

**Notice of City Council  
AGENDA**

**May 24, 2022 at 6:00 PM**

**NOTICE IS HEREBY GIVEN** that a Meeting of the Montgomery City Council will be held on **Tuesday, May 24, 2022, 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 [www.montgomerytexas.gov](http://www.montgomerytexas.gov) under Agenda/Minutes and then select **Live Stream Page (located at the top of the page)**. The Meeting Agenda Pack will be posted online at [www.montgomerytexas.gov](http://www.montgomerytexas.gov). The meeting will be recorded and uploaded to the City's website.

**CALL TO ORDER**

**INVOCATION**

**PLEDGE OF ALLEGIANCE TO FLAGS**

1. Justice of the Peace Pct. 1 Judge Wayne Mack will administer the Oath of Office to the following duly elected officials from the May 7, 2022, City of Montgomery General Election: Byron Sanford, Mayor; Casey L. Olson, City Council Place 2; and Cheryl Fox, City Council Place 4.
2. Recognition of outgoing Mayor, Sara Countryman;  
  
Recognition of outgoing Councilmembers, Julie Davis and Kevin Lacy.
3. Consideration and possible action to elect the Mayor Pro-Tem for the term of one (1) year as provided by Texas Local Government Code § 22.037(b).

**VISITOR/CITIZENS FORUM:**

Any citizen with business not scheduled on the agenda may speak to the City Council. Prior to speaking, each speaker must be recognized by the Mayor. City Council may not discuss or take any action on an item but may place the issue on a future agenda. The number of speakers along with the time allowed per speaker may be limited.

**CONSENT AGENDA:**

- 4.** Consideration and possible action on the following:
  - a. Approval of the minutes of the Regular City Council Meeting, May 10, 2022.
  - b. Approval of the minutes of the Special Called City Council Meeting, May 17, 2022.
- 5.** Consideration and possible action regarding an Escrow Agreement by and between the City of Montgomery, Texas and Alconcorp, Inc. for a proposed office building at Montgomery Summit Business Park Reserve "A" (Dev. No. 2206).
- 6.** Consideration and possible action regarding an Escrow Agreement by and between the City of Montgomery, Texas and Express Oil Change & Tire Engineers for a proposed automotive service business in The Shoppes at Montgomery Section 2, Reserve "D-1" (Dev. No. 2207).

**CONSIDERATION AND POSSIBLE ACTION:**

- 7.** Consideration and possible action regarding the following:

(a) Review of the Annexation petition by Redbird Meadow Development LLC,

(b) Convene into Public Hearing on the petition to annexation.

(c) AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF MONTGOMERY, TEXAS TO VOLUNTARILY ANNEX BY REQUEST OF THE PROPERTY OWNER APPROXIMATELY 378.2 ACRES OF LAND LOCATED IN ZACHARIAH LANDRUM SURVEY, ABSTRACT NO. 22, MONTGOMERY COUNTY, TEXAS BEING A PORTION OF A 388.5 ACRE TRACT, CONVEYED TO REDBIRD MEADOW DEVELOPMENT, LLC, AS RECORDED UNDER CLERK'S FILE (C.F.) NO. 2021049974 OF THE OFFICIAL PUBLIC RECORDS MONTGOMERY COUNTY (O.P.R.M.C.) INTO THE INCORPORATED MUNICIPAL BOUNDARIES OF THE CITY OF MONTGOMERY, TEXAS INCLUDING THE FOLLOWING: FINDINGS OF FACTS, EFFECTIVE DATE; REPEALER; SEVERABILITY; AND PROPER NOTICE AND MEETING.

- [8.](#) Consideration and possible action on authorizing the City Administrator to approve expenses for replacing lift pumps at Lift Station 3 in the amount of \$37,872.00
- [9.](#) Consideration and possible action regarding calling a Public Hearing for a rezoning request from R1—Single-Family Residential to B—Commercial for 504 Caroline Street, Montgomery, Texas.
- [10.](#) Consideration and possible action on acceptance of a Feasibility Study for Pulte Homes of Texas, LP for a proposed single-family residential development (Dev. No. 2203).
- [11.](#) Consideration and possible action on acceptance of a Feasibility Study for Nantucket Housing for a proposed senior-living and multi-family residential development (Dev. No. 2204).

#### **DEPARTMENTAL REPORTS:**

- [12.](#) City Administrator's Report
- [13.](#) Sales Tax Report
- [14.](#) Municipal Court Report
- [15.](#) Public Works Report
- [16.](#) Financial Report
- [17.](#) Hotel Tax Report
- [18.](#) Montgomery Police Department Report
- [19.](#) Code Enforcement Reports for March 2022 and April 2022
- [20.](#) Utility Report
- [21.](#) Utility Operations Report
- [22.](#) Engineers Report

#### **EXECUTIVE SESSION:**

The City Council reserves the right to discuss any of the items listed specifically under this heading or for any items listed above in executive closed session as permitted by law including if they meet the qualifications in Sections 551.071(consultation with attorney), 551.072 (deliberation regarding real property), 551.073 (deliberation regarding gifts), 551.074 (personnel matters), 551.076 (deliberation



regarding security devices), and 551.087 (deliberation regarding economic development negotiations) of Chapter 551 of the Government Code of the State of Texas.

**POSSIBLE ACTION FROM EXECUTIVE SESSION:**

23. 551.074 (Personnel Matters) Review of the City Administrator Contract

**COUNCIL INQUIRY:**

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

**ADJOURNMENT**

/Nici Browe

City Secretary & Director of Administrative Services

I certify that the attached notice of meeting was posted on the bulletin board at City of Montgomery City Hall, 101 Old Plantersville Road, Montgomery, Texas, on May 20, 2022 at 4:45 p.m. I further certify that the following news media was notified of this meeting as stated above: The Courier

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

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**MINUTES OF REGULAR MEETING OF  
MONTGOMERY CITY COUNCIL  
May 10, 2022, at 6:00 PM**

**CALL TO ORDER**

Mayor Sara Countryman called the meeting to order at 6:00 p.m.

Present:	Sara Countryman	Mayor
	Carol Langley	City Council Place #1
	Kevin Lacy	City Council Place #2
	T.J. Wilkerson	City Council Place #3
	Julie Davis	City Council Place #4
	Byron Sanford	City Council Place #5

Also Present:	Richard Tramm	City Administrator
	Dave McCorquodale	Assistant City Administrator
	Nici Browe	City Secretary & Director of Administrative Services
	Alan Petrov	City Attorney
	Chris Roznovsky, PE	WGA Consulting, City Engineer

**INVOCATION**

Mayor Pro Tem T.J. Wilkerson provided the Invocation.

**PLEDGE OF ALLEGIANCE TO FLAGS**

**VISITOR/CITIZENS FORUM:**

**Terri Woodson** of Waste Management of Texas spoke to City Council and thanked them for their cooperation during her tenure since 2007, and announced her retirement and introduced her replacement, **Tiana Smith**, who has several years of waste management service.

**Larry Reiland** owner of PETZ, pet feed and supply store spoke about a sidewalk he had attempted to pour and install sidewalk, but was stopped by Police, Code Enforcement a big show. He provided pictures of the state of the stopped work and urged staff to do the right thing and allow him to continue to pour and finish, and stop the abuse of power.

**Mayor Sara Countryman** stated that she would take the privilege of asking both Kevin Lacy and Julie Davis if they wished to say any comments regarding the recent election.

**Councilmember Kevin Lacy** thanked everyone for their support, recognized that the result was not the direction he wished it had taken, however, is in favor of the democratic process. He is now looking forward to spending more time with family. He concluded by saying that it has been a fun and interesting two years.

**Councilmember Julie Davis** thanked everyone for the opportunity to serve the community and said it had been fun.

**Mayor Sara Countryman** then read from a script that she had written for the meeting. *A copy is attached to this official set of minutes. (see page 7)*

#### **CONSENT AGENDA:**

1. Presentation of Proclamation by Mayor designating the week of May 15-21, 2022, as “National Public Works Week”.
2. Minutes of City Council Meeting April 12, 2022
3. Minutes of City Council Meeting April 26, 2022

Councilmember Kevin Lacy moved to approve the consent agenda as presented. Mayor Pro Tem TJ Wilkerson seconded the motion. Motion passes (5-0).

Mayor Countryman then read the proclamation designating May 15-21, 2022, as National Public Works Week and presented it to Mike Muckleroy, Public Works Director with gratitude for his and his team’s dedication to the City.

#### **CONSIDERATION AND POSSIBLE ACTION:**

4. Consideration and possible action regarding the city entering into a Development Agreement with Redbird Meadow Development, LLC.

Mr. Richard Tramm introduced this item and communicated to Council that this development agreement had been discussed a lot in the last two years.

Mr. Chris Roznovsky, City Engineer provided City Council with a detailed explanation of the development agreement with Redbird Meadow Development, LLC.

Councilmember Julie Davis presented questions on the process for De-annexation as it relates to the property and area she lives in, as they do not receive any city services.’

Alan Petrov, City Attorney responded to Councilmember Davis stating that the petition to de-annex must meet certain specific requirements before the City will de-annex. This is based on recent changes to the law for a petition to de-annex.

Councilmember Byron Sanford moved to approve the Development agreement as presented. Councilmember Kevin Lacy seconded the motion. The motion passed (4-1). Councilmember Davis voted Nay.

5. Consideration and possible action regarding adoption of the following Ordinance: “AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF MONTGOMERY, TEXAS

CONSENTING TO A PETITION FOR THE CREATION OF MONTGOMERY COUNTY  
MUNICIPAL UTILITY DISTRICT NO. 215 IN MONTGOMERY COUNTY, TEXAS AND  
ESTABLISHING CONDITIONS APPLICABLE TO THE CREATION OF THE DISTRICT"

City Administrator, Richard Tramm introduced this item to City Council and informed them that this is an additional part of the development agreement and is the consent to the creation of a Municipal Utility District.

Councilmember Julie Davis asked the Attorney questions regarding fitting in with the agreed upon timelines.

Attorney Mr. Petrov confirmed that it does fit with the timeline as TCEQ works at a much slower pace.

Councilmember Byron Sanford moved to approve the Ordinance providing authority to a consent of a Municipal Utility District as presented. Mayor Pro Tem TJ Wilkerson seconded the motion. The motion passed (4-1). Councilmember Davis voted Nay.

6. Consideration and possible action authorizing the City Engineer to proceed with design of the Old Plantersville Road 12" Waterline Loop and Old Plantersville Road Sanitary Sewer Force Main project pursuant to the Development Agreement between the City and Redbird Meadow Development, LLC.

Mr. Chris Roznovsky provided a detailed explanation of the line that is anticipated to be needed for the Redbird project. He advised Council that the packet has cost estimates.

Councilmember Julie Davis inquired if this line placement would require the city to take imminent domain.

Mr. Roznovsky responded that if you look at page 63 in the packet, the line will not require that action, is the opposite side of the street and will in fact be placed within the right of ways and or easements.

Mr. Roznovsky continues his explanation by stating that the intent is to use the platted property's easements and at this time there are just four property owners that they will need easements from to proceed. He added that the waterline the intent there is to run the school side.

Mayor Sara Countryman inquired why this wasn't ran through the Technical & Operations Review (TORC) Committee.

Mr. Richard Tramm responded that the Torc group did not look at it as a group, but he did have Randy Burleigh look at it and provide comments, which was forwarded to Chris to incorporate to what he is presenting tonight.

Mr. Roznovsky confirmed and stated that a couple of things Randy was concerned with were, the timing, the 12 inch loop and provided council with the phase 1 and additional phases, and capacity and use.

The other concern is Lift Station #2 which is being looked at along with all of the impact fees.

Councilmember Davis said there was a \$23 million short fall and how can that be dealt with.

Mr. Roznovsky explained the impact fees from all of the developments would not provide a shortfall.

Mayor Countryman asked Mr. Roznovsky if he has met and talked with the TORC Committee?

Mr. Roznovsky responded that he did not speak with the committee, but did speak with Mr. Tramm.

Councilmember Byron Sanford moved to approve the Sanitary Sewer Force Main project per the Development Agreement as presented. Councilmember Carol Langley seconded the motion. The motion passed (4-1). Councilmember Davis voted Nay.

7. Consideration and possible action on authorizing the City Administrator to execute an interlocal agreement with Montgomery County to share in the cost of emergency repairs to the bridge on Lone Star Parkway immediately east of Plez Morgan Dr.

Mr. Richard Tramm presented this item and stated that after speaking with the Attorney's Office today, this is more of a discussion item than action item by council.

Mr. Tramm informed the Council that the County Engineer has reviewed the bridge and feels that it is not an emergency item but rather urgent none the less.

Councilmember Julie Davis inquired what did they deem an emergency or what is their definition of emergency versus an urgent issue.

Mr. Tramm responded that the county stated that it does not need emergency repair but agreed it does need repair and will proceed through their usual process.

Mayor Countryman stated that she took a tour there just recently and she is horrified that it is in such bad shape and expressed her concerns as it is Horrible. She went on to add that on May 24, 2021, they were there, and it was in bad shape then, however, now the changes are so significant, and a wash out will take out the small apron area and has the potential to cause a major disaster.

Mayor Countryman went on to say that she has emails where staff have communicated with the County and said the City has approved half of the payment. She went on to say she learned more about this situation when she spoke with Randy, due to the impending rainstorm and is so concerned that this is not being addressed when it is in such poor condition.

Mayor Countryman also stated that she has great concerns why this has not been addressed much sooner. She then inquired with the Public Works Director where the approval was from for the half of the cost of repair?

Mr. Mike Muckleroy, Public Works Director responded that based on his determination and inspection that it was going to be an emergency expense he and the City Administrator approved to contributing 50% of the costs, under the emergency provision.

Councilmember Byron Sanford agreed that there has been no sense of urgency and especially from the County it appears. He also commented that staff needed to have been the greasy wheel.

Mayor Countryman concluded that staff didn't do that, they just sat on it and not working on vital projects like this daily.

Councilmember Julie Davis inquired with the attorney, if it is normal for a City to extend funds like this for something that is not theirs.

Mr. Petrov responded that for joint funded projects yes.

Mayor Countryman pointed out that the agreement was poorly drafted as it has Harris County listed, and clearly, we are not Harris County, and it's a county road they want us to repair and own and maintain .... that needs removing.

Councilmember Carol Langley inquired with the attorney, that this agreement was received late last week and it's their (County) draft, that you will go through and amend this before our approval and signature.

Mr. Petrov stated that is correct, he would make sure that the changes are made and sent back to the City Secretary.

Councilmember Carol Langley asked Mr. Tramm if this 50% cost was offered or asked for?

Mr. Tramm stated that it was through a verbal conversation that Mike the Public Works Director had with the Commissioner.

Mayor Countryman asked Mr. Tramm so you agreed without seeking Council to facilitate the negotiation. Council had further discussion with Mr. Muckleroy on his communications with the County and Commissioner Walker personally, and the cost estimate for repair.

City Council had further discussions with Mr. Tramm on emails, timelines and authority to approve the expenditure.

Councilmember Julie Davies moved to approve the agreement with the following stipulations:

1. Change the City and County limits to read Montgomery County, not Harris County.
2. The 50% contribution to not exceed \$100,000.00
3. Delete Article viii - the city will have zero ownership of this road.

Councilmember Carol Langley seconded the motion. Motion passed (5-0).

8. Scheduling a Special Council Meeting to be held on Tuesday, May 17, 2022, at 6:00 PM. to canvass the May 7, 2022, City General Election results to administer the Oath of Office for the Mayor and City Council positions 2 and 4.

Mr. Richard Tramm presented this item and informed City Council that the canvassing period was too soon to make the agenda for this evening's meeting, therefore, staff is requesting to schedule a special meeting to canvass the votes and proceed with the Oaths of Office - May 17, 2022, at 6:00 P.M.

Councilmember Byron Sanford as "Mayor Elect" stated he would like to proceed with the canvassing on the 17<sup>th</sup>, however, as there have been indications from some of council won't be available that evening, that we hold off and make the Oaths of Office as one of the first items on the regular scheduled meeting on May 24, 2022.

Councilmember Byron Sanford moved to approve the scheduling of a meeting to canvass the election results only, on Tuesday, May 17, 2022, at 6:00 P.M. Councilmember Carol Langley seconded the motion. The motion passed (5-0).

#### **EXECUTIVE SESSION:**

The City Council reserves the right to discuss any of the items listed specifically under this heading or for any items listed above in executive closed session as permitted by law including if they meet the qualifications in Sections 551.071(consultation with attorney), 551.072 (deliberation regarding real property),551.073 (deliberation regarding gifts), 551.074 (personnel matters), 551.076 (deliberation regarding security devices), and 551.087 (deliberation regarding economic development negotiations) of Chapter 551 of the Government Code of the State of Texas.

**Council went into Executive Session at 7:01 P.M.**

**CITY COUNCIL RECONVENED AT 7:04 P.M.**

**POSSIBLE ACTION FROM EXECUTIVE SESSION:**

>551.071 (Consultation with attorney).

No motion was made.

**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.

No council inquiry was given.

Councilmember Julie Davis moved to adjourn the meeting. Councilmember Kevin Langley seconded the motion. The motion passed (5-0).

**ADJOURNMENT 7:04 P.M.**

Submitted by: \_\_\_\_\_

Date Approved: \_\_\_\_\_

Nici Browe, City Secretary

\_\_\_\_\_

Sara Countryman, Mayor.



**From:** [Sara Countryman](#)  
**To:** [Nicola Browe](#)  
**Subject:** Re: I will be there after 11 to sign papers.  
**Date:** Wednesday, May 11, 2022 1:29:06 PM

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For the minutes:

Good evening citizens and council. I want to take a few moments to express my deep gratitude to the citizens of Montgomery. I have served as your Mayor for the past 4 years and it has been an honor and pleasure to do so.

During the last 4 years, we have come a long way and as I have heard it said, "Leave this place better than when you got there" and I can confidently say, so many things have been accomplished and I am so proud of each and every council I have had the pleasure to serve alongside.

Some of my most favorite accomplishments are branding the city as "Birthplace of the Texas flag", loud and proud.

While mayor we began:

- \*give flags out when a new water account is opened in the city
- the city now has painted Texas flags throughout
- We were successful with trademarking "Birthplace of the Texas flag" for the citizens of Montgomery.
- Comprehensive Plan approved that took 3 years in the making but gives us a footprint to work off of....prior plan was in 2008 and never was adopted
- First ever in history and in the county to approve 20% Homestead exemption and 65 and over exemption
- A number of families received a new home via the GrantWorks program, this initiative had been stalled out prior to me being elected and I am thankful to be apart of pushing this through.
- A stellar new Police Chief and the hands down the BEST PD in the County, I do appreciate our blue and back them 100%
- Kept historic preservation top of mind and a priority
- Most tax revenue ever collected in the history of the city (\$610K to date is the largest collection)
- Growth of businesses – 60 new businesses in total

- 10 CO's issued for businesses in 2018
  - 23 new businesses in 2019
  - 13 new businesses in 2020
  - 12 new businesses in 2021
  - 3 new businesses to date in 2022
- 
- Near triple growth in population
  - 2 hugely successful music events that bring thousands to our city at each event.
- Thanks for the great partnership Charlie Diggs
- Resurrected the Heritage Festival, brought the actual declaration and acceptance of the Texas flag that was signed by Maribu Lamar
  - 15 year capital water/sewer plan for our future and framework
  - Ball rolling on roundabout for lone star parkway and buffalo springs as well as the potential south loop around our city is beginning to move along.
  - The city now hosts the annual Christmas parade and Antiques Festival which are growing in attendance every year.
  - Successfully survived COVID/SNOVID/2 tornados/ and a ton of power outages
  - Built a strong partnership with MISD and an emergency plan!
  - And my favorite....helped as many citizens and taxpayers daily to ensure quality of life in our sweet town.

I will be here as a resident of Montgomery. This isn't the end of my political aspirations and I full heartedly believe that Govt's TRUE TRANSPARENCY is not a "catch word" but it is REQUIRED. It would appear that gov't believes we are 'grown up enough' to pay, in the way of taxes, for what the govt decides. I think the government owes the taxpayers more transparency on how OUR DOLLARS are spent! The people shouldn't have to demand it, they should expect it.

Speaking of citizens and what we/they deserve and should expect, here is a bit of feedback.

If this council keeps Richard Tramm, you will find yourself in turmoil and disarray. We need to be out ahead of issues and because our citizens/biz alike, require it! If the city continues to move in the current fashion, 1-2 years from now, we will be fixing even more issues b/c Richard is conducting city business at his convenience and leisure and not at the demand and will of the people and not the not the needs. I have several examples should you or any of the new council ask to learn more. He is making those that serve this community look quite foolish.

While I have some concerns, the people have paid attention, evident in the most recent city election by voting in new blood eager to help the city move forward, and this is truly my hope for this city.

Again, thank you for the opportunity to all the people of Montgomery to allow me to serve these past 4 years, it has been a wild and successful ride and one I am truly proud of, each and every step of the way, each and every day.

Thank you,  
Sara

Get [Outlook for iOS](#)

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**From:** Nicola Browe <[nbrowe@ci.montgomery.tx.us](mailto:nbrowe@ci.montgomery.tx.us)>  
**Sent:** Wednesday, May 11, 2022 9:59:04 AM  
**To:** Countryman, Sara <[scountryman@ci.montgomery.tx.us](mailto:scountryman@ci.montgomery.tx.us)>  
**Subject:** RE: I will be there after 11 to sign papers.

Okey dokey

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**From:** Countryman, Sara <[scountryman@ci.montgomery.tx.us](mailto:scountryman@ci.montgomery.tx.us)>  
**Sent:** Wednesday, May 11, 2022 9:46 AM  
**To:** Nicola Browe <[nbrowe@ci.montgomery.tx.us](mailto:nbrowe@ci.montgomery.tx.us)>  
**Subject:** I will be there after 11 to sign papers.

**MINUTES OF SPECIAL MEETING OF  
MONTGOMERY CITY COUNCIL  
May 17, 2022 at 6:00 PM**

**CALL TO ORDER**

Mayor Pro Tem T.J. Wilkerson called the meeting to order at 6:00 p.m.

Present:

Carol Langley	City Council Place #1
T.J. Wilkerson	City Council Place #3
Byron Sanford	City Council Place #5

Absent:	Sara Countryman	Mayor
	Kevin Lacy	City Council Place #2
	Julie Davis	City Council Place #4

Also Present:	Richard Tramm	City Administrator
	Dave McCorquodale	Assistant City Administrator
	Nici Browe	City Secretary & Director of Administrative Services

**INVOCATION**

Councilmember Byron Sanford provided the Invocation.

**PLEDGE OF ALLEGIANCE TO FLAGS**

**VISITOR/CITIZENS FORUM:**

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

No members of the public addressed City Council.

**CONSIDERATION AND POSSIBLE ACTION:**

1. AN ORDINANCE CANVASSING THE RETURNS AND DECLARING THE RESULTS OF THE CITY OF MONTGOMERY GENERAL ELECTION HELD ON MAY 7, 2022 FOR THE PURPOSE OF ELECTING CITY MAYOR AND TWO (2) CITY COUNCIL MEMBERS, PLACES 2 AND 4, TO THE CITY COUNCIL FOR THE CITY OF MONTGOMERY, TEXAS.

Mr. Richard Tramm provided Council and members of the audience the results of the City of Montgomery May 7, 2022 General Election.

**MAYOR**

<u>Candidate</u>	<u>Votes Received</u>
Byron Sanford	183
Julie Davis	147

**CITY COUNCIL, PLACE 2**

<u>Candidate</u>	<u>Votes Received</u>
Kevin Lacy	145
Casey L. Olson	157

**CITY COUNCIL, PLACE 4**

<u>Candidate</u>	<u>Votes Received</u>
Cheryl Fox	179
Juanita Simmons	140

2. The Certified Official Final Results, as prepared by Suzie Harvey, Montgomery County Elections Administrator, of the General Election held on May 7, 2022 showing that the following persons were duly elected to their respective positions as follows:

**Mayor**  
Byron Sanford

**City Council Place 2**  
Casey L. Olson

**City Council Place 4**  
Cheryl Fox

Councilmember Byron Sanford moved to accept the results of the canvass of the votes. Councilmember Carol Langley seconded the motion. The motion passed (2-0).

Councilmember Byron Sanford moved to adjourn the meeting. Councilmember Carol Langley seconded the motion. The motion passed (2-0).

**ADJOURNMENT AT 6:04 P.M.**

Submitted by: \_\_\_\_\_

Date Approved: \_\_\_\_\_

Nici Browe, City Secretary

\_\_\_\_\_

Sara Countryman, Mayor.

**Montgomery City Council**  
**AGENDA REPORT**

<b>Meeting Date:</b> May 24, 2022	<b>Budgeted Amount:</b> N/A
<b>Department:</b> Admin	<b>Prepared By:</b> Dave McCorquodale

**Subject**

Consideration and possible action regarding an Escrow Agreement by and between the City of Montgomery, Texas and Alconcorp, Inc. for a proposed office building at Montgomery Summit Business Park Reserve “A” (Dev. No. 2206).

**Recommendation**

Approve the Escrow Agreement as presented.

**Discussion**

Escrow Agreements are standard form agreements used by the City to ensure engineering, legal and related costs incurred during the development review process are covered by the developer. Escrow Agreements also simplify the billing process by eliminating monthly invoicing to developers and instead drawing on a pre-estimated sum for project costs. Once approved and the developer deposits funds into their escrow account, the City begins the development review process.

This proposed project is located in Montgomery Summit Business Park on FM 1097 East on the north side of the City. The developer is proposing to build a 12,000 square-foot, 10-office building (with each office being approximately 1,200 sqft). Reserve “A” has frontage on FM 1097 and is on the northwest corner of the Buffalo Springs Drive / FM 1097 intersection.

The City has received the signed agreement and escrow funds from the developer.

**Approved By**

Asst. City Administrator	Dave McCorquodale	Date: 05/18/2022
City Administrator	Richard Tramm	Date: 05/18/2022



**ESCROW AGREEMENT**  
**BY AND BETWEEN**  
**THE CITY OF MONTGOMERY, TEXAS,**  
**AND**  
**ALCONCORP INC**  
**Dev. No. 2206**

THE STATE OF TEXAS                    ⌘

COUNTY OF MONTGOMERY           ⌘

This Escrow Agreement, is made and entered into as of the 11 day May, 2022 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 ALCONCORP INC, (hereinafter called the "Developer").

**RECITALS**

WHEREAS, the Developer desires to acquire and develop all or part of a Block 2, Reserve "A" of the Montgomery Summit Business Park Plat sometimes referred to as the Montgomery Summit Business Park Reserve A 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 Montgomery Summit Business Park Reserve A 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	\$1,000
City Engineer	\$4,000
Legal	\$1,000
<hr/>	
TOTAL	\$6,000

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:	Jack Allan ALCONCORP INC, 15325 Summit Park Dr. Montgomery, TX 77356
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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: \_\_\_\_\_  
Nici Browe, City Secretary

Aicon Corp  
Developer

By:   
Signature JACK ALLAN

Title: CEO



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 \_\_\_\_\_, 2022.

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

THE STATE OF TEXAS {

COUNTY OF Montgomery {

BEFORE ME, the undersigned, a Notary Public in and for the State of Texas, on this day personally appeared JACK ALLAN, \_\_\_\_\_ of AICON CORP, a \_\_\_\_\_, 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 11<sup>th</sup> day of May, 2022.



Melissa Duffy  
Notary Public, State of Texas





# City of Montgomery Development Application

**Upon completion return application to [shensley@ci.montgomery.tx.us](mailto:shensley@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:** Montgomery Summit Business Park Reserve A
2. **Name of Owner:** Freddy Saavedra  
**Mailing Address:** 15325 Summit Park Dr.  
**City/State/Zip:** Montgomery, TX 77356  
**Telephone Number:** 832-341-2345 **Fax Number:** \_\_\_\_\_  
**Cell Phone:** \_\_\_\_\_ **Email:** freddys@inazca.com
3. **Name of registered Professional Land Surveyor:** Stephen Coe  
**Firm Name & Registration No.:** Survtech Surveyors & Planners  
**Mailing Address:** P.O. Box 1080  
**City/State/Zip:** Conroe, TX 77305  
**Telephone Number:** 936-539-5444 **Fax Number:** 936-539-5442  
**Cell Phone:** \_\_\_\_\_ **Email:** survtech@survcorp.com
4. **Name of registered Professional Engineer:** Jonathan White  
**Firm Name & Registration No.:** L Squared Engineering - Lic. No. 127058  
**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.

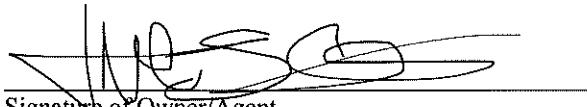
Will Annexation be required: ☐ Yes ☐ No

**2. Property Description:**

- a) Survey Name: Owen Shannon
- b) Abstract No.: A0036
- c) Total Acreage: 1.24
- d) Current Zoning: C4 - Commercial
- e) Number of Lots: \_\_\_\_\_ Number of Blocks: \_\_\_\_\_ Estimated Commercial Value: \$1,240,000
- f) Number of Streets: \_\_\_\_\_ Type: ☐ Public ☐ Private
- g) Total Acreage in Other uses (any land within the boundaries of the plat that is not divided into lots):  
\_\_\_\_\_
- h) Estimated Total Taxable Value: \$1,240,000 Land \$0 Improvements
- i) Estimated Size(s) of Lots: \_\_\_\_\_
- j) Estimated Value of House and Lot: \_\_\_\_\_
- k) Water Capacity Requested: 1200 gpd Wastewater Capacity Requested: 800 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 Owner/Agent

5/2/22  
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: \_\_\_\_\_

\_\_\_\_\_

\_\_\_\_\_

\_\_\_\_\_

\_\_\_\_\_

\_\_\_\_\_

\_\_\_\_\_

\_\_\_\_\_



# Summit Business Park Location Map

Item 5.



1 inch equals 752 feet



Date: 5/18/2022



Montgomery City Council  
**AGENDA REPORT**

<b>Meeting Date:</b> May 24, 2022	<b>Budgeted Amount:</b> N/A
<b>Department:</b> Admin	<b>Prepared By:</b> Dave McCorquodale

**Subject**

Consideration and possible action regarding an Escrow Agreement by and between the City of Montgomery, Texas and Express Oil Change & Tire Engineers for a proposed automotive service business in The Shoppes at Montgomery Section 2, Reserve “D-1” (Dev. No. 2207).

**Recommendation**

Approve the Escrow Agreement as presented.

**Discussion**

Escrow Agreements are standard form agreements used by the City to ensure engineering, legal and related costs incurred during the development review process are covered by the developer. Escrow Agreements also simplify the billing process by eliminating monthly invoicing to developers and instead drawing on a pre-estimated sum for project costs. Once approved and the developer deposits funds into their escrow account, the City begins the development review process.

This proposed project is located in The Shoppes at Montgomery retail center and the site is immediately west of Panda Express.

The City has received the signed agreement and escrow funds from the developer.

**Approved By**

Asst. City Administrator	Dave McCorquodale	Date: 05/18/2022
City Administrator	Richard Tramm	Date: 05/18/2022



**ESCROW AGREEMENT**

**BY AND BETWEEN**

**THE CITY OF MONTGOMERY, TEXAS,**

**AND**

**Express Oil Change & Tire Engineers**

**Dev. No. 2207**

THE STATE OF TEXAS                    ➤

COUNTY OF MONTGOMERY            ➤

This Escrow Agreement, is made and entered into as of the \_\_\_\_\_ day \_\_\_\_\_, 2022 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 Express Oil Change & Tire Engineers, a Limited Liability Corporation, (hereinafter called the "Developer").

**RECITALS**

WHEREAS, the Developer desires to acquire and develop all or part of a Reserve "D-1" The Shoppes at Montgomery Section 2 sometimes referred to as the Express Oil Change 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 Express Oil Change 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	\$4,000
Legal	\$500
<hr/>	
TOTAL	\$5,000

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:                Andy Golden  
    Express Oil Change & Tire Engineers  
    1880 Southpark Drive  
    Birmingham, Alabama 35244

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

ATTEST:

By: \_\_\_\_\_  
Nici Browe, City Secretary

Express Oil Change, LLC  
Developer

By:   
Signature

Title: Sr. Project Manager

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 \_\_\_\_\_, 2022.

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

Alabama  
THE STATE OF ~~TEXAS~~ {

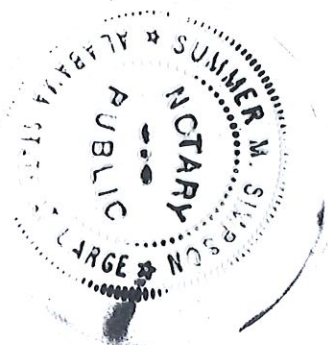
COUNTY OF Shelby {

BEFORE ME, the undersigned, a Notary Public in and for the State of Alabama, on this day personally appeared Andy Golden, Senior Project Manager of Express Oil Change, a Limited Liability 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 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 13<sup>th</sup> day of May, 2022.

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

Summer M. Simpson  
My Commission Expires:  
December 1, 2024







Montgomery City Council  
**AGENDA REPORT**

<b>Meeting Date:</b> May 24, 2022	<b>Budgeted Amount:</b> n/a
<b>Department:</b> Administration	<b>Prepared By:</b> Nici Browe

**Subject**

AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF MONTGOMERY, TEXAS TO VOLUNTARILY ANNEX BY REQUEST OF THE PROPERTY OWNER APPROXIMATELY 378.2 ACRES OF LAND LOCATED IN ZACHARIAH LANDRUM SURVEY, ABSTRACT NO. 22, MONTGOMERY COUNTY, TEXAS BEING A PORTION OF A 388.5 ACRE TRACT, CONVEYED TO REDBIRD MEADOW DEVELOPMENT, LLC, AS RECORDED UNDER CLERK'S FILE (C.F.) NO. 2021049974 OF THE OFFICIAL PUBLIC RECORDS MONTGOMERY COUNTY (O.P.R.M.C.) INTO THE INCORPORATED MUNICIPAL BOUNDARIES OF THE CITY OF MONTGOMERY, TEXAS INCLUDING THE FOLLOWING: FINDINGS OF FACTS, EFFECTIVE DATE; REPEALER; SEVERABILITY; AND PROPER NOTICE AND MEETING.

**Recommendation**

Adopt the ordinance as presented.

**Discussion**

This is the final step that annexes the property. The Attorney and Engineer will be present at the meeting to provide details.

**Approved By**

City Secretary	Nici Browe	Date: 05-20-2022
City Administrator	Richard Tramm	Date: 05-20-2022

## ORDINANCE NO. \_\_\_\_\_

AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF MONTGOMERY, TEXAS TO VOLUNTARILY ANNEX BY REQUEST OF THE PROPERTY OWNER APPROXIMATELY 378.2 ACRES OF LAND LOCATED IN ZACHARIAH LANDRUM SURVEY, ABSTRACT NO. 22, MONTGOMERY COUNTY, TEXAS BEING A PORTION OF A 388.5 ACRE TRACT, CONVEYED TO REDBIRD MEADOW DEVELOPMENT, LLC, AS RECORDED UNDER CLERK'S FILE (C.F.) NO. 2021049974 OF THE OFFICIAL PUBLIC RECORDS MONTGOMERY COUNTY (O.P.R.M.C.) INTO THE INCORPORATED MUNICIPAL BOUNDARIES OF THE CITY OF MONTGOMERY, TEXAS INCLUDING THE FOLLOWING: FINDINGS OF FACTS, EFFECTIVE DATE; REPEALER; SEVERABILITY; AND PROPER NOTICE AND MEETING.

\*\*\*

WHEREAS, the City of Montgomery, Texas ("City") is a Type-A, General Law municipality located in Montgomery County, Texas with the rights and privileges thereto; and

WHEREAS, Section 43.0671 of the Texas Local Government Code authorizes a Type-A general law municipality to extend the boundaries of the municipality and annex areas adjacent to the municipality by petition of area landowner in accordance with the procedural rules prescribed by Texas Local Government Code Chapter 43; and

WHEREAS, the City received a written petition requesting the voluntary annexation of the areas described in Exhibit A-1, Exhibit A-2, and Exhibit A-3, on January 31, 2022; and

WHEREAS, the areas identified in Exhibit A-1, Exhibit A-2, and Exhibit A-3, are part of the Zachariah Landrum Survey, Abstract No. 22, Montgomery County, Texas, are adjacent and contiguous to the City limits; and

WHEREAS, the City Council of the City of Montgomery, Texas ("City Council") has conducted the required public hearing, held on May 24, 2022, regarding annexation of the areas and has provided all required notices within the timeframes established under Chapter 43 of the Texas Local Government Code; and

WHEREAS, the City has entered into a municipal service annexation agreement for the areas to be annexed in accordance with Section 43.0672 of the Texas Local Government Code providing for agreed upon municipal services; and

WHEREAS, the City Council deems it to be in the best interest of the citizens of the City to annex said territories into the City.

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

**Section 1. Findings of Fact.** All of the matters and facts set out in the preamble hereof are true and correct and are adopted as findings of the City Council.

**Section 2. Annexation of Territory.** The properties in the area described in Exhibit A-1, A-2, and A-3, which are attached hereto and incorporated herein for all purposes, is hereby annexed and brought into the municipal boundaries (i.e., corporate limits) of the City of Montgomery, and is made an integral part, hereof. The official map and boundaries of the City of Montgomery are hereby amended and revised so as to include the area annexed, and to reflect the expansion of the City's corporate limits resulting from such annexation. A municipal service agreement was entered into between the City and the property owner with the applicable provisions of state law pertaining to annexation. The owners and inhabitants of the area herein annexed are entitled to all of the rights and privileges of other citizens of the City of Montgomery and are hereby bound by all acts, ordinances and other legal actions now in full force and effect and those that may be hereafter adopted or enacted.

**Section 3. Effective Date.** This Ordinance is effective and the annexation achieved herein shall be final and complete upon adoption of this Ordinance on the date set forth below.

**Section 4. Filing.** The City Secretary is hereby instructed to include this Ordinance in the records of the City. The City Secretary is hereby instructed to have prepared maps depicting the new municipal boundaries and extraterritorial jurisdiction. The City Secretary is hereby instructed to file a certified copy of this Ordinance with the Montgomery County Clerk. The City Secretary is hereby instructed to submit by certified mail a certified copy of the annexation ordinance a map of the entire city that shows the change in boundaries, with the annexed portions clearly distinguished, resulting from the annexation to the Texas Comptroller's Office.

**Section 5. Proper Notice and Meeting.** The City Council officially finds, determines, recites and declares that a sufficient written notice of the date, hour, place and subject of this meeting of the City Council was posted at a place convenient to the public at the City Hall of the City for the time required by law preceding this meeting, as required by the Open Meetings Law, Texas Government Code, Chapter 551 and that this meeting has been open to the public as required by law at all times during which this Ordinance and the subject matter thereof has been discussed, considered and formally acted upon. The City Council further ratifies, approves and confirms such written notice and the contents and posting thereof.

**Section 6. Severability.** It is hereby declared to be the intention of the City Council that the phrases, clauses, sentences, paragraphs and sections of this Ordinance are severable, and if any phrase, clause sentence, paragraph or section of this Ordinance shall be declared unconstitutional by the valid judgment or decree of any court of competent jurisdiction, such unconstitutionality shall not affect any of the remaining phrases, clauses, sentences, paragraphs or sections of this Ordinance, and the remainder of this Ordinance shall be enforced as written.

**PASSED AN APPROVED** this 24<sup>th</sup> day of May 2024, by a vote \_\_\_\_ (ayes) to \_\_\_\_ (nays) to \_\_\_\_ (abstentions) of the City Council of the City of Montgomery, Texas.

