435,546</b>	<b>88,382</b> <b>25.5%</b>	<b>2,638,714</b>	<b>3,121,963</b>	<b>483,249</b> <b>18.3%</b>
Prior Period	12,488	5,038	(7,451) -59.7%	66,620	42,588	(24,032) -36.1%
Future Period		6,272	6,272 0.0%	35,147	148,487	113,340 322.5%
Audit	2,667	20,483	17,815 667.9%	47,004	283,773	236,769 503.7%
Unidentified	84	82	(2) -1.8%	951	1,244	293 30.9%
Single Local Tax Rate	4,131	5,093	962 23.3%	27,831	45,545	17,714 63.6%
<b>TOTAL</b>	<b>366,535</b>	<b>472,514</b>	<b>105,979</b> <b>28.9%</b>	<b>2,816,267</b>	<b>3,643,601</b>	<b>827,334</b> <b>29.4%</b>
Service Fee	(7,331)	(9,450)	(2,120) 28.9%	(56,325)	(72,872)	(16,547) 29.4%
Current Retained	(7,184)	(9,261)	(2,077) 28.9%	(55,199)	(71,415)	(16,216) 29.4%
Prior Retained	11,727	18,983	7,255 61.9%	55,544	71,820	16,276 29.3%
<b>NET PAYMENT</b>	<b>363,747</b>	<b>472,785</b>	<b>109,037</b> <b>30.0%</b>	<b>2,760,286</b>	<b>3,571,134</b>	<b>810,848</b> <b>29.4%</b>

**Montgomery**  
**TOP 30 COMPANIES RANK and CHANGE SUMMARY**  
**Mar-25**

Fiscal Year: Oct-Sep

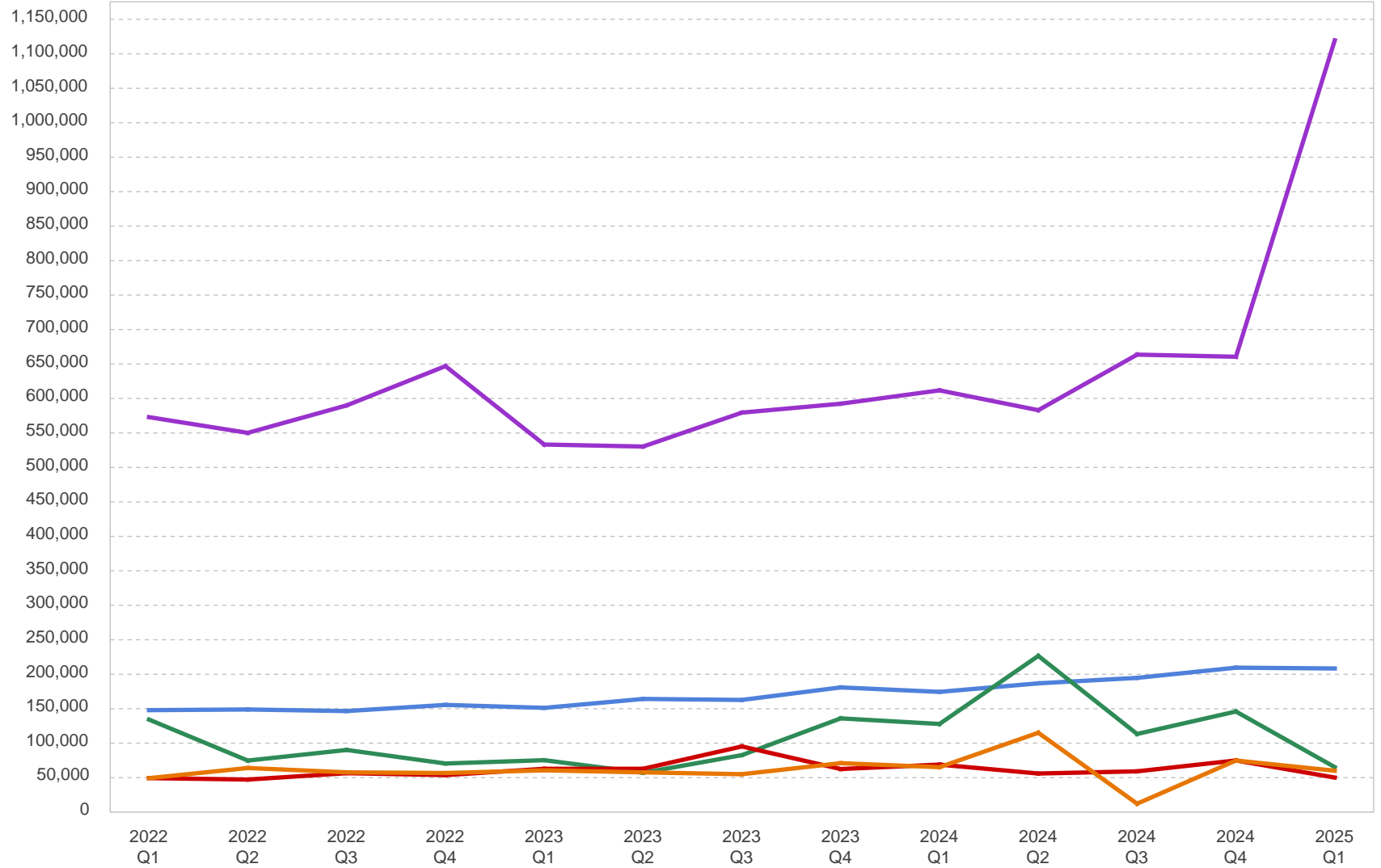
Rank*	Company	NAICS Key	Prior Fiscal YTD Sales Tax Collections	Current Fiscal YTD Sales Tax Collections	Change \$	Change %	Current Fiscal YTD % Total Collections
1	KROGER TEXAS L.P.	9					
2	HOME DEPOT U.S.A. INC.	9					
3	MCCOY CORPORATION	9					
4	PATTERSON-UTI DRILLING COMPANY LLC	2					
5	THE OTHER SIDE INC.	22					
6	GOOGLE LLC	11					
7	ENTERGY TEXAS INC.	3					
8	RISE COLLECTIVE LLC	4					
9	AZZIP ENTERPRISES INC.	22					
10	BROOKSHIRE BROTHERS INC.	9					
<b>TOP 10 LARGE** COMPANIES</b>			<b>964,428</b>	<b>1,409,581</b>	<b>445,153</b>	<b>46.2%</b>	<b>38.7%</b>
11	EMJ CONSTRUCTION LLC	4					
12	AMAZON.COM SERVICES LLC (MARKETPLACE)	9					
13	MCKINNEY RESTAURANT 21141 LLC	22					
14	K. HOVNANIAN OF HOUSTON II L.L.C.	4					
15	WHALECO INC	9					
16	SCHULTZ PET SUPPLY LLC	9					
17	JIM'S HARDWARE INC.	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					
<b>TOP 30 LARGE COMPANIES</b>			<b>1,382,675</b>	<b>1,993,373</b>	<b>610,698</b>	<b>44.2%</b>	<b>54.7%</b>
<b>TOP 100 LARGE COMPANIES</b>			<b>1,969,425</b>	<b>2,692,342</b>	<b>722,917</b>	<b>36.7%</b>	<b>73.9%</b>
<b>6,620 OTHER LARGE COMPANIES</b>			<b>809,499</b>	<b>883,525</b>	<b>74,025</b>	<b>9.1%</b>	<b>24.2%</b>
<b>SMALL COMPANIES \&amp; OTHER</b>			<b>9,511</b>	<b>22,189</b>	<b>12,677</b>	<b>133.3%</b>	<b>0.6%</b>
<b>SINGLE LOCAL TAX RATE COLLECTIONS (SLT)</b>			<b>27,831</b>	<b>45,545</b>	<b>17,714</b>	<b>63.6%</b>	<b>1.3%</b>
<b>TOTAL COLLECTIONS</b>			<b>2,816,267</b>	<b>3,643,601</b>	<b>827,334</b>	<b>29.4%</b>	<b>100.0%</b>
<b>STATE COMPTROLLER FEES</b>			<b>55,981</b>	<b>72,467</b>	<b>16,486</b>	<b>29.4%</b>	<b>2.0%</b>
<b>NET PAYMENTS</b>			<b>2,760,286</b>	<b>3,571,134</b>	<b>810,848</b>	<b>29.4%</b>	<b>98.0%</b>