**CITY OF MONTGOMERY:**

\_\_\_\_\_  
BYRON SANFORD, Mayor

APPROVED:

\_\_\_\_\_  
ALAN P. PETROV, Attorney

ATTEST:

\_\_\_\_\_  
NICOLA BROWE, City Secretary

## **AGREEMENT REGARDING POST-ANNEXATION PROVISION OF SERVICES FOR PROPERTY TO BE ANNEXED INTO THE CITY OF MONTGOMERY**

This Agreement Regarding Post-Annexation Provision of Services for Property to be Annexed into the City of Montgomery (the "Agreement") is entered into by and between the City of Montgomery, Texas, a municipal corporation ("City"), and the undersigned property owner, Redbird Meadow Development, LLC, a Texas limited liability company ("Redbird Meadow"), both of which may be referred to herein singularly as "Party" or collectively as the "Parties."

### **RECITALS**

**WHEREAS**, upon the request of the Redbird Meadow, the City intends to institute annexation proceedings for an area of land described more fully hereinafter in Exhibit A-1, A-2, and A-3 and attached hereto (the "Subject Property"); and

**WHEREAS**, Section 43.0672, Loc. Gov't. Code, requires the Parties to enter into a written agreement identifying a list of public services to be provided to the Subject Property and a schedule for the provision of those services that are not otherwise provided on the effective date of the annexation; and

**WHEREAS**, this Agreement is being entered into by and between the Parties to comply with Texas Local Government Code, Chapter 43, Sub-Chapter C-3, Section 43.0672, prior to the City's consideration of an ordinance annexing the Subject Property, it being understood, acknowledged and agreed by the Parties that annexation of the Subject Property is a condition precedent to this Agreement becoming effective; and

**WHEREAS**, this Agreement shall be deemed effective on the effective date of an ordinance approved by the City annexing the Subject Property (the "Effective Date"); and

**WHEREAS**, the Subject Property is not included in the municipal annexation plan and is exempt from the requirements thereof; and

**WHEREAS**, infrastructure provided for in the Development Agreement between the City and Redbird Meadow Development, LLC (the "Development Agreement"), incorporated herein by reference, is sufficient to service the Subject Property on the same terms and conditions as other similarly situated properties currently within the City limits to offer municipal services on the same terms and conditions as other similarly situated properties within the City; and

**WHEREAS**, it is found that all statutory requirements have been satisfied and the City is authorized by Chapter 43, Loc. Gov't. Code, to annex the Subject Property into the City;

**NOW, THEREFORE**, in consideration of the mutual covenants and agreements contained herein and for other good and valuable consideration, the receipt and sufficiency of which are hereby acknowledged, the Parties agree as follows:

The following services and schedule represent the provision of services agreed to between Redbird Meadow and the City establishing a program under which the City will provide municipal services to the Subject Property, as required by section 43.0672 of the Texas Local Government Code. The services detailed herein will be provided at a level consistent with service levels provided to other

similarly situated areas within the City.

The following services will be provided for the subject property on the Effective Date of annexation:

- 1) **General Municipal Services.** Pursuant to this Agreement, the following services shall be provided immediately from the Effective Date of the annexation:

A. Police protection as follows:

Routine patrols of areas, radio response to calls for police service and all other police services now being offered to the citizens of the City. Upon annexation, police protection will be provided to the subject property at a level consistent with the service to other areas of the City with similar population density and characteristics. The City's police services include neighborhood patrols, criminal investigations, crime prevention, community services and school programs.

B. Fire protection and Emergency Medical Services as follows:

Fire protection by agreement between the City and the ESD's present personnel and equipment of the ESD fire fighting force and the volunteer fire fighting force with the limitations of water available. Radio response for Emergency Medical Services with the present contract personnel and equipment of the ESD.

C. Solid waste collection services as follows:

Solid waste collection and services as now being offered to the citizens of the City. The City provides residential solid waste collection services within the City limits for a fee under a contract between the City and private refuse collection operator. The residential solid waste collection services include garbage collection, recycling, bulky item collection and yard waste collection. Commercial solid waste collection services are also available. This service will be provided for a fee to any person within the subject property requesting the service after the Effective Date of annexation, provided that a privately owned solid waste management service provider is unavailable. If the subject property is already receiving service, the City may not prohibit solid waste collection by the privately owned solid waste management service provider, nor may the City offer solid waste collection services for a period of two (2) years following the Effective Date of the annexation unless a privately owned solid waste management service provider is or becomes unavailable, as established by Texas Local Government Code section 43.0661. If a landowner uses the services of a privately owned solid waste management service provider or services are available from a privately owned solid waste management service provider during the two (2) years following annexation, the City will not provide solid waste collection services to that landowner.

D. Animal control as follows:

Service by present personnel, equipment and facilities or by contract with a third party, as provided within the City.

E. Redbird Meadow shall design and construct all park and recreational facilities to serve the

Subject Property in accordance with the City Code and any applicable Montgomery County standards. Any park and recreational facilities will not be accepted by the City but owned and maintained by Montgomery County Municipal Utility District No. 215 (the "District").

F. Inspection services in conjunction with building permits and routine City code enforcement services by present personnel, equipment and facilities. Municipal Court and General Administration services will also be available to property owners and residents in the Subject Property on the same basis those facilities are available to current City property owners and residents.

G. Maintenance of other City facilities, buildings and service.

H. Land use regulation as follows:

On the Effective Date of annexation, Redbird Meadow agrees that the development of the Subject Property shall be in accordance with the City Code except as to lot size: a maximum of 47% of the platted single-family residential lots within the District may be a minimum of 60 feet wide and 8,400 square feet. This Agreement constitutes the City's acceptance of the described variance from its City Code.

- 2) **Scheduled Municipal Services.** Due to the size and vacancy of the Subject Property, water service and maintenance, wastewater service and maintenance, and maintenance of streets and rights-of-way will be provided in accordance with the salient provisions of the Development Agreement.
- 3) **Capital Improvements.** Construction of the following capital improvements shall be initiated after the Effective Date of the annexation and in accordance with the Development Agreement.
- 4) **Term.** If not previously expired, this Agreement expires at the end of ten (10) years.
- 5) **Property Description.** The legal description of the Subject Property is as set forth in the Annexation Ordinance and exhibits attached to the Annexation Ordinance to which this Agreement is attached.
- 6) **Binding Effect/Authority.** This Agreement binds and inures to the benefit of the Parties and their respective heirs, successors, and permitted assigns. Each Party further warrants that each signatory to this Agreement is legally authorized to bind the respective individual or entity for the purposes established herein.
- 7) **Choice of Law.** This Agreement will be construed under the laws of the State of Texas, without regard to choice-of-law rules of any jurisdiction. Venue for any dispute shall lie exclusively in Montgomery County, Texas.
- 8) **Counterparts.** This Agreement may be executed in any number of counterparts with the same effect as if all signatory Parties had signed the same document. All counterparts will be construed together and will constitute one and the same instrument.
- 9) **Legal Construction.** If any provision in this Agreement is for any reason found to be



unenforceable, to the extent the unenforceability does not destroy the basis of the bargain among the Parties, the unenforceability will not affect any other provision hereof, and this Agreement will be construed as if the unenforceable provision had never been a part of the Agreement. Whenever context requires, the singular will include the plural and neuter include the masculine or feminine gender, and vice versa. Headings in this Agreement are for reference only and are not intended to restrict or define the text of any section. This Agreement will not be construed more or less favorably between the Parties by reason of authorship or origin of language.

- 10) **Entire Agreement.** This Agreement contains the entire Agreement between the Parties relating to the rights herein granted and the obligations herein assumed and cannot be varied except by written agreement of the Parties. Any oral representation or modification concerning this instrument shall be of no force and effect except for any subsequent modification in writing, signed by the Party to be charged.

*[signature pages follow]*

**EXECUTED and AGREED to by the Parties this the 24<sup>th</sup> day of May, 2022.**

**ATTEST:**

**THE CITY OF MONTGOMERY, TEXAS**

\_\_\_\_\_  
Nicola Browe, City Secretary

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

**REDBIRD MEADOW DEVELOPMENT, LLC,**  
a Texas limited liability company

By: \_\_\_\_\_

Name: \_\_\_\_\_

Title: \_\_\_\_\_

**Subject Property Description**

## EXHIBIT A-1

METES AND BOUNDS DESCRIPTION  
279.29 ACRES OUT OF THE  
ZACHARIAH LANDRUM SURVEY, A-22  
MONTGOMERY COUNTY, TEXAS

A tract of land containing 279.29 acres (12,166,237 square feet) out of the Zachariah Landrum Survey, Abstract No. 22, Montgomery County, Texas, being a portion of a 388.5 acre tract, conveyed to Redbird Development, LLC, as recorded under Clerk's File (C.F.) No. 2021049974 of the Official Public Records Montgomery County (O.P.R.M.C.), said 279.29 acres being more particularly described by metes and bounds as follows with all bearings be based on the Texas Coordinate System, Central Zone, NAD 83, 2001 Adjustment:

BEGINNING at a north corner of the herein described tract, being the intersection of the approximate centerline of said Old Dobbin Road and the approximate centerline of Old Plantersville Road;

THENCE with and adjoining said approximate centerline of Old Plantersville Road, the following five (5) courses and distances:

1. SOUTH 50 degrees 02 minutes 03 seconds EAST, 484.20 feet, to a northerly corner of the herein described tract;
2. SOUTH 49 degrees 34 minutes 13 seconds EAST, 603.77 feet, to a northerly corner of the herein described tract;
3. SOUTH 49 degrees 43 minutes 52 seconds EAST, 594.81 feet, to a northerly corner of the herein described tract;
4. SOUTH 49 degrees 49 minutes 14 seconds EAST, 503.40 feet, to a northerly corner of the herein described tract;
5. EASTERLY along a curve to the left, through a central angle of 40 degrees 04 minutes 17 seconds, to a northerly corner of the herein described tract, lying in a westerly line of the City of Montgomery City Limit, said curve having a radius of 1,540.00 feet an arc length of 1,077.04 feet, and a long chord bearing and distance of SOUTH 69 degrees 51 minutes 23 seconds EAST, 1,055.23 feet;

THENCE SOUTH 01 degree 33 minutes 44 seconds EAST, 511.01 feet, with and adjoining said westerly line of the City of Montgomery City Limit, to a northerly corner of the herein described tract;

## EXHIBIT A-1

THENCE NORTH 88 degrees 26 minutes 15 seconds EAST, 797.59 feet, with and adjoining a southerly line of the City of Montgomery City Limit, to the northeast corner of the herein described tract;

THENCE SOUTH 03 degrees 00 minute 07 seconds EAST, 1,215.74 feet, with and adjoining the east right-of-way line of Womack Cemetery Road, to the northeast corner of a called 18.43 acre tract conveyed to Van Stovall and Jeanne Stovall as recorded under Clerk's File No. 99050272 of the Official Public Records of Real Property, Montgomery County, Texas (O.P.R.R.P.M.C.), lying at the intersection to the east right-of-way line and the south right-of-way line of Womack Cemetery Road, lying in the west line of a called 10.758 acre tract conveyed to Ford Hal Bazar as recorded under Clerk's File No. 2001-040245 of the O.P.R.R.P.M.C., for the southeast corner of the herein described tract;

THENCE with and adjoining the south right-of-way of Womack Cemetery Road, the following six (6) courses and distances:

1. SOUTH 71 degrees 44 minutes 11 seconds WEST, 497.65 feet, to the northwest corner of said called 18.43 acre tract, also being the northeast corner of a called 8.0793 acre tract conveyed to Samuel Scheler and wife Tanya Scheler as recorded under Clerk's File No. 2013100439 of the O.P.R.M.C., for a southerly corner of the herein described tract;
2. SOUTH 71 degrees 58 minutes 44 seconds WEST, 493.64 feet, along the north line of said called 8.0793 acre tract and the north line of a called 9.434 acre tract conveyed to Micah D. Tomlinson and spouse Diane Tomlinson, as recorded under Clerk's File No. 2006-009043 of the O.P.R.R.P.M.C., to a southerly corner of the herein described tract;
3. SOUTH 75 degrees 35 minutes 39 seconds WEST, 604.23 feet, along the north line of said called 9.434 acre tract and the north line of a called 15.1045 acre tract conveyed to Lester W. Gallatin and wife Cynthia Gallatin as recorded under Clerk's File No. 2003-152894 of the O.P.R.R.P.M.C., to a southerly corner of the herein described tract;
4. SOUTH 59 degrees 21 minutes 52 seconds WEST, 55.10 feet, to a north corner of a called 2.221 acre tract conveyed to 11845 Womack Cemetery Road Joint Venture as recorded under Clerk's File No. 2018057068 of the O.P.R.M.C., also being a southerly corner of the herein described tract;
5. SOUTH 35 degrees 03 minutes 48 seconds WEST, 625.59 feet, to a southwest corner of said called 2.221 acre tract, lying in the north line of said called 49.956 acre tract, also being a southerly corner of the herein described tract;
6. SOUTH 87 degrees 25 minutes 18 seconds WEST, 373.13 feet, to a non-tangent curve and southerly corner of the herein described tract, lying in a southerly line of the City of Montgomery Extraterritorial Jurisdiction;

## EXHIBIT A-1

THENCE NORTHWESTERLY along a curve to the right, through a central angle of 03 degrees 40 minutes 37 seconds, to a southerly line of said 388.5 acre tract, said curve having a radius of 2,640.00 feet, an arc length of 169.42 feet, and a long chord bearing and distance of NORTH 54 degrees 55 minutes 37 seconds WEST, 169.40 feet;

THENCE NORTH 00 degree 05 minutes 49 seconds EAST, 894.74 feet, with and adjoining said southerly line of the 388.5 acre tract, to a southerly corner of the herein described tract;

THENCE SOUTH 87 degrees 23 minutes 22 seconds WEST, 677.53 feet, with and adjoining said southerly line of the 388.5 acre tract, to a southerly corner of the herein described tract;

THENCE SOUTH 12 degrees 17 minutes 49 seconds WEST, 86.97 feet, with and adjoining said southerly line of the 388.5 acre tract, to a non-tangent curve and southerly corner of the herein described tract, lying in a westerly line of the City of Montgomery Extraterritorial Jurisdiction;

THENCE NORTHERLY along a curve to the right, with and adjoining a westerly line of the City of Montgomery Extraterritorial Jurisdiction, through a central angle of 18 degrees 03 minutes 22 seconds, to a non-tangent curve and southerly corner of the herein described tract, said curve having a radius of 2,640.00 feet, an arc length of 831.97 feet, and a long chord bearing and distance of NORTH 21 degrees 16 minutes 18 seconds WEST, 828.53 feet;

THENCE WESTERLY along a curve to the right, with and adjoining a westerly line of the City of Montgomery Extraterritorial Jurisdiction, through a central angle of 55 degrees 07 minutes 41 seconds, to the southwest corner of the herein described tract, lying in a westerly line of said 388.5 acre tract, said curve having a radius of 2,638.90 feet, an arc length of 2,539.06 feet, and a long chord bearing and distance of NORTH 82 degrees 17 minutes 39 seconds WEST, 2,442.25 feet;

THENCE NORTH 07 degrees 47 minutes 11 seconds WEST, 604.15 feet, with and adjoining said westerly line of the 388.5 acre tract, to a westerly corner of the herein described tract;

THENCE NORTH 86 degrees 39 minutes 25 seconds EAST, 1,710.81 feet, with and adjoining the southerly line of a 44.201 acre tract, conveyed to Promocon USA, LLC as recorded under Clerk's File No. 2019008141 of the O.P.R.M.C., to the southeast corner of said 44.201 acre tract;

THENCE NORTH 03 degrees 01 minute 49 seconds WEST, 1,436.78 feet, with and adjoining an east line of said 44.201 acre tract, to the northwest corner of the herein described tract, lying in the approximate centerline of Old Dobbin Road:

## EXHIBIT A-1

THENCE with and adjoining the approximate centerline of said Old Dobbin Road, the following three (3) courses and distances:

1. NORTH 63 degrees 02 minutes 56 seconds EAST, 319.69 feet, to a northerly corner of the herein described tract;
2. NORTH 65 degrees 05 minutes 57 seconds EAST, 303.42 feet, to a northerly corner of the herein described tract;
3. NORTH 62 degrees 20 minutes 23 seconds EAST, 242.77 feet, to the POINT OF BEGINNING, containing 279.30 acres (12.166,237 square feet) of land.

This document was prepared from record information only and was prepared under the authority of Stephen P. Matovich, RPLS 5347, on December 6, 2021. This document is not to be relied upon as a complete survey and has not been monumented.

This document was prepared under 22 TAC §138.95, does not reflect the results of an on the ground survey, and is not to be used to convey or establish interests in real property except those rights and interests implied or established by the creation or reconfiguration of the boundary of the political subdivision for which it was prepared.



## EXHIBIT A-2

METES AND BOUNDS DESCRIPTION  
98.75 ACRES OUT OF THE  
ZACHARIAH LANDRUM SURVEY, A-22  
MONTGOMERY COUNTY, TEXAS

A tract of land containing 98.75 acres (4,301,583 square feet) out of the Zachariah Landrum Survey, Abstract No. 22, Montgomery County, Texas, being a portion of a 388.5 acre tract, conveyed to Redbird Development, LLC, as recorded under Clerk's File (C.F.) No. 2021049974 of the Official Public Records Montgomery County (O.P.R.M.C.), said 98.75 acres being more particularly described by metes and bounds as follows with all bearings be based on the Texas Coordinate System, Central Zone, NAD 83, 2001 Adjustment:

BEGINNING at a southwesterly corner of said 388.5 acre tract, also being the southeast corner of a 29.510 acre tract conveyed to Eco World Construction LLC by deed as recorded under Clerk's File No. 2017075464 of the O.P.R.M.C., lying in the northerly line of a called 251.96 acre tract conveyed of Steven L. Havens as recorded under Clerk's File No. 9403259 of the Official Public Records of Real Property, Montgomery County, Texas (O.P.R.R.P.M.C.);

THENCE NORTH 01 degree 03 minutes 09 seconds WEST, 936.63 feet, with and adjoining the east line of said 29.510 acre tract, to the northeast corner of said 29.510 acre tract, also being the southeast corner of a 18.285 acre tract conveyed to Cullan Morris Cotton and spouse Angela Carolyn Cotton, as recorded under Clerk's File No. 2013123600 of the O.P.R.M.C.;

THENCE NORTH 01 degree 18 minutes 35 seconds WEST, 538.33 feet, with and adjoining the east line of said 18.285 acre tract, to the northeast corner of said 12.285 acre tract;

THENCE with and adjoining the north line of said called 18.285 acre tract, the following two (2) courses and distances:

1. SOUTH 86 degrees 44 minutes 07 seconds WEST, 713.98 feet, to a northerly corner of said 18.285 acre tract;
2. SOUTH 84 degrees 52 minutes 41 seconds WEST, 788.26 feet, westerly corner of the herein described tract lying in the approximate centerline of Spring Branch Road;



## EXHIBIT A-2

THENCE NORTH 07 degrees 58 minutes 17 seconds WEST, 60.07 feet, with and adjoining said approximate centerline of Spring Branch Road, to a westerly corner of the herein described tract;

THENCE NORTH 84 degrees 52 minutes 41 seconds EAST, 792.22 feet, with and adjoining a westerly line of said 388.5 acre tract, at 53.58 feet passing the southwest corner of a called 5.74 acre tract conveyed to Ty Russell as recorded under Clerk's File No. 2002-029580 of the O.P.R.R.P.M.C., to the southeast corner of said 5.74 acre tract, also being the southwest corner of a called 14.929 acre tract conveyed to Carl M Wilson, Jr. as recorded under Clerk's File No. 2012019241 of the O.P.R.M.C.;

THENCE NORTH 86 degrees 44 minutes 07 seconds EAST, 717.13 feet, with and adjoining the south line of said 14.929 acre tract, to the southeast corner of said 14.929 acre tract and a westerly corner of the herein described tract;

THENCE NORTH 07 degrees 47 minutes 11 seconds WEST, 560.93 feet, with and adjoining a westerly line of said 388.5 acre tract, to a non-tangent curve and southerly line of the City of Montgomery Extraterritorial Jurisdiction and northwest corner of the herein described tract;

THENCE EASTERLY along a curve to the left, through a central angle of 55 degrees 07 minutes 41 seconds, with and adjoining said southerly line of City of Montgomery Extraterritorial Jurisdiction, to a non-tangent curve and northeast corner of the herein described tract, said curve having a radius of 2,638.90 feet, an arc length of 2,539.06 feet, and a long chord bearing and distance of SOUTH 82 degrees 17 minutes 39 seconds EAST, 2,442.25 feet;

THENCE SOUTHERLY along a curve to the left, through a central angle of 18 degrees 03 minutes 22 seconds, with and adjoining said southerly line of City of Montgomery Extraterritorial Jurisdiction, to an easterly corner of the herein described tract, lying in a southerly line of said 388.5 acre tract, said curve having a radius of 2,640.00 feet, an arc length of 831.97 feet, and a long chord bearing and distance of SOUTH 21 degrees 16 minutes 18 seconds EAST, 828.53 feet;

THENCE SOUTH 12 degrees 17 minutes 49 seconds WEST, 941.97 feet, with and adjoining said southerly line of the 388.5 acre tract, to a southerly corner of the herein described tract, lying in said northerly line of the 251.96 acre tract;

## EXHIBIT A-2

THENCE SOUTH 88 degrees 19 minutes 34 seconds WEST, 2,414.45 feet, with and adjoining said northerly line of the 251.96 acre tract, to the POINT OF BEGINNING, containing 98.75 acres (4,301,583 square feet) of land. This document was prepared from record information only and was prepared under the authority of Stephen P. Matovich, RPLS 5347, on December 6, 2021.

This document was prepared under 22 TAC §138.95, does not reflect the results of an on the ground survey, and is not to be used to convey or establish interests in real property except those rights and interests implied or established by the creation or reconfiguration of the boundary of the political subdivision for which it was prepared.



## EXHIBIT A-3

METES AND BOUNDS DESCRIPTION  
0.1615 ACRE OUT OF THE  
ZACHARIAH LANDRUM SURVEY, A-22  
MONTGOMERY COUNTY, TEXAS

A tract of land containing 0.1615 acre (7,036 square feet) out of the Zachariah Landrum Survey, Abstract No. 22, Montgomery County, Texas, being a portion of a 388.5 acre tract, conveyed to Redbird Development, LLC, as recorded under Clerk's File (C.F.) No. 2021049974 of the Official Public Records Montgomery County (O.P.R.M.C.), said 0.1615 acre being more particularly described by metes and bounds as follows with all bearings be based on the Texas Coordinate System, Central Zone, NAD 83, 2001 Adjustment:

BEGINNING at a southerly corner of said 388.5 acre tract, lying in the southerly line of Womack Cemetery Road, lying in a northerly line of a 49.956 acre tract conveyed to Scott T. Kammerer and wife, Kimberly K. Kammerer, as recorded under Clerk's File No. 2006-111859 of the Official Public Records of Real Property, Montgomery County, Texas (O.P.R.R.P.M.C.), from which the northwest corner of said 49.956 acre tract bears SOUTH 87 degrees 25 minutes 18 seconds WEST, 743.11 feet;

THENCE NORTH 00 degree 05 minutes 49 seconds EAST, 103.59 feet, with and adjoining a southerly line of said 388.5 acre tract, to a southerly line of the City of Montgomery Extraterritorial Jurisdiction boundary;

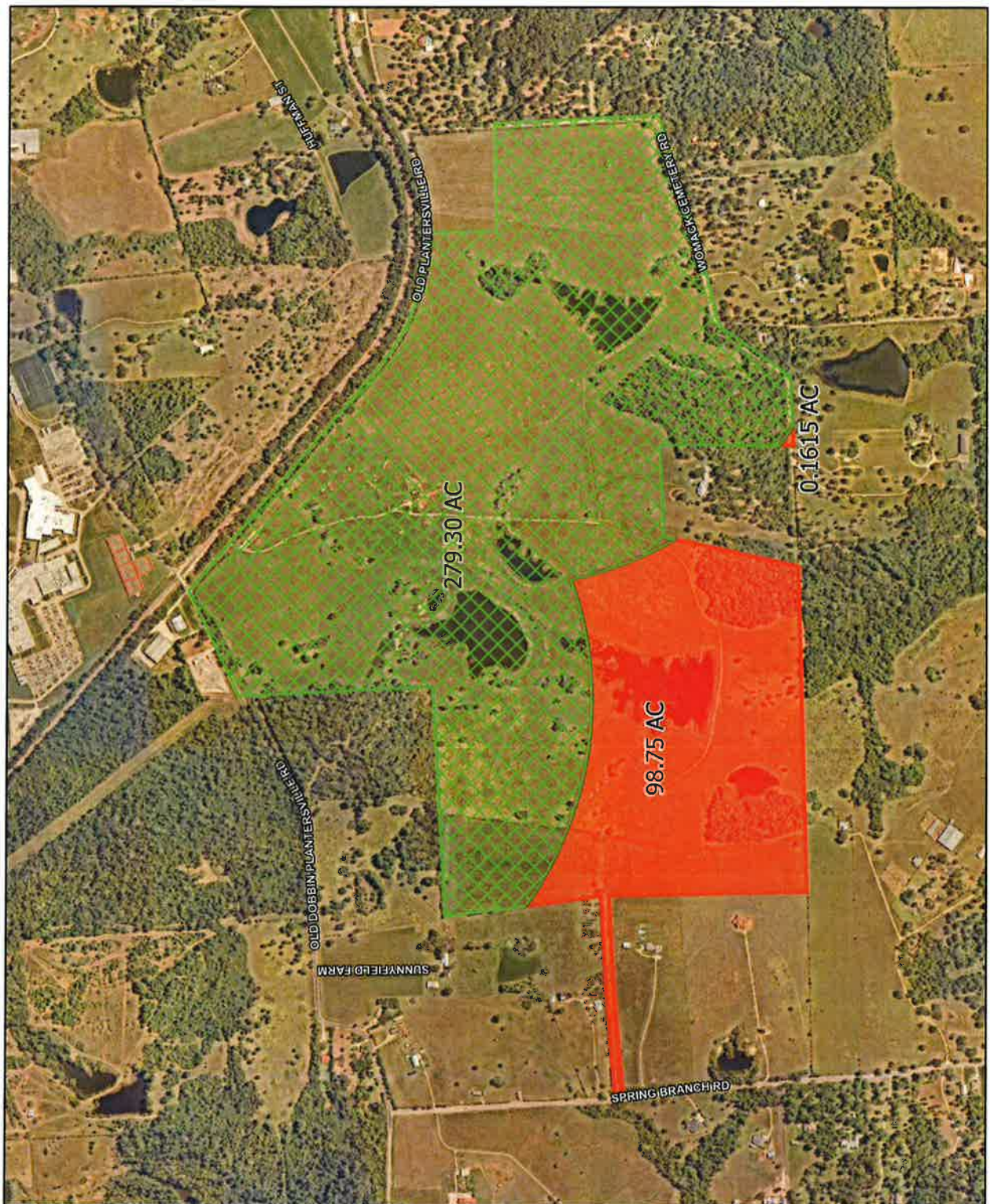
THENCE SOUTHEASTERLY along a curve to the left, through a central angle of 03 degrees 40 minutes 37 seconds, with and adjoining a southerly boundary line of the City of Montgomery Extraterritorial Jurisdiction boundary, to the southeast corner of the herein described tract, lying in said southerly line of Womack Cemetery Road, said curve having a radius of 2,640.00 feet, an arc length of 169.42 feet, and a long chord bearing and distance of SOUTH 54 degrees 55 minutes 37 seconds EAST, 169.40 feet;

THENCE SOUTH 87 degrees 25 minutes 18 seconds WEST, 138.95 feet, with and adjoining said southerly line of Womack Cemetery Road, to the POINT OF BEGINNING, containing 0.1615 acre (7,036 square feet) of land. This document was prepared from record information only and does not reflect an on the ground survey and was prepared under the authority of Stephen P. Matovich, RPLS 5347, on December 6, 2021.

This document was prepared under 22 TAC §138.95, does not reflect the results of an on the ground survey, and is not to be used to convey or establish interests in real property except those rights and interests implied or established by the creation or reconfiguration of the boundary of the political subdivision for which it was prepared.









**CITY OF MONTGOMERY  
ANNEXATION  
(378.2115 AC)**

DECEMBER 2021

-  ANNEXATION INSIDE ETJ  
(279.30 ACRES)
-  ANNEXATION OUTSIDE ETJ  
(98.9115 ACRES)

\*THIS DOCUMENT WAS PREPARED UNDER 22 TAC §138.95. DOES NOT REFLECT THE RESULTS OF AN ON THE GROUND SURVEY AND IS NOT TO BE USED TO CONVEY OR ESTABLISH INTERESTS IN REAL PROPERTY EXCEPT THOSE RIGHTS AND INTERESTS IMPLIED OR ESTABLISHED BY THE CREATION OR RECONFIGURATION OF THE BOUNDARY OF THE POLITICAL SUBDIVISION FOR WHICH IT WAS PREPARED.



AERIAL PHOTOGRAPH DATE: MAY 2021

THIS PRODUCT IS FOR INFORMATIONAL PURPOSES AND MAY NOT BE USED FOR ANY OTHER PURPOSES WITHOUT THE WRITTEN CONSENT OF THE ENGINEERING OR SURVEYING PROFESSION. IT DOES NOT REPRESENT AN ON-THE-GROUND SURVEY AND REPRESENTS ONLY THE APPROXIMATE RELATIVE LOCATION OF PROPERTY BOUNDARIES.



Montgomery City Council  
**AGENDA REPORT**

<b>Meeting Date: May 24, 2022</b>	<b>Budgeted Amount: \$88,945</b>
<b>Department: Public Works</b>	<b>Prepared By: Mike Muckleroy</b>

**Subject**

Consideration and possible action on authorizing the City Administrator to approve expenses for replacing lift pumps at Lift Station 3 in the amount of \$37,872.00

**Recommendation**

Authorize the City Administrator to approve expenses as presented.

**Discussion**

Lift Station 3 has been experiencing an abnormal amount of ragging within the last 8 months. Everything from disposable wipes to actual clothing have been removed during the de-ragging process. We are proposing to replace the existing pumps with Flygt Model NP3153 pumps that are equipped with the “N” style impeller designed to chew and chop rags to prevent the blockages that we are seeing. We were experiencing this same issue at Lift Station 8 back in 2014 and 2015 and this same pump proposal has eliminated issues at that facility. We are approaching the \$11,000 mark in the last 8 months for costs associated with responding to the high wet well call outs and the “pulling and de-ragging” involved with getting a lift pump back in proper operation. At this rate this project will pay for itself in a little over two years. This is by far the best long term solution we have.

**Approved By**

Public Works Director	Mike Muckleroy	Date: 05/18/2022
City Administrator	Richard Tramm	Date: 05/18/2022



May 17, 2022  
 Mike Muckleroy  
 Public Works Director  
 City of Montgomery

### **Lift Station 3 alternatives for ragging issues**

Lift Station 3 has had numerous ragging issues in the last couple months that we have not experienced before, it appears that we have a larger number of debris making it into the lift station than we have experienced in the past. Below I have listed some recommendations to mitigate the cost of constantly pulling pumps. My recommendation would be to go with the Flygt pumps as it is the only option that is not just treating the symptoms but fixing the issue with minimal maintenance costs.

<b>Replace existing lift pumps with Flygt Model NP3153</b>	<b>\$37,872.00</b>
<b>Install a bar screen in the manhole outside lift station 3 (Annual maintenance costs \$7,000)</b>	<b>\$15,000.00</b>
<b>Recirculation pump to keep rags suspended (Pump does not remove debris)</b>	<b>\$25,620.00</b>

A handwritten signature in blue ink, appearing to read 'Michael Williams'.

Michael Williams  
 Vice President of Business Development & Client Management  
 H2O Innovation

Montgomery City Council  
**AGENDA REPORT**

<b>Meeting Date:</b> May 24, 2022	<b>Budgeted Amount:</b> N/A
<b>Department:</b> Admin	<b>Prepared By:</b> Dave McCorquodale

**Subject**

Consideration and possible action regarding calling a Public Hearing for a rezoning request from R1—Single-Family Residential to B—Commercial for 504 Caroline Street, Montgomery, Texas.

**Recommendation**

Call a Public Hearing on the rezoning request for 504 Caroline Street to be held on June 28, 2022, at Montgomery City Hall at 6:00 PM.

**Discussion**

The rezoning process is established by state law and requires local governments to provide opportunity for public input on rezoning requests. Accordingly, both the P&Z and City Council hold Public Hearings, and the P&Z submits a Final Report to the City Council before they can act on the request.

Tonight's only action is to schedule the Public Hearing for June 28th, when the P&Z's Final Report and Recommendation will be delivered to City Council before the hearing. After the Public Hearing, City Council will act on the rezoning request.

504 Caroline Street is adjacent to Wings of Montgomery on Liberty Street in downtown. The property is currently the parking lot for the restaurant.

<b>Approved By</b>		
Asst. City Administrator	Dave McCorquodale	Date: 05/19/2022
City Administrator	Richard Tramm	Date: 05/19/2022



**Montgomery City Council**  
**AGENDA REPORT**

<b>Meeting Date:</b> May 24, 2022	<b>Budgeted Amount:</b> N/A
<b>Department:</b> Admin	<b>Prepared By:</b> Dave McCorquodale

**Subject**

Consideration and possible action on acceptance of a Feasibility Study for Pulte Homes of Texas, LP for a proposed single-family residential development (Dev. No. 2203).

**Recommendation**

Accept the study as presented.

**Discussion**

City Council approved an Escrow Agreement and authorized a Feasibility Study for a proposed 80-acre single-family residential development by Pulte Homes in the northeast corner of the City in April 2022. The city engineer has completed the Feasibility Study and will provide a presentation at the meeting to discuss the details.

Feasibility studies describe a proposed project's impact on City water and sewer systems and provides an estimate of the impact on City property tax revenues. Additionally, these studies provide an estimate of costs the developer can anticipate incurring for infrastructure improvements needed to serve the proposed project.

Acceptance of the study is not an approval of the proposed project, but rather that City Council believes the study to be complete, free of material errors and done in accordance with standard engineering practices.

**Approved By**

Asst. City Administrator	Dave McCorquodale	Date: 05/20/2022



**PULTE GROUP FEASIBILITY STUDY  
(Dev. No. 2203)**

**FOR**

**THE CITY OF MONTGOMERY**

**WGA PROJECT NO. 00574-115**

**MAY 2022**

**PREPARED BY**

**WGA**

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CONSULTING ENGINEERS

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## OVERVIEW

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- 1 Executive Summary
- 2 Introduction
- 3 Analysis

**Exhibits:**

- A: Tract Boundary
- B: Preliminary Site Plan
- C: Water and Wastewater Usage Projection
- D: Excerpt From Impact Fee Analysis
- E: Escrow Calculation
- F: Preliminary Cost Estimate

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## 1 EXECUTIVE SUMMARY

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Pulte Homes of Texas (the “Developer”) has requested the City of Montgomery (the “City”) to perform a feasibility study for the City to serve future single-family development on a 79.4 acre tract along FM 1097, also referred to as the Mabry tract. The tract is located outside the City limits and within the City’s Extraterritorial Jurisdiction (“ETJ”), and will require annexation prior to receiving service.

This development would consist of approximately 250 single family lots for in-city service at full build out. The final land plan may affect the estimated costs of and revenues associated with the development.

The analysis shows that after the completion of the City’s Water Plant No. 3 Improvements project currently in construction the City will have the water capacity to serve the development, and existing developments, for the next few years but will need additional water plant capacity to serve all existing and proposed developments at full build out.

The analysis shows that based on sanitary sewer capacity of Lift Station No. 10, the lift station will need additional capacity to serve all existing and proposed developments at full build out. The analysis also shows that the City will have the sanitary sewer capacity to serve the development and existing developments for the next couple of years but will need additional sanitary sewer plant capacity to serve all existing and proposed developments at full build out.

The estimated total costs that will be associated with the development are:

Escrow Account	\$44,000
Lift Station 10 Improvements	\$350,000
Water Impact Fee	\$281,500
Wastewater Impact Fee	\$628,250
<hr/>	
<b>Total Estimated Costs</b>	<b>\$1,303,750</b>

Based on information provided by the Developer the estimated a total assessed valuation for the development would be approximately \$81,493,750 at full build out, assuming that 75% of homeowners receive a 20% in reduction in their assessed valuation due to a Homestead Exemption . Based on the City’s estimated current tax rate (\$0.1412 debt service and \$0.2588 for operations and maintenance) financially, the development will bring in approximate tax revenues as shown below:

Operations and Maintenance	\$ 200,361
Debt Service	\$ 109,316
<hr/>	
<b>Total Estimated Annual Tax Revenue</b>	<b>\$ 309,677</b>

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## 2 INTRODUCTION

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This undeveloped tract is located along FM 1097 outside of the City's limits and within the City's ETJ. The tract will require annexation prior to receiving service. An exhibit showing the Tract's boundary in relation to the City's boundary is enclosed as **Exhibit A**. A preliminary site plan is enclosed as **Exhibit B** and indicates the Developer's intentions to subdivide the Tract into approximately 250 – 45' wide single family lots. Upon annexation, the Tract will need to be zoned as Residential (R-1).

Based on information from the Developer, construction of the development is planned to be complete in 2029. The estimates included in this feasibility are based on the anticipated land use provided by the developer at the time of the study. The final land plan may affect the estimated costs and revenues associated with the development. It is our understanding the Developer is looking to create a MUD or similar entity to support the development.

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### 3 ANALYSIS

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#### Water Production and Distribution

The Tracts are located within City's ETJ and would need to be annexed into the City before receiving service. The City has three (3) active water wells and two existing water plants with a capacity of 875 connections or 568,000 gallons per day per Texas Commission on Environmental Quality ("TCEQ") requirements. The City is currently under construction of a water plant improvements project at the existing Water Plant No. 3 to increase the capacity of the City's water system to 2,500 connections while holding the same average daily flow capacity.

The current average daily flow ("ADF") in the City is approximately 368,000 gpd. Inclusive existing connections, ultimate future projected connections within current platted developments, and developments that are currently in design, the City has committed approximately 583,365 gpd and 1,696 connections. A copy of the updated water usage projections is included as **Exhibit C**. Once the Water Plant No. 3 Improvements Project is complete, the City will have committed approximately 103% of the total ADF capacity and 68% of the connection capacity. The City is not expected to hit these numbers or exceed the current average daily flow capacity until beyond 2025. The addition of a booster pump would increase the ADF capacity to approximately 730,000 gpd.

Based on information from the Developer, the Tract's estimated water capacity requirement is approximately 56,250 gpd. Inclusive of existing connections, platted developments, developments currently underway, other developments in feasibility, and this development, the City will have committed approximately 869,490 gpd or 153% of the total ADF capacity and 117% of the connection capacity at full build out. Based on the projections shown in **Exhibit C**, the City would need additional water plant capacity around 2024.

Upon completion of the proposed improvements and based on the projected ADF, including this Tracts, the City is projected to have sufficient water production capacity to meet the demand of the development within the City for the next couple of years. As the existing and upcoming developments build out, the City should be prepared to expand their water production and distribution capacity.

There is an existing 12-inch waterline located along FM 1097, which terminates at the City limits. This waterline will need to be extended to the Tract's northern boundary to provide water service to the Tract. There is an existing public 8" waterline along Terra Vista Circle that will need to be extended through an existing reserve to connect to the Tract. Additionally, the Developer will be required to provide a utility easement along the FM 1097 frontage to allow future developments to access City facilities, as shown in **Exhibit A**. The Developer will be responsible for all costs associated with the waterline extension and required easements.

The ultimate alignment of waterlines interior to the Tract will depend on the final land plan of the proposed development. These waterlines will need to be placed in public utility easements located along the public ROW or placed within public ROW interior to the development and constructed per all applicable City and

TCEQ design criteria. The developer is responsible for all costs associated with easement acquisitions and recordation.

The Developer is responsible for providing engineered plans and specifications for the water distribution system interior to the development and the public offsite waterline to the City Engineer for review and approval prior to commencing construction, and to obtain all required Planning and Zoning Commission, City Council and development approvals and permits.

### **Sanitary Sewer Collection and Treatment**

The City's existing wastewater facilities include 18 public lift stations and two (2) wastewater treatment plants (one of which is currently decommissioned). The Stewart Creek Wastewater Treatment Plant (TPDES Permit No. WQ0011521001) has a permitted capacity of 400,000 gpd. The current ADF at the Stewart Creek Wastewater Treatment Plant is 194,700 gpd or 48%.

Inclusive of existing connections, platted developments, and developments which are in design or under construction, the City has committed approximately 343,000 gpd or 86% of existing permitted capacity at full build out. A copy of the wastewater usage projections is included as **Exhibit C**.

Based on the City's historical usage for similar types of development and information from the Developer, the Tract's estimated sanitary sewer capacity requirement is 32,500 gpd (975,000 gallons per month) at full build out. Inclusive of existing connections, platted developments, developments currently underway, other developments in feasibility, and this development, the City will have committed 523,527 gpd or 131% of existing permitted capacity.

The TCEQ requires the City to initiate design of a wastewater treatment capacity expansion when the ADF exceeds 75% of the City's 400,000 gpd permitted capacity for 3 consecutive months. The ADF for the City, including these Tracts and other tracts under design/feasibility, is not expected to exceed 75% of the permitted capacity (300,000 gpd) until around 2023. Additionally, the TCEQ requires the commencement of the construction phase of the expansion after 3 consecutive months of ADF exceeding 90% of the permitted capacity (360,000 gpd). This is expected to occur around 2024.

The Developer will be responsible for constructing a public lift station and force main to direct flow into the gravity line, as shown in **Exhibit A**. There is an existing public 8" sanitary sewer line along Terra Vista Circle. There is also an existing reserve that connects Terra Vista Circle to the Tract. The manhole at this reserve will be the discharge point for the proposed force main to serve the Development. The Developer will be responsible for all costs associated with the sanitary sewer lift station and force main, and required easements.

The proposed sanitary sewer capacity of the Development will cause the City's Lift Station No. 10 to exceed capacity at full buildout and will need to be upsized from approximately 350 gpm to 550 gpm. The estimated preliminary cost for the improvements is approximately \$350,000 as shown in **Exhibit F**. However, an additional inspection and analysis of Lift Station No. 10 will need to be performed to prepare a final estimated cost of improvements. There is sufficient capacity in Lift Stations 9 and 14 to serve this development and other future developments. There is opportunity for a cost sharing agreement between the Developer for the Porter Farms development for the Lift Station No. 10 improvements as the improvements

are required to serve both of these developments.

The ultimate alignment of sanitary sewer lines interior to the Tract will depend on the final land plan of the proposed development. These sanitary sewer lines will need to be placed within public utility easements located along the public ROW or placed within the public ROW interior to the development and constructed per all applicable City and TCEQ design criteria.

The Developer is responsible for providing engineering plans and specifications for the sanitary sewer conveyance system interior to the development, the sanitary sewer extension, lift station, and force main to the City Engineer for review and approval prior to commencing construction. The Developer is also responsible for obtaining all Planning and Zoning Commission, City Council, and development approvals and required permits.

The Developer will need to coordinate the installation of sanitary sewer tap(s) into the public system with the City's department of Public Works and will be responsible for all costs associated with said work.

### **Drainage**

The onsite storm sewer system will be designated public and accepted by the City upon completion of the development. Any detention ponds will remain the responsibility of the Developer. All drainage and detention improvements must be designed per the city's Code of Ordinances requiring compliance with the City's floodplain regulations and all applicable Montgomery County Drainage Criteria Manual Standards. Failure to design and construct the drainage facilities per Montgomery County Criteria potentially jeopardizes eligibility for acceptance by the City. The Developer will also be required to perform and submit a drainage study showing the development's impact on the drainage downstream of the Tract and on adjacent properties. The drainage study must be submitted to the City for review and approval prior to approval of the construction plans.

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

### **Paving and Traffic**

Per the preliminary land plan submitted by the Developer, the streets are proposed to be public and accepted by the City. The Developer is responsible for providing engineered plans and specifications for the roads interior to the development to the City Engineer for review and approval prior to commencing construction, and to obtain all required Planning and Zoning Commission, City Council, and development approvals and permits.

Currently, the preliminary land, combined with existing infrastructure, provides for one (1) proposed point at FM 1097 to provide access to the entire 250-home subdivision. Per the City and Montgomery County's most recently adopted thoroughfare plan, there are no conflicts with the current land plan. The Developer is also responsible for TxDOT approval for the proposed access to FM 1097.

## Development Costs

The Developer will need to engineer and construct the on-site and off-site water, sanitary sewer, paving, and drainage facilities to serve the proposed Tract.

The Developer will also need to pay water and wastewater impact fees to the City. The impact fees will be assessed at the time of recordation of the final plat and collected prior to receiving water and sanitary sewer taps. Enclosed as **Exhibit D** is Table 1.1 of the 2017 Revisions to the Montgomery Impact Fee Analysis Report.

The estimated ADF provided by the developer requires the equivalent use of 250 <sup>5</sup>/<sub>8</sub> – inch water meters per the table.

An escrow agreement has been entered into between the Developer and the City and funds have been deposited to cover the cost of this feasibility study. An estimated additional \$44,000 will be required to cover the City's remaining expenses for the development, which includes administrative costs, legal fees, plan reviews, developer and construction coordination, construction inspection, and one year warranty expenses. The fees calculation can be seen in **Exhibit E**. These additional funds must be deposited into the escrow prior to any work being completed by the City.

Below is a summary of the estimated costs associated with the development:

### ***ESTIMATED COSTS***

Escrow Account	\$44,000
Lift Station 10 Improvements	\$350,000
Water Impact Fee	\$281,500
Wastewater Impact Fee	\$628,250
<b>Total Estimated Costs</b>	<b>\$1,303,750</b>

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

## Financial Feasibility

The Developer estimates the average home price to be \$383,500, with the total assessed value (A.V.) at full development to be approximately \$81,493,750 assuming that 75% of homeowners receive a 20% in reduction in their assessed valuation due to a Homestead Exemption. Based on the estimated total A.V. and assuming 95% collection, the in-city development would generate approximately \$109,316 per year in debt service revenue, and approximately \$200,361 per year in operations and maintenance revenue. These estimates are based on the City's \$0.1412/\$100 valuation debt service tax rate and the \$0.2588/\$100 valuation Operations & Maintenance (O&M) tax rate..

This report is our engineering evaluation of the funds required to complete the anticipated future capital improvement for this Tracts and of the potential increase in tax revenue to the City. This report is not



May 20, 2022

intended to be used for the issuance of municipal financial products or the issuance of municipal securities. The City's Financial Advisor(s) can address potential recommendations related to the issuance of municipal financial products and securities.

Thank you for the opportunity to complete this feasibility study and offer our recommendations. Please contact me or Ms. Katherine Vu should you have any questions.

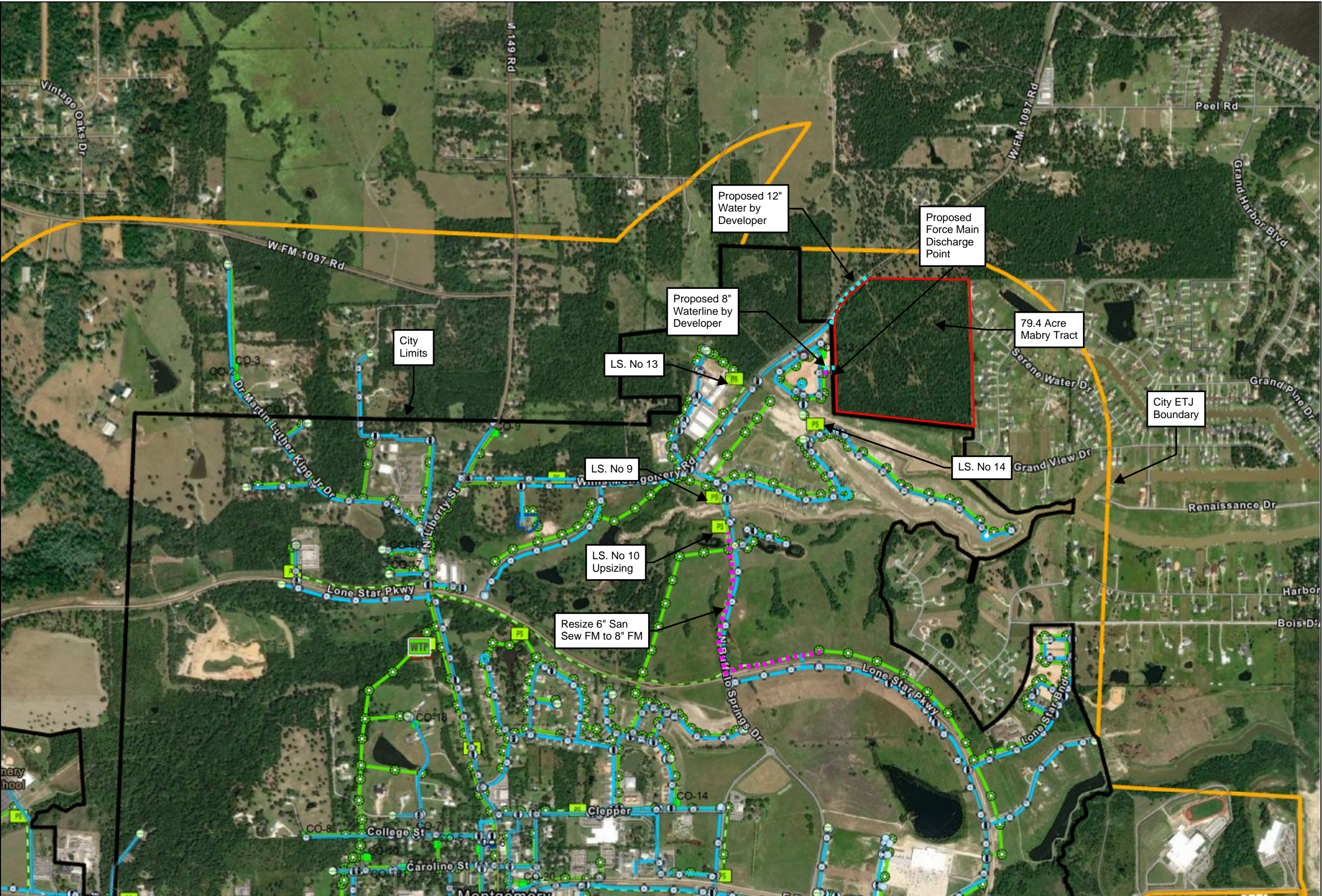
Sincerely,

Chris Roznovsky, PE

Engineer for the City

CVR/kv:zlg





Mabry Tract Boundary

**Pulte Group Feasibility Study**



SHEET  
EXHIBIT  
A

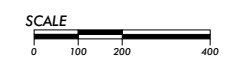




a conceptual exhibit for  
**MABRY TRACT**  
**±79.9 ACRES OF LAND**  
prepared for  
**PULTE GROUP**



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



MTA-68007  
MAY 19, 2022

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	Development Info & Capacities																				
	Current Connections	Ultimate Connections	Water		Wastewater																
			Current Actual	Ultimate	Current	Ultimate	2022			2023			2024			2025			2026		
							Connections	GPD Water	GPD Sanitary	Connections	GPD Water	GPD Sanitary	Connections	GPD Water	GPD Sanitary	Connections	GPD Water	GPD Sanitary	Connections	GPD Water	GPD Sanitary
Single Family																					
Buffalo Crossing	1	13	225	2,925	130	1,690	3	675	390	4	900	520	2	450	260	2	450	260	1	225	130
Buffalo Springs, Section 1	24	24	5,400	5,400	3,120	3,120															
Buffalo Springs, Section 2	60	64	13,500	14,400	7,800	8,320	1	225	130	1	225	130	1	225	130		-	-		-	-
Estates of Mia Lago, Section 1	4	27	900	6,075	-	-	2	450	-	3	675	-	3	675	-	3	675	-	3	675	-
FM 149 Corridor	21	25	4,725	5,625	2,730	3,250		-	-	1	225	130	1	225	130	1	225	130	1	225	130
Simonton and Lawson	13	23	2,925	5,175	1,690	2,990		-	-	2	450	260	2	450	260	2	450	260	2	450	260
Martin Luther King	47	55	10,575	12,375	6,110	7,150		-	-	2	450	260	2	450	260	2	450	260	2	450	260
Baja Road	7	11	1,575	2,475	910	1,430	1	225	130	1	225	130	1	225	130	1	225	130	-	-	-
Community Center Drive	3	3	675	675	390	390															
Community Center Drive (Water Only)	8	10	1,800	2,250	-	-				1	225		1	225							
Lake Creek Landing	15	15	3,375	3,375	1,950	1,950															
Gulf Coast Estates, Section 2	2	4	450	900	260	520	2	450	260		-	-		-	-		-	-		-	-
Lake Creek Village, Section 1	36	37	8,100	8,325	4,680	4,810		-			-	-		-	-		-	-		-	-
Lake Creek Village, Section 2	39	45	8,775	10,125	5,070	5,850	1	225	130		-	-		-	-		-	-		-	-
Estates of Lake Creek Village	16	22	3,600	4,950	2,080	2,860	6	1,350	780		-	-		-	-		-	-		-	-
Lone Star Estates	10	10	2,250	2,250	1,300	1,300															
Hills of Town Creek, Section 2	51	51	11,475	11,475	6,630	6,630															
Hills of Town Creek, Section 3	49	49	11,025	11,025	6,370	6,370															
Hills of Town Creek Sec. 4	10	30	2,250	6,750	1,300	3,900	20	4,500	2,600		-	-		-	-		-	-		-	-
Historic/Downtown	129	150	29,025	33,750	16,770	19,500	5	1,125	650	5	1,125	650	5	1,125	650	5	1,125	650	1	225	130
Terra Vista Section 1	58	61	13,050	13,725	7,540	7,930															
Town Creek Crossing Section 1	-	102	-	22,950	-	13,260	40	9,000	5,200	40	9,000	5,200	20	4,500	2,600	1	225	130		-	-
Villas of Mia Lago Section 1	14	14	3,150	3,150	1,820	1,820															
Villas of Mia Lago Section 2	42	42	9,450	9,450	5,460	5,460															
Waterstone, Section 1	43	53	9,675	11,925	5,590	6,890	3	675	390	3	675	390	2	450	260	2	450	260		-	-
Waterstone, Section 2	5	89	1,125	20,025	650	11,570	15	3,375	1,950	15	3,375	1,950	20	4,500	2,600	20	4,500	2,600	14	3,150	1,820
Gary Hammons	1	1	225	225	130	130															
Mobile Home Park (connection)	29	29	4,000	4,000	3,300	3,300															
City Hall	1	1	1,070	1,070	890	890															
Community Center	1	1	200	200	150	150															
Buffalo Spring Plant	1	1	360	360	250	250															
Cedar Brake Park Restrooms	1	1	200	200	150	150															
Fernland Park	1	1	200	200	150	150															
Homecoming Park Restrooms	1	1	200	200	150	150															
Water Plant No. 3	1	1	4,000	4,000	2,000	2,000															
West Side at the Park	8	11	1,800	2,475	1,040	1,430				3	675	390	-	-	-	-	-	-		-	-
Subtotal	752	1,077	171,330	244,455	98,560	137,560	99	22,275	12,610	81	18,225	10,010	60	13,500	7,280	39	8,775	4,680	24	5,400	2,730
Commercial Platted and Existing																					
Buffalo Run, Section 1	1	6	1,000	10,000	650	6,500	2	3,600	2,340	2	3,600	2,340	1	1,800	1,170						
Longview Greens Miniature Golf	1	1	1,400	1,400	910	910															
Summit Business Park, Phase 1	3	6	1,300	6,000	845	3,900				3	4,700	3,055	-	-	-	-					
Prestige Storage (SBP Res. D)	1	1	225	225	146	146															
McCoy's	1	1	750	750	488	488															
AutoZone	1	1	360	360	234	234															
McCoy's Reserves B & D	-	2	-	5,000	-	3,250				2	5,000	3,250				-	-	-	-	-	-
Pizza Shack	1	1	4,900	4,000	3,185	2,600															
CareNow & Other Suites	3	3	1,200	1,500	780	975															
KenRoc (Montgomery First)	-	3	-	12,000	-	7,800	1	4,000	2,600	2	8,000	5,200	-	-	-						
Wendy's	1	1	1,300	1,300	845	845															
Dusty's Car Wash	1	1	17,000	17,000	11,050	11,050															
ProCore Developments	1	1	1,500	1,500	975	975															
Christian Brothers	1	1	225	225	146	146															
Madsen and Richards	1	1	225	405	146	263															
Kroger	2	2	4,500	5,000	2,925	3,250															
Burger King	1	1	1,450	1,450	943	943															
Buffalo Springs Shopping, Ph. I (Reserve B)	1	1	6,300	6,300	4,095	4,095															
Buffalo Springs Shopping, Ph. I (Reserve A2)	-	1	-	3,000	-	1,950				1	3,000	1,950									
Buffalo Springs Shopping, Ph. I (Reserve E)	-	1	-	3,000	-	1,950															
Buffalo Springs Shopping, Ph. I (Reserve D)	-	1	-	6,000	-	3,900										1	6,000	3,900			
Spirit of Texas Bank	1	1	2,100	2,100	1,365	1,365															
Heritage Place	1	1	360	1,200	234	780		-	-		-	-									
Buffalo Springs Shopping, Ph. 2 (Reserve I)	-	1	-	12,000	-	7,800															
Buffalo Springs Shopping, Ph. 2	-	2	-	8,000	-	5,200		-	-	1	4,000	2,600	1	4,000	2,600						
Buffalo Springs Phase II (Reserve I2)	-	1	-	225	-	146	1	225	146												
BlueWave Car Wash	1	1	7,000	7,000	4,550	4,550															
Brookshire Brothers	2	2	1,500	1,500	975	975															
Ransoms	1	1	1,500	1,500	975	975															
Heritage Medical Center	1	1	600	1,200	390	780															
Lone Star Pkwy Office Building	2	2	400	720	260	468															
Old Iron Work	1	1	225	225	146	146															
Apache Machine Shop	1	1	225	225	146	146															
Montgomery Community Center (lone Star)	1	1	850	850	553	553															
Jim's Hardware	1	1	225	225	146	146															
Town Creek Storage	1	1	225	225	146	146															
Lake Creek Village 3 Commercial (Res A & B)	-	5	-	25,000	-	16,250							1	5,000	3,250	-			2	10,000	6,500
Waterstone Commercial Reserves	3	11	1,000	16,000	650	10,400	1	1,875	1,219	1	1,875	1,219	2	3,750	2,438	2	3,750	2,438	1	1,875	1,219

	Development Info & Capacities																				
	Current Connections	Ultimate Connections	Water		Wastewater																
			Current Actual	Ultimate	Current	Ultimate	2022			2023			2024			2025			2026		
							Connections	GPD Water	GPD Sanitary	Connections	GPD Water	GPD Sanitary	Connections	GPD Water	GPD Sanitary	Connections	GPD Water	GPD Sanitary	Connections	GPD Water	GPD Sanitary
Commercial Platted and Existing (cont.)																					
Waterstone Commercial Reserve C (State Farm)	1	1	405	405	263	263															
Town Creek Crossing Commercial Reserves	-	6	-	8,000	-	5,200		1,333	867		-	-	1	1,333	867	2	2,667	1,733			
Depado Estates	-	5	-	10,000	-	6,500	2	4,000	2,600	2	4,000	2,600	1	2,000	1,300						
The Montgomery Shoppes (Remaining)	-	6	-	15,000	-	9,750	1	2,500	1,625	2	5,000	3,250	2	5,000	3,250	1	2,500	1,625	-	-	-
Retail Center	1	2	2,000	4,000	1,300	2,600	1	2,000	1,300												
Chick Fil A	1	1	3,200	3,200	2,080	2,080															
Panda Express	1	1	1,400	1,400	910	910															
CVS	1	1	225	225	146	146															
Starbucks	1	1	1,000	1,000	650	650															
Burger Fresh	1	1	240	240	156	156															
Churches	12	12	3,000	3,000	1,950	1,950															
Miscellaneous Commercial	79	79	28,000	28,000	18,200	18,200															
Subtotal	136	187	99,315	239,080	64,555	155,402	10	19,533	12,697	16	39,175	25,464	9	22,883	14,874	6	14,917	9,696	3	11,875	7,719
Multi Family																					
Heritage Plaza (Units)	208	208	22,000	22,000	11,000	11,000															
Town Creek Village, Phase I (Units)	152	152	25,000	25,000	12,500	12,500															
Plez Morgan Townhomes	-	48	-	6,000	-	3,000	48	6,000	3,000												
Montgomery Supported Housing	14	14	2,300	2,300	1,150	1,150															
Live Oak Assisted Living	1	1	2,300	2,300	1,150	1,150															
Subtotal	375	423	51,600	57,600	25,800	28,800	48	6,000	3,000	-	-	-	-	-	-	-	-	-	-	-	-
Institutional (Schools)																					
MISD Athletic Complex	2	2	6,800	6,800	3,400	3,400															
MISD High School Complex	2	2	29,000	29,000	14,500	14,500															
MISD Warehouse (105/Clepper)	1	1	360	1,500	250	750															
Bus Barn	1	1	530	530	265	265															
MISD School (MLK)	2	2	1,600	1,600	800	800															
MISD School (149)	1	1	2,800	2,800	1,400	1,400															
Subtotal	9	9	41,090	42,230	20,615	21,115	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
Committed	1,272	1,696	363,335	583,365	209,530	342,877	157	47,808	28,307	175	79,435	35,474	69	36,383	22,154	45	23,692	14,376	27	17,275	10,449
			Connections	GPD Water	GPD Sanitary	Connections	GPD Water	GPD Sanitary	Connections	GPD Water	GPD Sanitary	Connections	GPD Water	GPD Sanitary	Connections	GPD Water	GPD Sanitary	Connections	GPD Water	GPD Sanitary	
			Total Projected Committed Volumes:				1,429	411,143	237,836	1,604	490,578	273,310	1,673	526,962	295,464	1,718	550,653	309,840	1,745	567,928	320,289
Future Development in Feasibility/Design																					
Red Bird Meadows	-	554	-	124,650	-	72,020				10	2,250	1,300	90	20,250	11,700	90	20,250	11,700	90	20,250	11,700
Town Creek Crossing Sec. 2	-	37	-	8,325	-	4,810				15	3,375	1,950	15	3,375	1,950	7	1,575	910			
Hills of Town Creek Section 5	-	72	-	16,200	-	9,360				30	6,750	3,900	30	6,750	3,900	12	2,700	1,560	-	-	-
Nantucket Housing (Stewart Creek) (Units)	-	220	-	60,000	-	50,000							220	60,000	50,000						
Pulte Group (Mabry Tract)	-	250	-	56,250	-	32,500				20	4,500	2,600	75	16,875	9,750	75	16,875	9,750	75	16,875	9,750
Porter Farms Tract	-	92	-	20,700	-	11,960		-	-	38	8,550	4,940	30	6,750	3,900	30	6,750	3,900	-	-	-
Subtotal	-	1,225	-	286,125	-	180,650	-	-	-	113	25,425	14,690	460	114,000	81,200	214	48,150	27,820	165	37,125	21,450
Committed Plus Feasibility	1,272	2,921	363,335	869,490	209,530	523,527	2022			2023			2024			2025			2026		
			Connections	GPD Water	GPD Sanitary	Connections	GPD Water	GPD Sanitary	Connections	GPD Water	GPD Sanitary	Connections	GPD Water	GPD Sanitary	Connections	GPD Water	GPD Sanitary	Connections	GPD Water	GPD Sanitary	
			Total Projected Committed Volumes Plus Feasibility				1,429	411,143	237,836	1,717	516,003	288,000	2,246	666,387	391,354	2,505	738,228	433,550	2,697	792,628	465,449

	Development Info & Capacities																				
	Current Connections	Ultimate Connections	Water		Wastewater																
			Current Actual	Ultimate	Current	Ultimate	2022			2023			2024			2025			2026		
							Connections	GPD Water	GPD Sanitary	Connections	GPD Water	GPD Sanitary	Connections	GPD Water	GPD Sanitary	Connections	GPD Water	GPD Sanitary	Connections	GPD Water	GPD Sanitary
Potential Future Development (Within Current City Limits)																					
HEB Tract (HEB store only)	-	1	-	10,000	-	6,500					-	-	1	10,000	6,500						
HEB Tract (pad sites only)	-	5		15,000		9,750	-	-	-				2	6,000	3,900	3	9,000	5,850	-	-	
Summit Business Park, Phase 2	-	6	-	4,400	-	2,860	2	1,467	953	2	1,467	953	2	1,467	953						
Moon Over Montgomery	-	15	-	3,375	-	2,194					-	-	15	3,375	2,194						
Waterstone, Section 3	-	36	-	8,100	-	5,265					-	-	10	2,250	1,463	10	2,250	1,463	10	2,250	1,463
Waterstone, Section 4	-	80	-	18,000	-	11,700					-	-	20	4,500	2,925	20	4,500	2,925	20	4,500	2,925
J. Allen Kent (19.6 Ac)	-	126	-	28,350	-	16,380				50	11,250	6,500	50	11,250	6,500	26	5,850	3,380	-	-	-
Waterside	-	85	-	19,125	-	11,050				15	3,375	1,950	5	1,125	650	35	7,875	4,550			
Peter Hill 5.7 Acre Feasibility	-	5	-	5,000	-	3,250	-	-	-	2	2,000	1,300	1	1,000	650	1	1,000	650	1	1,000	650
The Woods of Town Creek	-	212	-	47,700	-	27,560		-	-	-	-	-	45	10,125	5,850	47	10,575	6,110	30	6,750	3,900
Group 1A (Mix)	-	1,519	-	379,650	-	303,720		-	-		-	-		-	-		-	-		-	-
Group 1B (Mix)		715	-	178,650		142,920		-	-		-	-		-	-		-	-	41	10,250	8,200
Group 1C (Res Low)		114	-	28,530		22,820		-	-		-	-		-	-		-	-		-	-
Group 1D (Mix Use)		207	-	51,730		41,390		-	-		-	-	19	4,750	3,801	18	4,500	3,601	18	4,500	3,601
Group 1E (Res Low Density)		283	-	70,740		56,600		-	-		-	-		-	-		-	-		-	-
Group 1F (Mix Use)		162	-	40,610		32,480		-	-		-	-		-	-		-	-		-	-
Group 1G (Mix Use)		86	-	21,450		17,160		-	-		-	-	15	3,750	3,000		-	-	20	5,000	4,000
Group 1H (Comm)		230	-	57,490		45,990		-	-		-	-		-	-		-	-		-	-
Group 1I (Comm)		214	-	53,510		42,810		-	-		-	-		-	-	13	3,250	2,600	14	3,500	2,800
Group 1J (Mix Use)		1324	-	330,920		264,730		-	-		-	-		-	-	18	4,500	3,600	33	8,250	6,600
Group 1K (Comm)		151	-	37,770		30,220		-	-		-	-		-	-	4	1,000	800	5	1,250	1,000
Group 1L (Comm)		153	-	38,280		30,630	1	1,000	650		-	-	8	2,006	1,605	9	2,256	1,806		-	-
Subtotal	-	5,728	-	1,448,380	-	1,127,979	3	2,467	1,603	69	18,092	10,703	193	61,598	39,991	204	56,557	37,334	192	47,251	35,139
							2022			2023			2024			2025			2026		
							Connections	GPD Water	GPD Sanitary	Connections	GPD Water	GPD Sanitary	Connections	GPD Water	GPD Sanitary	Connections	GPD Water	GPD Sanitary	Connections	GPD Water	GPD Sanitary
Total Projected Committed Volumes Plus Feasibility, Plus Potential In-City							1,432	413,610	239,440	1,789	536,562	300,307	2,511	748,543	443,652	2,974	876,942	523,182	3,358	978,593	590,219
Potential Future Development (ETJ)																					
Group 2A (Mix Use)	-	516	-	129,120	-	103,290					-	-		-	-		-	-		-	-
Group 2B (Res Low Density)	-	150	-	37,440	-	29,940					-	-		-	-		-	-		-	-
Group 2C (Res High Density)	0	428	-	106,890	-	85,510					-	-		-	-		-	-		-	-
Group 2D (Mix Use)	0	807	-	201,750	-	161,390					-	-		-	-		-	-		-	-
Group 2E (Mix Use)	0	1118	-	279,380	-	223,500					-	-		-	-		-	-		-	-
Group 2F (Res Low)	0	410	-	102,550	-	82,030					-	-		-	-		-	-		-	-
Group 2G (Comm)	0	406	-	101,400	-	81,120					-	-		-	-		-	-		-	-
Group 2H (Res Low Density)	0	229	-	57,320	-	45,850					-	-		-	-		-	-		-	-
Subtotal	-	4,063	-	1,015,850	-	812,630	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
							2022			2023			2024			2025			2026		
							Connections	GPD Water	GPD Sanitary	Connections	GPD Water	GPD Sanitary	Connections	GPD Water	GPD Sanitary	Connections	GPD Water	GPD Sanitary	Connections	GPD Water	GPD Sanitary
Potential Ultimate Totals	1,272	12,712	363,335	3,333,720	209,530	2,464,136	1,432	413,610	239,440	1,789	536,562	300,307	2,511	748,543	443,652	2,974	876,942	523,182	3,358	978,593	590,219

**Table 1.1 September 2017 ESFC Table for Commonly Used Meters**

<b>Meter Size</b>	<b>Maximum Continuous Operating Capacity (GPM)</b>	<b>Equivalent Single Family Home (ESFC)</b>	<b>Maximum Assessable Water Fee (\$)</b>	<b>Maximum Assessable Waste Water Fee (\$)</b>	<b>Maximum Assessable Fee (\$)</b>
5/8"	15	1.00	1,126	\$2,513	\$3,639
3/4"	25	1.67	1,881	\$4,198	\$6,079
1"	40	2.67	3,001	\$6,711	\$9,712
1 1/2"	120	8.00	9,006	\$20,103	\$29,112
2"	170	11.33	12,755	\$28,471	\$41,226
3"	350	23.33	26,264	\$58,626	\$84,890
4"	600	40.00	44,942	\$100,517	\$145,429
6"	1,200	80.00	90,064	\$201,035	\$291,099
8"	1,800	120.00	135,096	\$301,552	\$436,648

**ESCROW AGREEMENT, SECTION 2.03 ATTACHMENT**

**BY AND BETWEEN**

**THE CITY OF MONTGOMERY, TEXAS,**

**AND**

**Pulte Homes of Texas**

**Dev. No. 2203**

THE STATE OF TEXAS                    ⤵

COUNTY OF MONTGOMERY            ⤵

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

Administration	\$ 7,500
City Attorney	\$ 7,500
City Engineer	\$ 29,000
<hr/>	
TOTAL	\$ 44,000





Preliminary Cost Estimate

FOR

LIFT STATION NO. 10 IMPROVEMENTS

79.4 Acre Mabry Development

5/20/2022

Item No.	Description	Quantity	Unit	Unit Price	Cost
<u>General</u>					
1	Mobilization, Bonds & Insurance	1	LS	\$ 25,000	\$ 25,000
2	Submersible Pumps & Accessories	1	LS	89,700	90,000
3	Piping, Valves, Supports, etc.	1	LS	66,671	67,000
4	Lift Station Electrical & Controls	1	LS	71,563	72,000
5	8-inch (8") PVC Force Main	3,300	LF	52	172,000
6	Bypass Pumping	1	LS	25,000	25,000
7	Stormwater Pollution Protection Plan	1	LS	1,000	1,000
8	Misc. Metals	1	LS	8,000	8,000
Construction Subtotal					\$ 254,000
Contingencies (15%)					\$ 39,000
Engineering					\$ 28,000
Construction Phase Services					\$ 19,000
Reimbursables					\$ 10,000
Total					\$ 350,000

- Notes:
- 1

All values rounded up to the nearest thousand.
- 2

This estimate is based on my best judgement as a design professional familiar with the construction industry. We cannot and do not guarantee that bids will not vary from this cost estimate.
- 3

This includes geotechnical investigation, construction materials testing, review fees, reproduction, advertising expenses, and other miscellaneous reimbursable costs.

Montgomery City Council  
**AGENDA REPORT**

<b>Meeting Date:</b> May 24, 2022	<b>Budgeted Amount:</b> N/A
<b>Department:</b> Admin	<b>Prepared By:</b> Dave McCorquodale

**Subject**

Consideration and possible action on acceptance of a Feasibility Study for Nantucket Housing for a proposed senior-living and multi-family residential development (Dev. No. 2204).

**Recommendation**

Accept the study as presented.

**Discussion**

City Council approved an Escrow Agreement and authorized a Feasibility Study for a proposed 33-acre senior-living and multi-family residential development by Nantucket on the east side of the City in April 2022. The city engineer has completed the Feasibility Study and will provide a presentation at the meeting to discuss the details.

Feasibility studies describe a proposed project's impact on City water and sewer systems and provides an estimate of the impact on City property tax revenues. Additionally, these studies provide an estimate of costs the developer can anticipate incurring for infrastructure improvements needed to serve the proposed project.

Acceptance of the study is not an approval of the proposed project, but rather that City Council believes the study to be complete, free of material errors and done in accordance with standard engineering practices.

**Approved By**

Asst. City Administrator	Dave McCorquodale	Date: 05/20/2022

**NANTUCKET HOUSING FEASIBILITY STUDY  
(Dev. No. 2204)**

**FOR**

**THE CITY OF MONTGOMERY**

**WGA PROJECT NO. 00574-113**

**MAY 2022**

**PREPARED BY**

**WGA**

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CONSULTING ENGINEERS

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## OVERVIEW

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- 1 Executive Summary
- 2 Introduction
- 3 Analysis

**Exhibits:**

A: Tract Boundary

B: Preliminary Site Plan

C: Water and Wastewater Usage Projection

D: Excerpt From Impact Fee Analysis

E: Escrow Calculation

F: Preliminary Cost Estimate

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## 1 EXECUTIVE SUMMARY

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Matt Fuqua of HCR Ventures, Ltd., (the “Developer”) has requested the City of Montgomery (the “City”) to perform a feasibility study for the City to serve a future multi-family and senior-living development on a 33.01-acre tract along Stewart Creek Road, north of SH-105. The tract is located outside the City limits and completely within the City’s extra territorial jurisdiction (“ETJ”). As part of the development process, the Developer has requested annexation into the City limits prior to receiving service.

This development would consist of approximately twenty multi-unit apartment buildings containing approximately 220 apartment units, in addition to an amenity center building and two swimming pools. The analysis shows that the City will have the wastewater capacity to serve the development, and existing developments, for the next few years but will need additional wastewater treatment plant capacity to serve all existing and proposed developments at full build out.

The analysis also shows that after the completion of the City’s Water Plant No. 3 Improvements project currently in construction the City will have the water capacity to serve the development, and existing developments, for the next few years but will need additional water plant capacity to serve all existing and proposed developments at full build out.

The estimated total costs that will be associated with the development are:

• Escrow Account	\$ 20,000
• Waterline Extension	\$ 107,000
• Water Impact Fee	\$ 26,200
• <u>Wastewater Impact Fee</u>	<u>\$ 58,600</u>
<b>Total Estimated Costs</b>	<b>\$ 211,800</b>

The Developer has estimated a total assessed valuation for the development to be approximately \$32,000,000 at full build out. Based on the City’s estimated current tax rate (\$0.1412 debt service and \$0.2588 for operations and maintenance) financially, the development will bring in approximate tax revenues as shown below:

• Operations and Maintenance	\$ 82,816
• <u>Debt Service</u>	<u>\$ 45,184</u>
<b>Total Estimated Annual Tax Revenue</b>	<b>\$ 128,000</b>

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## 2 INTRODUCTION

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This undeveloped 33.01-Acre Tract is located north of SH-105 and west of Stewart Creek Road. The entirety of the Tract is currently located within the City's ETJ. The Tract will require annexation into the City limits prior to receiving service. An exhibit showing the Tract's boundary in relation to the City's boundary, as well as the Tract's proposed utility improvements is enclosed as **Exhibit A**. A preliminary site plan is enclosed as **Exhibit B** and indicates the Developer's intentions to build a multi-family and senior-living residential development. Upon completion of annexation of the Tract, the area will need to be zoned as Multi-Family Residential (R-2).

Based on information from the developer, construction of the development is planned to be complete in the beginning of 2024. The estimates included in this feasibility are based on the anticipated land use provided by the developer at the time of the study. The final land plan may affect the estimated costs and revenues associated with the development.

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### 3 ANALYSIS

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#### Water Production and Distribution

The Tract is located within City's ETJ and plans to be annexed into the City's limits before receiving service. The City has three (3) active water wells and two existing water plants with a capacity of 875 connections or 568,000 gallons per day per Texas Commission on Environmental Quality ("TCEQ") requirements. The City is currently under construction of a water plant improvements project at the existing Water Plant No. 3 to increase the capacity of the City's water system to 2,500 connections while holding the same average daily flow capacity.

The current average daily flow ("ADF") in the City is approximately 368,000 gpd. Inclusive of existing connections, ultimate future projected connections within current platted developments, and developments that are currently in design, the City has committed approximately 583,365 gpd and 1,696 connections. A copy of the updated water usage projections is included as **Exhibit C**. Once the Water Plant No. 3 Improvements Project is complete, the City will have committed approximately 103% of the total ADF capacity and 68% of the connection capacity. The City is not expected to hit these numbers or exceed the current average daily flow capacity until beyond 2025. The addition of a booster pump would increase the ADF capacity to approximately 730,000 gpd.

Based on information from the Developer, the Tract's estimated water capacity requirement is approximately 60,000 gpd and is used throughout this feasibility study. However, based on historical water usage of similar developments in the City, we anticipate the capacity requirement to be approximately 25,000 gpd. Inclusive of existing connections, platted developments, developments currently underway, other developments in feasibility, and this development, the City will have committed approximately 869,490 gpd or 153% of the total ADF capacity and 117% of the connection capacity. Based on the projections shown in Exhibit C, the City would need additional water plant capacity around 2024.

Upon completion of the proposed improvements and based on the projected ADF, including this Tract, the City is projected to have sufficient water production capacity to meet the demand of the development within the City for the next couple of years. As the existing and upcoming developments build out, the City should be prepared to expand their water production and distribution capacity.

There is an existing 12-inch waterline located along SH-105, plugged at the western Right-of-Way of Stewart Creek Road, that will need to be extended to within the Tract's boundary to provide water service to the Tract. Additionally, the Developer will also be required to provide a utility easement spanning the Stewart Creek Road frontage, to allow future developments to access City facilities, as shown in **Exhibit A**. The Developer will be responsible for all costs associated with the waterline extension and required easements. An estimated cost of the required waterline extension is enclosed as **Exhibit F**.

The ultimate alignment of waterlines interior to the Tract will depend on the final land plan of the proposed development. The developer is responsible for all design decisions and placement of waterlines interior to the proposed development.

The Developer is responsible for providing engineered plans and specifications for the water distribution system interior to the development and the public offsite waterlines to the City Engineer for review and approval prior to commencing construction, and to obtain all required Planning and Zoning Commission, City Council and development approval approvals and permits.

### **Sanitary Sewer Collection and Treatment**

The City's existing wastewater facilities include 18 public lift stations and two (2) wastewater treatment plants (one of which is currently decommissioned). The Stewart Creek Wastewater Treatment Plant (TPDES Permit No. WQ0011521001) has a permitted capacity of 400,000 gpd. The current ADF at the Stewart Creek Wastewater Treatment Plant is 194,700 gpd or 48%.

Inclusive of existing connections, platted developments, and developments which are in design or under construction, the City has committed approximately 343,000 gpd or 86% of existing permitted capacity at full build out. A copy of the wastewater usage projections is included as **Exhibit C**.