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

\*\* Businesses whose detailed sales tax data is available

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# INDUSTRY SEGMENT SALES TAX TREND Montgomery



Retail Trade	572,946	550,144	590,016	646,939	533,213	530,337	579,498	592,419	611,805	583,066	663,619	660,569	1,119,531
Lodging, Food Svcs	147,903	148,876	146,606	155,490	151,234	164,164	162,731	180,883	174,418	186,799	194,754	209,537	208,378
Construction	134,245	74,771	90,158	70,517	75,304	57,089	82,671	135,985	127,861	226,644	113,363	145,935	65,304
Wholesale Trade	49,328	47,245	56,490	53,706	62,843	62,853	95,271	62,483	68,924	56,004	59,150	74,952	50,130
Manufacturing	49,246	64,000	57,707	56,679	60,635	57,685	54,981	70,994	65,187	115,117	12,215	74,845	60,035



**Montgomery**  
**INDUSTRY SEGMENT RANK & CHANGE**  
**Mar-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	49.8%	1,204,225	1,780,099	575,875	47.8%
Lodging, Food Svcs	11.7%	355,301	417,916	62,615	17.6%
Construction	5.9%	263,845	211,238	(52,607)	-19.9%
Mining, Oil/Gas Extr	6.0%	115,606	213,509	97,903	84.7%
Information excl. Telecom	4.6%	132,268	162,869	30,601	23.1%
<b>Top 5</b>	<b>77.9%</b>	<b>2,071,245</b>	<b>2,785,631</b>	<b>714,386</b>	<b>34.5%</b>
Manufacturing	3.8%	136,181	134,880	(1,300)	-1.0%
Wholesale Trade	3.5%	131,407	125,082	(6,325)	-4.8%
Admin, Support, Waste Mgmt	2.4%	78,211	85,152	6,941	8.9%
Prof, Scientific, Tech Svcs	3.2%	63,595	112,730	49,135	77.3%
Telecom	2.2%	79,591	80,233	642	0.8%
Utilities	2.2%	68,292	77,244	8,952	13.1%
Other Services	1.8%	60,830	64,498	3,669	6.0%
Real Estate, Rental, Leasing	1.0%	29,602	34,570	4,968	16.8%
Financial, Insurance	0.9%	25,783	30,599	4,816	18.7%
Ag, Forestry, Fishing, Hunting	0.2%	7,865	6,555	(1,310)	-16.7%
Recreation, Arts, Entmt	0.2%	8,646	6,616	(2,030)	-23.5%
Transportation, Warehousing	0.3%	6,265	9,556	3,290	52.5%
Unidentified	0.4%	2,870	12,522	9,653	336.4%
Education Services	0.1%	2,607	3,030	423	16.2%
Health Care, Social Assistance	0.1%	2,870	3,493	623	21.7%
Public Admin	0.1%	2,627	3,015	388	14.8%
Company, Enterprise Mgmt	0.0%	438	460	22	5.0%
<b>All Other</b>	<b>22.1%</b>	<b>707,679</b>	<b>790,236</b>	<b>82,556</b>	<b>11.7%</b>
<b>TOTAL COLLECTIONS</b>	<b>100.0%</b>	<b>2,778,924</b>	<b>3,575,867</b>	<b>796,942</b>	<b>28.7%</b>

INDUSTRY SEGMENT	% Change from same month Prior Year					
	Oct	Nov	Dec	Jan	Feb	Mar
Retail Trade	52.6%	-25.9%	34.5%	45.9%	111.0%	66.5%
Lodging, Food Svcs	8.8%	6.3%	33.5%	26.4%	10.8%	22.8%
Construction	-7.0%	36.5%	-26.1%	-73.3%	26.2%	-47.9%
Mining, Oil/Gas Extr	136.8%	196.2%	-69.9%	-16.8%	-100.0%	113.4%
Information excl. Telecom	15.8%	1.5%	31.0%	26.6%	32.4%	35.1%
All Others	6.3%	14.7%	31.8%	-18.9%	20.1%	11.5%
<b>TOTAL COLLECTIONS</b>	<b>40.2%</b>	<b>5.2%</b>	<b>25.7%</b>	<b>8.6%</b>	<b>60.8%</b>	<b>27.3%</b>

\* Ranked by Current + Prior YTD Collections

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

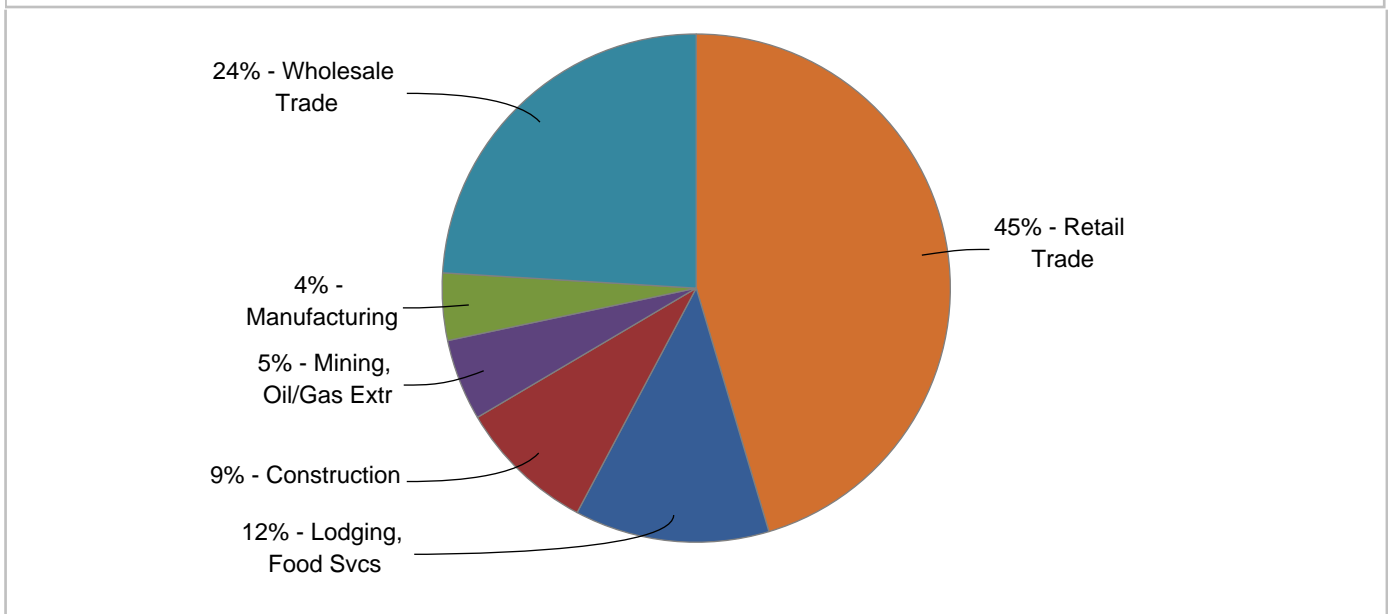
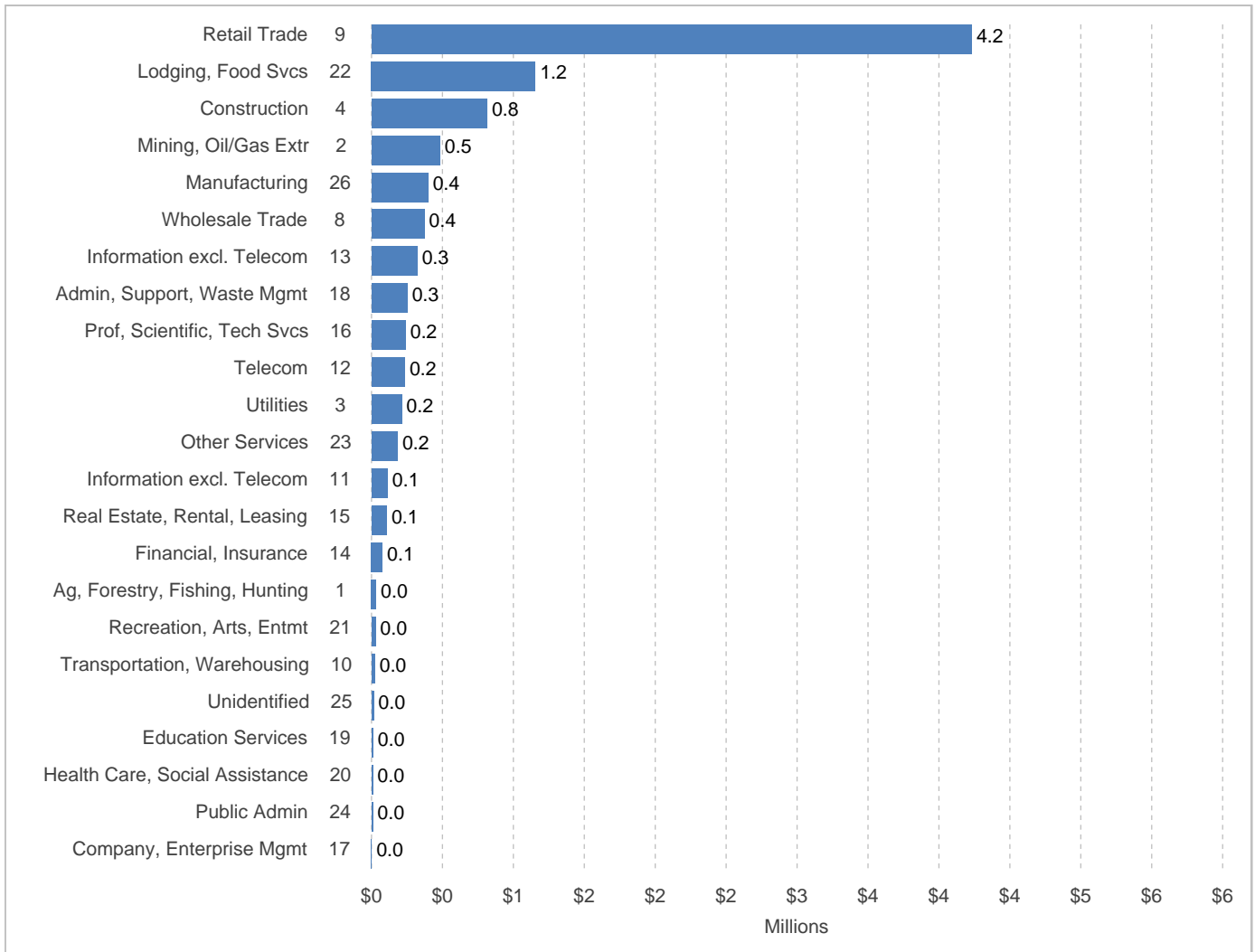
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## Montgomery