Based on the City's historical usage for similar types of development we anticipate the capacity requirement to be approximately 25,000 gpd. However, using information from the Developer, the Tract's estimated sanitary sewer capacity requirement is approximately 50,000 gpd (1,500,000 gallons per month) and is used throughout this study. Inclusive of existing connections, platted developments, developments currently underway, other developments in feasibility, and this development, the City will have committed approximately 523,527 gpd or 131% of existing permitted capacity.

The TCEQ requires the City to initiate design of a wastewater treatment capacity expansion when the ADF exceeds 75% of the City's 400,000 gpd permitted capacity for 3 consecutive months. The ADF for the City, including this Tract and other treats under design/feasibility, is not expected to exceed 75% of the permitted capacity (300,000 gpd) until around 2023. Additionally, the TCEQ requires the commencement of the construction phase of the expansion after 3 consecutive months of ADF exceeding 90% of the permitted capacity (360,000 gpd). This is expected to occur around 2024.

There is an existing public sanitary sewer line along the northern right-of-way of SH-105, which terminates in front of the existing Pizza Shack. Due to the topography of the site, a gravity sanitary sewer line is unable to be extended to provide service to the entire Tract. With these considerations, the Developer will be responsible for constructing a private lift station and force main to direct flow into the existing sewer facilities near the previously referenced existing Pizza Shack, as shown in **Exhibit A**. The Developer will be responsible for all costs associated with the private lift station, force main, and required easements.

The ultimate alignment of sanitary sewer lines interior to the Tract will depend on the final land plan of the proposed development. These sanitary sewer lines will remain private and must be constructed per all applicable TCEQ design criteria.

The Developer is responsible for providing engineering plans and specifications for the sanitary sewer conveyance system interior to the development to the City engineer for review and approval prior to commencing construction. The Developer is also responsible for obtaining all Planning and Zoning Commission, City Council, and development approvals and required permits. The Developer will need to coordinate the installation of sanitary sewer tap(s) into the public system with the City's department of



Public Works and will be responsible for all costs associated with said work.

### **Drainage**

The onsite storm sewer system will be designated private and will remain the responsibility of the Developer. Any detention ponds will remain the responsibility of the Developer. All drainage and detention improvements must be designed per the city's Code of Ordinances requiring compliance with the City's floodplain regulations and all applicable Montgomery County Drainage Criteria Manual Standards. The Developer will also be required to perform and submit a drainage study showing the development's impact on the drainage downstream of the Tract and on adjacent properties. The drainage study must be submitted to the City for review and approval prior to approval of the construction plans.

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

### **Paving and Traffic**

Per the preliminary land plan submitted by the Developer, there are internal private roads that will connect to Stewart Creek Road in three locations. The Developer is responsible for providing engineered plans and specifications for the roads interior to the development to the City Engineer and Montgomery County for review and approval prior to commencing construction, and to obtain all required Planning and Zoning Commission, City Council, and development approvals and permits.

Per the Montgomery County's most recently adopted thoroughfare plan, there are no conflicts with the current land plan.

### **Development Costs**

The Developer will need to engineer and construct the on-site and off-site water, sanitary sewer, paving, and drainage facilities to serve the proposed tract.

The Developer will also need to pay water and wastewater impact fees to the City. The impact fees will be assessed at the time of recordation of the final plat and collected prior to receiving water and sanitary sewer taps. Enclosed as **Exhibit D** is Table 1.1 of the 2017 Revisions to the Montgomery Impact Fee Analysis Report. The estimated ADF provided by the developer requires the equivalent use of a 3-inch water meter per the table, but impact fee is subject to change with field verification of size of installed water meter.

An escrow agreement has been entered into between the Developer and the City and funds have been deposited to cover the cost of this feasibility study. An estimated additional \$20,000 will be required to cover the City's remaining expenses for the development, which includes administrative costs, legal fees, plan reviews, inspection of the public waterline extension, and developer and construction coordination. The fees calculation can be seen in **Exhibit E**. These additional funds must be deposited into the escrow prior to any work being completed by the City.

Below is a summary of the estimated costs associated with the development:

***Estimated Costs:***

- Escrow Account	\$ 20,000
- Waterline Extension	\$ 107,000
- Water Impact Fee	\$ 26,200
- Wastewater Impact Fee	<u>\$ 58,600</u>
<b>Total</b>	<b>\$ 211,800</b>

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

**Financial Feasibility**

The Developer estimates the total assessed value (A.V.) at full development to be approximately \$32,000,000. Based on the estimated total A.V. and assuming 95% collection, the development would generate approximately \$45,184 per year in debt service revenue based on the City's \$0.1412/\$100 valuation debt service tax rate, and approximately \$82,816 per year in operations and maintenance revenue based on the City's \$0.2588/\$100 valuation Operations & Maintenance (O&M) tax rate.

This report is our engineering evaluation of the funds required to complete the anticipated future capital improvement for this Tract and of the potential increase in tax revenue to the City. This report is not intended to be used for the issuance of municipal financial products or the issuance of municipal securities. The City's Financial Advisor(s) can address potential recommendations related to the issuance of municipal financial products and securities.

Thank you for the opportunity to complete this feasibility study and offer our recommendations. Please contact me or Mr. Austin Gee should you have any questions.



Sincerely,

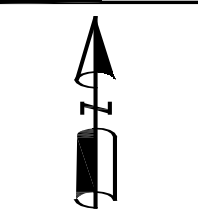
A handwritten signature in blue ink that reads "Chris Roznovsky".

Chris Roznovsky, PE  
Engineer for the City

CVR/akg

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PROJECT SUMMARY:

Senior Living Phase:

Type	Description	Qty.	Area
A1	One Bedroom, 1 Bath	28	700 s.f.
A2	One Bedroom, 1 Bath	34	777 s.f.
A3	One Bedroom, 1 Bath	8	790 s.f.
A4	One Bedroom / Den, 1 Bath	27	948 s.f.
A5	One Bedroom / Den, 1 Bath	6	995 s.f.

Total One Bedroom Units		103 Units	
B1	Two Bedroom, 2 Bath	19	943 s.f.
B2	Two Bedroom, 2 Bath	9	1,014 s.f.
B3	Two Bedroom, 2 Bath	12	1,082 s.f.
B4	Two Bedroom, 2 Bath	4	1,120 s.f.
B5	Two Bedroom / Den, 2 Bath	18	1,120 s.f.

Total Two Bedroom Units		62 Units	
Project Total		165 Units	149,093 s.f.

Multi - Family Phase:

Type	Description	Qty.	Area
A1	One Bedroom, 1 Bath	58	689 s.f.
A2	One Bedroom, 1 Bath	60	776 s.f.

Total One Bedroom Units		118 Units	
B1	Two Bedroom, 2 Bath	54	968 s.f.
B2	Two Bedroom, 2 Bath	30	1,004 s.f.

Total Two Bedroom Units		84 Units	
C1	Three Bedroom, 2 Bath	18	1,175 s.f.
Total Three Bedroom Units		18 Units	
Project Total		220 Units	190,064 s.f.



STEWART CREEK MASTER PLAN

Mucasey & Associates, Architects  
March 28, 2022



	Development Info & Capacities																				
	Current Connections	Ultimate Connections	Water		Wastewater																
			Current Actual	Ultimate	Current	Ultimate	2022			2023			2024			2025			2026		
							Connections	GPD Water	GPD Sanitary	Connections	GPD Water	GPD Sanitary	Connections	GPD Water	GPD Sanitary	Connections	GPD Water	GPD Sanitary	Connections	GPD Water	GPD Sanitary
Single Family																					
Buffalo Crossing	1	13	225	2,925	130	1,690	3	675	390	4	900	520	2	450	260	2	450	260	1	225	130
Buffalo Springs, Section 1	24	24	5,400	5,400	3,120	3,120															
Buffalo Springs, Section 2	60	64	13,500	14,400	7,800	8,320	1	225	130	1	225	130	1	225	130		-	-		-	-
Estates of Mia Lago, Section 1	4	27	900	6,075	-	-	2	450	-	3	675	-	3	675	-	3	675	-	3	675	-
FM 149 Corridor	21	25	4,725	5,625	2,730	3,250		-	-	1	225	130	1	225	130	1	225	130	1	225	130
Simonton and Lawson	13	23	2,925	5,175	1,690	2,990		-	-	2	450	260	2	450	260	2	450	260	2	450	260
Martin Luther King	47	55	10,575	12,375	6,110	7,150		-	-	2	450	260	2	450	260	2	450	260	2	450	260
Baja Road	7	11	1,575	2,475	910	1,430	1	225	130	1	225	130	1	225	130	1	225	130	-	-	-
Community Center Drive	3	3	675	675	390	390															
Community Center Drive (Water Only)	8	10	1,800	2,250	-	-				1	225		1	225							
Lake Creek Landing	15	15	3,375	3,375	1,950	1,950															
Gulf Coast Estates, Section 2	2	4	450	900	260	520	2	450	260		-	-		-	-		-	-		-	-
Lake Creek Village, Section 1	36	37	8,100	8,325	4,680	4,810		-			-	-		-	-		-	-		-	-
Lake Creek Village, Section 2	39	45	8,775	10,125	5,070	5,850	1	225	130		-	-		-	-		-	-		-	-
Estates of Lake Creek Village	16	22	3,600	4,950	2,080	2,860	6	1,350	780		-	-		-	-		-	-		-	-
Lone Star Estates	10	10	2,250	2,250	1,300	1,300															
Hills of Town Creek, Section 2	51	51	11,475	11,475	6,630	6,630															
Hills of Town Creek, Section 3	49	49	11,025	11,025	6,370	6,370															
Hills of Town Creek Sec. 4	10	30	2,250	6,750	1,300	3,900	20	4,500	2,600		-	-		-	-		-	-		-	-
Historic/Downtown	129	150	29,025	33,750	16,770	19,500	5	1,125	650	5	1,125	650	5	1,125	650	5	1,125	650	1	225	130
Terra Vista Section 1	58	61	13,050	13,725	7,540	7,930															
Town Creek Crossing Section 1	-	102	-	22,950	-	13,260	40	9,000	5,200	40	9,000	5,200	20	4,500	2,600	1	225	130		-	-
Villas of Mia Lago Section 1	14	14	3,150	3,150	1,820	1,820															
Villas of Mia Lago Section 2	42	42	9,450	9,450	5,460	5,460															
Waterstone, Section 1	43	53	9,675	11,925	5,590	6,890	3	675	390	3	675	390	2	450	260	2	450	260		-	-
Waterstone, Section 2	5	89	1,125	20,025	650	11,570	15	3,375	1,950	15	3,375	1,950	20	4,500	2,600	20	4,500	2,600	14	3,150	1,820
Gary Hammons	1	1	225	225	130	130															
Mobile Home Park (connection)	29	29	4,000	4,000	3,300	3,300															
City Hall	1	1	1,070	1,070	890	890															
Community Center	1	1	200	200	150	150															
Buffalo Spring Plant	1	1	360	360	250	250															
Cedar Brake Park Restrooms	1	1	200	200	150	150															
Fernland Park	1	1	200	200	150	150															
Homecoming Park Restrooms	1	1	200	200	150	150															
Water Plant No. 3	1	1	4,000	4,000	2,000	2,000															
West Side at the Park	8	11	1,800	2,475	1,040	1,430				3	675	390	-	-	-	-	-	-		-	-
Subtotal	752	1,077	171,330	244,455	98,560	137,560	99	22,275	12,610	81	18,225	10,010	60	13,500	7,280	39	8,775	4,680	24	5,400	2,730
Commercial Platted and Existing																					
Buffalo Run, Section 1	1	6	1,000	10,000	650	6,500	2	3,600	2,340	2	3,600	2,340	1	1,800	1,170						
Longview Greens Miniature Golf	1	1	1,400	1,400	910	910															
Summit Business Park, Phase 1	3	6	1,300	6,000	845	3,900				3	4,700	3,055	-	-	-	-					
Prestige Storage (SBP Res. D)	1	1	225	225	146	146															
McCoy's	1	1	750	750	488	488															
AutoZone	1	1	360	360	234	234															
McCoy's Reserves B & D	-	2	-	5,000	-	3,250				2	5,000	3,250				-	-	-	-	-	-
Pizza Shack	1	1	4,900	4,000	3,185	2,600											-	-			
CareNow & Other Suites	3	3	1,200	1,500	780	975											-	-			
KenRoc (Montgomery First)	-	3	-	12,000	-	7,800	1	4,000	2,600	2	8,000	5,200	-	-	-		-	-			
Wendy's	1	1	1,300	1,300	845	845											-	-			
Dusty's Car Wash	1	1	17,000	17,000	11,050	11,050											-	-			
ProCore Developments	1	1	1,500	1,500	975	975											-	-			
Christian Brothers	1	1	225	225	146	146											-	-			
Madsen and Richards	1	1	225	405	146	263											-	-			
Kroger	2	2	4,500	5,000	2,925	3,250											-	-			
Burger King	1	1	1,450	1,450	943	943											-	-			
Buffalo Springs Shopping, Ph. I (Reserve B)	1	1	6,300	6,300	4,095	4,095											-	-			
Buffalo Springs Shopping, Ph. I (Reserve A2)	-	1	-	3,000	-	1,950				1	3,000	1,950					-	-			
Buffalo Springs Shopping, Ph. I (Reserve E)	-	1	-	3,000	-	1,950											-	-			
Buffalo Springs Shopping, Ph. I (Reserve D)	-	1	-	6,000	-	3,900										1	6,000	3,900			
Spirit of Texas Bank	1	1	2,100	2,100	1,365	1,365											-	-			
Heritage Place	1	1	360	1,200	234	780		-	-		-	-					-	-			
Buffalo Springs Shopping, Ph. 2 (Reserve J)	-	1	-	12,000	-	7,800											-	-			
Buffalo Springs Shopping, Ph. 2	-	2	-	8,000	-	5,200		-	-	1	4,000	2,600	1	4,000	2,600		-	-			
Buffalo Springs Phase II (Reserve I2)	-	1	-	225	-	146	1	225	146								-	-			
BlueWave Car Wash	1	1	7,000	7,000	4,550	4,550											-	-			
Brookshire Brothers	2	2	1,500	1,500	975	975											-	-			
Ransoms	1	1	1,500	1,500	975	975											-	-			
Heritage Medical Center	1	1	600	1,200	390	780											-	-			
Lone Star Pkwy Office Building	2	2	400	720	260	468											-	-			
Old Iron Work	1	1	225	225	146	146											-	-			
Apache Machine Shop	1	1	225	225	146	146											-	-			
Montgomery Community Center (lone Star)	1	1	850	850	553	553											-	-			
Jim's Hardware	1	1	225	225	146	146											-	-			
Town Creek Storage	1	1	225	225	146	146											-	-			
Lake Creek Village 3 Commercial (Res A & B)	-	5	-	25,000	-	16,250							1	5,000	3,250	-	-	-	2	10,000	6,500
Waterstone Commercial Reserves	3	11	1,000	16,000	650	10,400	1	1,875	1,219	1	1,875	1,219	2	3,750	2,438	2	3,750	2,438	1	1,875	1,219

	Development Info & Capacities																				
	Current Connections	Ultimate Connections	Water		Wastewater																
			Current Actual	Ultimate	Current	Ultimate	2022			2023			2024			2025			2026		
							Connections	GPD Water	GPD Sanitary	Connections	GPD Water	GPD Sanitary	Connections	GPD Water	GPD Sanitary	Connections	GPD Water	GPD Sanitary	Connections	GPD Water	GPD Sanitary
Commercial Platted and Existing (cont.)																					
Waterstone Commercial Reserve C (State Farm)	1	1	405	405	263	263															
Town Creek Crossing Commercial Reserves	-	6	-	8,000	-	5,200		1,333	867		-	-	1	1,333	867	2	2,667	1,733			
Depado Estates	-	5	-	10,000	-	6,500	2	4,000	2,600	2	4,000	2,600	1	2,000	1,300						
The Montgomery Shoppes (Remaining)	-	6	-	15,000	-	9,750	1	2,500	1,625	2	5,000	3,250	2	5,000	3,250	1	2,500	1,625	-	-	-
Retail Center	1	2	2,000	4,000	1,300	2,600	1	2,000	1,300												
Chick Fil A	1	1	3,200	3,200	2,080	2,080															
Panda Express	1	1	1,400	1,400	910	910															
CVS	1	1	225	225	146	146															
Starbucks	1	1	1,000	1,000	650	650															
Burger Fresh	1	1	240	240	156	156															
Churches	12	12	3,000	3,000	1,950	1,950															
Miscellaneous Commercial	79	79	28,000	28,000	18,200	18,200															
Subtotal	136	187	99,315	239,080	64,555	155,402	10	19,533	12,697	16	39,175	25,464	9	22,883	14,874	6	14,917	9,696	3	11,875	7,719
Multi Family																					
Heritage Plaza (Units)	208	208	22,000	22,000	11,000	11,000															
Town Creek Village, Phase I (Units)	152	152	25,000	25,000	12,500	12,500															
Plez Morgan Townhomes	-	48	-	6,000	-	3,000	48	6,000	3,000												
Montgomery Supported Housing	14	14	2,300	2,300	1,150	1,150															
Live Oak Assisted Living	1	1	2,300	2,300	1,150	1,150															
Subtotal	375	423	51,600	57,600	25,800	28,800	48	6,000	3,000	-	-	-	-	-	-	-	-	-	-	-	-
Institutional (Schools)																					
MISD Athletic Complex	2	2	6,800	6,800	3,400	3,400															
MISD High School Complex	2	2	29,000	29,000	14,500	14,500															
MISD Warehouse (105/Clepper)	1	1	360	1,500	250	750															
Bus Barn	1	1	530	530	265	265															
MISD School (MLK)	2	2	1,600	1,600	800	800															
MISD School (149)	1	1	2,800	2,800	1,400	1,400															
Subtotal	9	9	41,090	42,230	20,615	21,115	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
Committed	1,272	1,696	363,335	583,365	209,530	342,877	157	47,808	28,307	175	79,435	35,474	69	36,383	22,154	45	23,692	14,376	27	17,275	10,449
			Connections	GPD Water	GPD Sanitary	Connections	GPD Water	GPD Sanitary	Connections	GPD Water	GPD Sanitary	Connections	GPD Water	GPD Sanitary	Connections	GPD Water	GPD Sanitary	Connections	GPD Water	GPD Sanitary	
			Total Projected Committed Volumes:			1,429	411,143	237,836	1,604	490,578	273,310	1,673	526,962	295,464	1,718	550,653	309,840	1,745	567,928	320,289	
Future Development in Feasibility/Design																					
Red Bird Meadows	-	554	-	124,650	-	72,020				10	2,250	1,300	90	20,250	11,700	90	20,250	11,700	90	20,250	11,700
Town Creek Crossing Sec. 2	-	37	-	8,325	-	4,810				15	3,375	1,950	15	3,375	1,950	7	1,575	910			
Hills of Town Creek Section 5	-	72	-	16,200	-	9,360				30	6,750	3,900	30	6,750	3,900	12	2,700	1,560	-	-	-
Nantucket Housing (Stewart Creek) (Units)	-	220	-	60,000	-	50,000							220	60,000	50,000						
Pulte Group (Mabry Tract)	-	250	-	56,250	-	32,500				20	4,500	2,600	75	16,875	9,750	75	16,875	9,750	75	16,875	9,750
Porter Farms Tract	-	92	-	20,700	-	11,960		-	-	38	8,550	4,940	30	6,750	3,900	30	6,750	3,900	-	-	-
Subtotal	-	1,225	-	286,125	-	180,650	-	-	-	113	25,425	14,690	460	114,000	81,200	214	48,150	27,820	165	37,125	21,450
Committed Plus Feasibility	1,272	2,921	363,335	869,490	209,530	523,527	2022			2023			2024			2025			2026		
			Connections	GPD Water	GPD Sanitary	Connections	GPD Water	GPD Sanitary	Connections	GPD Water	GPD Sanitary	Connections	GPD Water	GPD Sanitary	Connections	GPD Water	GPD Sanitary	Connections	GPD Water	GPD Sanitary	
			Total Projected Committed Volumes Plus Feasibility			1,429	411,143	237,836	1,717	516,003	288,000	2,246	666,387	391,354	2,505	738,228	433,550	2,697	792,628	465,449	

	Development Info & Capacities																				
	Current Connections	Ultimate Connections	Water		Wastewater																
			Current Actual	Ultimate	Current	Ultimate	2022			2023			2024			2025			2026		
							Connections	GPD Water	GPD Sanitary	Connections	GPD Water	GPD Sanitary	Connections	GPD Water	GPD Sanitary	Connections	GPD Water	GPD Sanitary	Connections	GPD Water	GPD Sanitary
Potential Future Development (Within Current City Limits)																					
HEB Tract (HEB store only)	-	1	-	10,000	-	6,500					-	-	1	10,000	6,500						
HEB Tract (pad sites only)	-	5		15,000		9,750	-	-	-				2	6,000	3,900	3	9,000	5,850	-	-	
Summit Business Park, Phase 2	-	6	-	4,400	-	2,860	2	1,467	953	2	1,467	953	2	1,467	953						
Moon Over Montgomery	-	15	-	3,375	-	2,194					-	-	15	3,375	2,194						
Waterstone, Section 3	-	36	-	8,100	-	5,265					-	-	10	2,250	1,463	10	2,250	1,463	10	2,250	1,463
Waterstone, Section 4	-	80	-	18,000	-	11,700					-	-	20	4,500	2,925	20	4,500	2,925	20	4,500	2,925
J. Allen Kent (19.6 Ac)	-	126	-	28,350	-	16,380				50	11,250	6,500	50	11,250	6,500	26	5,850	3,380	-	-	-
Waterside	-	85	-	19,125	-	11,050				15	3,375	1,950	5	1,125	650	35	7,875	4,550			
Peter Hill 5.7 Acre Feasibility	-	5	-	5,000	-	3,250	-	-	-	2	2,000	1,300	1	1,000	650	1	1,000	650	1	1,000	650
The Woods of Town Creek	-	212	-	47,700	-	27,560		-	-	-	-	-	45	10,125	5,850	47	10,575	6,110	30	6,750	3,900
Group 1A (Mix)	-	1,519	-	379,650	-	303,720		-	-		-	-		-	-		-	-		-	-
Group 1B (Mix)		715	-	178,650		142,920		-	-		-	-		-	-		-	-	41	10,250	8,200
Group 1C (Res Low)		114	-	28,530		22,820		-	-		-	-		-	-		-	-		-	-
Group 1D (Mix Use)		207	-	51,730		41,390		-	-		-	-	19	4,750	3,801	18	4,500	3,601	18	4,500	3,601
Group 1E (Res Low Density)		283	-	70,740		56,600		-	-		-	-		-	-		-	-		-	-
Group 1F (Mix Use)		162	-	40,610		32,480		-	-		-	-		-	-		-	-		-	-
Group 1G (Mix Use)		86	-	21,450		17,160		-	-		-	-	15	3,750	3,000		-	-	20	5,000	4,000
Group 1H (Comm)		230	-	57,490		45,990		-	-		-	-		-	-		-	-		-	-
Group 1I (Comm)		214	-	53,510		42,810		-	-		-	-		-	-	13	3,250	2,600	14	3,500	2,800
Group 1J (Mix Use)		1324	-	330,920		264,730		-	-		-	-		-	-	18	4,500	3,600	33	8,250	6,600
Group 1K (Comm)		151	-	37,770		30,220		-	-		-	-		-	-	4	1,000	800	5	1,250	1,000
Group 1L (Comm)		153	-	38,280		30,630	1	1,000	650		-	-	8	2,006	1,605	9	2,256	1,806		-	-
Subtotal	-	5,728	-	1,448,380	-	1,127,979	3	2,467	1,603	69	18,092	10,703	193	61,598	39,991	204	56,557	37,334	192	47,251	35,139
							2022			2023			2024			2025			2026		
							Connections	GPD Water	GPD Sanitary	Connections	GPD Water	GPD Sanitary	Connections	GPD Water	GPD Sanitary	Connections	GPD Water	GPD Sanitary	Connections	GPD Water	GPD Sanitary
Total Projected Committed Volumes Plus Feasibility, Plus Potential In-City							1,432	413,610	239,440	1,789	536,562	300,307	2,511	748,543	443,652	2,974	876,942	523,182	3,358	978,593	590,219
Potential Future Development (ETJ)																					
Group 2A (Mix Use)	-	516	-	129,120	-	103,290					-	-		-	-		-	-		-	-
Group 2B (Res Low Density)	-	150	-	37,440	-	29,940					-	-		-	-		-	-		-	-
Group 2C (Res High Density)	0	428	-	106,890	-	85,510					-	-		-	-		-	-		-	-
Group 2D (Mix Use)	0	807	-	201,750	-	161,390					-	-		-	-		-	-		-	-
Group 2E (Mix Use)	0	1118	-	279,380	-	223,500					-	-		-	-		-	-		-	-
Group 2F (Res Low)	0	410	-	102,550	-	82,030					-	-		-	-		-	-		-	-
Group 2G (Comm)	0	406	-	101,400	-	81,120					-	-		-	-		-	-		-	-
Group 2H (Res Low Density)	0	229	-	57,320	-	45,850					-	-		-	-		-	-		-	-
Subtotal	-	4,063	-	1,015,850	-	812,630	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
							2022			2023			2024			2025			2026		
							Connections	GPD Water	GPD Sanitary	Connections	GPD Water	GPD Sanitary	Connections	GPD Water	GPD Sanitary	Connections	GPD Water	GPD Sanitary	Connections	GPD Water	GPD Sanitary
Potential Ultimate Totals	1,272	12,712	363,335	3,333,720	209,530	2,464,136	1,432	413,610	239,440	1,789	536,562	300,307	2,511	748,543	443,652	2,974	876,942	523,182	3,358	978,593	590,219

**Table 1.1 September 2017 ESFC Table for Commonly Used Meters**

<b>Meter Size</b>	<b>Maximum Continuous Operating Capacity (GPM)</b>	<b>Equivalent Single Family Home (ESFC)</b>	<b>Maximum Assessable Water Fee (\$)</b>	<b>Maximum Assessable Waste Water Fee (\$)</b>	<b>Maximum Assessable Fee (\$)</b>
5/8"	15	1.00	1,126	\$2,513	\$3,639
3/4"	25	1.67	1,881	\$4,198	\$6,079
1"	40	2.67	3,001	\$6,711	\$9,712
1 1/2"	120	8.00	9,006	\$20,103	\$29,112
2"	170	11.33	12,755	\$28,471	\$41,226
3"	350	23.33	26,264	\$58,626	\$84,890
4"	600	40.00	44,942	\$100,517	\$145,429
6"	1,200	80.00	90,064	\$201,035	\$291,099
8"	1,800	120.00	135,096	\$301,552	\$436,648



**ESCROW AGREEMENT, SECTION 2.03 ATTACHMENT**

**BY AND BETWEEN**

**THE CITY OF MONTGOMERY, TEXAS,**

**AND**

**Nantucket Housing**

**Dev. No. 2204**

THE STATE OF TEXAS                    ⤵

COUNTY OF MONTGOMERY           ⤵

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

Administration	\$ 5,000
City Attorney	\$ 5,000
City Engineer	\$ 10,000
<hr/>	
TOTAL	\$ 20,000



## City of Montgomery Engineer's Cost Estimate

### Waterline Extension Stewart Creek Farms

5/20/2022

Item No.	Description	Quantity	Unit	Unit Price	Cost
<u>General</u>					
1	Contractor Mobilization, Bonds, & Insurance	1	LS	\$ 5,000	\$ 5,000
2	Trench Safety	220	LF	1	1,000
3	Stormwater Pollution Prevention Plan	1	LS	2,000	2,000
4	Site Restoration	1	LS	5,000	5,000
5	Traffic Control	1	LS	2,500	3,000
<u>Water</u>					
6	12" Waterline (Open Cut)	220	LF	55	13,000
7	12" Waterline (Trenchless)	340	LF	115	40,000
8	Fire Hydrant	2	EA	4,500	9,000
9	12" Wet Connect	1	EA	3,000	3,000
10	12" Plug and Clamp	1	EA	1,500	2,000
11	12" Gate Valve & Box	2	EA	3,000	6,000
12	2" Blow-off Valve & Box	1	EA	2,000	2,000
				<b>Subtotal</b>	<b>\$ 89,000</b>
				<b>Contingencies (20%)</b>	<b>\$ 18,000</b>
				<b>Total</b>	<b>\$ 107,000</b>

**Notes:**

- 1 All values rounded up to the nearest thousand.
- 2 This estimate is based on my best judgement as a design professional familiar with the construction industry. We cannot and do not guarantee that bids will not vary from this cost estimate.



## City Administrator Report – May 24, 2022, City Council Meeting

Congratulations and welcome to the newly sworn in officeholders for the City of Montgomery.

The next City Council Workshop on governance is June 25<sup>th</sup> and will be a day-long workshop here at the City Hall building. This will be the continuation from the September 11, 2021, Workshop that was facilitated by Ron Cox, who will also be facilitating this workshop.

In April, staff presented the possibility of the Farmer's Market that is currently operating at Ransom's Steakhouse moving to operate on City property at 777 Clepper Street. Council previously asked City staff to work through the process internally and report back with a proposed plan. At this point staff has worked through a proposed plan and will be reaching out to the City Attorney to finalize plans to present to Council next month.

I have asked each department head to include a general overview of their department in their report to Council at the meeting in addition to their regular report. I would also be happy to arrange appointments for Council members to meet with department heads to get a more in-depth view of what happens within each department.

Work is continuing at Water Plant #3 and the upgraded storage capacity is being placed into service ahead of the hot summer weather we will soon be experiencing. The City Engineer will provide updates on this, as well as the other ongoing projects in the City.

Last month the annual audit report was prepared, presented, and accepted by City Council. The auditor and City are already working together on the mid-year work associated with the next audit.

Please see the Development Report for an update on development activities through March 2022, including an update on the most recent Planning and Zoning Commission meeting.

The Montgomery Economic Development Corporation's April Meeting included approving sponsoring an application for the Chilton-Dean House to receive a state historical marker from the Texas Historical Commission. They also discussed a standard for wayfinding signage in the City. This was approved to be issued out as a Request for Qualifications (RFQ) at the May MEDC Meeting. The MEDC Board also discussed working with TXDOT to sponsor upgrade costs in the future median construction through the City, as well as to consider participating in upgrading the median work currently being performed on the City's east side.

I look forward to seeing each of you at this upcoming meeting. If you have specific questions on items within the reports, please feel free to contact me or the appropriate department head prior to the meeting. Also, please let me or the City Secretary know if you will be unable to attend this City Council Meeting on Tuesday night.

Respectfully submitted,

*Richard Tramm*

City Administrator

## APRIL RECORDS REQUESTS ADMINISTRATION

RR - 2022-41	4/1/2022	Maegan Kirby, Com	Media Inquiry - WGA and Caleb Villarreal has sent letter to AG and requester 04/01/2022	Legal review & AG
RR - 2022-42	4/6/2022	Frederick Dugoni	Fire and Building code violation Conroe address NOT IN CITY LIMIT	4/6/2022
RR - 2022-43	4/11/2022	Jeremy James	Hazmat phase 1 Environmental stufy FM1486 County Oaks Blvd SE Corner	4/11/2022
RR - 2022-44	4/26/2022	Rachel Zhang	Pannel industries, sweeping information including contracts: Sent to Public Works	4/26/2022
RR - 2022-45	4/29/2022	Jasmine Gascon	List of residential property addresses of those who rec'd code	5/4/2022



## Development Report May 2022

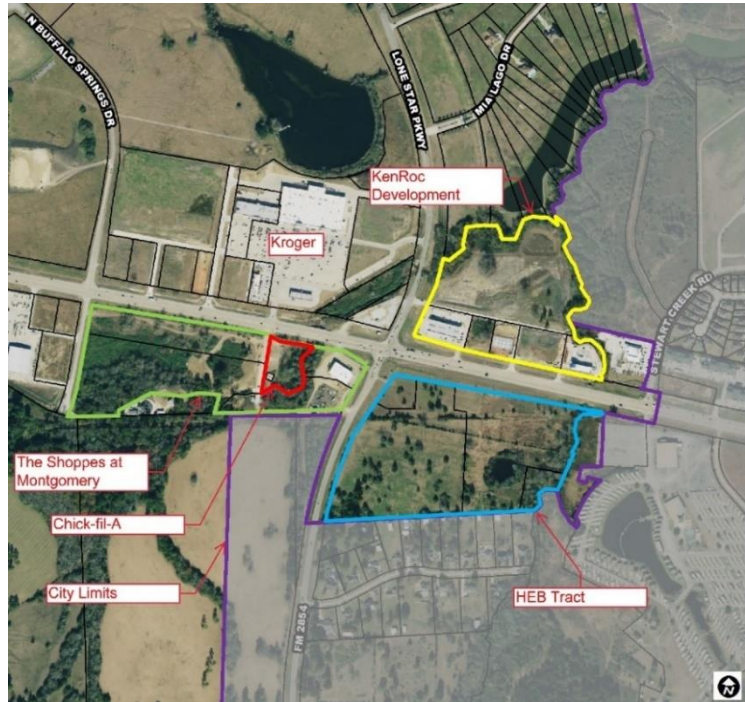
Richard Tramm, City Administrator  
Dave McCorquodale, CPM, Assistant City Administrator and  
Director of Planning & Development

May continues the trend of high activity in residential and commercial markets. Residential lot inventory in the City is on the rise with additional homesites recently made available. New developments coming online this year will ensure attractive homesites remain available and infill construction in existing neighborhoods is increasing. Commercial construction activity continues within existing developments on the east end of the City. As the year progresses, we expect a moderate increase in the pace and intensity of new development despite rising interest rates and construction costs. The City continues to be well-positioned to meet the future additional demand on City services.

# Commercial Development

## East End Commercial –

Construction on the east end of Montgomery continues at a steady pace. The 26-acre Shoppes at Montgomery is building a second retail center to accommodate new businesses. Discount Tire is in under engineering review and several other businesses have expressed interest in properties near the Kroger Shopping Center including Popeye's Louisiana Kitchen.



## Central Business District & Historic Downtown –

No new activity to report.





# Residential Development

Existing homesite inventory is available and several new residential subdivisions are under development in the City. Although mortgage interest rates are on the rise, Montgomery is a desirable community and demand for new housing will likely remain strong for the immediate future.

- 3 new homes completed in April
- 11 new single-family home permits issued in April

Hills of Town Creek Subdivision – Near Montgomery High School on the west side of the City, this subdivision has 130 single-family homesites. Plans for a new 70-lot section have recently been submitted to the City for review. This new addition will include extending Emma's Way through to Lone Star Parkway to accommodate additional traffic.

Town Creek Crossing – This addition to the Buffalo Springs Planned Development includes approximately 140 residential homesites and eight commercial reserves. New home construction is currently underway.





Redbird Meadows – The City Council has approved a development and annexation agreement for a 388-acre single-family residential neighborhood in the southwest portion of the City. The plan calls for 588 new homes on lots ranging from 1/5-acre to 1/2-acre in size. More details will be included in the coming months as the plans take shape.

## City Development Activities

Texas Water Development Board Funding - The City is utilizing \$2.8 million in TWDB funding for infrastructure projects that include:

- Downtown + SH105 Waterline (*completed*) to improve water flow to the west side of town.
- Water Plant #3 (*underway*) to increase the capacity of the water system.
- Lift Station #1 (*completed*) to increase the efficiency of the sewer system.

General Land Office Severe Flood Mitigation Grant – In 2018, the City was awarded \$2.2 million from the Texas General Land Office (GLO) for flood-related damages associated with 2016-2018 flooding events, which included the Memorial & Tax Day floods and Hurricane Harvey. The water and sewer lines on Dr. Martin Luther King Jr. Drive were replaced and a standby generator is being added at Water Plant #3 as part of this project. Due to changes in environmental regulations associated with the grant, the City is currently evaluating options to pursue drainage improvements outside of the grant program.

Capital Improvement Planning – The City is continuing work on its long-term planning for water and wastewater infrastructure needs. A workshop was held by City Council on March 28<sup>th</sup> to discuss the city engineer's draft plan for these long-term needs for the City.

Transportation & Mobility – Several projects are underway to improve mobility in the City for both vehicular traffic and pedestrians.

- FM149 turn lane: The City has been working with TxDOT on a turn lane at the intersection of SH105 & FM149 since early 2019. The turn lane will serve northbound traffic on FM149 turning east on SH105. Work is expected to be completed in September 2022.

- TxDOT SH 105 Access Management Project: TxDOT plans to begin construction of raised medians in key locations between FM 2854 in Montgomery and I-45 in Conroe. This multi-year project will improve safety by reducing cross-traffic turning locations and providing dedicated single-direction turn lanes where the project study identified a need for them. More about the project can be found at: <https://www.txdot.gov/inside-txdot/projects/studies/houston/sh105-access.html>. Click on the Project Tracker to see project details. TxDOT is almost complete with a new westbound-to-northbound turn lane from SH 105 to Lone Star Parkway. They are now working on a new eastbound-to-southbound turn lane for the intersection.
- Clepper Street Sidewalk Project: The City and MEDC are moving forward with a sidewalk project to connect the historic downtown to Fernland Historical Park, the public library, and Memory Park. The design plans are complete and the City is working with property owners to obtain sidewalk easements as needed. Bidding and project construction will follow.

Downtown Improvement Plan – This MEDC-funded project to improve the downtown area began in November 2020 and was adopted by the MEDC and City Council in November 2021. The adopted plan can be downloaded from the City website on the MEDC’s webpage.



Downtown concept drawing

The next phase of the project will be the roadway and streetscape design for McCown Street. The MEDC issued a Request for Qualifications for the project on April, 13, 2022 and expects to select a firm and move forward on the design of the project in May 2022. The City is currently working on a drainage study for the downtown area and is also working on water and sewer upgrades that will be done before the above-ground improvements are constructed.



**MCCOWN STREET PEDESTRIAN IMPROVEMENTS**

## Businesses Opened in 2022

Symmetry Brows – 21065 Eva Street Suite C

Forged 86 – 21065 Eva Street Suite H

Bride & Bloom Floristry & Farm – 21123 Eva Street  
Suite 100





## City of Montgomery Planning & Zoning Commission May 2022 Monthly Progress Report

### Commissioners:

- Place 1: Britnee Ghutzman
- Place 2: Bill Simpson, Vice-Chairman
- Place 3: Daniel Gazda
- Place 4: Merriam Walker
- Place 5: Jeffery Waddell, Chairman

No Regular Meeting held in May (no items submitted). The Commission called a Special Meeting held on May 17, 2022 with Britnee Ghutzman absent. The Commission met at the Montgomery City Hall at 6:15 pm.

- Reviewed and approved proposed exterior modifications at 14343 Liberty Street in the Historic Preservation District (paving and exterior lighting).
- Reviewed and approved proposed exterior modifications at 709 College Street in the Historic Preservation District (outbuilding paint color change request).
- Reviewed and approved a proposed restroom project at Montgomery Memorial Cemetery near FM 149 & FM 1097 E intersection, a state-designated Historic Cemetery and City-designated Historic Landmark.
- Reviewed a rezoning request for 504 Caroline Street in the Historic Downtown (adjacent to Wings of Montgomery). Approved a preliminary report and called Public Hearings to be held on June 7, 2022.

Upcoming P&Z agenda items:

Public Hearings and Final Report and Recommendation for 504 Caroline Street rezoning request.





# **CITY OF MONTGOMERY, TEXAS**

## **Sales and Use Tax Allocation Report**

**May 2022**

## Sales Taxpayer Information through May

A review of the monthly reports provided by the Comptroller of Public Accounts reflects **5,473** active taxpayer accounts coded to the City of Montgomery. Many of the accounts are either E-Commerce related, or are coded as active but have not made a sale yet, and therefore are not reflected in the monthly report(s).

## Total Sales Tax Payers by Month

YEAR	MONTH	SALES TAX FILERS
<b>2021</b>	<b>May</b>	<b>2,159</b>
2021	June	2,058
2021	July	2,051
<b>2021</b>	<b>August*</b>	<b>2,194</b>
2021	September	2,045
2021	October	2,058
<b>2021</b>	<b>November</b>	<b>2,207</b>
2021	December	2,098
2022	January	2,232
<b>2022</b>	<b>February</b>	<b>2,296</b>
2022	March	2,157
2022	April	2,147
<b>2022</b>	<b>May</b>	<b>2,365</b>

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

Average number of taxpayers filing each month: 2,159  
**9% increase** in taxpayers over **May 2021**



## Sales Tax Allocations through May 2022

Sales tax receipts for Calendar Year 2022 total **\$1,974,161.98**

Reviewing the past twelve month reporting period, the City of Montgomery sales tax receipts were derived from an average of **2,159** taxpayers filing local tax returns each month with **May 2022** reflecting the highest taxpayer count of **2,365**.

## Top 25 Sales Tax Filers - Twelve Months Combined

No.	Permit Name	NAICS
1	MCCOY'S BUILDING SUPPLY CENTER #113	444190
2	KROGER # 142	445110
3	CHICK-FIL-A AT 105 & LONESTAR PKWY. FSR	722513
4	ENTERGY TEXAS INC.	221122
5	PIZZA SHACK	722511
6	BROOKSHIRE BROTHERS #73	445110
7	STEELFAB INC.	
8	MACSOUTH FOREST PRODUCTS LLC	454390
9	RISE COLLECTIVE LLC	236220
10	JIM'S HARDWARE INC.	444130
11	O'REILLY AUTO PARTS #1838	441310
12	MCDONALD'S 25405	722513
13	PET SUPPLIES PLUS #4134	453910
14	GOOGLE LLC	518210
15	ALLEYTON RESOURCE COMPANY LLC	212321
16	CHEWY INC.	453910
17	AMAZON.COM SERVICES INC (MARKETPLACE)	454110
18	STARBUCKS COFFEE #62996	722515
19	EXPRESSWAY	447110
20	AT&T #R1AS	517312
21	RANSOM'S	722410
22	FLORES PRODUCE	111219
23	INTUIT INC.	334614
24	CIRCLE K #2742316	447110
25	BURGER KING	722513



## Top 25 Sales Tax Filers - May 2022

No.	Permit Name	NAICS
1	KROGER # 142	445110
2	MCCOY'S BUILDING SUPPLY CENTER #113	444190
3	ENTERGY TEXAS INC.	221122
4	BROOKSHIRE BROTHERS #73	445110
5	CHICK-FIL-A AT 105 & LONESTAR PKWY. FSR	722513
6	PIZZA SHACK	722511
7	GOOGLE LLC	518210
8	JIM'S HARDWARE INC.	444130
9	MCDONALD'S 25405	722513
10	O'REILLY AUTO PARTS #1838	441310
11	RANSOM'S	722410
12	PET SUPPLIES PLUS #4134	453910
13	SUMMIT PRECAST CONCRETE LLC	237310
14	AUTOZONE #6044	441310
15	CHEWY INC.	453910
16	AT&T #R1AS	517312
17	INTUIT INC.	334614
18	SEALE OIL TOOLS LLC	213111
19	BFI WASTE SERVICES OF TEXAS LP	562111
20	STARBUCKS COFFEE #62996	722515
21	AMAZON.COM SERVICES INC (MARKETPLACE)	454110
22	INTERCOOL USA LLC	811310
23	BUILDER SALES LLC	238330
24	EXPRESSWAY	447110
25	COBURN SUPPLY COMPANY INC.	423720

## May 2022 | April 2022 Top 25 Taxpayer Comparison

### May 2022

#### Quarterly Filer Month

1	KROGER # 142
2	MCCOY'S BUILDING SUPPLY CENTER #113
3	ENTERGY TEXAS INC.
4	BROOKSHIRE BROTHERS #73
5	CHICK-FIL-A AT 105 & LONESTAR PKWY. FSR
6	PIZZA SHACK
7	GOOGLE LLC
8	JIM'S HARDWARE INC.
9	MCDONALD'S 25405
10	O'REILLY AUTO PARTS #1838
11	RANSOM'S
12	PET SUPPLIES PLUS #4134
13	SUMMIT PRECAST CONCRETE LLC
14	AUTOZONE #6044
15	CHEWY INC.
16	AT&T #R1AS
17	INTUIT INC.
18	SEALE OIL TOOLS LLC
19	BFI WASTE SERVICES OF TEXAS LP
20	STARBUCKS COFFEE #62996
21	AMAZON.COM SERVICES INC (MARKETPLACE)
22	INTERCOOL USA LLC
23	BUILDER SALES LLC
24	EXPRESSWAY
25	COBURN SUPPLY COMPANY INC.

### April 2022

#### Non-Quarterly Filer Month

1	MCCOY'S BUILDING SUPPLY CENTER #113
2	CADE COUNTRY BUILDINGS
3	CHICK-FIL-A AT 105 & LONESTAR PKWY. FSR
4	PIZZA SHACK
5	IANASHER LLC
6	GOOGLE LLC
7	PET SUPPLIES PLUS #4134
8	MCDONALD'S 25405
9	JIM'S HARDWARE INC.
10	O'REILLY AUTO PARTS #1838
11	INTUIT INC.
12	CHEWY INC.
13	SIGNATURE GRAPHICS INC
14	BFI WASTE SERVICES OF TEXAS LP
15	M2 THE AGENCY INC.
16	STARBUCKS COFFEE #62996
17	AMAZON.COM SERVICES INC (MARKETPLACE)
18	PANDA EXPRESS #3466
19	AT&T #R1AS
20	EXPRESSWAY
21	BUILDERS FIRSTSOURCE - TEXAS INSTALLED SALES LLC
22	AUTOZONE #6044
23	ALLEYTON RESOURCE COMPANY LLC
24	WENDY'S #86
25	RESTORATION HARDWARE INC.

## May 2022 | 2021 Comparison

Receipts of Sales Tax Were as Follows:	May 2022	May 2021
	<b>\$484,876.92</b>	<b>\$440,192.71</b>

Total Sales Tax Allocations Received:	2022 FYTD	2022 Budget	% of Budget
	<b>\$3,078,842.48</b>	<b>\$2,200,000</b>	<b>140%</b>

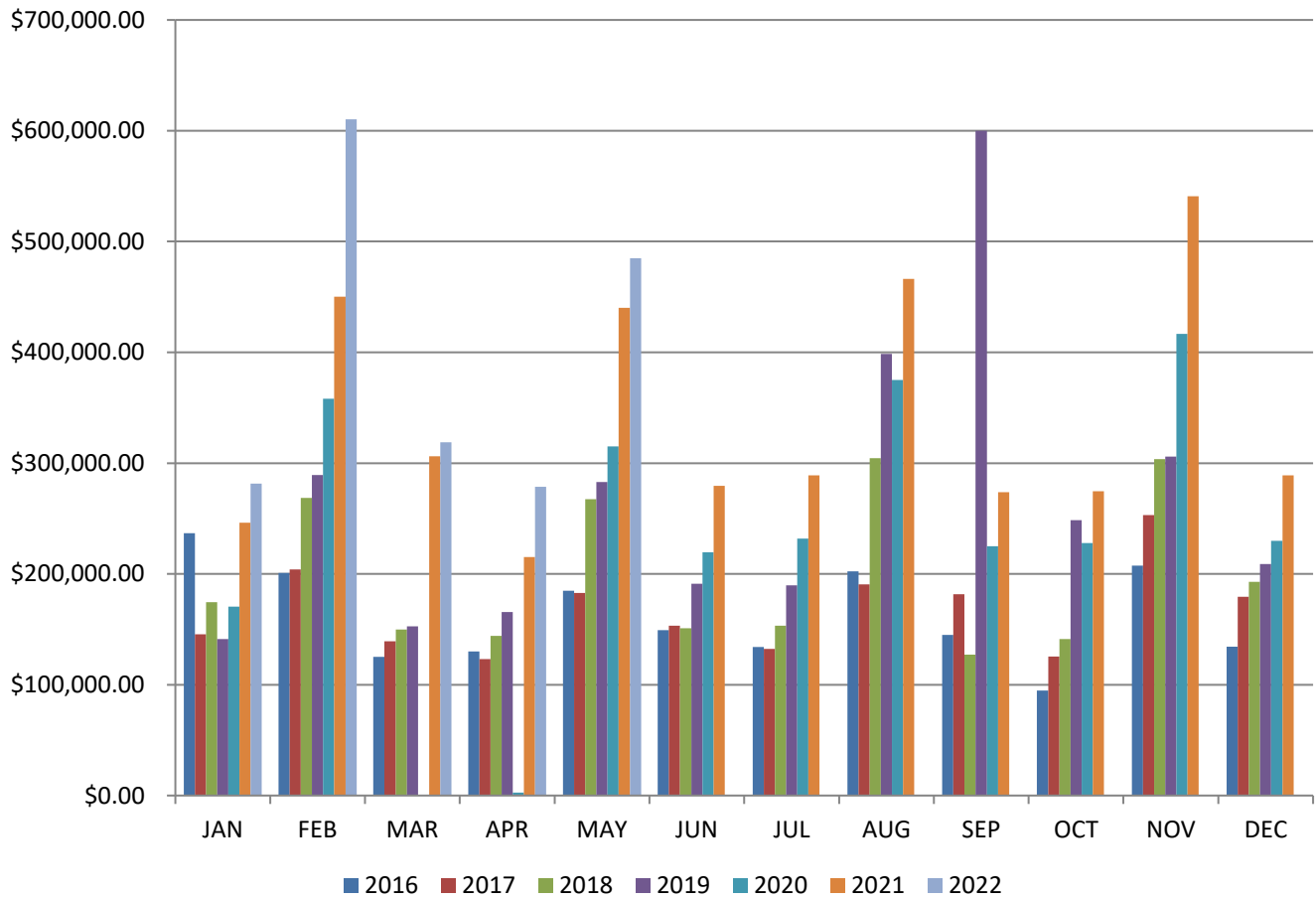
*Fiscal Year Date Range: October-September*

FY 2019 Total Allocations	FY 2018 Total Allocations	FY 2017 Total Allocations	FY 2016 Total Allocations	FY 2015 Total Allocations	2014 Total Allocations
<b>\$3,049,090.59</b>	<b>\$2,298,289.34</b>	<b>\$1,889,285.60</b>	<b>\$1,867,030.18</b>	<b>\$1,699,926.42</b>	<b>\$1,688,374.26</b>
FY 2020 Total Allocations	FY 2021 Total Allocations				
<b>\$2,661,447.47</b>	<b>\$3,840,647.17</b>				

Total Allocations, 1995-Present
<b>\$39,028,318.97</b>

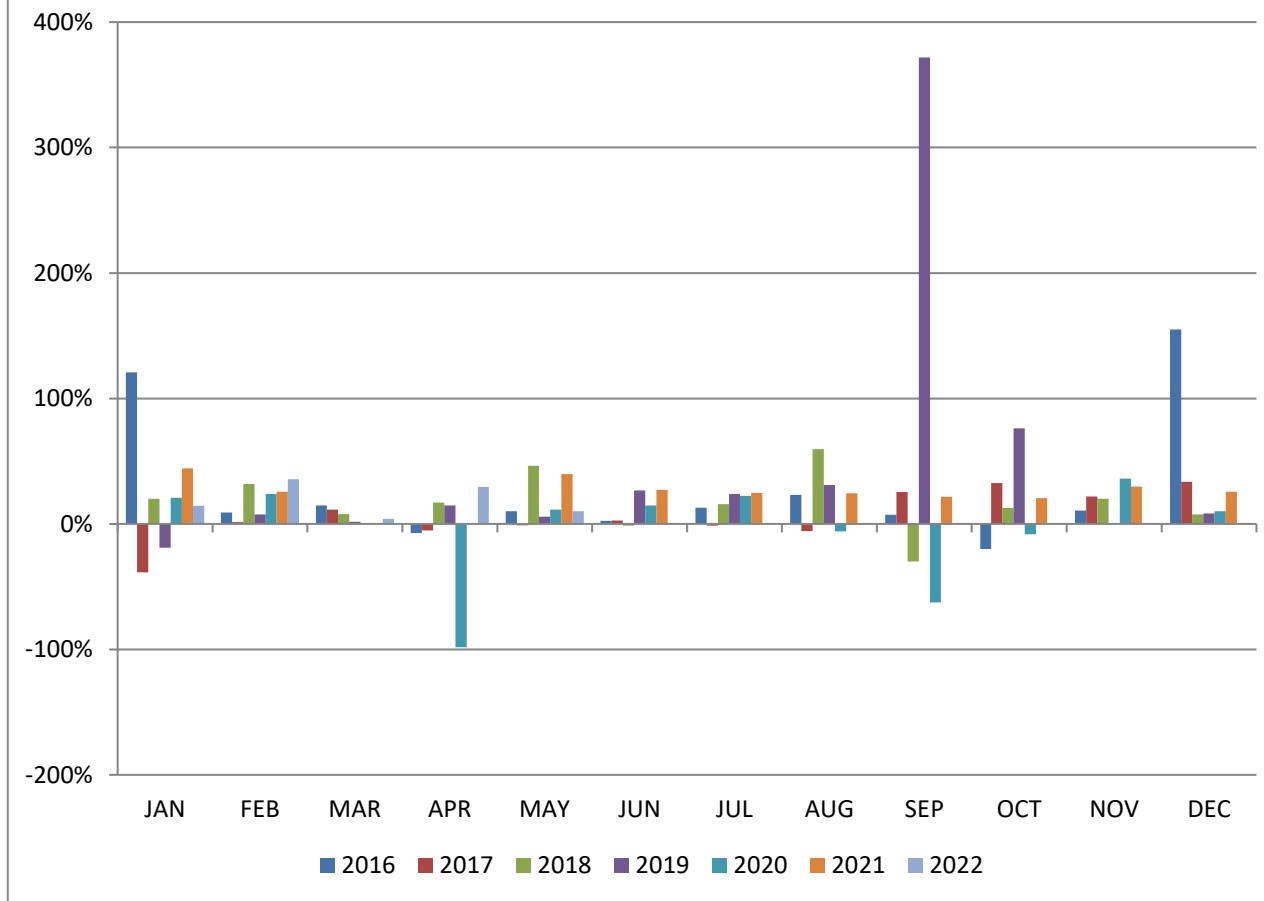
Calendar Year 2022 Sales Tax Averages	Calendar Year 2021 Sales Tax Averages
<b>Total: \$1,974,161.98</b>	<b>Total: \$4,071,078.89</b>
<b>Mean Allocation: \$394,832.40</b>	<b>Mean Allocation: \$339,256.57</b>
<b>Median Allocation: \$318,775.25</b>	<b>Median Allocation: \$288,918.62</b>

## Monthly Allocations

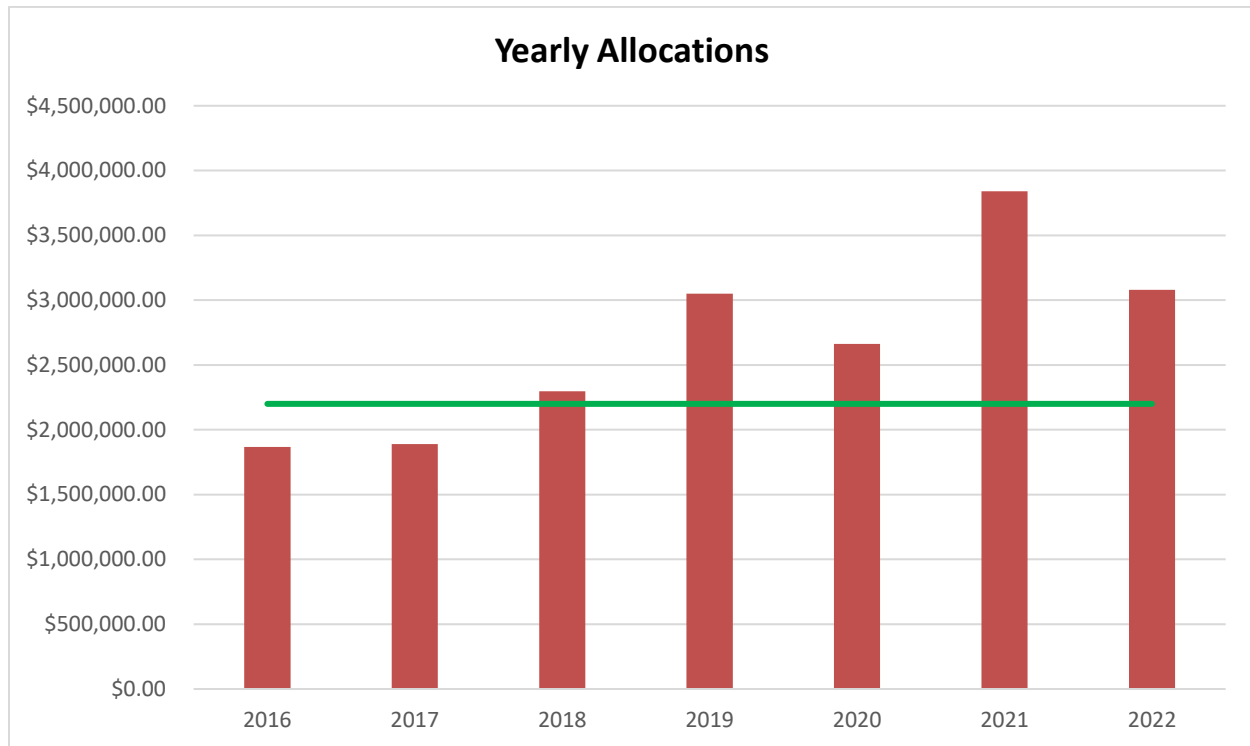


	2016	2017	2018	2019	2020	2021	2022
JAN	\$236,764.92	\$145,488.55	\$174,487.10	\$141,238.00	\$170,531.07	\$246,166.57	\$281,476.57
FEB	\$200,985.71	\$204,006.24	\$268,635.98	\$289,215.49	\$358,073.66	\$450,079.02	\$610,440.11
MAR	\$125,057.26	\$139,225.65	\$149,964.30	\$152,607.97	\$0.00	\$306,201.64	\$318,775.25
APR	\$130,098.69	\$123,234.01	\$144,205.61	\$165,516.81	\$2,724.55	\$215,206.50	\$278,593.13
MAY	\$184,955.47	\$182,757.15	\$267,397.74	\$283,049.52	\$315,099.96	\$440,192.71	\$484,876.92
JUN	\$149,145.60	\$153,336.53	\$151,071.81	\$191,260.13	\$219,615.98	\$279,583.10	
JUL	\$134,137.44	\$132,394.32	\$153,156.83	\$189,741.79	\$231,928.50	\$288,879.49	
AUG	\$202,380.82	\$190,648.43	\$304,422.57	\$398,641.13	\$375,019.12	\$466,305.61	
SEP	\$144,903.50	\$181,625.33	\$127,165.52	\$599,991.27	\$225,114.39	\$273,783.75	
OCT	\$94,652.13	\$125,361.52	\$141,162.59	\$248,593.82	\$227,917.54	\$274,762.64	
NOV	\$207,611.58	\$253,111.48	\$303,708.43	\$305,939.66	\$416,557.44	\$540,960.11	
DEC	\$134,305.68	\$179,308.88	\$192,957.46	\$208,806.76	\$229,773.80	\$288,957.75	

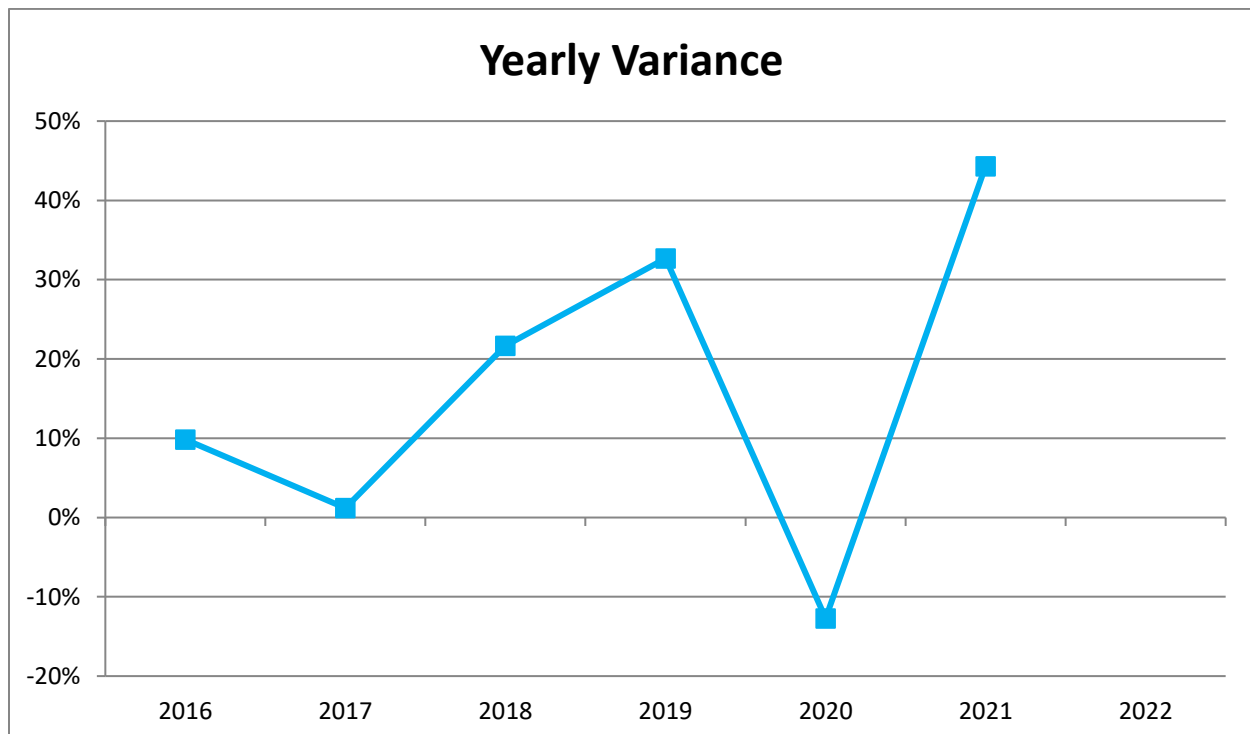
### Previous Year by Month Variance

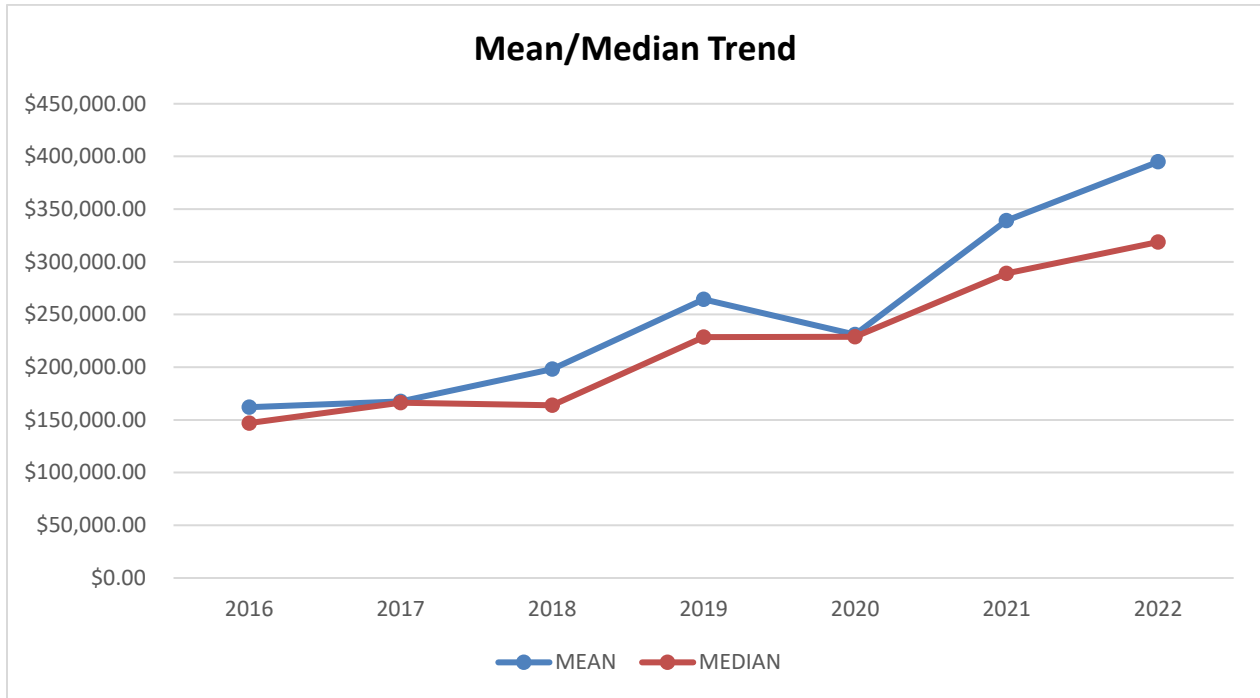


	2016	2017	2018	2019	2020	2021	2022
JAN	121%	-39%	20%	-19%	21%	44%	14%
FEB	9%	2%	32%	8%	24%	26%	36%
MAR	15%	11%	8%	2%	N/A	N/A	4%
APR	-7%	-5%	17%	15%	-98%	N/A	29%
MAY	10%	-1%	46%	6%	11%	40%	10%
JUN	3%	3%	-1%	27%	15%	27%	
JUL	13%	-1%	16%	24%	22%	25%	
AUG	23%	-6%	60%	31%	-6%	24%	
SEP	7%	25%	-30%	372%	-62%	22%	
OCT	-20%	32%	13%	76%	-8%	21%	
NOV	11%	22%	20%	1%	36%	30%	
DEC	155%	34%	8%	8%	10%	26%	

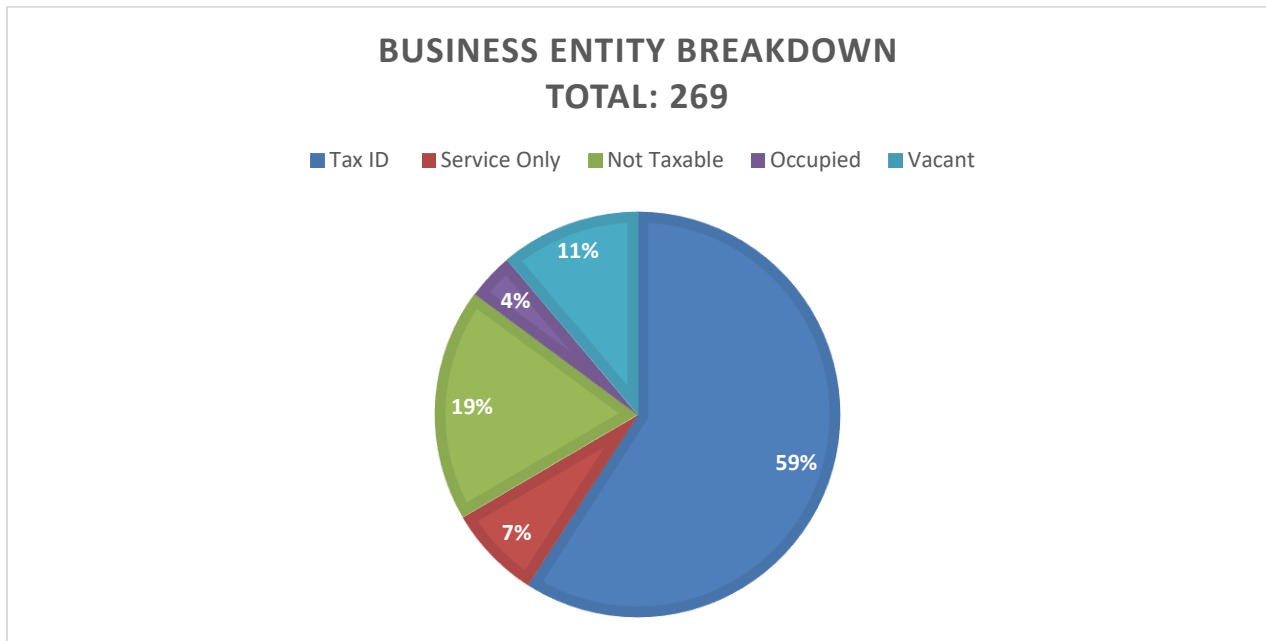


FY2016	FY2017	FY2018	FY2019	FY2020	FY2021	FY2022
\$1,867,030.18	\$1,889,285.60	\$2,298,289.34	\$3,049,090.59	\$2,661,447.47	\$3,840,647.17	\$3,078,842.48
10%	1%	22%	33%	-13%	44%	





	2016	2017	2018	2019	2020	2021	2022
Mean	\$162,083.23	\$167,541.51	\$198,194.66	\$264,550.20	\$231,029.67	\$339,256.57	\$394,832.40
Median	\$147,024.55	\$166,322.71	\$163,821.97	\$228,700.29	\$228,845.67	\$288,918.62	\$318,775.25



File Sales Tax	Service Only	Not Taxable	Occupied	Vacant
159	20	50	10	30



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

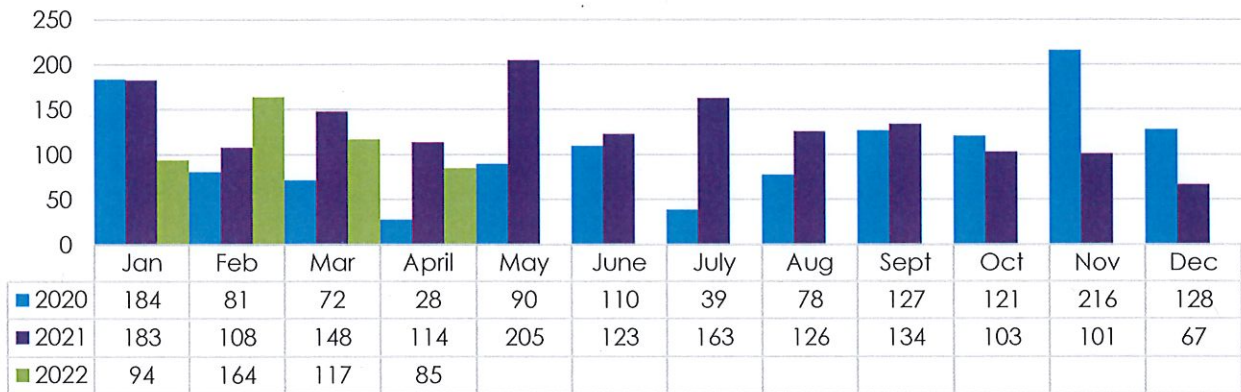
<b>454390</b>	Other Direct Selling Establishments
<b>511210</b>	Software Publishers
<b>515210</b>	Cable and Other Subscription Programming
<b>517311</b>	Wired Telecommunications Carriers
<b>517312</b>	Wireless Telecommunications Carriers (except Satellite)
<b>518210</b>	Data Processing, Hosting, and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

# City of Montgomery Municipal Court Report April 2022

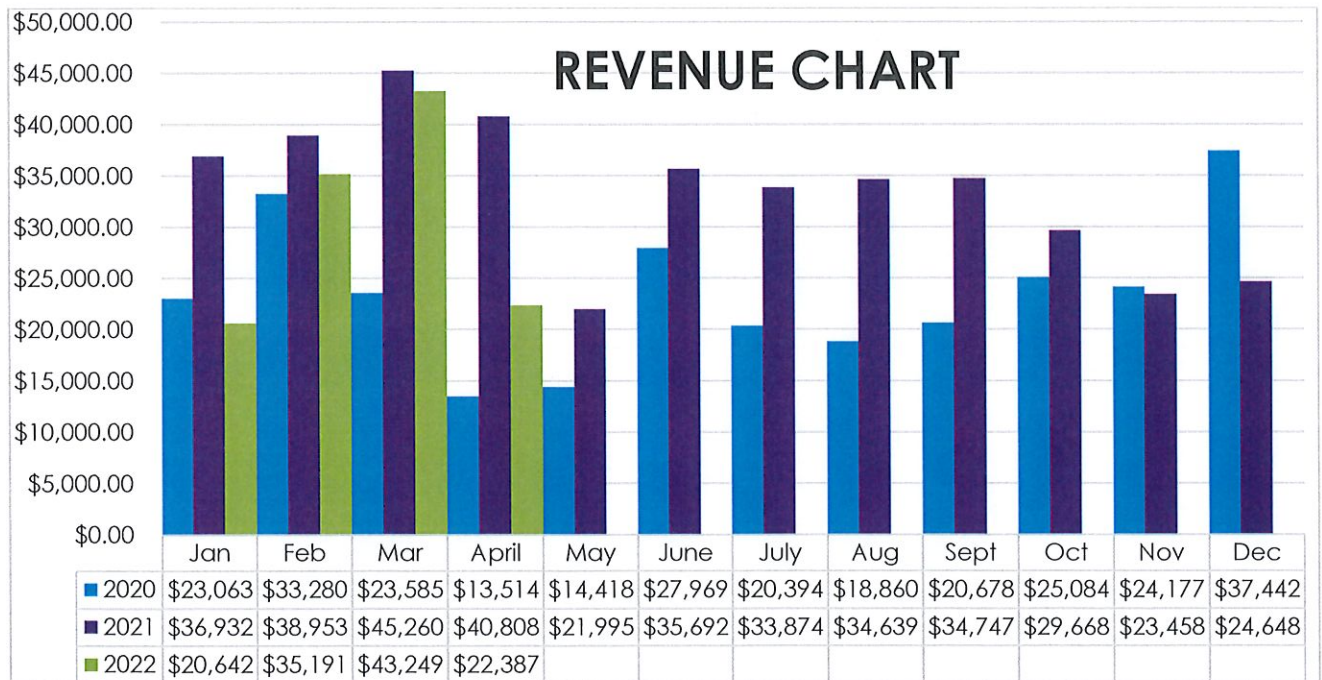
Kimberly Duckett  
Court Administrator



## CITATIONS



## REVENUE CHART





# Comparison Chart

## Citations and Revenue January 2020 - 2022

	2020	2021	2022
<b>Jan</b>	184	183	94
<b>Feb</b>	81	108	164
<b>Mar</b>	72	148	117
<b>April</b>	28	114	85
<b>May</b>	90	205	
<b>June</b>	110	123	
<b>July</b>	39	163	
<b>Aug</b>	78	126	
<b>Sept</b>	127	134	
<b>Oct</b>	121	103	
<b>Nov</b>	216	101	
<b>Dec</b>	128	67	

**Totals**      1274      1575      460

	2020	2021	2022
<b>Jan</b>	\$23,063.40	\$36,932.88	\$20,642.12
<b>Feb</b>	\$33,280.30	\$38,953.88	\$35,191.59
<b>Mar</b>	\$23,585.48	\$45,260.60	\$43,249.60
<b>April</b>	\$13,514.80	\$40,808.03	\$22,387.94
<b>May</b>	\$14,418.77	\$21,995.10	
<b>June</b>	\$27,969.63	\$35,692.30	
<b>July</b>	\$20,394.55	\$33,874.84	
<b>Aug</b>	\$18,860.50	\$34,639.40	
<b>Sept</b>	\$20,678.83	\$34,747.41	
<b>Oct</b>	\$25,084.90	\$29,668.47	
<b>Nov</b>	\$24,177.27	\$23,458.35	
<b>Dec</b>	\$37,442.27	\$24,648.00	

**Totals**      \$282,470.70      \$400,679.26      \$121,471.25

Fiscal Year 2020-2021		
	2020	2021
Oct	\$25,084.90	
Nov	\$24,177.27	
Dec	\$37,442.27	
Jan		\$36,932.88
Feb		\$38,953.88
March		\$45,260.60
April		\$40,808.03
May		\$21,995.10
June		\$35,692.30
July		\$33,874.84
Aug		\$34,639.40
Sept		\$34,747.41
	\$86,704.44	\$322,904.44

**Total**  
**\$409,608.88**

Fiscal Year 2021-2022		
	2021	2022
Oct	\$29,668.47	
Nov	\$23,458.35	
Dec	\$24,648.00	
Jan		\$20,642.12
Feb		\$35,191.59
March		\$43,249.60
April		\$22,387.94
May		
June		
July		
Aug		
Sept		
	\$77,774.82	\$121,471.25

**Total**  
**\$199,246.07**



Public Works Department  
101 Old Plantersville Rd.  
Montgomery, TX 77316  
Main: 936-597-6434 Fax: 936-597-6437

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## Monthly Report for April 2022

### Water

- Replaced broken A-box at Well 3.
- Completed monthly cutoff list for nonpayment.
- Completed monthly leak notification door hangers.
- Completed monthly meter verification list.
- Completed monthly check of idle meter list for consumption. No issues were found.
- Activated/deactivated 6 water accounts.
- Completed 5 work orders for endpoint maintenance issues.
- Completed 1 work orders for water leaks.
- Completed 12 work orders for miscellaneous water issues.
- Completed 13 work orders for water taps.

### Wastewater

- Replaced broken hasp on Lift Station 10.
- Private sewer line broken with sidewalk construction on Eva St. Met with contractor to evaluate and offer advice on solution.
- Sewer backup at 1001 Wade due to Lift Station 4 issue.
- Repaired broken sewer lead on Peninsula Point.
- Completed 14 work order for sewer taps.
- Completed 2 work orders for sewer-stop up.

### Streets/Drainage/ROW

- Removed tree damaged by storm on Community Center Rd.
- Replaced pole to Stop Ahead sign on the northbound lane south of Lonestar Parkway on Buffalo Springs.
- Cleared drain inlet on Caroline and Houston following storm.
- Repaired sink hole in the middle of the road for 920 College.
- Repaired 1 pothole.
- Completed 1 work order for Street ROW – Ditch/Drainage.
- Completed 1 work orders for street sign issues.
- Completed daily utility locates as necessary.
- Completed daily removal of bandit signs as necessary.

### Building/Facility/Vehicle/Equipment Maintenance

- Pressure washed sidewalks at Community Center.
- Added additional electrical outlet at WWTP #2 office.



- Repaired light switch in Conference Room at WWTP #2 office.
- Pressure washed all facilities including concrete slab at 777 Clepper.
- Installed additional cabinets in WWTP #2 office.
- Repaired valve on pressure washer PW1503.
- Inspected and registered PW1301.
- 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 17 work orders for general-City Hall maintenance.

### **Parks/Recreation**

- Replaced handrail for Crane Cabin at Fernland Park.
- Repaired drinking fountain at Cedar Brake Park.
- Replaced basketball goal metal net at Homecoming Park.
- Removed stump near restrooms at Cedar Brake Park.
- Replaced reservation backboard at Memory Park pergola.
- Water sealed all wooden structures at all parks to include all cabins, picnic tables, fences, and pavilion structures.
- Repaired water leak on irrigation at Memory Park.
- Posted all park reservation notices.
- Completed 49 work orders for maintenance-parks issues.
- M/W/F cleaning of all restrooms and grounds.
- Fernland docents reported 869 visitors and provided 75 tours for the month.

### **General**

- Flew flag for Ryan Kadlubar, Montgomery Boy Scouts Eagle Scout and delivered to Mayor for presentation at City Council meeting.
- Replaced both flags at the Welcome Sign.
- Re-fueled auxiliary fuel tank and discussed agreement with fuel company.
- Replaced batteries in all irrigation controllers.
- Charged all LED road flare kits.
- Assisted with Antique Festival.
- Upgraded camera system at WWTP #2.
- Completed items for weed patrol.
- Public Works Foreman attended TML Leadership Academy.
- Attended TEEX Leadership Academy with Ryan Thomas.
- Attended MLK SSR & Drainage Improvement Pre-Construction Meeting.
- Completed 12 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.