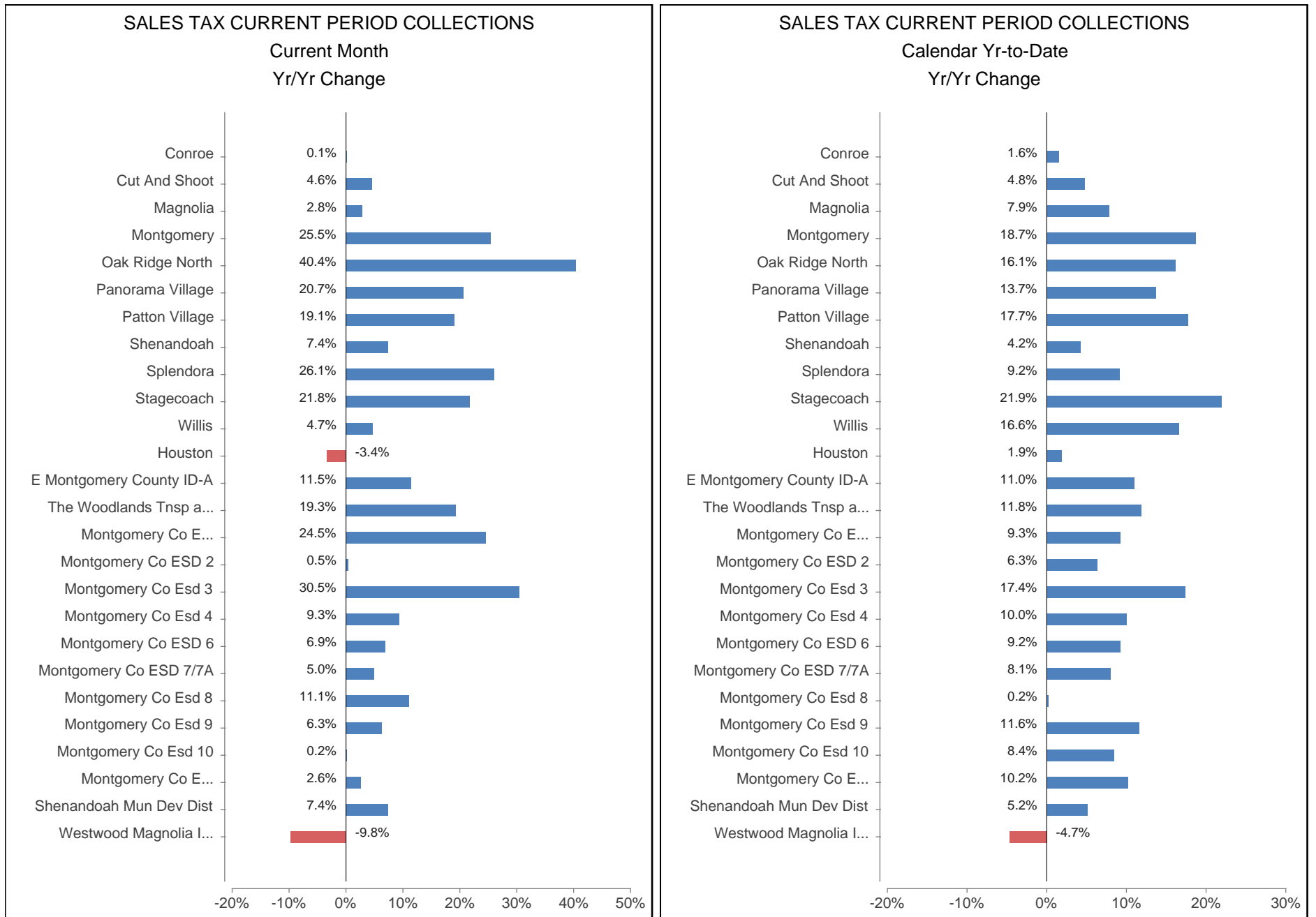
## INDUSTRY SEGMENT SALES TAX RANK &amp; DISTRIBUTION

(Prior Fiscal Year + Current Fiscal Year-to-Date)

Mar-25



# SALES TAX TREND MONTGOMERY COUNTY Mar-25





**NAICS KEY**

<b>Code</b>	<b>Industry Segment</b>
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 – March 2025

### UTILITY ACCOUNT ARREARS

	60 Days	90 Days	120+ Days
<b>Amount</b>	\$178.57	\$402.34	\$23,258.43
<b>GRAND TOTAL:</b>			<b>\$23,839.34</b>

### MONTHLY PERMIT TRANSACTIONS

Type	Revenue	Permit Count
Building-Residential Addition, Generators	\$ 39,880.61	37
Plumbing	\$ 3,200.00	13
Irrigation	\$ 1,750.00	14
Building-Commercial Remodel	\$ 700.00	4
Solar	\$ 450.00	1
Pool	\$ 900.00	2
Sign	\$ -	0
Mechanical	\$ 1,200.00	5
Electrical	\$ 5,150.00	21
<b>TOTAL</b>	<b>\$ 53,230.61</b>	<b>97</b>

### UTILITY SERVICE ACCOUNTS

New Water Accts.	24
Disconnected Water Accts.	21
<b>Total Number of Active Accts.</b>	<b>1191</b>



City of Montgomery, TX

# Receipt Listing by Product Code

## General Ledger Distribution Account Summary

Item 20.

Date Range: 03/01/2025 - 03/31/2025

Distribution GL Account Number	Distribution Amount
<b>Fund: 100</b>	
100-00-14110-0000000 - Building Permits/MEP	-53,230.61
100-00-14120-0000000 - Vendor/Beverage Permits	-25.00
100-00-14140-0000000 - Plats, Zoning, Misc.	-500.00
100-00-14150-0000000 - Culverts	-891.25
100-00-14210-0000000 - Community Building Rental	-1,200.00
100-00-14230-0000000 - Right of Way Use Fees	-1,570.45
100-00-14570-0000000 - Leose Funds - PD	-3,035.65
100-00-14650-0000000 - Unanticipated Income	-54,021.63
100-00-14660-0000000 - Credit Card Fees	-2,007.23
100-10-16102-0000000 - Legal Notices & Publications	-1,412.00
100-12009-00000 - Community Building Rental Deposits	-750.00
100-12010-00000 - Festival Deposits	-410.00
100-12030-00000 - Sales Tax Payable	-7.56
<b>100 Subtotal:</b>	-119,061.38
<b>Fund: 300</b>	
300-00-34220-0000000 - Solid Waste Revenue	-11.79
300-00-34470-0000000 - Miscellaneous Revenue & ETS Revenue	-1,062.50
300-12030-00000 - Sales Tax Payable	-0.96
<b>300 Subtotal:</b>	-1,075.25
<b>Grand Total:</b>	-120,136.63



**CITY COUNCIL AGENDA**  
**Regular Meeting: April 22, 2025**

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**AGENDA ITEM:**

March 2025 - Police Department Report

**SUBMITTED BY:** Chief Anthony Solomon

**APPROVED FOR AGENDA:** Chief Anthony Solomon

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**BACKGROUND:**

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**FISCAL ANALYSIS:**

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**RECOMMENDATION:**



# Montgomery Police Department

## Chief: Anthony Solomon



### **Activity Report**

March 1, 2025 – March 31, 2025

#### **Patrol Division**

• Calls for Service	-	237
• Total Reports	-	60
• Citations Issued	-	230
• Warnings Issued	-	382
• Arrests	-	32
• Accidents	-	10

#### **Investigation Division**

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

#### **Breakdown by Offense Category**

• DWI	-	8
• Driving While DL Invalid	-	3
• Drug Arrests	-	16
• Warrant Arrests	-	3
• Fraudulent ID	-	1
• Tamper w/ID Number	-	1
• Fraud	-	1
• Deadly Conduct	-	1
• Terroristic Threat	-	1
• Theft	-	5

#### **Personnel/Training**

- Organization Leadership, courage and Character – Sgt Bauer
- Money Laundering and Digital Payment Methods – Sgt McRae
- Child Abuse Prevention and Investigations – Officer Galindo
- Use of Force – Officer Galindo
- Arrest, search and seizure – Officer Galindo
- Sexual Assault / Family Violence Investigator – Officer Pagan

#### **Major Incidents**

- No major incidents occurred in March.