**City of Montgomery**  
**Financial Report**  
4/30/2022

**CITY OF MONTGOMERY  
ACCOUNT BALANCES 04-30-2022  
For Meeting of May 24, 2022**

	<b><u>CHECKING ACCT BALANCES</u></b>	<b><u>PRIOR MONTH END INVESTMENTS</u></b>	<b><u>TOTAL FUNDS AVAILABLE</u></b>
<b><u>GENERAL FUNDS</u></b>			
OPERATING FUND #1017375	\$ 2,325,864.95		\$ 2,325,864.95
HOME GRANT FUNDS /COPS UNIVERSAL #1032895	\$ 10.00		\$ 10.00
ESCROW FUND #1025873	\$ -		\$ -
PARK FUND #7014236	\$ -		\$ -
POLICE DRUG & MISC FUND #1025675	\$ 10,675.64		\$ 10,675.64
INVESTMENTS - GENERAL FUND		\$ -	\$ -
TEXPOOL - GENERAL FUND # 00003		\$ 15,333.51	\$ 15,333.51
TEXPOOL - RESERVE FUND # 00001		\$ 354,503.79	\$ 354,503.79
<b>TOTAL GENERAL FUND</b>	<b><u>\$ 2,336,550.59</u></b>	<b><u>\$ 369,837.30</u></b>	<b><u>\$ 2,706,387.89</u></b>
<b><u>CONSTRUCTION FUND</u></b>			
BUILDING FUND #1058528	\$ -		\$ -
CONSTRUCTION ACCOUNT #1058544	\$ 198,841.43		\$ 198,841.43
BOK FINANCIAL SERIES 2017A	\$ 103,076.11		\$ 103,076.11
BOK FINANCIAL SERIES 2017B	\$ 643,152.17		\$ 643,152.17
TEXPOOL - AMERICAN RESCUE PLAN # 00009		\$ 168,692.37	\$ 168,692.37
TEXPOOL - INFRASTRUCTURE # 0011		\$ 46,725.43	\$ 46,725.43
TEXPOOL - MOBILITY # 0012		\$ 10,005.34	\$ 10,005.34
INVESTMENTS - CONSTRUCTION		\$ -	\$ -
<b>TOTAL CONSTRUCTION FUND</b>	<b><u>\$ 945,069.71</u></b>	<b><u>\$ 225,423.14</u></b>	<b><u>\$ 1,170,492.85</u></b>
<b><u>DEBT SERVICE FUND</u></b>			
DEBT SERVICE FUND #7024730	\$ 149,485.51		\$ 149,485.51
TEXPOOL DEBT SERVICE # 00008	\$ -	\$ 517.57	\$ 517.57
<b>TOTAL DEBT SERVICE FUND</b>	<b><u>\$ 149,485.51</u></b>	<b><u>\$ 517.57</u></b>	<b><u>\$ 150,003.08</u></b>
<b><u>COURT SECURITY FUND</u> #1070580</b>			
	<b><u>\$ 5,324.93</u></b>	<b><u>\$ -</u></b>	<b><u>\$ 5,324.93</u></b>
<b><u>COURT TECHNICAL FUND</u> #1058361</b>			
	<b><u>\$ 41,094.75</u></b>	<b><u>\$ -</u></b>	<b><u>\$ 41,094.75</u></b>
<b><u>GRANT FUND</u></b>			
HOME GRANT ACCOUNT #1059104	\$ 10.00		\$ 10.00
GRANT ACCOUNT #1048479	\$ 10.00		\$ 10.00
<b>TOTAL GRANT FUND</b>	<b><u>\$ 20.00</u></b>	<b><u>\$ -</u></b>	<b><u>\$ 20.00</u></b>
<b><u>HOTEL OCCUPANCY TAX FUND</u> #1025253</b>			
	<b><u>\$ 19,494.38</u></b>	<b><u>\$ -</u></b>	<b><u>\$ 19,494.38</u></b>
<b><u>MEDC</u></b>			
CHECKING ACCOUNT #1017938	\$ 1,591,714.58		\$ 1,591,714.58
TEXPOOL - MEDC # 00006		\$ 421,725.52	\$ 421,725.52
TEXPOOL - MEDC # 00005		\$ 218,215.50	\$ 218,215.50
TEXPOOL - MEDC # 00010		\$ 200,123.04	\$ 200,123.04
<b>TOTAL MEDC</b>	<b><u>\$ 1,591,714.58</u></b>	<b><u>\$ 840,064.06</u></b>	<b><u>\$ 2,431,778.64</u></b>
<b><u>POLICE ASSET FORFEITURES</u> #1047745</b>			
	<b><u>\$ 12,086.80</u></b>		<b><u>\$ 12,086.80</u></b>
<b><u>UTILITY FUND</u></b>			
UTILITY FUND #1017383	\$ 1,866,806.94		\$ 1,866,806.94
INVESTMENTS - UTILITY FUND		\$ -	\$ -
TEXPOOL - UTILITY FUND # 00002		\$ 760,019.99	\$ 760,019.99
<b>TOTAL UTILITY FUND</b>	<b><u>\$ 1,866,806.94</u></b>	<b><u>\$ 760,019.99</u></b>	<b><u>\$ 2,626,826.93</u></b>
<b><u>TOTAL ALL FUNDS</u></b>			
	<b><u>\$ 6,967,648.19</u></b>	<b><u>\$ 2,195,862.06</u></b>	<b><u>\$ 9,163,510.25</u></b>
<b><u>INVESTMENTS</u></b>			
TEXPOOL - GENERAL FUND			\$ 369,837.30
INVESTMENTS - GENERAL FUND			\$ -
TEXPOOL - CONST # 00009			\$ 168,692.37
TEXPOOL - CONST # 00011			\$ 46,725.43
TEXPOOL - CONST # 00012			\$ 10,005.34
TEXPOOL - DEBT SERVICE # 00008			\$ 517.57
TEXPOOL - MEDC			\$ 421,725.52
INVESTMENTS - MEDC			\$ 218,215.50
INVESTMENTS - MEDC			\$ 200,123.04
TEXPOOL - UTILITY			\$ 760,019.99
INVESTMENTS - UTILITY			\$ -
<b>TOTAL ALL INVESTMENTS</b>			<b><u>\$ 2,195,862.06</u></b>

\*Note:

# List of Disbursements / Receipts - City of Montgomery for period 04/01 to 04/30/2022

Account

Fund: 100 - General Fund

Cash In Bank - General Fund

Post Date	Check / Deposit / ACH	Description	Amount
04/07/2022	Deposit	April 2022 Sales Tax Collection	\$ 278,593.13
04/12/2022	Transfer	Transfer from Utility Fund	\$ 1,126.23
04/14/2022	Transfer	Transfer from MEDC	\$ 28.44
04/14/2022	Transfer	Transfer from Utility Fund	\$ 2,590.40
04/30/2022	Transfer	Transfer from Capital Projects Fund	\$ 2,425.49
04/30/2022	Transfer	April 2022 Admin MEDC Transfers	\$ 4,583.33
04/30/2022	Transfer	Transfer from MEDC	\$ 2,863.50
04/30/2022	Transfer	Transfer from Utility Fund	\$ 5,570.46
04/30/2022	Transfer	Transfer from Utility Fund	\$ 2,090.91
04/30/2022	Transfer	Transfer from Utility Fund	\$ 249.19
04/30/2022	Transfer	Transfer from Utility Fund	\$ 12,616.40
04/30/2022	Transfer	Transfer from Utility Fund	\$ 14,726.23
04/30/2022	Deposit	April 2022 Miscellaneous Deposits	\$ 63,683.48
04/30/2022	Deposit	April 2022 Miscellaneous Deposits - O/S	\$ 275.00
04/30/2022	Deposit	April 2022 Court Entries	\$ 22,421.58
04/30/2022	Deposit	April 2022 Court Entries - O/S	\$ 415.90
04/30/2022	Deposit	April 2022 Tax Entries - O/S	\$ 73.84
04/30/2022	Deposit	April 2022 Tax Entries - EOM	\$ 37.61
04/30/2022	Deposit	April 2022 Tax Revenue Cleared	\$ 5,135.85
04/30/2022	Deposit	April 2022 Tax Revenue Cleared - P&I	\$ 529.18
04/30/2022	Deposit	April 2022 Tax Rendition Penalties	\$ 1.62
04/30/2022	Deposit	April 2022 Beverage Tax Collections	\$ 1,799.39
04/30/2022	Deposit	TXDOT Funds - Step Grant Reimbursement	\$ 876.18
Total Deposits			\$ 422,713.34
04/01/2022	32245	Rick Hanna, CBO	\$ (17,275.34)
04/04/2022	32246	TMRS	\$ (28,440.04)
04/05/2022	ACH	Aflac	\$ (691.86)
04/06/2022	32248	Amazon Capital Services	\$ (61.99)
04/06/2022	32249	Amazon Capital Services	\$ (186.48)
04/06/2022	32250	Crown Paper and Chemical Inc.	\$ (11.90)
04/06/2022	32251	Entergy	\$ (1,911.14)
04/06/2022	32252	Google LLC	\$ (1,260.00)
04/06/2022	32253	Jeanette Holland	\$ (150.00)
04/06/2022	32254	Jennifer Bridges	\$ (200.00)
04/06/2022	32255	OCS	\$ (4,000.00)
04/06/2022	32256	Office Pride	\$ (1,039.20)
04/06/2022	32257	Optiquet Internet Services, Inc	\$ (10.00)
04/06/2022	32258	Perdue, Brandon, Fielder, Collins, & Mott	\$ (2,335.33)
04/06/2022	32259	Robert Rosenquist	\$ (1,000.00)
04/06/2022	32260	Sam's Club	\$ (168.49)
04/06/2022	32261	State Comptroller	\$ (31,494.14)
04/06/2022	32262	TML - IRP	\$ (9,283.34)
04/06/2022	32263	UniFirst Holdings, Inc.	\$ (454.16)
04/06/2022	32264	Verizon	\$ (366.37)
04/06/2022	32265	Wilcox Inspections	\$ (3,000.00)
04/07/2022	32266	Spherion Staffing, LLC	\$ (3,734.25)
04/07/2022	32267	Johnson Petrov LLP	\$ (8,530.09)
04/08/2022	32247	Lawrence Daspit	\$ (160.00)
04/08/2022	DD	Payroll EFT	\$ (59,490.44)
04/08/2022	ACH	Office of the Attorney General	\$ (1,205.54)
04/12/2022	32119	VOID: Belt Harris Pechacek LLLP	\$ -
04/13/2022	ACH	EFTPS	\$ (19,133.49)
04/13/2022	32268	Allen's Safe and Lock, LLC	\$ (17.00)
04/13/2022	32269	Always Answer	\$ (39.10)
04/13/2022	32270	Amazon Capital Services	\$ (239.11)
04/13/2022	32271	American Association of Notaries	\$ (92.90)
04/13/2022	32272	Auto Trust Repairs	\$ (25.50)
04/13/2022	32273	Belt Harris Pechacek LLLP	\$ (14,997.00)
04/13/2022	32274	Consolidated Communications	\$ (1,472.49)
04/13/2022	32275	Dana Schindler	\$ (150.00)
04/13/2022	32276	Houston Chronicle	\$ (474.80)
04/13/2022	32277	Jim's Hardware	\$ (1,485.04)
04/13/2022	32278	LDC	\$ (123.40)
04/13/2022	32279	Municipal Accounts & Consulting, L.P.	\$ (4,029.20)
04/13/2022	32280	Northwest Pest Patrol	\$ (725.00)
04/13/2022	32281	O'Reilly Automotive, Inc.	\$ (8.99)
04/13/2022	32282	Pathmark Traffic Equipment	\$ (531.92)
04/13/2022	32283	Tyler Technologies	\$ (2,520.00)
04/13/2022	32284	Verizon Connect NWF, Inc	\$ (80.95)
04/13/2022	32285	Wex Bank	\$ (1,551.18)
04/14/2022	ACH	Texas Workforce Commission	\$ (279.48)
04/14/2022	ACH	Pitney Bowes, Inc	\$ (428.46)

04/14/2022	32286	Spherion Staffing, LLC	\$ (2,433.60)
04/21/2022	32287	Aflac	\$ (691.86)
04/21/2022	32288	Amazon Capital Services	\$ (50.87)
04/21/2022	32289	Billy Ray Duncan	\$ (150.00)
04/21/2022	32290	Card Service Center	\$ (11,113.42)
04/21/2022	32291	Conroe Courier.	\$ (17.00)
04/21/2022	32292	Crown Paper and Chemical Inc.	\$ (377.50)
04/21/2022	32293	Dog Waste Depot	\$ (149.99)
04/21/2022	32294	Entergy	\$ (1,146.18)
04/21/2022	32295	Gordon B. Dudley. Jr.	\$ (450.00)
04/21/2022	32296	Hunter P Kelly	\$ (4,200.00)
04/21/2022	32297	Impact Promotional Services LLC	\$ (18.00)
04/21/2022	32298	Interstate All Battery Center	\$ (342.18)
04/21/2022	32299	JK Graphics, Inc.	\$ (602.50)
04/21/2022	32300	Optiquet Internet Services, Inc	\$ (170.00)
04/21/2022	32301	O'Reilly Auto Parts	\$ (134.91)
04/21/2022	32302	Reflective Media Productions	\$ (200.00)
04/21/2022	32303	Richard Tramm.	\$ (125.00)
04/21/2022	32304	Rick Hanna, CBO	\$ (12,888.39)
04/21/2022	32305	Rotary Club of Lake Conroe	\$ (1,350.00)
04/21/2022	32306	Southwest Solutions Group	\$ (188.37)
04/21/2022	32307	Spherion Staffing, LLC	\$ (1,706.64)
04/21/2022	32308	Stowe's Collision Repair LLC	\$ (148.00)
04/21/2022	32309	TCOLE	\$ (35.00)
04/21/2022	32310	The Mail Stop	\$ (15.29)
04/21/2022	32311	Thomas Printing & Publishing	\$ (119.50)
04/21/2022	32312	Tim Bauer	\$ (26.17)
04/21/2022	32313	TML-Health	\$ (13,252.58)
04/21/2022	32314	TMRS	\$ (15,163.21)
04/21/2022	32315	TXAT LLC	\$ (469.29)
04/21/2022	32316	Tyler Technologies	\$ (16,292.45)
04/21/2022	32317	Valvoline Instant Oil Change	\$ (368.90)
04/21/2022	32318	Wex Bank	\$ (4,935.72)
04/21/2022	32319	Anthony Lasky	\$ (97.72)
04/22/2022	DD	Payroll EFT	\$ (66,573.38)
04/22/2022	ACH	Office of the Attorney General	\$ (1,205.54)
04/22/2022	ACH	Aflac	\$ (691.86)
04/22/2022	ACH	TMRS	\$ (13,527.43)
04/22/2022	ACH	TML-Health	\$ (16,307.00)
04/22/2022	ACH	UBEO LLC	\$ (2,015.00)
04/27/2022	ACH	EFTPS	\$ (22,127.89)
04/28/2022	32320	Capital One Trade Credit	\$ (689.97)
04/28/2022	32321	Christy Antilley	\$ (150.00)
04/28/2022	32322	City of Montgomery - Utility Fund	\$ (1,947.77)
04/28/2022	32323	Coburn's Conroe Inc.	\$ (340.00)
04/28/2022	32324	Cody's Lawn Service LLC	\$ (12,085.65)
04/28/2022	32325	Consolidated Communications	\$ (135.19)
04/28/2022	32326	Home Depot	\$ (1,118.04)
04/28/2022	32327	Joe Belmares	\$ (160.00)
04/28/2022	32328	Medical Air Services Association	\$ (140.00)
04/28/2022	32329	Michael Shirley	\$ (450.00)
04/28/2022	32330	Moffitt Services	\$ (3,902.25)
04/28/2022	32331	Roxanne Lacourse	\$ (150.00)
04/28/2022	32332	Virginia Lee Adams	\$ (2,500.00)
04/28/2022	32333	Sales Revenue, Inc.	\$ (1,400.00)
04/28/2022	32334	Spherion Staffing, LLC	\$ (2,745.60)
04/28/2022	32335	Tom Cronin.	\$ (20.00)
04/30/2022	Transfer	Transfer to Court Tech Fund	\$ (129.49)
04/30/2022	Transfer	Transfer to Court Security Fund	\$ (97.12)
04/30/2022	Transfer	Transfer to Debt Services Fund	\$ (2,304.14)
04/30/2022	Transfer	Transfer to MEDC Fund	\$ (2,365.00)
04/30/2022	Transfer	Transfer to Utility Fund	\$ (22,218.00)
04/30/2022	DFT0000057	TML-Health Reversal	\$ (1,248.14)
04/30/2022	DD	Payroll HSA April 2022	\$ (350.00)
04/30/2022	Bank Chg/Rtnd Check	Bank Charges/Returned Checks	\$ (1,275.64)
Total Disbursements			\$ (494,665.45)

## Texpool - Reimbursement Acct

04/14/2022	Transfer	Transfer Funds from XXXX0003 to XXXX0001 Texpool	\$ 353,000.00
04/30/2022	Transfer	April 2022 TexPool Interest Transfer	\$ 589.66
Total Deposits			\$ 353,589.66

## Texpool - General

04/14/2022	Transfer	Transfer Funds from XXXX0003 to XXXX0001 Texpool	\$ (353,000.00)
04/30/2022	Transfer	April 2022 TexPool Interest Transfer	\$ (589.66)
Total Disbursements			\$ (353,589.66)

## Fund: 200 - Capital Projects

## Cash In Bank - Construction Fund

Post Date	Check / Deposit / ACH	Description	Amount
04/30/2022	Deposit	Capital Projects Fund Deposit April 2022	\$ 2,425.49

			Total Deposits	<u>\$ 2,425.49</u>
04/30/2022	Transfer	Transfer to General Fund		<u>\$ (2,425.49)</u>
			Total Disbursements	<u>\$ (2,425.49)</u>

Fund: 300 - Water & Sewer  
Cash In Bank - Water & Sewer Fund

Post Date	Check / Deposit / ACH	Description	Amount
04/14/2022	Deposit	Transfer from MEDC Fund	\$ 18.06
04/30/2022	Deposit	Transfer from MEDC Fund	\$ 90.00
04/30/2022	Deposit	April 2022 Utility Collections	\$ 775.00
04/30/2022	Deposit	April 2022 Utility Collections	\$ 5,651.89
04/30/2022	Deposit	April 2022 Utility Collections	\$ 80.00
04/30/2022	Deposit	April 2022 Utility Collections	\$ 5,050.00
04/30/2022	Deposit	April 2022 A/R Collections	\$ 171,113.64
04/30/2022	Deposit	Transfer from General Fund	\$ 22,218.00
		Total Deposits	\$ 204,996.59
04/06/2022	15753	Amazon Capital Services	\$ (75.85)
04/06/2022	15754	Dataprose LLC	\$ (799.12)
04/06/2022	15755	Entergy	\$ (8,078.64)
04/06/2022	15756	Luxury Air Commercial Services	\$ (594.00)
04/06/2022	15757	Vulcan Materials Company	\$ (580.74)
04/07/2022	ACH	State Comptroller	\$ (1,363.48)
04/12/2022	Transfer	Transfer to General Fund	\$ (1,126.23)
04/13/2022	15758	A1 Installations, Inc	\$ (6,354.89)
04/13/2022	15759	Badger Meter	\$ (1,055.54)
04/13/2022	15760	DXI Industries Inc.	\$ (474.51)
04/13/2022	15761	Electrical Field Services, Inc.	\$ (3,495.00)
04/13/2022	15762	K-3 Resources, LP	\$ (390.00)
04/13/2022	15763	LDC	\$ (107.78)
04/13/2022	15764	Margie Johnson	\$ (1,302.32)
04/13/2022	15765	McCoy's Building Supply Corporation	\$ (258.08)
04/13/2022	15766	Techline Pipe, L.P.	\$ (426.71)
04/13/2022	15767	Texas Excavation Safety System, Inc.	\$ (105.45)
04/13/2022	15768	USA Blue Book	\$ (366.92)
04/13/2022	15769	Waste Management	\$ (16,755.75)
04/13/2022	15770	Waste Management (2)	\$ (1,153.41)
04/14/2022	Transfer	Transfer to General Fund	\$ (2,590.40)
04/21/2022	15771	Accurate Utility Supply, LLC	\$ (3,360.00)
04/21/2022	15772	DXI Industries Inc.	\$ (100.00)
04/21/2022	15773	Electrical Field Services, Inc.	\$ (2,509.98)
04/21/2022	15774	H2O Innovation	\$ (27,645.69)
04/21/2022	15775	Moffitt Services	\$ (4,935.00)
04/21/2022	15776	PLT Lehall LLC	\$ (139.46)
04/27/2022	15777	Coburn's Conroe Inc.	\$ (1,084.80)
04/27/2022	15778	Dataprose LLC	\$ (324.30)
04/30/2022	Bank Chg/Rtnd Check	Bank Charges/Returned Checks	\$ (1,639.79)
04/30/2022	Transfer	Transfer to General Fund	\$ (2,090.91)
04/30/2022	Transfer	Transfer to General Fund	\$ (12,616.40)
04/30/2022	Transfer	Transfer to General Fund	\$ (5,570.46)
04/30/2022	Transfer	Transfer to General Fund	\$ (249.19)
04/30/2022	Transfer	Transfer to General Fund	\$ (14,726.23)
		Total Disbursements	\$ (124,447.03)

Fund: 400 - MEDC  
Cash In Bank - MEDC Checking

Post Date	Check / Deposit / ACH	Description	Amount
04/07/2022	Deposit	April 2022 Sales Tax Collections	\$ 69,648.27
04/30/2022	Deposit	Transfer from General Fund	\$ 2,365.00
		Total Deposits	<u>\$ 72,013.27</u>
04/01/2022	2186	Rebecca Huss	\$ (1,500.00)
04/13/2022	2187	Amazon Capital Services	\$ (148.88)
04/14/2022	Transfer	Transfer to Utility Fund	\$ (18.06)
04/14/2022	Transfer	Transfer to General Fund	\$ (28.44)
04/22/2022	2188	VOID - Abel Aguirre.	\$ -
04/22/2022	2189	George Hernandez.	\$ (450.00)
04/22/2022	2190	Jacob McRae.	\$ (1,100.00)
04/22/2022	2191	Kyle Hensley	\$ (1,200.00)
04/27/2022	2192	Jacorey Dozier	\$ (650.00)
04/27/2022	2193	JK Graphics, Inc.	\$ (118.50)
04/30/2022	Transfer	April 2022 Admin MEDC Transfers	\$ (4,583.33)
04/30/2022	Transfer	Transfer to Utility Fund	\$ (90.00)
04/30/2022	Transfer	Transfer to General Fund	<u>\$ (2,863.50)</u>
		Total Disbursements	<u>\$ (12,750.71)</u>

Fund: 500 - Debt Service  
Cash In Bank - Debt Services

Post Date	Check / Deposit / ACH	Description	Amount
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04/30/2022	Deposit	Transfer from General Fund		\$ 2,304.14
			Total Deposits	\$ 2,304.14

Fund: 700 - Court Security				
Cash In Bank - Court Security				
Post Date	Check / Deposit / ACH	Description		Amount
04/30/2022	Transfer	Transfer from General Fund		\$ 97.12
			Total Deposits	\$ 97.12

Fund: 750 - Court Technology				
Cash In Bank - Court Technology				
Post Date	Check / Deposit / ACH	Description		Amount
04/30/2022	Transfer	Transfer from General Fund		\$ 129.49
			Total Deposits	\$ 129.49

Fund: 800 - Hotel Occupancy - No activity for Month of April

Fund: 850- Police Asset - No activity for Month of April

Interest on Bank Accounts :			Amount
BOK Financial 2123	Series 2017B		\$ 3.37
BOK Financial 2124	Series 2017A		\$ 0.53
Texpool XXXX0001	General Fund - Reimb		\$ 52.56
Texpool XXXX0002	Utility Fund		\$ 189.99
Texpool XXXX0003	General Fund		\$ 39.99
Texpool XXXX0005	MEDC Fund - Reimb		\$ 53.60
Texpool XXXX0006	MEDC Fund		\$ 106.42
Texpool XXXX0009	Capital Projects - American Rescue Plan		\$ 42.18
Texpool XXXX0010	MEDC Fund - Downtown Development		\$ 50.03
Texpool XXXX0011	Capital Projects - Mobility		\$ 11.68
Texpool XXXX0012	Capital Projects - Infrastructure		\$ 2.55
FFB General Fund XXXX7375	General Fund		\$ 81.09
FFB General Fund XXXX7383	Utility Fund		\$ 62.86
FFB General Fund XXXX7938	MEDC Fund		\$ 54.16
FFB General Fund XXXX8361	Court Tech Fund		\$ 0.70
FFB General Fund XXXX5253	Hotel Occupancy		\$ 0.33
FFB General Fund XXXX4730	Debt Service		\$ 3.80



City of Montgomery, TX

**Budget Report 04/2022**

Account Summary

For Fiscal: 2021-2022 Period Ending: 04/30/2022

**Fund: 100 - General Fund****Revenue**

		Original Total Budget	Current Total Budget	MTD Activity	YTD Activity	Budget Remaining
<a href="#">100-00-14010-0000000</a>	Taxes & Franchise Fees - Beverage Tax	31,000.00	31,000.00	1,799.39	15,638.93	15,361.07
<a href="#">100-00-14020-0000000</a>	Taxes & Franchise Fees - Franchise Tax	95,000.00	95,000.00	2,050.98	9,727.39	85,272.61
<a href="#">100-00-14030-0000000</a>	Taxes & Franchise Fees - Ad Valorem Taxes	889,101.00	889,101.00	3,367.50	884,988.83	4,112.17
<a href="#">100-00-14040-0000000</a>	Taxes & Franchise Fees - PID Tax Revenue	39,000.00	39,000.00	-	38,564.38	435.62
<a href="#">100-00-14050-0000000</a>	Taxes & Franchise Fees - Penalties & Interest	10,000.00	10,000.00	316.32	2,645.00	7,355.00
<a href="#">100-00-14060-0000000</a>	Taxes & Franchise Fees - Rendition Penalties	100.00	100.00	1.62	46.61	53.39
<a href="#">100-00-14070-0000000</a>	Taxes & Franchise Fees - Sales Tax	2,305,576.00	2,305,576.00	139,296.57	1,296,982.80	1,008,593.20
<a href="#">100-00-14080-0000000</a>	Taxes & Franchise Fees - Sales Tax ILO AdVal Tax	1,152,789.00	1,152,789.00	69,648.29	648,491.40	504,297.60
<a href="#">100-00-14110-0000000</a>	Permits & Licenses - Building Permits/MEP	250,000.00	250,000.00	34,506.00	258,219.00	(8,219.00)
<a href="#">100-00-14120-0000000</a>	Permits & Licenses - Vendor/Beverage Permits	1,500.00	1,500.00	660.00	2,510.00	(1,010.00)
<a href="#">100-00-14130-0000000</a>	Permits & Licenses - Sign Fee	1,000.00	1,000.00	100.00	1,350.00	(350.00)
<a href="#">100-00-14140-0000000</a>	Permits & Licenses - Plats, Zoning, Misc.	5,000.00	5,000.00	100.00	2,533.00	2,467.00
<a href="#">100-00-14150-0000000</a>	Permits & Licenses - Culverts	-	-	-	609.75	(609.75)
<a href="#">100-00-14210-0000000</a>	Fees for Service - Community Building Rental	16,000.00	16,000.00	1,125.00	5,625.00	10,375.00
<a href="#">100-00-14230-0000000</a>	Fees for Service - Right of Way Use Fees	5,000.00	5,000.00	-	3,231.95	1,768.05
<a href="#">100-00-14310-0000000</a>	Court Fines & Forfeitures - Collection Fees	15,000.00	15,000.00	641.71	9,136.05	5,863.95
<a href="#">100-00-14320-0000000</a>	Court Fines & Forfeitures - Asset Forfeitures	100.00	100.00	-	-	100.00
<a href="#">100-00-14340-0000000</a>	Court Fines & Forfeitures - Child Belt/Safety	500.00	500.00	25.00	175.00	325.00
<a href="#">100-00-14360-0000000</a>	Court Fines & Forfeitures - Fines	300,000.00	300,000.00	22,080.94	188,464.59	111,535.41
<a href="#">100-00-14370-0000000</a>	Court Fines & Forfeitures - OMNI	1,600.00	1,600.00	42.00	855.47	744.53
<a href="#">100-00-14390-0000000</a>	Court Fines & Forfeitures - Warrant Fees	50.00	50.00	-	-	50.00
<a href="#">100-00-14400-0000000</a>	Court Fines & Forfeitures - Judicial Efficiency	700.00	700.00	3.78	67.54	632.46
<a href="#">100-00-14410-0000000</a>	Court Fines & Forfeitures - Accident Reports	500.00	500.00	-	-	500.00
<a href="#">100-00-14530-0000000</a>	Other Revenues - Wrecker Service Fees	245.00	245.00	-	-	245.00
<a href="#">100-00-14570-0000000</a>	Other Revenues - Lease Funds - PD	1,300.00	1,300.00	-	1,111.94	188.06
<a href="#">100-00-14650-0000000</a>	Other Revenues - Unanticipated Income	15,000.00	15,000.00	195.00	15,685.44	(685.44)
<a href="#">100-00-14670-0000000</a>	Other Revenues - Interest Income	750.00	750.00	81.09	466.75	283.25
<a href="#">100-00-14680-0000000</a>	Other Revenues - Interest on Investments	1,200.00	1,200.00	92.55	733.74	466.26
<a href="#">100-00-14880-F4332DR</a>	Other Revenues - FEMA Reimb - Atkins Creek	-	-	2,425.49	31,864.47	(31,864.47)
<a href="#">100-00-14910-0000000</a>	Other Revenues - Grant Revenue - Police	42,075.00	42,075.00	876.18	1,755.72	40,319.28
<a href="#">100-00-14930-0000000</a>	Other Revenues - American Rescue Plan Funds	168,494.00	168,494.00	-	-	168,494.00
<a href="#">100-00-14950-0000000</a>	Transfers In - Admin from MEDC	55,000.00	55,000.00	4,583.33	32,083.33	22,916.67
<a href="#">100-00-14960-0000000</a>	Transfers In - Admin from Court Security	2,500.00	2,500.00	-	-	2,500.00
<b>Revenue Total:</b>		<b>5,406,080.00</b>	<b>5,406,080.00</b>	<b>284,018.74</b>	<b>3,453,564.08</b>	<b>1,952,515.92</b>

**Expense**

<a href="#">100-10-16002-0000000</a>	Personnel - Health Insurance	45,000.00	45,000.00	5,499.88	24,476.13	20,523.87
<a href="#">100-10-16003-0000000</a>	Personnel - Unemployment Insurance	1,000.00	1,000.00	2.57	119.04	880.96
<a href="#">100-10-16004-0000000</a>	Personnel - Workers Comp	3,500.00	3,500.00	99.87	3,336.18	163.82
<a href="#">100-10-16005-0000000</a>	Personnel - Dental & Vision Insurance	4,500.00	4,500.00	446.27	2,293.34	2,206.66
<a href="#">100-10-16006-0000000</a>	Personnel - Life & AD&D Insurance	700.00	700.00	-	257.20	442.80
<a href="#">100-10-16008-0000000</a>	Personnel - Payroll Taxes	35,000.00	35,000.00	-	14,980.35	20,019.65
<a href="#">100-10-16009-0000000</a>	Personnel - Wages	465,500.00	465,500.00	42,846.57	285,609.81	179,890.19
<a href="#">100-10-16010-0000000</a>	Personnel - Overtime	1,000.00	1,000.00	402.77	6,068.34	(5,068.34)
<a href="#">100-10-16011-0000000</a>	Personnel - Employee Assistance Program	500.00	500.00	-	-	500.00
<a href="#">100-10-16012-0000000</a>	Personnel - Retirement Expense	45,000.00	45,000.00	-	18,825.27	26,174.73
<a href="#">100-10-16013-0000000</a>	Personnel - MASA	400.00	400.00	7.54	104.03	295.97
<a href="#">100-10-16014-0000000</a>	Personnel - COLA	8,961.00	8,961.00	-	-	8,961.00
<a href="#">100-10-16015-0000000</a>	Personnel - Dependent Insurance	21,950.00	21,950.00	-	-	21,950.00
<a href="#">100-10-16101-0000000</a>	Communications - Advertising / Promotion	2,000.00	2,000.00	125.00	508.54	1,491.46
<a href="#">100-10-16102-0000000</a>	Communications - Legal Notices & Publications	5,000.00	5,000.00	508.80	2,234.20	2,765.80
<a href="#">100-10-16103-0000000</a>	Communications - Recording Fees	2,500.00	2,500.00	-	-	2,500.00
<a href="#">100-10-16104-0000000</a>	Communications - Community Relations	4,000.00	4,000.00	-	720.20	3,279.80
<a href="#">100-10-16202-0000000</a>	Contract Services - General Consultant Fees	20,000.00	20,000.00	-	39.65	19,960.35
<a href="#">100-10-16203-0000000</a>	Contract Services - Sales Tax Tracking	8,000.00	8,000.00	1,400.00	8,400.00	(400.00)
<a href="#">100-10-16209-0000000</a>	Contract Services - Records Shredding	400.00	400.00	149.48	345.48	54.52
<a href="#">100-10-16210-0000000</a>	Contract Services - Inspections Permits Backflows	195,000.00	195,000.00	41,163.73	143,232.89	51,767.11
<a href="#">100-10-16213-0000000</a>	Contract Services - Legal Fees	40,000.00	40,000.00	7,928.09	33,670.94	6,329.06
<a href="#">100-10-16216-0000000</a>	Contract Services - Audit Fees	25,000.00	25,000.00	-	24,995.00	5.00
<a href="#">100-10-16217-0000000</a>	Contract Services - Engineering	2,000.00	2,000.00	-	-	2,000.00
<a href="#">100-10-16223-0000000</a>	Contract Services - Accounting Fees	35,000.00	35,000.00	9,301.70	41,839.50	(6,839.50)
<a href="#">100-10-16224-0000000</a>	Contract Services - Repairs & Maintenance	1,000.00	1,000.00	-	-	1,000.00
<a href="#">100-10-16239-0000000</a>	Contract Services - Printing & Office supplies	5,000.00	5,000.00	409.16	3,448.03	1,551.97
<a href="#">100-10-16241-0000000</a>	Contract Services - Computers/Website	2,500.00	2,500.00	-	2,500.00	-
<a href="#">100-10-16242-0000000</a>	Contract Services - Postage/Delivery	2,000.00	2,000.00	85.70	1,041.88	958.12
<a href="#">100-10-16243-0000000</a>	Contract Services - Telephone	12,000.00	12,000.00	473.46	4,575.92	7,424.08
<a href="#">100-10-16244-0000000</a>	Contract Services - Tax Assessor Fees	10,000.00	10,000.00	-	4,861.34	5,138.66
<a href="#">100-10-16245-0000000</a>	Contract Services - Election	14,500.00	14,500.00	84.72	104.72	14,395.28
<a href="#">100-10-16249-0000000</a>	Contract Services - Computer/Technology	19,500.00	19,500.00	1,341.55	17,996.42	1,503.58
<a href="#">100-10-16252-0000000</a>	Contract Services- Code Enforcement	30,000.00	30,000.00	-	3,537.50	26,462.50
<a href="#">100-10-16254-0000000</a>	Contract Services - Software Upgrades	78,500.00	78,500.00	19,127.45	56,571.62	21,928.38
<a href="#">100-10-16404-0000000</a>	Supplies & Equipment - Copier/Fax Machine	10,000.00	10,000.00	-	6,126.01	3,873.99
<a href="#">100-10-16405-0000000</a>	Supplies & Equipment - Operating Supplies	4,000.00	4,000.00	129.66	850.11	3,149.89