#### **Upcoming Events**

- Citizens Police Academy began April 2<sup>nd</sup>

**Traffic and Safety Initiatives**

- The Police Department is in the process of implementing several new traffic and safety initiatives in the coming month, including another wave of Impaired Driving Mobilization in May.



**CITY COUNCIL AGENDA**  
**Regular Meeting: April 22, 2025**

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**AGENDA ITEM:**

Building Official Report for March 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

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**BACKGROUND:**

Attached are the following items:

Issued Building Permits Report

Closed Building Permits Report

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**FISCAL ANALYSIS:**

N/A

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**RECOMMENDATION:**

Approval of the Building Official Report for March 2025

Permit Number	Permit Type	Address	Issued Date	Fees Paid	Item 22.
MTG24-00037SNE	Electrical	22548 Texas 105, Montgomery, TX 77356	03/03/2025	\$400.00	
MTG24-00100IRR	Lawn Sprinkler	209 Peninsula Point Drive, Montgomery, TX 77356	03/10/2025	\$125.00	
MTG24-00109M	Mechanical	164 Peninsula Point Drive, Montgomery, TX 77356	03/14/2025	\$200.00	
MTG24-00138PLUM	Plumbing	127 Harley Drive, Montgomery, TX 77356	03/04/2025	\$275.00	
MTG24-00149IRR	Lawn Sprinkler	193 Peninsula Point Drive, Montgomery, TX 77356	03/06/2025	\$125.00	
MTG24-00150IRR	Lawn Sprinkler	187 Peninsula Point Drive, Montgomery, TX 77356	03/06/2025	\$125.00	
MTG24-00162IRR	Lawn Sprinkler	208 Longhorn Run Drive, Montgomery, TX 77356	03/12/2025	\$125.00	
MTG24-00163IRR	Lawn Sprinkler	212 Longhorn Run Drive, Montgomery, TX 77356	03/18/2025	\$125.00	
MTG24-00164IRR	Lawn Sprinkler	216 Longhorn Run Drive, Montgomery, TX 77356	03/12/2025	\$125.00	
MTG24-00165IRR	Lawn Sprinkler	220 Longhorn Run Drive, Montgomery, TX 77356	03/12/2025	\$125.00	
MTG24-00166	Detached Single Family	224 Longhorn Run Drive, Montgomery, TX 77356	03/17/2025	\$1,624.00	
MTG24-00166ELE	Electrical	224 Longhorn Run Drive, Montgomery, TX 77356	03/24/2025	\$275.00	
MTG24-00166P	Plumbing	224 Longhorn Run Drive, Montgomery, TX 77356	03/27/2025	\$275.00	
MTG24-00188IRR	Lawn Sprinkler	198 Longhorn Run Drive, Montgomery, TX 77356	03/12/2025	\$125.00	
MTG24-00194IRR	Lawn Sprinkler	507 Ruby Bend Lane, Montgomery, TX 77356	03/12/2025	\$125.00	
MTG24-00195IRR	Lawn Sprinkler	511 Ruby Bend Lane, Montgomery, TX 77356	03/12/2025	\$125.00	
MTG24-00201IRR	Lawn Sprinkler	515 Ruby Bend Lane, Montgomery, TX 77356	03/18/2025	\$125.00	
MTG24-00202IRR	Lawn Sprinkler	519 Ruby Bend Lane, Montgomery, TX 77356	03/12/2025	\$125.00	
MTG24-00216IRR	Lawn Sprinkler	503 Ruby Bend Lane, Montgomery, TX 77356	03/17/2025	\$125.00	
MTG24-00217	Detached Single Family	181 Peninsula Point Drive, Montgomery, TX 77356	03/26/2025	\$2,917.61	
MTG24-00223	Detached Single Family	197 Peninsula Point Drive, Montgomery, TX 77356	03/24/2025	\$2,434.00	
MTG24-00223M	Mechanical	197 Peninsula Point Drive, Montgomery, TX 77356	03/18/2025	\$200.00	
MTG25-00002GEN	Generator	290 Berkley Drive, Montgomery, TX 77356	03/17/2025	\$450.00	
MTG25-00002GENE	Electrical	290 Berkley Drive, Montgomery, TX 77356	03/14/2025	\$200.00	
MTG25-00002GENP	Plumbing	290 Berkley Drive, Montgomery, TX 77356	03/14/2025	\$200.00	
MTG25-00002SOL	Solar Panel	274 Peninsula Point Drive, Montgomery, TX 77356	03/03/2025	\$525.00	
MTG25-00002SOLE	Electrical	274 Peninsula Point Drive, Montgomery, TX 77356	03/03/2025	\$200.00	
MTG25-00005O	New Occupancy Permit	308 Pond Street D, Montgomery, TX 77356	03/12/2025	\$175.00	
MTG25-00006O	New Occupancy Permit	22016 Eva Street C, Montgomery, TX 77356	03/21/2025	\$175.00	
MTG25-00007O	New Occupancy Permit	305 Prairie Street, Montgomery, TX 77356	03/27/2025	\$175.00	
MTG25-00021M	Mechanical	22836 Farm to Market 1097, Montgomery, TX 77356	03/27/2025	\$200.00	
MTG25-00024	Detached Single Family	144 Peninsula Point Drive, Montgomery, TX 77356	03/24/2025	\$2,209.00	
MTG25-00026E	Electrical	308 Pond Street #D, Montgomery, TX 77356	03/13/2025	\$200.00	
MTG25-00030	Pool / Hot Tub - Residential	910 Clepper Drive, Montgomery, TX 77356	03/06/2025	\$450.00	
MTG25-00032P	Plumbing	20821 Eva Street Suite K, Montgomery, TX 77356	03/25/2025	\$125.00	
MTG25-00033E	Electrical	14259 Liberty Street D, Montgomery, TX 77356	03/24/2025	\$125.00	
MTG25-00035E	Electrical	603 Amber Falls Drive, Montgomery, TX 77356	03/04/2025	\$275.00	
MTG25-00035P	Plumbing	603 Amber Falls Drive, Montgomery, TX 77356	03/04/2025	\$275.00	
MTG25-00036	Detached Single Family	609 Amber Falls Drive, Montgomery, TX 77356	03/17/2025	\$1,849.00	
MTG25-00036E	Electrical	609 Amber Falls Drive, Montgomery, TX 77356	03/04/2025	\$275.00	
MTG25-00036P	Plumbing	609 Amber Falls Drive, Montgomery, TX 77356	03/04/2025	\$275.00	