## Budget Report 04/2022

Budget Report 04/2022		For Fiscal: 2021-2022 Period Ending: 04/30/2022				
		Original	Current		Budget	
		Total Budget	Total Budget	MTD Activity	YTD Activity	Remaining
<a href="#">100-10-16417-0000000</a>	Supplies & Equipment - Capital Pur. Furniture	1,500.00	1,500.00	61.99	901.99	598.01
<a href="#">100-10-16501-0000000</a>	Staff Development - Training & Education	-	-	400.00	400.00	(400.00)
<a href="#">100-10-16502-0000000</a>	Staff Development - Dues & Subscriptions	5,000.00	5,000.00	(340.10)	1,026.90	3,973.10
<a href="#">100-10-16503-0000000</a>	Staff Development - Travel & Training Staff	10,000.00	10,000.00	387.72	4,463.95	5,536.05
<a href="#">100-10-16504-0000000</a>	Staff Development - Travel & Training Council	5,000.00	5,000.00	375.00	2,506.80	2,493.20
<a href="#">100-10-16701-0000000</a>	Insurance - Liability	7,000.00	7,000.00	709.54	3,611.32	3,388.68
<a href="#">100-10-16702-0000000</a>	Insurance - Property	5,300.00	5,300.00	403.36	2,838.67	2,461.33
<a href="#">100-10-16703-0000000</a>	Insurance - Bond	500.00	500.00	-	-	500.00
<a href="#">100-10-16915-0000000</a>	Capital Outlay - Laserfische Software	7,200.00	7,200.00	-	7,132.80	67.20
<a href="#">100-10-16923-0000000</a>	Capital Outlay - General Improvements	-	-	-	343.59	(343.59)
<a href="#">100-10-17001-0000000</a>	Misc Expenses - Other	1,000.00	1,000.00	5,732.00	21,511.83	(20,511.83)
<a href="#">100-10-17004-0000000</a>	Misc Expenses - Capiatl Proj Trans Infra 24013	349,809.00	349,809.00	-	-	349,809.00
<a href="#">100-10-17180-0000000</a>	Leases - Parks and Recreation - Adams Park	8,000.00	8,000.00	2,500.00	7,941.95	58.05
<a href="#">100-10-17310-KROGERO</a>	Tax Rebatement -Sales Tax Rebate	250,000.00	250,000.00	35,159.99	160,159.99	89,840.01
<a href="#">100-10-17320-380AGRO</a>	Tax Rebatement - 380 Ad Valorem Tax Rebate	115,000.00	115,000.00	9,583.33	67,083.33	47,916.67
<a href="#">100-10-17330-0000000</a>	Tax Rebatement - PID Property Tax Reimb	38,815.00	38,815.00	-	-	38,815.00
	Subtotal Administrative Expenses	1,965,035.00	1,965,035.00	186,506.80	993,592.76	971,442.24
<a href="#">100-11-16002-0000000</a>	Personnel - Health Insurance	123,000.00	123,000.00	14,070.10	75,798.30	47,201.70
<a href="#">100-11-16003-0000000</a>	Personnel - Unemployment Insurance	2,260.00	2,260.00	197.97	276.67	1,983.33
<a href="#">100-11-16004-0000000</a>	Personnel - Workers Comp	27,000.00	27,000.00	1,522.18	15,342.90	11,657.10
<a href="#">100-11-16005-0000000</a>	Personnel - Dental & Vision Insurance	12,000.00	12,000.00	1,285.93	6,605.64	5,394.36
<a href="#">100-11-16006-0000000</a>	Personnel - Life & AD&D Insurance	4,200.00	4,200.00	-	1,233.60	2,966.40
<a href="#">100-11-16008-0000000</a>	Personnel - Payroll Taxes	105,000.00	105,000.00	-	28,649.25	76,350.75
<a href="#">100-11-16009-0000000</a>	Personnel - Wages	965,000.00	965,000.00	101,713.79	609,774.58	355,225.42
<a href="#">100-11-16010-0000000</a>	Personnel - Overtime	50,000.00	50,000.00	8,954.54	46,566.96	3,433.04
<a href="#">100-11-16011-0000000</a>	Personnel - Employee Assistance Program	1,050.00	1,050.00	-	-	1,050.00
<a href="#">100-11-16012-0000000</a>	Personnel - Retirement Expense	90,000.00	90,000.00	-	36,725.38	53,274.62
<a href="#">100-11-16013-0000000</a>	Personnel - MASA	850.00	850.00	37.70	310.19	539.81
<a href="#">100-11-16014-0000000</a>	Personnel - COLA	18,850.00	18,850.00	-	-	18,850.00
<a href="#">100-11-16015-0000000</a>	Personnel - Dependent Insurance	49,850.00	49,850.00	-	-	49,850.00
<a href="#">100-11-16104-0000000</a>	Communications - Community Relations	5,500.00	5,500.00	188.35	3,659.92	1,840.08
<a href="#">100-11-16209-0000000</a>	Contract Services - Records Shredding	500.00	500.00	90.19	286.19	213.81
<a href="#">100-11-16227-0000000</a>	Contract Services - Gas/Oil	40,000.00	40,000.00	4,935.72	26,383.75	13,616.25
<a href="#">100-11-16229-0000000</a>	Contract Services - Auto Repairs	27,000.00	27,000.00	1,087.16	19,767.80	7,232.20
<a href="#">100-11-16230-0000000</a>	Contract Services - Equipment repairs	5,000.00	5,000.00	-	1,236.00	3,764.00
<a href="#">100-11-16239-0000000</a>	Contract Services - Printing & Office supplies	4,000.00	4,000.00	160.82	1,217.62	2,782.38
<a href="#">100-11-16241-0000000</a>	Contract Services - Computers/Website	8,000.00	8,000.00	-	-	8,000.00
<a href="#">100-11-16242-0000000</a>	Contract Services - Postage/Delivery	500.00	500.00	100.98	341.45	158.55
<a href="#">100-11-16243-0000000</a>	Contract Services - Telephone	10,000.00	10,000.00	842.66	5,920.04	4,079.96
<a href="#">100-11-16247-0000000</a>	Contract Services - Mobil Data Terminal	12,000.00	12,000.00	-	5,409.88	6,590.12
<a href="#">100-11-16249-0000000</a>	Contract Services - Computer/Technology	10,000.00	10,000.00	4,332.05	20,963.37	(10,963.37)
<a href="#">100-11-16401-0000000</a>	Supplies & Equipment - Radio Fees	5,200.00	5,200.00	-	-	5,200.00
<a href="#">100-11-16402-0000000</a>	Supplies & Equipment - Uniforms & Safety Equip	9,000.00	9,000.00	18.00	4,106.35	4,893.65
<a href="#">100-11-16403-0000000</a>	Supplies & Equipment - Protective Gear	7,000.00	7,000.00	-	-	7,000.00
<a href="#">100-11-16404-0000000</a>	Supplies & Equipment - Copier/Fax Machine	5,500.00	5,500.00	-	3,795.02	1,704.98
<a href="#">100-11-16405-0000000</a>	Supplies & Equipment - Operating Supplies	7,000.00	7,000.00	651.58	5,284.21	1,715.79
<a href="#">100-11-16411-0000000</a>	Supplies & Equipment - Tools, Etc,	300.00	300.00	-	200.00	100.00
<a href="#">100-11-16415-0000000</a>	Supplies & Equipment - Emergency Equipment	15,000.00	15,000.00	-	2,364.23	12,635.77
<a href="#">100-11-16416-0000000</a>	Supplies & Equipment - Radios	21,902.00	21,902.00	-	1,170.00	20,732.00
<a href="#">100-11-16417-0000000</a>	Supplies & Equipment - Capital Pur. Furniture	1,500.00	1,500.00	-	-	1,500.00
<a href="#">100-11-16502-0000000</a>	Staff Development - Dues & Subscriptions	2,500.00	2,500.00	35.00	958.25	1,541.75
<a href="#">100-11-16503-0000000</a>	Staff Development - Travel & Training Staff	21,000.00	21,000.00	1,337.00	12,948.68	8,051.32
<a href="#">100-11-16701-0000000</a>	Insurance - Liability	17,000.00	17,000.00	2,147.46	11,792.22	5,207.78
<a href="#">100-11-16702-0000000</a>	Insurance - Property	5,000.00	5,000.00	406.00	2,963.10	2,036.90
<a href="#">100-11-16906-0000000</a>	Capital Outlay - Police Cars	40,000.00	40,000.00	-	-	40,000.00
<a href="#">100-11-16907-0000000</a>	Capital Outlay - Emergency Lights, Decals	7,500.00	7,500.00	602.50	3,112.37	4,387.63
<a href="#">100-11-16910-0000000</a>	Capital Outlay - Vehicle Replacement - CPF 24011	15,000.00	15,000.00	-	-	15,000.00
<a href="#">100-11-16911-0000000</a>	Capital Outlay - Computers Equipment	18,000.00	18,000.00	489.99	6,132.92	11,867.08
<a href="#">100-11-16912-0000000</a>	Capital Outlay - Copsync	7,000.00	7,000.00	-	-	7,000.00
<a href="#">100-11-16913-0000000</a>	Capital Outlay - Radar	12,500.00	12,500.00	-	6,387.00	6,113.00
<a href="#">100-11-16916-0000000</a>	Capital Outlay - Investigate & Testing Equipment	6,500.00	6,500.00	-	4,216.22	2,283.78
<a href="#">100-11-16917-0000000</a>	Capital Outlay - Ballistic Vests & Shields	14,000.00	14,000.00	156.00	6,296.80	7,703.20
<a href="#">100-11-16919-0000000</a>	Capital Outlay - Patrol Weapons	12,000.00	12,000.00	469.29	8,340.48	3,659.52
<a href="#">100-11-16920-0000000</a>	Capital Outlay - Traffic Equipment	27,000.00	27,000.00	-	47,397.00	(20,397.00)
<a href="#">100-11-16921-0000000</a>	Capital Outlay - Office Maintenance	11,800.00	11,800.00	4,200.00	9,247.45	2,552.55
<a href="#">100-11-17001-0000000</a>	Misc Expenses - Other	2,500.00	2,500.00	-	2,197.12	302.88
	Subtotal Police Department Expenses	1,863,262.00	1,863,262.00	150,032.96	1,045,378.91	817,883.09
<a href="#">100-12-16002-0000000</a>	Personnel - Health Insurance	23,000.00	23,000.00	1,438.12	12,272.37	10,727.63
<a href="#">100-12-16003-0000000</a>	Personnel - Unemployment Insurance	400.00	400.00	37.03	123.85	276.15
<a href="#">100-12-16004-0000000</a>	Personnel - Workers Comp	6,000.00	6,000.00	322.09	5,217.46	782.54
<a href="#">100-12-16005-0000000</a>	Personnel - Dental & Vision Insurance	1,800.00	1,800.00	118.84	1,015.06	784.94
<a href="#">100-12-16006-0000000</a>	Personnel - Life & AD&D Insurance	300.00	300.00	-	46.80	253.20
<a href="#">100-12-16008-0000000</a>	Personnel - Payroll Taxes	12,900.00	12,900.00	-	5,587.28	7,312.72
<a href="#">100-12-16009-0000000</a>	Personnel - Wages	155,800.00	155,800.00	12,746.44	98,605.51	57,194.49
<a href="#">100-12-16010-0000000</a>	Personnel - Overtime	2,000.00	2,000.00	170.43	2,632.14	(632.14)
<a href="#">100-12-16011-0000000</a>	Personnel - Employee Assistance Program	500.00	500.00	-	-	500.00
<a href="#">100-12-16012-0000000</a>	Personnel - Retirement Expense	10,915.00	10,915.00	-	6,168.21	4,746.79
<a href="#">100-12-16013-0000000</a>	Personnel - MASA	-	-	-	28.00	(28.00)
<a href="#">100-12-16014-0000000</a>	Personnel - COLA	2,806.00	2,806.00	-	-	2,806.00



## Budget Report 04/2022

Budget Report 04/2022		For Fiscal: 2021-2022 Period Ending: 04/30/2022				
		Original	Current			Budget
		Total Budget	Total Budget	MTD Activity	YTD Activity	Remaining
<a href="#">100-12-16015-0000000</a>	Personnel - Dependent Insurance	5,400.00	5,400.00	-	-	5,400.00
<a href="#">100-12-16101-0000000</a>	Communications - Advertising / Promotion	500.00	500.00	-	-	500.00
<a href="#">100-12-16102-0000000</a>	Communications - Legal Notices & Publications	1,500.00	1,500.00	-	-	1,500.00
<a href="#">100-12-16104-0000000</a>	Communications - Community Relations	1,000.00	1,000.00	-	-	1,000.00
<a href="#">100-12-16202-0000000</a>	Contract Services - General Consultant Fees	-	-	-	53.65	(53.65)
<a href="#">100-12-16208-0000000</a>	Contract Services - Mowing	116,000.00	116,000.00	12,085.65	45,869.65	70,130.35
<a href="#">100-12-16209-0000000</a>	Contract Services - Records Shredding	150.00	150.00	-	-	150.00
<a href="#">100-12-16213-0000000</a>	Contract Services - Legal Fees	2,500.00	2,500.00	-	-	2,500.00
<a href="#">100-12-16217-0000000</a>	Contract Services - Engineering	85,000.00	85,000.00	-	29,500.55	55,499.45
<a href="#">100-12-16224-0000000</a>	Contract Services - Repairs & Maintenance	9,300.00	9,300.00	1,051.95	7,041.88	2,258.12
<a href="#">100-12-16225-0000000</a>	Contract Services - Downtown Repairs	1,500.00	1,500.00	-	236.23	1,263.77
<a href="#">100-12-16226-0000000</a>	Contract Services - Maint - Vehicles & Equipment	3,000.00	3,000.00	44.97	717.04	2,282.96
<a href="#">100-12-16227-0000000</a>	Contract Services - Gas/Oil	7,750.00	7,750.00	2,726.71	5,998.05	1,751.95
<a href="#">100-12-16229-0000000</a>	Contract Services - Auto Repairs	5,000.00	5,000.00	-	1,671.56	3,328.44
<a href="#">100-12-16230-0000000</a>	Contract Services - Equipment repairs	5,500.00	5,500.00	118.26	1,223.73	4,276.27
<a href="#">100-12-16231-0000000</a>	Contract Services - Bldg Repairs-City Hall/Comm	18,000.00	18,000.00	218.92	9,898.61	8,101.39
<a href="#">100-12-16232-0000000</a>	Contract Services - Street Repairs - Minor	20,000.00	20,000.00	-	278.24	19,721.76
<a href="#">100-12-16233-0000000</a>	Contract Services - Streets-Preventive Maintenance	7,000.00	7,000.00	-	-	7,000.00
<a href="#">100-12-16234-0000000</a>	Contract Services - City Hall Cleaning - COVID 19	2,000.00	2,000.00	-	700.00	1,300.00
<a href="#">100-12-16237-0000000</a>	Contract Services - Mosquito Spraying	5,500.00	5,500.00	725.00	1,305.00	4,195.00
<a href="#">100-12-16238-0000000</a>	Contract Services - Street Signs	3,000.00	3,000.00	531.92	1,875.78	1,124.22
<a href="#">100-12-16239-0000000</a>	Contract Services - Printing & Office supplies	1,200.00	1,200.00	-	766.23	433.77
<a href="#">100-12-16241-0000000</a>	Contract Services - Computers/Website	750.00	750.00	-	-	750.00
<a href="#">100-12-16242-0000000</a>	Contract Services - Postage/Delivery	750.00	750.00	85.69	278.35	471.65
<a href="#">100-12-16243-0000000</a>	Contract Services - Telephone	8,400.00	8,400.00	467.37	4,423.79	3,976.21
<a href="#">100-12-16249-0000000</a>	Contract Services - Computer/Technology	18,000.00	18,000.00	782.00	16,348.30	1,651.70
<a href="#">100-12-16402-0000000</a>	Supplies & Equipment - Uniforms & Safety Equip	3,900.00	3,900.00	227.08	2,201.85	1,698.15
<a href="#">100-12-16405-0000000</a>	Supplies & Equipment - Operating Supplies	9,000.00	9,000.00	366.94	2,754.66	6,245.34
<a href="#">100-12-16406-0000000</a>	Supplies & Equipment - Streets & Drainage	3,500.00	3,500.00	-	12.99	3,487.01
<a href="#">100-12-16407-0000000</a>	Supplies & Equipment - Cedar Break Park	6,500.00	6,500.00	147.37	977.02	5,522.98
<a href="#">100-12-16408-0000000</a>	Supplies & Equipment - Homecoming Park	2,000.00	2,000.00	97.36	960.83	1,039.17
<a href="#">100-12-16409-0000000</a>	Supplies & Equipment - Fernland Park	2,750.00	2,750.00	147.35	557.20	2,192.80
<a href="#">100-12-16410-0000000</a>	Supplies & Equipment - Community Building	2,000.00	2,000.00	97.32	423.39	1,576.61
<a href="#">100-12-16411-0000000</a>	Supplies & Equipment - Tools, Etc,	2,750.00	2,750.00	50.88	1,535.34	1,214.66
<a href="#">100-12-16412-0000000</a>	Supplies & Equipment - Memory Park	2,000.00	2,000.00	49.99	282.92	1,717.08
<a href="#">100-12-16413-0000000</a>	Supplies & Equipment - Culverts	3,000.00	3,000.00	-	620.00	2,380.00
<a href="#">100-12-16414-0000000</a>	Supplies & Equipment - Code Enforcement	1,000.00	1,000.00	-	-	1,000.00
<a href="#">100-12-16502-0000000</a>	Staff Development - Dues & Subscriptions	2,000.00	2,000.00	-	579.00	1,421.00
<a href="#">100-12-16503-0000000</a>	Staff Development - Travel & Training Staff	5,000.00	5,000.00	402.76	1,959.31	3,040.69
<a href="#">100-12-16601-0000000</a>	Maintenance - Park Maint - Memory Pk	25,000.00	25,000.00	1,358.54	1,803.88	23,196.12
<a href="#">100-12-16602-0000000</a>	Maintenance - Park Maint - Fernland	20,000.00	20,000.00	175.00	2,735.15	17,264.85
<a href="#">100-12-16603-0000000</a>	Maintenance - Park Maint - Cedar Brake Park	25,000.00	25,000.00	1,095.86	5,478.79	19,521.21
<a href="#">100-12-16604-0000000</a>	Maintenance - Park Maint - Homecoming Park	20,000.00	20,000.00	68.33	161.39	19,838.61
<a href="#">100-12-16701-0000000</a>	Insurance - Liability	2,400.00	2,400.00	178.19	1,247.33	1,152.67
<a href="#">100-12-16702-0000000</a>	Insurance - Property	1,340.00	1,340.00	87.00	634.95	705.05
<a href="#">100-12-16803-0000000</a>	Utilities - Electronic Sign-City	1,000.00	1,000.00	60.33	725.47	274.53
<a href="#">100-12-16804-0000000</a>	Utilities - Street Lights	12,000.00	12,000.00	1,146.18	6,569.87	5,430.13
<a href="#">100-12-16805-0000000</a>	Utilities - Downtown Utilities	1,200.00	1,200.00	106.71	752.88	447.12
<a href="#">100-12-16806-0000000</a>	Utilities - Cedar Brake Park	2,200.00	2,200.00	161.00	1,246.48	953.52
<a href="#">100-12-16807-0000000</a>	Utilities - Homecoming Park	1,500.00	1,500.00	126.32	858.46	641.54
<a href="#">100-12-16808-0000000</a>	Utilities - Fernland Park	5,800.00	5,800.00	596.78	3,825.88	1,974.12
<a href="#">100-12-16809-0000000</a>	Utilities - City Hall	13,000.00	13,000.00	1,215.31	6,635.61	6,364.39
<a href="#">100-12-16811-0000000</a>	Utilities - Community Center Building	5,000.00	5,000.00	657.74	3,134.41	1,865.59
<a href="#">100-12-16812-0000000</a>	Utilities - Memory Park	8,000.00	8,000.00	1,138.15	1,944.91	6,055.09
<a href="#">100-12-16911-0000000</a>	Capital Outlay - Computers Equipment	4,000.00	4,000.00	-	27.99	3,972.01
<a href="#">100-12-16922-0000000</a>	Capital Outlay - Public Works Items	7,000.00	7,000.00	-	-	7,000.00
<a href="#">100-12-16923-0000000</a>	Capital Outlay - General Improvements	100,000.00	100,000.00	890.50	110,265.82	(10,265.82)
<a href="#">100-12-16924-0000000</a>	Capital Outlay - Drainage Improvements	10,000.00	10,000.00	-	2,950.00	7,050.00
<a href="#">100-12-17001-0000000</a>	Misc Expenses - Other	4,000.00	4,000.00	-	268.90	3,731.10
<a href="#">100-12-17150-0000000</a>	Contract Labor - Streets	220,000.00	220,000.00	-	8,730.00	211,270.00
Subtotal Public Works Expenses		1,078,961.00	1,078,961.00	44,320.38	432,746.00	646,215.00
<a href="#">100-13-16002-0000000</a>	Personnel - Health Insurance	25,500.00	25,500.00	1,592.86	12,470.94	13,029.06
<a href="#">100-13-16003-0000000</a>	Personnel - Unemployment Insurance	500.00	500.00	-	54.72	445.28
<a href="#">100-13-16004-0000000</a>	Personnel - Workers Comp	1,800.00	1,800.00	100.11	1,675.03	124.97
<a href="#">100-13-16005-0000000</a>	Personnel - Dental & Vision Insurance	2,000.00	2,000.00	121.15	976.14	1,023.86
<a href="#">100-13-16006-0000000</a>	Personnel - Life & AD&D Insurance	200.00	200.00	-	37.44	162.56
<a href="#">100-13-16007-0000000</a>	Personnel - Crime Insurance	600.00	600.00	40.71	284.97	315.03
<a href="#">100-13-16008-0000000</a>	Personnel - Payroll Taxes	14,500.00	14,500.00	-	5,205.83	9,294.17
<a href="#">100-13-16009-0000000</a>	Personnel - Wages	162,300.00	162,300.00	17,999.95	95,333.18	66,966.82
<a href="#">100-13-16010-0000000</a>	Personnel - Overtime	3,750.00	3,750.00	-	842.16	2,907.84
<a href="#">100-13-16011-0000000</a>	Personnel - Employee Assistance Program	150.00	150.00	-	-	150.00
<a href="#">100-13-16012-0000000</a>	Personnel - Retirement Expense	17,850.00	17,850.00	-	6,482.58	11,367.42
<a href="#">100-13-16013-0000000</a>	Personnel - MASA	350.00	350.00	15.08	124.07	225.93
<a href="#">100-13-16014-0000000</a>	Personnel - COLA	2,696.00	2,696.00	-	-	2,696.00
<a href="#">100-13-16015-0000000</a>	Personnel - Dependent Insurance	14,350.00	14,350.00	-	-	14,350.00
<a href="#">100-13-16104-0000000</a>	Communications - Community Relations	400.00	400.00	-	-	400.00
<a href="#">100-13-16202-0000000</a>	Contract Services - General Consultant Fees	8,000.00	8,000.00	730.00	1,721.05	6,278.95
<a href="#">100-13-16205-0000000</a>	Contract Services - Omni Expense	2,500.00	2,500.00	-	312.00	2,188.00
<a href="#">100-13-16207-0000000</a>	Contract Services - Prosecutors Fees	14,000.00	14,000.00	900.00	5,850.00	8,150.00

## Budget Report 04/2022

Budget Report 04/2022		For Fiscal: 2021-2022 Period Ending: 04/30/2022				
		Original	Current			Budget
		Total Budget	Total Budget	MTD Activity	YTD Activity	Remaining
<a href="#">100-13-16209-0000000</a>	Contract Services - Records Shredding	200.00	200.00	-	195.99	4.01
<a href="#">100-13-16211-0000000</a>	Contract Services - Judge's Fee	12,000.00	12,000.00	1,000.00	7,000.00	5,000.00
<a href="#">100-13-16222-0000000</a>	Contract Services - Collection Agency	15,000.00	15,000.00	2,335.33	4,160.80	10,839.20
<a href="#">100-13-16239-0000000</a>	Contract Services - Printing & Office supplies	1,000.00	1,000.00	56.98	1,365.37	(365.37)
<a href="#">100-13-16241-0000000</a>	Contract Services - Computers/Website	5,500.00	5,500.00	325.04	3,616.34	1,883.66
<a href="#">100-13-16242-0000000</a>	Contract Services - Postage/Delivery	2,000.00	2,000.00	85.69	1,865.35	134.65
<a href="#">100-13-16243-0000000</a>	Contract Services - Telephone	4,000.00	4,000.00	-	1,372.17	2,627.83
<a href="#">100-13-16249-0000000</a>	Contract Services - Computer/Technology	5,000.00	5,000.00	762.00	6,416.31	(1,416.31)
<a href="#">100-13-16251-0000000</a>	Contract Services - State Portion of Fines/Payouts	160,000.00	160,000.00	31,494.14	58,741.36	101,258.64
<a href="#">100-13-16402-0000000</a>	Supplies & Equipment - Uniforms & Safety Equip	100.00	100.00	-	-	100.00
<a href="#">100-13-16404-0000000</a>	Supplies & Equipment - Copier/Fax Machine	8,800.00	8,800.00	-	5,548.83	3,251.17
<a href="#">100-13-16405-0000000</a>	Supplies & Equipment - Operating Supplies	2,500.00	2,500.00	-	183.76	2,316.24
<a href="#">100-13-16417-0000000</a>	Supplies & Equipment - Capital Pur. Furniture	500.00	500.00	-	-	500.00
<a href="#">100-13-16502-0000000</a>	Staff Development - Dues & Subscriptions	750.00	750.00	-	45.00	705.00
<a href="#">100-13-16503-0000000</a>	Staff Development - Travel & Training Staff	6,500.00	6,500.00	-	185.00	6,315.00
<a href="#">100-13-16701-0000000</a>	Insurance - Liability	50.00	50.00	-	-	50.00
<a href="#">100-13-16702-0000000</a>	Insurance - Property	1,170.00	1,170.00	-	-	1,170.00
<a href="#">100-13-17001-0000000</a>	Misc Expenses - Other	1,000.00	1,000.00	-	43.90	956.10
	Subtotal Court Expenses	497,516.00	497,516.00	57,559.04	222,110.29	275,405.71
<a href="#">100-17-16400-0000000</a>	Supplies & Equipment	500.00	500.00	-	-	500.00
<a href="#">100-17-16500-0000000</a>	Staff Development	100.00	100.00	-	-	100.00
<a href="#">100-17-17000-0000000</a>	Misc Expenses	-	-	(50.00)	-	-
	Subtotal Non Fund Expenses	600.00	600.00	(50.00)	-	600.00

**Expense Total:** **5,405,374.00** **5,405,374.00** **438,369.18** **2,693,827.96** **2,711,546.04**

**Fund: 100 - General Fund Surplus (Deficit):** **706.00** **706.00** **(154,350.44)** **759,736.12**

## Fund: 200 - Capital Projects

Revenue						
<a href="#">200-00-24003-0000000</a>	Transfer from MEDC - Other	160,000.00	160,000.00	-	-	160,000.00
<a href="#">200-00-24005-0000000</a>	Transfer From Utility Fund - Capital	628,469.00	628,469.00	-	-	628,469.00
<a href="#">200-00-24011-0000000</a>	Transfer From General Fund - Police Veh	15,000.00	15,000.00	-	-	15,000.00
<a href="#">200-00-24013-0000000</a>	Transfer From General Fund - Infrastructure	349,809.00	349,809.00	-	-	349,809.00
<a href="#">200-00-24104-0000000</a>	Other - Proceeds GLO	2,280,000.00	2,280,000.00	-	129,377.00	2,150,623.00
<a href="#">200-00-24203-F4332DR</a>	FEMA Grant Revenue - Impact Fees	100,000.00	100,000.00	-	-	100,000.00
<a href="#">200-00-24302-7217320</a>	Grant Funds - CDBG Baja 7320	56,985.00	56,985.00	-	79,257.26	(22,272.26)
<a href="#">200-00-24500-0000000</a>	Interest Earned on Investments	-	-	56.41	124.16	(124.16)
<a href="#">200-00-24501-0062715</a>	Interest Earned on Investments - 2017A	30.00	30.00	0.53	4.02	25.98
<a href="#">200-00-24502-0073740</a>	Interest Earned on Investments - 2017B	70.00	70.00	3.37	29.86	40.14
<a href="#">200-00-24700-0000000</a>	Use of Surplus Funds	942,612.00	942,612.00	-	-	942,612.00
	<b>Revenue Total:</b>	<b>4,532,975.00</b>	<b>4,532,975.00</b>	<b>60.31</b>	<b>208,792.30</b>	<b>4,324,182.70</b>

Expense						
<a href="#">200-20-26002-7217320</a>	Grant Admin - Baja Project - CDBG 7320	3,325.00	3,325.00	-	3,325.00	-
<a href="#">200-20-26003-017B366</a>	Grant Admin Expenses - GLO All Projects	108,360.00	108,360.00	-	10,472.00	97,888.00
<a href="#">200-20-26102-0062715</a>	Engineering - Water Plant #3 Imp - TWDB	34,000.00	34,000.00	-	26,736.01	7,263.99
<a href="#">200-20-26104-0000000</a>	Engineering - Waterline Replace Houston St	-	-	-	10,942.40	(10,942.40)
<a href="#">200-20-26107-0062715</a>	Engineering - Downtown SH 105 Imp - TWDB	15,000.00	15,000.00	-	-	15,000.00
<a href="#">200-20-26117-017B366</a>	Engineering - All GLO	175,000.00	175,000.00	-	51,405.00	123,595.00
<a href="#">200-20-26120-0000000</a>	Engineering - WP Bleach Conversion 2&3	50,000.00	50,000.00	-	-	50,000.00
<a href="#">200-20-26401-017B366</a>	Water System - WP #3 Generator - GLO	501,000.00	501,000.00	-	-	501,000.00
<a href="#">200-20-26402-0062715</a>	Water System - Downtown SH 105 Water Line TWDB	91,300.00	91,300.00	-	31,117.50	60,182.50
<a href="#">200-20-26404-0062715</a>	Water System - Water Plant #3 Imp TWDB	996,550.00	996,550.00	-	280,490.00	716,060.00
<a href="#">200-20-26408-7217320</a>	Water System - Baja MLK Water & Drain 7320	38,000.00	38,000.00	-	37,799.41	200.59
<a href="#">200-20-26409-0000000</a>	Water System - Bleach Conversion 2&3	311,000.00	311,000.00	-	-	311,000.00
<a href="#">200-20-26509-0000000</a>	Roadway System - Streets / Sidewalks	508,000.00	508,000.00	-	3,018.75	504,981.25
<a href="#">200-20-26704-0000000</a>	Capital Outlay - Utility Projects Prev Maint	255,800.00	255,800.00	-	5,036.25	250,763.75
<a href="#">200-20-26707-017B366</a>	Capital Outlay - Baja / MLK GLO	722,600.00	722,600.00	-	-	722,600.00
<a href="#">200-20-26712-017B366</a>	Capital Outlay - Anders Branch GLO	668,040.00	668,040.00	-	-	668,040.00
<a href="#">200-20-26713-017B366</a>	Capital Outlay - GLO Environmental	15,000.00	15,000.00	-	-	15,000.00
<a href="#">200-20-26714-017B366</a>	Capital Outlay - GLO Acquisition - Land	40,000.00	40,000.00	-	-	40,000.00
	<b>Expense Total:</b>	<b>4,532,975.00</b>	<b>4,532,975.00</b>	<b>-</b>	<b>460,342.32</b>	<b>4,072,632.68</b>

**Fund: 200 - Capital Projects Surplus (Deficit):** **-** **-** **60.31** **(251,550.02)**

## Fund: 300 - Water &amp; Sewer

Revenue						
<a href="#">300-00-34110-0000000</a>	Water Revenue	812,000.00	812,000.00	63,335.31	422,689.98	389,310.02
<a href="#">300-00-34130-0000000</a>	Surface Water Revenue	8,200.00	8,200.00	709.03	4,592.84	3,607.16
<a href="#">300-00-34150-0000000</a>	Disconnect Reconnect	11,000.00	11,000.00	361.46	3,552.81	7,447.19
<a href="#">300-00-34160-0000000</a>	Sewer Revenue	787,700.00	787,700.00	63,941.35	417,392.46	370,307.54
<a href="#">300-00-34170-0000000</a>	Tap Fees/Inspections	300,000.00	300,000.00	47,643.68	383,755.68	(83,755.68)
<a href="#">300-00-34180-0000000</a>	Grease Trap Inspections	19,300.00	19,300.00	1,850.00	13,250.00	6,050.00
<a href="#">300-00-34190-0000000</a>	Late Charges	17,500.00	17,500.00	1,244.75	11,520.26	5,979.74
<a href="#">300-00-34200-0000000</a>	Returned Check Fee	1,150.00	1,150.00	344.60	1,273.17	(123.17)
<a href="#">300-00-34210-0000000</a>	Backflow Testing	16,000.00	16,000.00	-	-	16,000.00
<a href="#">300-00-34220-0000000</a>	Solid Waste Revenue	190,000.00	190,000.00	16,842.44	115,695.64	74,304.36
<a href="#">300-00-34310-0000000</a>	Sales Tax Revenue for Solid Waste	15,000.00	15,000.00	1,379.84	9,492.78	5,507.22
<a href="#">300-00-34320-0000000</a>	Groundwater Reduction Revenue	195,000.00	195,000.00	16,712.85	108,327.45	86,672.55
<a href="#">300-00-34420-0000000</a>	Impact Fees - Capital Cost	100,000.00	100,000.00	-	-	100,000.00
<a href="#">300-00-34430-0000000</a>	Interest Income	450.00	450.00	62.86	407.67	42.33

## Budget Report 04/2022

Budget Report 04/2022		For Fiscal: 2021-2022 Period Ending: 04/30/2022				
		Original	Current		Budget	
		Total Budget	Total Budget	MTD Activity	YTD Activity	Remaining
<a href="#">300-00-34440-0000000</a>	Interest earned on Investments	500.00	500.00	189.99	445.29	54.71
<a href="#">300-00-34450-0000000</a>	Meter Box Replacement	1,500.00	1,500.00	90.00	975.00	525.00
<a href="#">300-00-34460-0000000</a>	EndPoint Charge	500.00	500.00	-	185.00	315.00
<a href="#">300-00-34470-0000000</a>	Miscellaneous Revenue & ETS Revenue	10,500.00	10,500.00	905.00	6,373.75	4,126.25
<a href="#">300-00-34530-0000000</a>	Utility Contracts	-	-	-	1,297.57	(1,297.57)
Revenue Total:		2,486,300.00	2,486,300.00	215,613.16	1,501,227.35	985,072.65

<b>Expense</b>						
<a href="#">300-30-36102-0000000</a>	Personnel - Health Insurance	43,000.00	43,000.00	3,868.10	24,865.35	18,134.65
<a href="#">300-30-36103-0000000</a>	Personnel - Unemployment Insurance	500.00	500.00	27.26	36.16	463.84
<a href="#">300-30-36104-0000000</a>	Personnel - Workers Comp	5,200.00	5,200.00	322.33	3,428.18	1,771.82
<a href="#">300-30-36105-0000000</a>	Personnel - Dental & Vision Insurance	3,200.00	3,200.00	310.50	1,886.21	1,313.79
<a href="#">300-30-36106-0000000</a>	Personnel - Life & AD&D Insurance	1,000.00	1,000.00	-	275.63	724.37
<a href="#">300-30-36107-0000000</a>	Personnel - Crime Insurance	500.00	500.00	40.71	284.97	215.03
<a href="#">300-30-36108-0000000</a>	Personnel - Retirement Expense	24,000.00	24,000.00	-	9,643.85	14,356.15
<a href="#">300-30-36110-0000000</a>	Personnel - Payroll Taxes	21,000.00	21,000.00	-	7,307.80	13,692.20
<a href="#">300-30-36111-0000000</a>	Personnel - Wages	314,000.00	314,000.00	31,246.70	193,642.02	120,357.98
<a href="#">300-30-36112-0000000</a>	Personnel - Overtime	5,000.00	5,000.00	170.39	2,837.03	2,162.97
<a href="#">300-30-36113-0000000</a>	Personnel - COLA	5,600.00	5,600.00	-	-	5,600.00
<a href="#">300-30-36114-0000000</a>	Personnel - Dependent Insurance	16,200.00	16,200.00	-	-	16,200.00
<a href="#">300-30-36202-0000000</a>	Contract Services - General Consultant Fees	10,000.00	10,000.00	-	25.00	9,975.00
<a href="#">300-30-36203-0000000</a>	Contract Services - Legal Fees	15,000.00	15,000.00	-	-	15,000.00
<a href="#">300-30-36204-0000000</a>	Contract Services - Engineering	75,000.00	75,000.00	-	55,581.80	19,418.20
<a href="#">300-30-36208-0000000</a>	Contract Services - Operator	115,000.00	115,000.00	9,445.00	56,670.00	58,330.00
<a href="#">300-30-36209-0000000</a>	Contract Services - Billing & Collections	33,000.00	33,000.00	2,299.40	29,417.46	3,582.54
<a href="#">300-30-36210-0000000</a>	Contract Services - Backflow Testing	16,000.00	16,000.00	-	-	16,000.00
<a href="#">300-30-36211-0000000</a>	Contract Services - Testing	15,000.00	15,000.00	514.00	5,231.84	9,768.16
<a href="#">300-30-36212-0000000</a>	Contract Services - Sales Tax for Solid Waste	15,000.00	15,000.00	2,746.09	10,867.26	4,132.74
<a href="#">300-30-36214-0000000</a>	Contract Services - Sludge Hauling	34,000.00	34,000.00	390.00	14,820.00	19,180.00
<a href="#">300-30-36215-0000000</a>	Contract Services - Printing	600.00	600.00	94.19	689.58	(89.58)
<a href="#">300-30-36216-0000000</a>	Contract Services - Postage	1,000.00	1,000.00	85.69	308.65	691.35
<a href="#">300-30-36217-0000000</a>	Contract Services - Telephone	9,500.00	9,500.00	648.27	4,906.33	4,593.67
<a href="#">300-30-36218-0000000</a>	Contract Services - Tap Fees & Inspections	75,000.00	75,000.00	1,710.00	22,645.47	52,354.53
<a href="#">300-30-36221-0000000</a>	Contract Services - Garbage Pickup	185,000.00	185,000.00	17,909.16	101,423.35	83,576.65
<a href="#">300-30-36302-0000000</a>	Communications - Advertising/Promotion	1,500.00	1,500.00	-	-	1,500.00
<a href="#">300-30-36303-0000000</a>	Permits & Licenses	46,000.00	46,000.00	-	18,400.70	27,599.30
<a href="#">300-30-36307-0000000</a>	Dues & Subscriptions	2,000.00	2,000.00	-	80.00	1,920.00
<a href="#">300-30-36400-0000000</a>	Supplies & Equipment	600.00	600.00	-	159.37	440.63
<a href="#">300-30-36401-0000000</a>	Supplies & Equipment - Chemicals	34,000.00	34,000.00	2,158.51	13,311.17	20,688.83
<a href="#">300-30-36402-0000000</a>	Supplies & Equipment - Copier / Fax Machine	2,000.00	2,000.00	-	907.35	1,092.65
<a href="#">300-30-36403-0000000</a>	Supplies & Equipment - Operating Supplies	80,000.00	80,000.00	9,074.27	32,416.80	47,583.20
<a href="#">300-30-36404-0000000</a>	Supplies & Equipment - Uniforms	4,500.00	4,500.00	227.08	1,914.16	2,585.84
<a href="#">300-30-36406-0000000</a>	Supplies & Equipment - Computer Technology	28,000.00	28,000.00	772.00	6,208.83	21,791.17
<a href="#">300-30-36407-0000000</a>	Groundwater Reduction Expenses	100.00	100.00	570.75	1,205.25	(1,105.25)
<a href="#">300-30-36502-0000000</a>	Staff Development - Travel & Training	5,500.00	5,500.00	402.75	1,912.75	3,587.25
<a href="#">300-30-36503-0000000</a>	Staff Development - Employee Relations	1,000.00	1,000.00	-	122.74	877.26
<a href="#">300-30-36601-0000000</a>	Maintenance - Repairs & Maintenance	175,000.00	175,000.00	22,688.16	121,579.73	53,420.27
<a href="#">300-30-36602-0000000</a>	Maintenance - Vehicle Repair and Maint.	3,000.00	3,000.00	139.52	815.12	2,184.88
<a href="#">300-30-36604-0000000</a>	Maintenance - Water & Sewer Items	10,000.00	10,000.00	9,749.93	11,090.26	(1,090.26)
<a href="#">300-30-36605-0000000</a>	Maintenance - Gas & Oil	7,750.00	7,750.00	2,726.72	6,076.45	1,673.55
<a href="#">300-30-36701-0000000</a>	Insurance Expense - Liability Insurance	3,800.00	3,800.00	458.65	1,838.71	1,961.29
<a href="#">300-30-36702-0000000</a>	Insurance Expense - Property Insurance	30,000.00	30,000.00	2,445.14	17,227.82	12,772.18
<a href="#">300-30-36801-0000000</a>	Utilities Expense - Gas For Generators	1,200.00	1,200.00	107.78	621.79	578.21
<a href="#">300-30-36802-0000000</a>	Utilities Expense - Water Plants	82,000.00	82,000.00	6,447.98	48,697.62	33,302.38
<a href="#">300-30-36803-0000000</a>	Utilities Expense - WWTP	60,000.00	60,000.00	26.72	515.69	59,484.31
<a href="#">300-30-36804-0000000</a>	Utilities Expense - Lift Stations	20,000.00	20,000.00	1,658.93	10,183.72	9,816.28
<a href="#">300-30-36900-0000000</a>	Capital Outlay	10,000.00	10,000.00	-	-	10,000.00
<a href="#">300-30-37000-0000000</a>	Utility Projects - Prev Maint	76,581.00	76,581.00	-	7,373.30	69,207.70
<a href="#">300-30-37003-0000000</a>	Utility Projects - Impact Fees Transfer to CPF	100,000.00	100,000.00	-	-	100,000.00
<a href="#">300-30-37101-0000000</a>	Miscellaneous Expenses - Misc	-	-	15.08	136.97	(136.97)
<a href="#">300-30-37102-0000000</a>	Miscellaneous Expenses - Bank Charges	35,000.00	35,000.00	2,915.43	20,727.15	14,272.85
<a href="#">300-30-37205-0000000</a>	Other Expense - Transfer to Captial Projects	628,469.00	628,469.00	-	-	628,469.00
<b>Expense Total:</b>		<b>2,486,300.00</b>	<b>2,486,300.00</b>	<b>134,413.19</b>	<b>870,317.39</b>	<b>1,615,982.61</b>
<b>Fund: 300 - Water &amp; Sewer Surplus (Deficit):</b>		<b>-</b>	<b>-</b>	<b>81,199.97</b>	<b>630,909.96</b>	

## Fund: 400 - MEDC

<b>Revenue</b>						
<a href="#">400-00-44110-0000000</a>	Sales Tax Revenue	1,000,000.00	1,000,000.00	69,648.27	648,491.36	351,508.64
<a href="#">400-00-44230-0000000</a>	Interest Income	4,000.00	4,000.00	264.21	798.83	3,201.17
<a href="#">400-00-44240-0000000</a>	Miscellaneous Income	250.00	250.00	-	-	250.00
<a href="#">400-00-44300-0000000</a>	Events Revenue	-	-	3,337.50	13,812.50	(13,812.50)
<b>Revenue Total:</b>		<b>1,004,250.00</b>	<b>1,004,250.00</b>	<b>73,249.98</b>	<b>663,102.69</b>	<b>341,147.31</b>

<b>Expense</b>						
<a href="#">400-40-46103-0000000</a>	Public Infrastructure - Downtown Dev. Imp.	172,250.00	172,250.00	-	3,566.05	168,683.95
<a href="#">400-40-46104-0000000</a>	Public Infrastructure - Utility Extensions	50,000.00	50,000.00	-	-	50,000.00
<a href="#">400-40-46107-0000000</a>	Public Infrastructure - Transfer to Capital Proj	160,000.00	160,000.00	-	-	160,000.00
<a href="#">400-40-46111-0000000</a>	Public Infrastructure - Streets & Sidewalks	40,000.00	40,000.00	-	-	40,000.00
<a href="#">400-40-46205-0000000</a>	Business & Development - Sales Tax Reimb	250,000.00	250,000.00	35,159.99	160,159.99	89,840.01
<a href="#">400-40-46206-0000000</a>	Business & Development - Econ Dev Grant Prog	20,000.00	20,000.00	-	5,000.00	15,000.00
<a href="#">400-40-46302-0000000</a>	Quality of Life - Removal of Blight	15,000.00	15,000.00	-	-	15,000.00