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MTG25-00037	Detached Single Family	613 Amber Falls Drive, Montgomery, TX 77356	03/17/2025	\$1,624.00
MTG25-00038	Pool / Hot Tub - Residential	819 College Street, Montgomery, TX 77356	03/18/2025	\$450.00
MTG25-00038E	Electrical	819 College Street, Montgomery, TX 77356	03/27/2025	\$200.00
MTG25-00040E	Electrical	282 Peninsula Point Drive, Montgomery, TX 77356	03/19/2025	\$200.00
MTG25-00041ModelHome	Detached Single Family	244 South Rose Marie Lane, Montgomery, TX 77356	03/05/2025	\$1,849.00
MTG25-00042	Detached Single Family	359 West Rose Marie Lane, Montgomery, TX 77356	03/05/2025	\$1,849.00
MTG25-00043	Detached Single Family	355 West Rose Marie Lane, Montgomery, TX 77356	03/05/2025	\$1,624.00
MTG25-00044	Detached Single Family	435 East Rose Marie Lane, Montgomery, TX 77356	03/05/2025	\$2,044.00
MTG25-00045	Detached Single Family	439 East Rose Marie Lane, Montgomery, TX 77356	03/06/2025	\$1,849.00
MTG25-00046	Detached Single Family	443 East Rose Marie Lane, Montgomery, TX 77356	03/06/2025	\$1,849.00
MTG25-00047	Detached Single Family	447 East Rose Marie Lane, Montgomery, TX 77356	03/06/2025	\$1,624.00
MTG25-00048	Detached Single Family	451 East Rose Marie Lane, Montgomery, TX 77356	03/06/2025	\$2,209.00
MTG25-00049	Detached Single Family	448 East Rose Marie Lane, Montgomery, TX 77356	03/06/2025	\$1,849.00
MTG25-00049E	Electrical	448 East Rose Marie Lane, Montgomery, TX 77356	03/26/2025	\$275.00
MTG25-00050	Detached Single Family	367 West Rose Marie Lane, Montgomery, TX 77356	03/06/2025	\$1,624.00
MTG25-00051	Detached Single Family	363 West Rose Marie Lane, Montgomery, TX 77356	03/06/2025	\$1,849.00
MTG25-00051E	Electrical	363 West Rose Marie Lane, Montgomery, TX 77356	03/26/2025	\$275.00
MTG25-00052	Accessory Building Permit	106 Kings Lane A, Montgomery, TX 77356	03/03/2025	\$2,044.00
MTG25-00052E	Electrical	106 Kings Lane A, Montgomery, TX 77356	03/26/2025	\$125.00
MTG25-00052P	Plumbing	106 Kings Lane A, Montgomery, TX 77356	03/10/2025	\$125.00
MTG25-00055	Residential Addition	914 College Street, Montgomery, TX 77356	03/13/2025	\$770.00
MTG25-00055E	Electrical	914 College Street, Montgomery, TX 77356	03/17/2025	\$275.00
MTG25-00055M	Mechanical	914 College Street, Montgomery, TX 77356	03/20/2025	\$200.00
MTG25-00055P	Plumbing	914 College Street, Montgomery, TX 77356	03/18/2025	\$275.00
MTG25-00056	Detached Single Family	229 Peninsula Point Drive, Montgomery, TX 77356	03/10/2025	\$2,450.00
MTG25-00056E	Electrical	229 Peninsula Point Drive, Montgomery, TX 77356	03/17/2025	\$275.00
MTG25-00056P	Plumbing	229 Peninsula Point Drive, Montgomery, TX 77356	03/20/2025	\$275.00
MTG25-00057	Residential Addition	110 Harley Drive, Montgomery, TX 77356	03/07/2025	\$770.00
MTG25-00060	Residential Addition	224 Peninsula Point Drive, Montgomery, TX 77356	03/17/2025	\$770.00
MTG25-00062	Detached Single Family	665 Amber Falls Drive, Montgomery, TX 77356	03/31/2025	\$1,849.00
MTG25-00062E	Electrical	665 Amber Falls Drive, Montgomery, TX 77356	03/24/2025	\$275.00
MTG25-00062P	Plumbing	665 Amber Falls Drive, Montgomery, TX 77356	03/27/2025	\$275.00
MTG25-00070IRR	Lawn Sprinkler	811 Caroline Street, Montgomery, TX 77356	03/11/2025	\$125.00
MTG25-00071	Detached Single Family	266 Peninsula Point Drive, Montgomery, TX 77356	03/17/2025	\$2,344.00
MTG25-00072	Detached Single Family	233 Peninsula Point Drive, Montgomery, TX 77356	03/17/2025	\$2,344.00
MTG25-00072E	Electrical	233 Peninsula Point Drive, Montgomery, TX 77356	03/24/2025	\$275.00
MTG25-00072P	Plumbing	233 Peninsula Point Drive, Montgomery, TX 77356	03/20/2025	\$275.00
MTG25-00077Model	Detached Single Family	126 Plott Hound Drive, Montgomery, TX 77316	03/19/2025	\$2,877.00
MTG25-00081	Mobile Home in Approved Park	7 Powell Circle, Montgomery, TX 77316	03/26/2025	\$250.00
MTG25-00083	Pool / Hot Tub - Residential	160 Peninsula Point Drive, Montgomery, TX 77356	03/25/2025	\$450.00



Permit Number	Permit Issuance Date	Completion Date	Property Address	Permit Type Name	Subdivision	Owner	
MTG24-00102	08/20/2024	03/04/2025	205 Peninsula Point Drive, Montgomery	Detached Single Family	Waterstone on Lake Conroe-2	Stonefield Houston LLC	Item 22.
MTG24-00102E	07/22/2024	03/04/2025	205 Peninsula Point Drive, Montgomery	Electrical	Waterstone on Lake Conroe-2	Stonefield Houston LLC	
MTG24-00102IRR	12/05/2024	03/04/2025	205 Peninsula Point Drive, Montgomery	Lawn Sprinkler	Waterstone on Lake Conroe-2	Stonefield Houston LLC	
MTG24-00102M	09/26/2024	03/04/2025	205 Peninsula Point Drive, Montgomery	Mechanical	Waterstone on Lake Conroe-2	Stonefield Houston LLC	
MTG24-00102P	07/22/2024	03/04/2025	205 Peninsula Point Drive, Montgomery	Plumbing	Waterstone on Lake Conroe-2	Stonefield Houston LLC	
MTG24-00103	07/30/2024	03/04/2025	165 Peninsula Point Drive, Montgomery	Detached Single Family	Waterstone	Stonefield Houston LLC	
MTG24-00103E	07/22/2024	03/04/2025	165 Peninsula Point Drive, Montgomery	Electrical	Waterstone	Stonefield Houston LLC	
MTG24-00103IRR	11/07/2024	03/04/2025	165 Peninsula Point Drive, Montgomery	Lawn Sprinkler	Waterstone	Stonefield Houston LLC	
MTG24-00103M	09/18/2024	03/04/2025	165 Peninsula Point Drive, Montgomery	Mechanical	Waterstone	Stonefield Houston LLC	
MTG24-00103P	07/22/2024	03/04/2025	165 Peninsula Point Drive, Montgomery	Plumbing	Waterstone	Stonefield Houston LLC	
MTG24-00124	09/10/2024	03/05/2025	118 Longhorn Run Drive, Montgomery	Detached Single Family	Montgomery Bend Section 1	Pulte Homes of Texas	
MTG24-00124E	10/03/2024	03/05/2025	118 Longhorn Run Drive, Montgomery	Electrical	Montgomery Bend Section 1	Pulte Homes of Texas	
MTG24-00124IRR	01/27/2025	03/05/2025	118 Longhorn Run Drive, Montgomery	Lawn Sprinkler	Montgomery Bend Section 1	Pulte Homes of Texas	
MTG24-00124M	10/08/2024	03/05/2025	118 Longhorn Run Dr., Montgomery	Mechanical	Montgomery Bend Section 1	Pulte Homes of Texas	
MTG24-00124P	10/07/2024	03/05/2025	118 Longhorn Run Drive, Montgomery	Plumbing	Montgomery Bend Section 1	Pulte Homes of Texas	
MTG24-00125	09/10/2024	03/10/2025	106 Longhorn Run Drive, Montgomery	Detached Single Family	Montgomery Bend Section 1	Pulte Homes of Texas	
MTG24-00125E	09/18/2024	03/10/2025	106 Longhorn Run Drive, Montgomery	Electrical	Montgomery Bend Section 1	Pulte Homes of Texas	
MTG24-00125IRR	01/27/2025	03/10/2025	106 Longhorn Run Drive, Montgomery	Lawn Sprinkler	Montgomery Bend Section 1	Pulte Homes of Texas	
MTG24-00125M	10/08/2024	03/10/2025	106 Longhorn Run Dr., Montgomery	Mechanical	Montgomery Bend Section 1	Pulte Homes of Texas	
MTG24-00125P	09/13/2024	03/10/2025	106 Longhorn Run Drive, Montgomery	Plumbing	Montgomery Bend Section 1	Pulte Homes of Texas	
MTG24-00090	07/22/2024	03/11/2025	134 Longhorn Run Drive, Montgomery	Detached Single Family	Montgomery Bend Section 2	Pulte Homes of Texas	
MTG24-00090E	07/22/2024	03/11/2025	134 Longhorn Run Drive, Montgomery	Electrical	Montgomery Bend Section 2	Pulte Homes of Texas	
MTG24-00090IRR	11/01/2024	03/11/2025	134 Longhorn Run Drive, Montgomery	Lawn Sprinkler	Montgomery Bend Section 2	Pulte Homes of Texas	
MTG24-00090M	08/26/2024	03/11/2025	134 Longhorn Run Drive, Montgomery	Mechanical	Montgomery Bend Section 2	Pulte Homes of Texas	
MTG24-00090P	07/31/2024	03/11/2025	134 Longhorn Run Drive, Montgomery	Plumbing	Montgomery Bend Section 2	Pulte Homes of Texas	
MTG24-00099	07/24/2024	03/11/2025	154 Longhorn Run Dr., Montgomery	Detached Single Family	Montgomery Bend Section 2	Pulte Homes of Texas	
MTG24-00099E	08/05/2024	03/11/2025	154 Longhorn Run Drive, Montgomery	Electrical	Montgomery Bend Section 2	Pulte Homes of Texas	
MTG24-00099IRR	11/01/2024	03/11/2025	154 Longhorn Run Dr., Montgomery	Lawn Sprinkler	Montgomery Bend Section 2	Pulte Homes of Texas	
MTG24-00099M	09/19/2024	03/11/2025	154 Longhorn Run Drive, Montgomery	Mechanical	Montgomery Bend Section 2	Pulte Homes of Texas	
MTG24-00099P	07/31/2024	03/11/2025	154 Longhorn Run Drive, Montgomery	Plumbing	Montgomery Bend Section 2	Pulte Homes of Texas	
MTG24-00161	10/29/2024	03/11/2025	204 Longhorn Run Drive, Montgomery	Detached Single Family	Montgomery Bend Section 2	Pulte Homes of Texas	
MTG24-00161E	11/07/2024	03/11/2025	204 Longhorn Run Drive, Montgomery	Electrical	Montgomery Bend Section 2	Pulte Homes of Texas	
MTG24-00161IRR	01/31/2025	03/11/2025	204 Longhorn Run Drive, Montgomery	Lawn Sprinkler	Montgomery Bend Section 2	Pulte Homes of Texas	
MTG24-00161M	12/30/2024	03/11/2025	204 Longhorn Run Drive, Montgomery	Mechanical	Montgomery Bend Section 2	Pulte Homes of Texas	
MTG24-00161P	11/08/2024	03/11/2025	204 Longhorn Run Drive, Montgomery	Plumbing	Montgomery Bend Section 2	Pulte Homes of Texas	
MTG24-00111	08/08/2024	03/12/2025	162 Longhorn Run Dr., Montgomery	Detached Single Family	Montgomery Bend Section 2	Pulte Homes of Texas	
MTG24-00111E	08/13/2024	03/12/2025	162 Longhorn Run Dr., Montgomery	Electrical	Montgomery Bend Section 2	Pulte Homes of Texas	
MTG24-00111IRR	11/01/2024	03/12/2025	162 Longhorn Run Dr., Montgomery	Lawn Sprinkler	Montgomery Bend Section 2	Pulte Homes of Texas	
MTG24-00111M	08/26/2024	03/12/2025	162 Longhorn Run Dr., Montgomery	Mechanical	Montgomery Bend Section 2	Pulte Homes of Texas	
MTG24-00111P	08/15/2024	03/12/2025	162 Longhorn Run Dr., Montgomery	Plumbing	Montgomery Bend Section 2	Pulte Homes of Texas	
MTG24-00157	10/29/2024	03/14/2025	178 Longhorn Run Drive, Montgomery	Detached Single Family	Montgomery Bend Section 2	Pulte Homes of Texas	
MTG24-00157E	11/01/2024	03/14/2025	178 Longhorn Run Drive, Montgomery	Electrical	Montgomery Bend Section 2	Pulte Homes of Texas	
MTG24-00157IRR	01/31/2025	03/14/2025	178 Longhorn Run Drive, Montgomery	Lawn Sprinkler	Montgomery Bend Section 2	Pulte Homes of Texas	
MTG24-00157M	12/17/2024	03/14/2025	178 Longhorn Run Drive, Montgomery	Mechanical	Montgomery Bend Section 2	Pulte Homes of Texas	
MTG24-00157P	11/12/2024	03/14/2025	178 Longhorn Run Drive, Montgomery	Plumbing	Montgomery Bend Section 2	Pulte Homes of Texas	
MTG24-00158	10/29/2024	03/14/2025	186 Longhorn Run Drive, Montgomery	Detached Single Family	Montgomery Bend Section 2	Pulte Homes of Texas	
MTG24-00158E	11/01/2024	03/14/2025	186 Longhorn Run Drive, Montgomery	Electrical	Montgomery Bend Section 2	Pulte Homes of Texas	
MTG24-00158IRR	01/31/2025	03/14/2025	186 Longhorn Run Drive, Montgomery	Lawn Sprinkler	Montgomery Bend Section 2	Pulte Homes of Texas	
MTG24-00158M	12/12/2024	03/14/2025	186 Longhorn Run Drive, Montgomery	Mechanical	Montgomery Bend Section 2	Pulte Homes of Texas	

MTG24-00158P	11/08/2024	03/14/2025	186 Longhorn Run Drive, Montgomery	Plumbing	Montgomery Bend Section 2	Pulte Homes of Texas	Item 22.
MTG24-00160	10/29/2024	03/17/2025	190 Longhorn Run Drive, Montgomery	Detached Single Family	Montgomery Bend Section 2	Pulte Homes of Texas	
MTG24-00160E	11/01/2024	03/17/2025	190 Longhorn Run Drive, Montgomery	Electrical	Montgomery Bend Section 2	Pulte Homes of Texas	
MTG24-00160IRR	01/31/2025	03/17/2025	190 Longhorn Run Drive, Montgomery	Lawn Sprinkler	Montgomery Bend Section 2	Pulte Homes of Texas	
MTG24-00160M	12/12/2024	03/17/2025	190 Longhorn Run Drive, Montgomery	Mechanical	Montgomery Bend Section 2	Pulte Homes of Texas	
MTG24-00160P	11/12/2024	03/17/2025	190 Longhorn Run Drive, Montgomery	Plumbing	Montgomery Bend Section 2	Pulte Homes of Texas	
MTG24-00108	08/06/2024	03/19/2025	196 Peninsula Point Drive, Montgomery	Detached Single Family	Waterstone on Lake Conroe	K Hovnanian of Houston	
MTG24-00108E	08/19/2024	03/19/2025	196 Peninsula Point Drive, Montgomery	Electrical	Waterstone on Lake Conroe	K Hovnanian of Houston	
MTG24-00108IRR	01/06/2025	03/19/2025	196 Peninsula Point Drive, Montgomery	Lawn Sprinkler	Waterstone on Lake Conroe	K Hovnanian of Houston	
MTG24-00108M	11/06/2024	03/19/2025	196 Peninsula Point Drive, Montgomery	Mechanical	Waterstone on Lake Conroe	K Hovnanian of Houston	
MTG24-00108P	09/20/2024	03/19/2025	196 Peninsula Point Drive, Montgomery	Plumbing	Waterstone on Lake Conroe	K Hovnanian of Houston	
MTG25-00070IRR	03/11/2025	03/19/2025	811 Caroline Street, Montgomery	Lawn Sprinkler		Connie Renouard	
MTG24-00027SN	08/28/2024	03/20/2025	20240 Eva St., Montgomery	Signage			
MTG24-00027SNE	08/23/2024	03/20/2025	20240 Eva St., Montgomery	Electrical			
MTG24-00028SN	09/03/2024	03/20/2025	20240 Eva St., Montgomery	Signage			
MTG24-00028SNE	09/03/2024	03/20/2025	20240 Eva St., Montgomery	Electrical			
MTG25-00026E	03/13/2025	03/20/2025	308 Pond Street #D, Montgomery	Electrical		A & R ECLECTICS & RETAIL LLC	
MTG24-00096	07/24/2024	03/21/2025	166 Longhorn Run Dr., Montgomery	Detached Single Family	Montgomery Bend Section 2	Pulte Homes of Texas	
MTG24-00096E	08/05/2024	03/21/2025	166 Longhorn Run Drive, Montgomery	Electrical	Montgomery Bend Section 2	Pulte Homes of Texas	
MTG24-00096IRR	12/05/2024	03/21/2025	166 Longhorn Run Dr., Montgomery	Lawn Sprinkler	Montgomery Bend Section 2	Pulte Homes of Texas	
MTG24-00096M	09/10/2024	03/21/2025	166 Longhorn Run Dr., Montgomery	Mechanical	Montgomery Bend Section 2	Pulte Homes of Texas	
MTG24-00096P	07/31/2024	03/21/2025	166 Longhorn Run Drive, Montgomery	Plumbing	Montgomery Bend Section 2	Pulte Homes of Texas	
MTG24-00007GEN	09/23/2024	03/25/2025	172 Waterstone Drive, Montgomery	Generator		Alex Taylor	
MTG24-00007GENP	10/01/2024	03/25/2025	172 Waterstone Drive, Montgomery	Plumbing		Alex Taylor	
MTG24-00007SOL	10/04/2024	03/25/2025	118 Scenic Hills Court, Montgomery	Solar Panel		Kort King	
MTG24-00007SOLE	08/19/2024	03/25/2025	118 Scenic Hills Court, Montgomery	Electrical		Kort King	
MTG24-00179E	01/22/2025	03/27/2025	118 Scenic Hills Court, Montgomery	Electrical		Kort and Haley King	
MTG25-00007O	03/27/2025	03/28/2025	305 Prairie Street, Montgomery	New Occupancy Permit			
MTG25-00021M	03/27/2025	03/28/2025	22836 Farm to Market 1097, Montgomery	Mechanical		Will Graves Jr	
MTG25-00005O	03/12/2025	03/31/2025	308 Pond Street D, Montgomery	New Occupancy Permit		A & R ECLECTICS & RETAIL LLC	
Permit Count							
79							