## Budget Report 04/2022

For Fiscal: 2021-2022 Period Ending: 04/30/2022

		Original	Current			Budget
		Total Budget	Total Budget	MTD Activity	YTD Activity	Remaining
<a href="#">400-40-46303-0000000</a>	Quality of Life - Events	40,000.00	32,000.00	-	-	32,000.00
<a href="#">400-40-46304-0000000</a>	Quality of Life - Neighborhood Water Party	2,500.00	2,500.00	-	-	2,500.00
<a href="#">400-40-46308-0000000</a>	Quality of Life - Light up Montgomery	4,000.00	2,848.99	-	2,848.99	-
<a href="#">400-40-46310-0000000</a>	Quality of Life - Mudbugs and Music	-	8,000.00	-	8,300.00	(300.00)
<a href="#">400-40-46311-0000000</a>	Quality of Life - Christmas Parade	10,000.00	6,826.47	-	6,826.47	-
<a href="#">400-40-46312-0000000</a>	Quality of Life - Contests / Prizes	4,000.00	4,000.00	-	31.05	3,968.95
<a href="#">400-40-46313-0000000</a>	Quality of Life - Events - Equipment	10,000.00	19,956.85	447.38	5,412.16	14,544.69
<a href="#">400-40-46314-0000000</a>	Quality of Life - Montgomery Quilt Walk	10,000.00	10,000.00	-	415.95	9,584.05
<a href="#">400-40-46315-0000000</a>	Quality of Life - Montgomery Antiques Festival	10,000.00	10,000.00	4,050.00	4,050.00	5,950.00
<a href="#">400-40-46316-0000000</a>	Quality of Life - Movie Night	2,500.00	2,500.00	-	356.80	2,143.20
<a href="#">400-40-46318-0000000</a>	Quality of Life - Pet Parade	5,000.00	5,000.00	-	1,344.47	3,655.53
<a href="#">400-40-46319-0000000</a>	Quality of Life - Montgomery Fall Festival	-	-	-	8,000.00	(8,000.00)
<a href="#">400-40-46320-0000000</a>	Quality of Life - Snow in Historic Mont TX	20,000.00	14,367.69	-	14,367.69	-
<a href="#">400-40-46321-0000000</a>	Quality of Life - Lonestar Flag Fest	10,000.00	10,000.00	118.16	2,922.87	7,077.13
<a href="#">400-40-46322-0000000</a>	Quality of Life - Downtown Enhancement Proj	30,000.00	30,000.00	-	-	30,000.00
<a href="#">400-40-46338-0000000</a>	Quality of Life - Fall Heritage Festival	10,000.00	10,000.00	-	-	10,000.00
<a href="#">400-40-46339-0000000</a>	Quality of Life - Trick or Treat Historic Mont.	5,000.00	5,000.00	-	1,441.08	3,558.92
<a href="#">400-40-46500-0000000</a>	Marketing and Tourism - Category IV	-	-	-	383.84	(383.84)
<a href="#">400-40-46505-0000000</a>	Marketing and Tourism - Brochures / Printed Lit	4,000.00	4,000.00	-	-	4,000.00
<a href="#">400-40-46511-0000000</a>	Marketing and Tourism - Website	6,500.00	6,500.00	-	935.34	5,564.66
<a href="#">400-40-46514-0000000</a>	Marketing and Tourism - Social Media Advertising	3,000.00	3,000.00	119.40	547.40	2,452.60
<a href="#">400-40-46515-0000000</a>	Marketing and Tourism - Historical Signage	5,000.00	5,000.00	-	-	5,000.00
<a href="#">400-40-46601-0000000</a>	Administration - Transfers to General Fund	55,000.00	55,000.00	4,583.33	32,083.33	22,916.67
<a href="#">400-40-46603-0000000</a>	Administration - Miscellaneous Expenses	500.00	500.00	-	173.74	326.26
<a href="#">400-40-46604-0000000</a>	Administration - Consulting/Professional Serv	40,000.00	40,000.00	5,863.50	30,613.50	9,386.50
<a href="#">400-40-46607-0000000</a>	Administration - Travel & Trainings Expenses	10,000.00	10,000.00	435.26	1,375.75	8,624.25
	<b>Expense Total:</b>	<b>1,004,250.00</b>	<b>1,004,250.00</b>	<b>50,777.02</b>	<b>291,156.47</b>	<b>713,093.53</b>
	<b>Fund: 400 - MEDC Surplus (Deficit):</b>	<b>-</b>	<b>-</b>	<b>22,472.96</b>	<b>371,946.22</b>	
<b>Fund: 500 - Debt Service</b>						
<b>Revenue</b>						
<a href="#">500-00-54110-0000000</a>	Taxes & Franchise Fees - Ad Valorem Taxes	485,090.00	485,090.00	1,879.80	486,216.97	(1,126.97)
<a href="#">500-00-54120-0000000</a>	Taxes & Franchise Fees - Penalty & Interest	5,000.00	5,000.00	212.86	593.06	4,406.94
<a href="#">500-00-54420-0000000</a>	Other Revenues - Interest on Investments	-	-	3.80	39.97	(39.97)
<a href="#">500-00-54500-0000000</a>	Use of Surplus Funds	135,660.00	135,660.00	-	-	135,660.00
	<b>Revenue Total:</b>	<b>625,750.00</b>	<b>625,750.00</b>	<b>2,096.46</b>	<b>486,850.00</b>	<b>138,900.00</b>
<b>Expense</b>						
<a href="#">500-50-56220-0000000</a>	Debt Service Payments - Int. Payments on Note	193,250.00	193,250.00	-	99,894.75	93,355.25
<a href="#">500-50-56230-0000000</a>	Debt Service Payments - Paying Agent Fees	2,500.00	2,500.00	-	489.91	2,010.09
<a href="#">500-50-56250-0000000</a>	Debt Service Payments - Principal Payments	430,000.00	430,000.00	-	430,000.00	-
	<b>Expense Total:</b>	<b>625,750.00</b>	<b>625,750.00</b>	<b>-</b>	<b>530,384.66</b>	<b>95,365.34</b>
	<b>Fund: 500 - Debt Service Surplus (Deficit):</b>	<b>-</b>	<b>-</b>	<b>2,096.46</b>	<b>(43,534.66)</b>	
<b>Fund: 700 - Court Security</b>						
<b>Revenue</b>						
<a href="#">700-00-74110-0000000</a>	Court Fines & Forfeitures - Court Security Fees	3,500.00	3,500.00	18.88	319.68	3,180.32
	<b>Revenue Total:</b>	<b>3,500.00</b>	<b>3,500.00</b>	<b>18.88</b>	<b>319.68</b>	<b>3,180.32</b>
<b>Expense</b>						
<a href="#">700-70-76120-0000000</a>	Contracted Services - Security Services	-	-	-	300.00	(300.00)
<a href="#">700-70-76340-0000000</a>	Baliff Transfer to General Fund	2,500.00	2,500.00	-	-	2,500.00
	<b>Expense Total:</b>	<b>2,500.00</b>	<b>2,500.00</b>	<b>-</b>	<b>300.00</b>	<b>2,200.00</b>
	<b>Fund: 700 - Court Security Surplus (Deficit):</b>	<b>1,000.00</b>	<b>1,000.00</b>	<b>18.88</b>	<b>19.68</b>	
<b>Fund: 750 - Court Technology</b>						
<b>Revenue</b>						
<a href="#">750-00-74120-0000000</a>	Court Technology Fees	5,000.00	5,000.00	25.17	462.22	4,537.78
<a href="#">750-00-74210-0000000</a>	Interest Income	-	-	0.70	4.77	(4.77)
<a href="#">750-00-74500-0000000</a>	Use of Surplus Funds	7,710.00	7,710.00	-	-	7,710.00
	<b>Revenue Total:</b>	<b>12,710.00</b>	<b>12,710.00</b>	<b>25.87</b>	<b>466.99</b>	<b>12,243.01</b>
<b>Expense</b>						
<a href="#">750-75-76240-0000000</a>	Contract Services - Computer Website Services	12,710.00	12,710.00	-	-	12,710.00
	<b>Expense Total:</b>	<b>12,710.00</b>	<b>12,710.00</b>	<b>-</b>	<b>-</b>	<b>12,710.00</b>
	<b>Fund: 750 - Court Technology Surplus (Deficit):</b>	<b>-</b>	<b>-</b>	<b>25.87</b>	<b>466.99</b>	
<b>Fund: 800 - Hotel Occupancy</b>						
<b>Revenue</b>						
<a href="#">800-00-84110-0000000</a>	Taxes and Franchise Fees - Hotel Occupancy Taxes	12,500.00	12,500.00	519.00	2,619.00	9,881.00
<a href="#">800-00-84210-0000000</a>	Other Revenues - Interest on Checking	3.00	3.00	0.33	2.17	0.83
	<b>Revenue Total:</b>	<b>12,503.00</b>	<b>12,503.00</b>	<b>519.33</b>	<b>2,621.17</b>	<b>9,881.83</b>
<b>Expense</b>						
<a href="#">800-80-86200-0000000</a>	Tourism Expenses	7,800.00	7,800.00	-	-	7,800.00
<a href="#">800-80-86300-0000000</a>	Miscellaneous Expenses	4,700.00	4,700.00	-	-	4,700.00
	<b>Expense Total:</b>	<b>12,500.00</b>	<b>12,500.00</b>	<b>-</b>	<b>-</b>	<b>12,500.00</b>
	<b>Fund: 800 - Hotel Occupancy Surplus (Deficit):</b>	<b>3.00</b>	<b>3.00</b>	<b>519.33</b>	<b>2,621.17</b>	
	<b>Total Surplus (Deficit):</b>	<b>1,709.00</b>	<b>1,709.00</b>	<b>(47,956.66)</b>	<b>1,470,615.46</b>	



## Budget Report 04/2022

For Fiscal: 2021-2022 Period Ending: 04/30/2022

		Group Summary			
Account Type	Original Total Budget	Current Total Budget	MTD Activity	YTD Activity	Budget Remaining
<b>Fund: 100 - General Fund</b>					
Revenue	5,406,080.00	5,406,080.00	284,018.74	3,453,564.08	1,952,515.92
Expense	5,405,374.00	5,405,374.00	438,369.18	2,693,827.96	2,711,546.04
<b>Fund: 100 - General Fund Surplus (Deficit):</b>	<b>706.00</b>	<b>706.00</b>	<b>(154,350.44)</b>	<b>759,736.12</b>	<b>(759,030.12)</b>
<b>Fund: 200 - Capital Projects</b>					
Revenue	4,532,975.00	4,532,975.00	60.31	208,792.30	4,324,182.70
Expense	4,532,975.00	4,532,975.00	-	460,342.32	4,072,632.68
<b>Fund: 200 - Capital Projects Surplus (Deficit):</b>	<b>-</b>	<b>-</b>	<b>60.31</b>	<b>(251,550.02)</b>	<b>251,550.02</b>
<b>Fund: 300 - Water &amp; Sewer</b>					
Revenue	2,486,300.00	2,486,300.00	215,613.16	1,501,227.35	985,072.65
Expense	2,486,300.00	2,486,300.00	134,413.19	870,317.39	1,615,982.61
<b>Fund: 300 - Water &amp; Sewer Surplus (Deficit):</b>	<b>-</b>	<b>-</b>	<b>81,199.97</b>	<b>630,909.96</b>	<b>(630,909.96)</b>
<b>Fund: 400 - MEDC</b>					
Revenue	1,004,250.00	1,004,250.00	73,249.98	663,102.69	341,147.31
Expense	1,004,250.00	1,004,250.00	50,777.02	291,156.47	713,093.53
<b>Fund: 400 - MEDC Surplus (Deficit):</b>	<b>-</b>	<b>-</b>	<b>22,472.96</b>	<b>371,946.22</b>	<b>(371,946.22)</b>
<b>Fund: 500 - Debt Service</b>					
Revenue	625,750.00	625,750.00	2,096.46	486,850.00	138,900.00
Expense	625,750.00	625,750.00	-	530,384.66	95,365.34
<b>Fund: 500 - Debt Service Surplus (Deficit):</b>	<b>-</b>	<b>-</b>	<b>2,096.46</b>	<b>(43,534.66)</b>	<b>43,534.66</b>
<b>Fund: 700 - Court Security</b>					
Revenue	3,500.00	3,500.00	18.88	319.68	3,180.32
Expense	2,500.00	2,500.00	-	300.00	2,200.00
<b>Fund: 700 - Court Security Surplus (Deficit):</b>	<b>1,000.00</b>	<b>1,000.00</b>	<b>18.88</b>	<b>19.68</b>	<b>980.32</b>
<b>Fund: 750 - Court Technology</b>					
Revenue	12,710.00	12,710.00	25.87	466.99	12,243.01
Expense	12,710.00	12,710.00	-	-	12,710.00
<b>Fund: 750 - Court Technology Surplus (Deficit):</b>	<b>-</b>	<b>-</b>	<b>25.87</b>	<b>466.99</b>	<b>(466.99)</b>
<b>Fund: 800 - Hotel Occupancy</b>					
Revenue	12,503.00	12,503.00	519.33	2,621.17	9,881.83
Expense	12,500.00	12,500.00	-	-	12,500.00
<b>Fund: 800 - Hotel Occupancy Surplus (Deficit):</b>	<b>3.00</b>	<b>3.00</b>	<b>519.33</b>	<b>2,621.17</b>	<b>(2,618.17)</b>
<b>Total Surplus (Deficit):</b>	<b>1,709.00</b>	<b>1,709.00</b>	<b>(47,956.66)</b>	<b>1,470,615.46</b>	

## Fund Summary

Fund	Original Total Budget	Current Total Budget	MTD Activity	YTD Activity	Budget Remaining
100 - General Fund	706.00	706.00	(154,350.44)	759,736.12	(759,030.12)
200 - Capital Projects	-	-	60.31	(251,550.02)	251,550.02
300 - Water & Sewer	-	-	81,199.97	630,909.96	(630,909.96)
400 - MEDC	-	-	22,472.96	371,946.22	(371,946.22)
500 - Debt Service	-	-	2,096.46	(43,534.66)	43,534.66
700 - Court Security	1,000.00	1,000.00	18.88	19.68	980.32
750 - Court Technology	-	-	25.87	466.99	(466.99)
800 - Hotel Occupancy	3.00	3.00	519.33	2,621.17	(2,618.17)
	<b>1,709.00</b>	<b>1,709.00</b>	<b>(47,956.66)</b>	<b>1,470,615.46</b>	



City of Montgomery  
Debt Service Payments  
05/01/2022 - 05/01/2023

Debt Service Payment Due 09/01/2022					
First National Bank of Huntsville	2015 - Refunding	09/01/2022	0.00	3,647.50	3,647.50
Bank of Texas	2017A - WS&D	09/01/2022	0.00	4,742.25	4,742.25
Bank of Texas	2017B - WS&D	09/01/2022	0.00	9,521.25	9,521.25
Amegy Bank of Texas	2021 - Refunding	09/01/2022	0.00	75,425.00	75,425.00
Total Due 09/01/2022			0.00	93,336.00	93,336.00
Debt Service Payment Due 03/01/2023					
First National Bank of Huntsville	2015 - Refunding	03/01/2023	90,000.00	3,647.50	93,647.50
Bank of Texas	2017A - WS&D	03/01/2023	50,000.00	4,742.25	54,742.25
Bank of Texas	2017B - WS&D	03/01/2023	80,000.00	9,521.25	89,521.25
Amegy Bank of Texas	2021 - Refunding	03/01/2023	230,000.00	75,425.00	305,425.00
Total Due 03/01/2023			450,000.00	93,336.00	543,336.00
City Total			\$450,000.00	\$186,672.00	\$636,672.00



Montgomery City Council  
**AGENDA REPORT**

<b>Meeting Date:</b> May 24, 2022	<b>Budgeted Amount:</b> N/A
<b>Department:</b> Administration	<b>Prepared By:</b> Richard Tramm

**Subject**

Hotel Tax Report

**Recommendation**

No action needed for this item.

**Discussion**

Ted Kamel of Azavar will be present to discuss the process related to the hotel tax collections through this firm. This will be their first report to City Council.

**Approved By**

City Administrator	Richard Tramm	Date: May 19, 2022



# Montgomery Police Department

*Chief Anthony Solomon*

## **Activity Report**

**April 1, 2022 – April 30, 2022**

### **Patrol Division**

Calls for Service	-	154
Total Reports	-	19
Citations Issued	-	97
Warnings Issued	-	187
Arrests	-	11
Accidents	-	11

### **Personnel/Training**

- Sergeant Hernandez attended Supervising and Managing the FTO Unit training in April.
- Mrs. Goode attended Virtual NIBRS training in April.
- All officers attended recertification training for tasers in April.
- Chief Solomon attended Chiefs Conference in April.
- Officer Hensley attended Basic Instructor training in April.

### **Investigation Division**

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

### **Breakdown by Offense Category**

• DWI	6
• Drug Arrests/Citations	2
• Family Violence/Assault	2
• Warrant Arrests	2
• Theft	2
• Harrassment	1
• Public Intoxication	1

### **Major Incidents**

No Major Incidents in April.

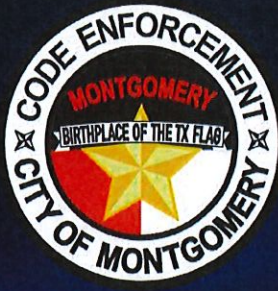
### **Upcoming Events**

- April 20<sup>th</sup> – The Citizen's Police Academy began weekly for 8 weeks.

- May 28<sup>th</sup> – Montgomery Homecoming Parade
- June 29<sup>th</sup> – CERT course begins for 9 weeks
- July 2<sup>nd</sup> – Freedom Festival

### **Traffic and Safety Initiatives**

- Our department participated in Impaired Driving Mobilization during the month of April. The aim of this TXDOT program is to take impaired drivers off the street along with other safety concerns, such as driving without seatbelts, inattentive drivers, and general driving safety overall.



# City of Montgomery

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



March, 2022  
Code Enforcement Officer  
Monthly Report

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

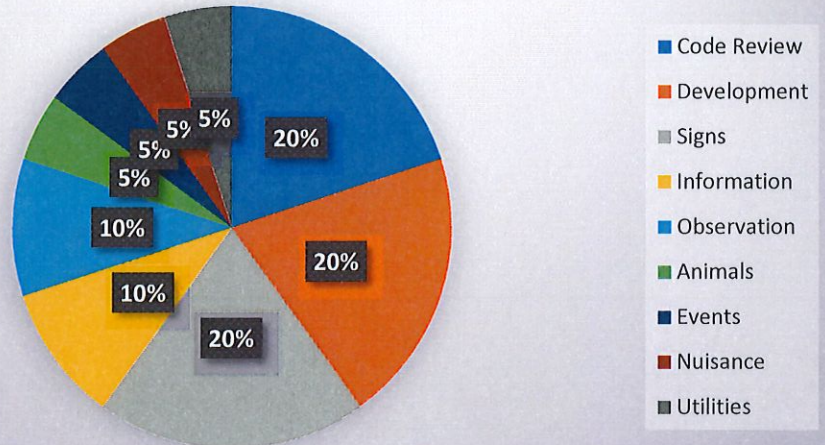
Activity:

Nature of Call	Group Total
----------------	-------------

Code Review	4
Development	4
Signs	4
Information	2
Observation	2
Animals	1
Events	1
Nuisance	1
Utilities	1

**Total Records: 20**

**Code Enforcement Cases  
03.01.2022 - 03.31.2022**



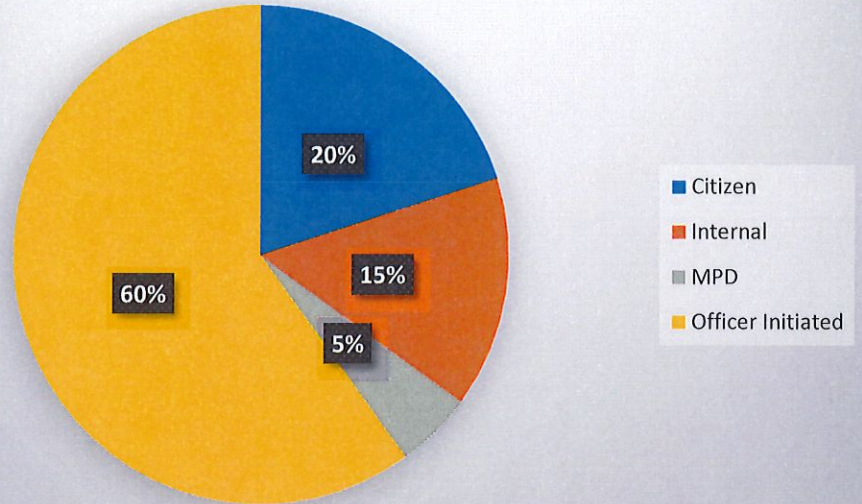


REP Type	Group Total
----------	-------------

Citizen	4
Internal	3
MPD	1
Officer Initiated	12

**Total Records: 20**

## Code Enforcement Reportees 03.01.2022 - 03.31.2022



Citations issued: 0

Warnings issued: 0

### Training:

Completed online course- (TCOLE) Police Access to Private Property

Completed online course- (TCOLE) COVID and Law Enforcement

### Code Enforcement software (IWORQ):

Objective: Implement a new code enforcement, cloud-based software to manage code cases. Go-live by April 22, 2022. Currently in the testing phase.

### Ordinance/Code project:

Objective: Submit a proposal recommending modifications to the city code of ordinances to ensure clarity, alleviate conflicts, diminish inconsistencies, and conform to state laws.

At this time, the sign ordinance is being reviewed and some recommendations will be made. A draft of the recommendations is not yet available.



# City of Montgomery

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



April, 2022  
Code Enforcement Officer  
Monthly Report

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

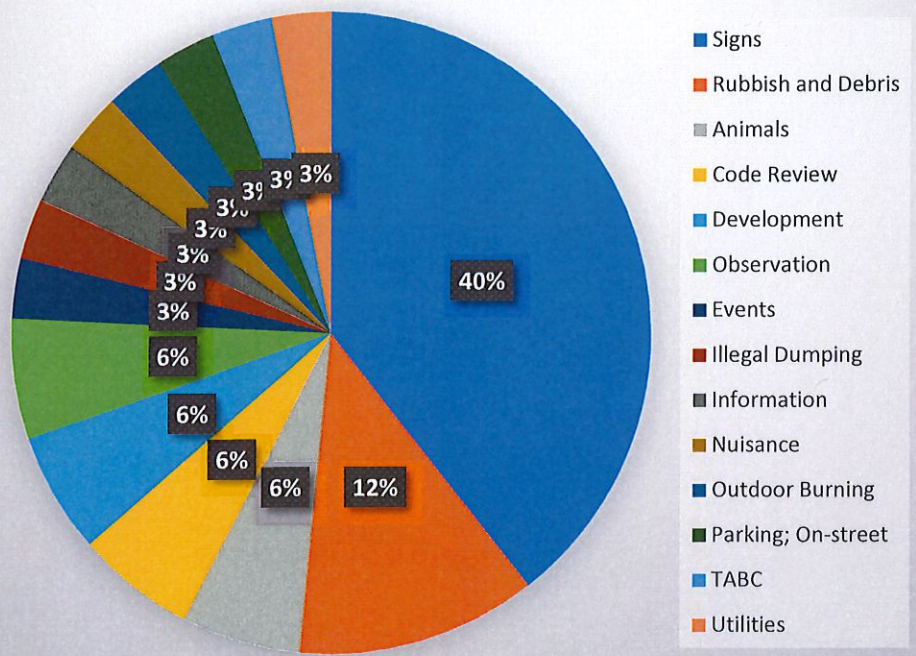
Activity:

Nature of Call	Group Total
----------------	-------------

Signs	13
Rubbish and Debris	4
Animals	2
Code Review	2
Development	2
Observation	2
Events	1
Illegal Dumping	1
Information	1
Nuisance	1
Outdoor Burning	1
Parking; On-street	1
TABC	1
Utilities	1

**Total Records: 33**

## Code Enforcement Cases 04.01.2022 - 04.30.2022

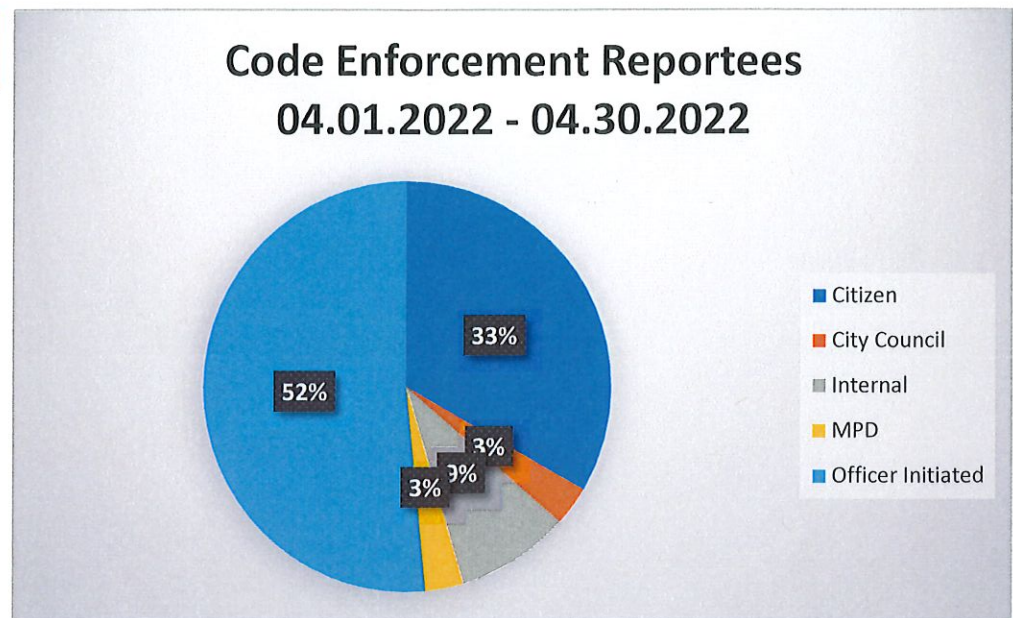




REP Type	Group Total
----------	-------------

Citizen	11
City Council	1
Internal	3
MPD	1
Officer Initiated	17

**Total Records: 33**



Citations issued: 0

Warnings issued: 2

#### Training:

Completed online course- (TCOLE) Body Worn Cameras

#### Code Enforcement software (IWORQ):

Objective: Implement a new code enforcement, cloud-based software to manage code cases.

Go-live by April 22, 2022 (extended).

The testing of the system is complete; however, the merge documents and reports are still being discussed.

#### Ordinance/Code project:

Objective: Submit a proposal recommending modifications to the city code of ordinances to ensure clarity, alleviate conflicts, diminish inconsistencies, and conform to state laws.

The sign ordinance is being reviewed and some recommendations will be made. A draft of the recommendations is not yet available.

## UTILITY/GENERAL FUND REPORT – APRIL 2022

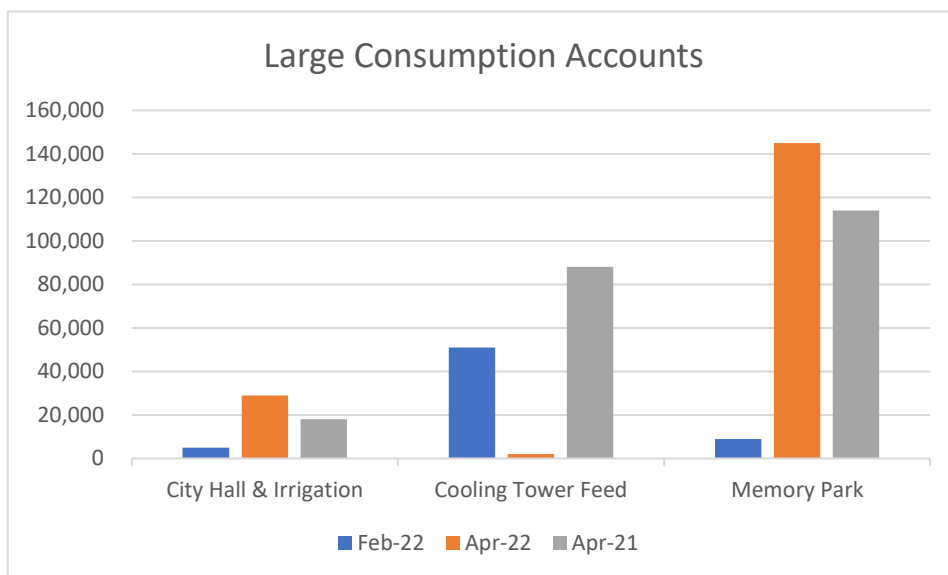
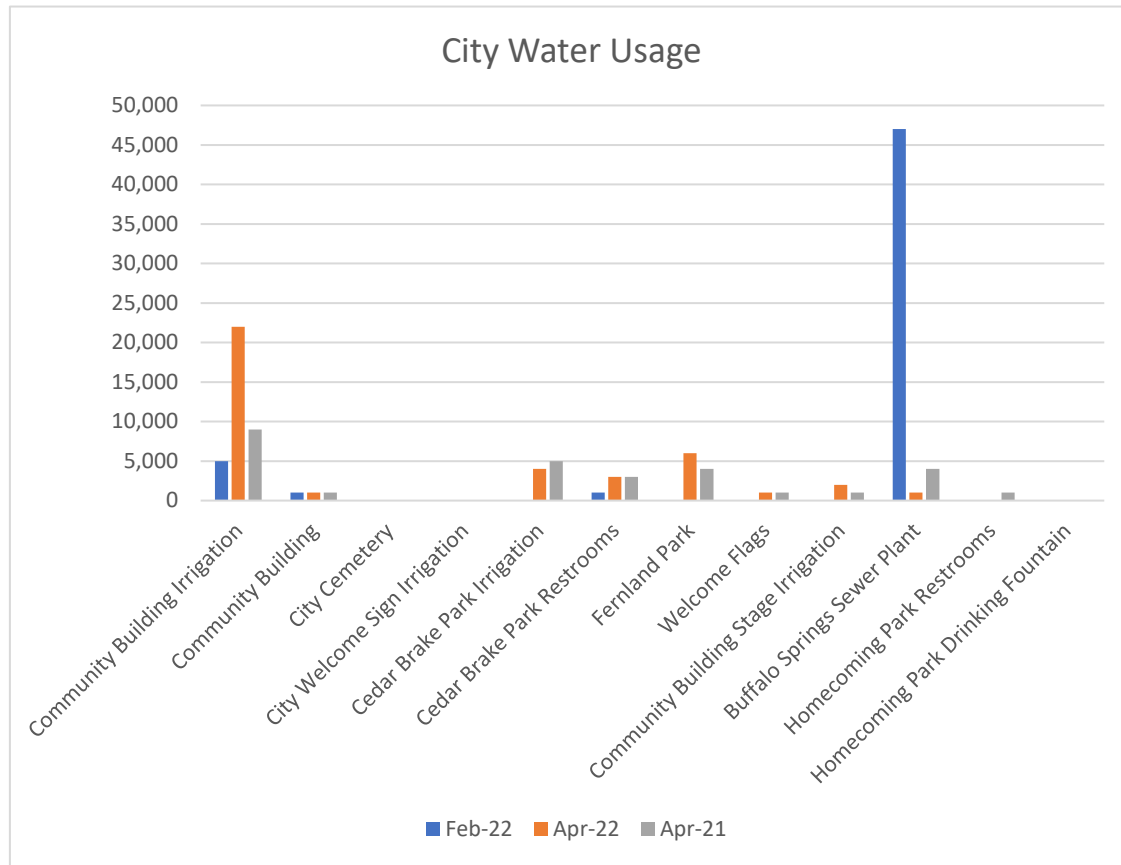
TOTAL REVENUE	
Utilities	\$153,775.01
Permits	\$34,506.00
Vendor/Sign/Photography Permit	\$760.00
Flags Sold	\$145.00
Community Building/ Park Rentals	\$1,425.00
Community Building Deposit	\$1,050.00
Donation- Rebel Joan of Arc Chapter 2721	\$50.00
City Reimbursement- UBEO	\$2,015.00
Escrow Fees	\$18,000.00
Hotel Tax	\$519.00
Street Festival Permit	\$100.00
Antiques Festival	\$3,337.50
Franchise Fees	\$2,050.98
Online Transaction Fees Web Payments	\$570.00
<b>Monthly Total:</b>	<b>\$218,303.49</b>

ARREARS			
	60 Days	90 Days	120+ Days
Number of Accounts	2	6	35
Amount	\$270.44	\$529.91	\$4,388.05
GRAND TOTAL:			\$5,188.40

PERMITS	
Type	Permit Total
Building-Residential	12
Plumbing	7
Irrigation	5
Building-Commercial	1
Pool	1
Sign	2
Mechanical	11
Electrical	10
TOTAL	49

UTILITIES	
New Water Accts.	37
Disconnected Water Accts.	20
Total Number of Active Accts.	1002

CITY ACCOUNT WATER USAGE				
ACCOUNT NAME	ACCT #	Feb-22	Apr-22	Apr-21
Community Building Irrigation	(01-8732-00)	5,000	22,000	9,000
Community Building	(01-0130-00)	1,000	1,000	1,000
City Cemetery	(01-1110-00)	0	0	0
City Welcome Sign Irrigation	(01-8733-00)	0	0	0
Cedar Brake Park Irrigation	(01-8736-00)	0	4,000	5,000
Cedar Brake Park Restrooms	(01-8735-00)	1,000	3,000	3,000
Ferland Park	(01-8737-00)	0	6,000	4,000
Welcome Flags	(01-8734-00)	0	1,000	1,000
Community Building Stage Irrigation	(01-6180-00)	0	2,000	1,000
Buffalo Springs Sewer Plant	(01-8821-00)	47,000	1,000	4,000
Homecoming Park Restrooms	(01-8820-00)	0	0	1,000
Homecoming Park Drinking Fountain	(01-8738-00)	0	0	0
City Hall & Irrigation	(01-6190-00)	5,000	29,000	18,000
Cooling Tower Feed	(01-0355-00)	51,000	2,000	88,000
Memory Park	(01-5885-00)	9,000	145,000	114,000







**City of Montgomery**  
**Operations Report**  
**April 2022**  
**03/18/22 – 04/17/22**

## **District Alerts**

### **03/21/2022— Lift Station 3, Lift Pumps**

During regular facility check-in operator found lift pumps had ragged up with debris. Lift pump was pulled and cleaned. No further issues.

### **03/25/2022 – WWTP1, Phase and Blower failure**

Operator was called out to facility due auto dialer calling out for Lift Station 6 phase failure and blower failure. Operator investigated the issue and reset facility equipment. No further issues, call out due to a possible power outage.

### **03/30/2022— WWTP1, Phase failure**

Operator was called out to facility due auto dialer calling out for Lift station 6 phase failure. Operator investigated the issue and reset facility equipment. No further issues.

### **04/05/2022—Water Plant 3, Low level**

Upon arrival operator found facility at low level. Operator investigated the area and found well tripped at overload and reset equipment. No further issues were reported.

### **04/06/2022— Lift Station 2, High wet well**

Operator was called out to facility due high wet well. Upon arrival operator found generator off and well at normal level and reset facility equipment. No further issues found.

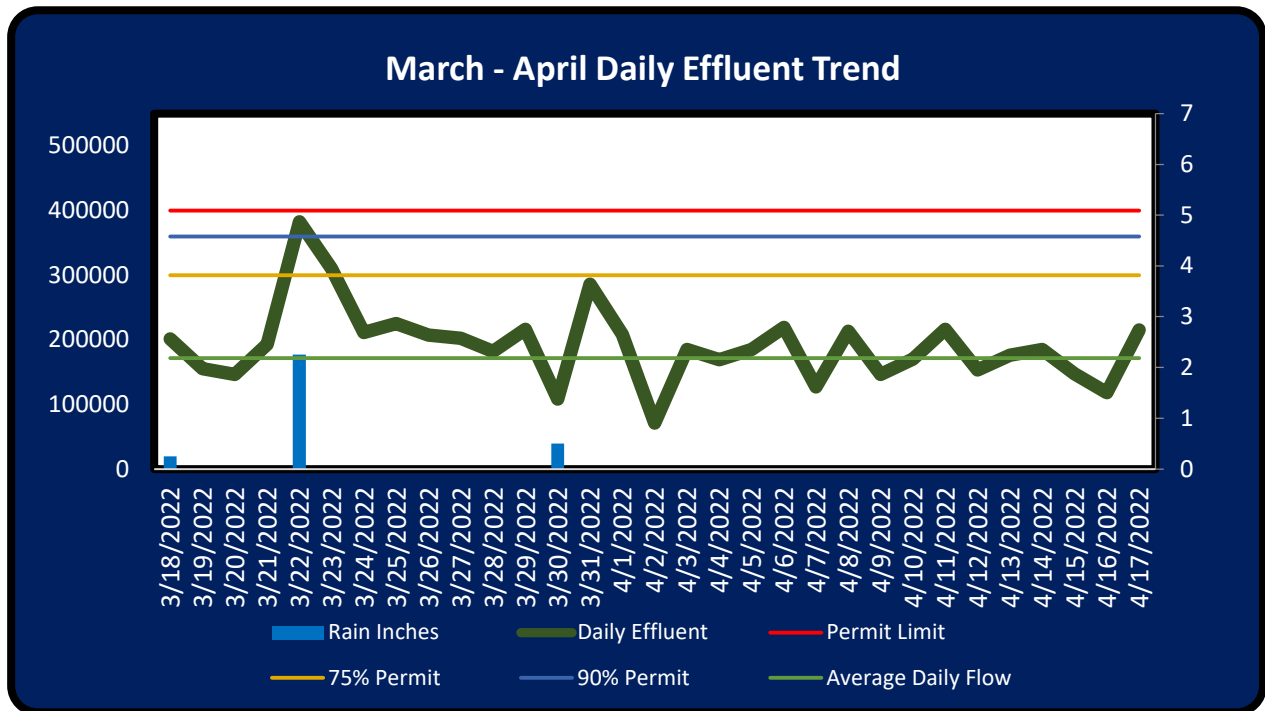
### **04/10/2022— WWTP1, Power failure**

Operator was called out to facilities due to power outage. Entergy was notified and made us aware of an issue on their end. The facilities were restored with power and no further issues reported.

### **04/16/2022— WWTP1, Generator**

Operator was called out to facility due to auto dialer calling out for generator running. Operator investigated and confirmed facility was running normal. No further issues found.

## Wastewater Plant Flow Detail



- Flow for this period was 5,928,000 gallons
- Daily peak flow was March 22, 2022 was 383,000 gallons
- Average Daily Flow 191,200 gallons
  - 3-month average flow 196,233 gallons
  - 48% of permitted capacity


### Discharge Limitations

- Daily Average Flow 400,000 gallons (0.4 MGD)
- 2-Hour Peak Flow 833 gpm
- CBOD daily average 10 mg/l
- Total Suspended Solids (TSS) 15 mg/l
- Ammonium Nitrogen (NH<sub>3</sub>) 2 mg/l
- Chlorine Residual >1.0 mg/l < 4.0 mg/l
- The current permit expires 06/01/2022

### *Effluent*

TSS, DO, E.Coli, NH<sub>3</sub>N, PH sample results were all comfortable within the parameters set by the State of Texas.

#### Buffalo Springs WWTP Effluent Monitoring Report

Effluent Permitted Values	Parameter		Measured	Excursion
Average Monthly T.S.S.	15	mg/l	3.30	no
Average Monthly NH <sub>3</sub>	2	mg/l	0.55	no
Minimal CL <sub>2</sub> Residual	1	mg/l	1.78	no
Max CL <sub>2</sub> Residual	4	mg/l	3.97	no
Rainfall for the Month		3.00	inches	

**There were no excursions for the month of April.**

**Water Report:**

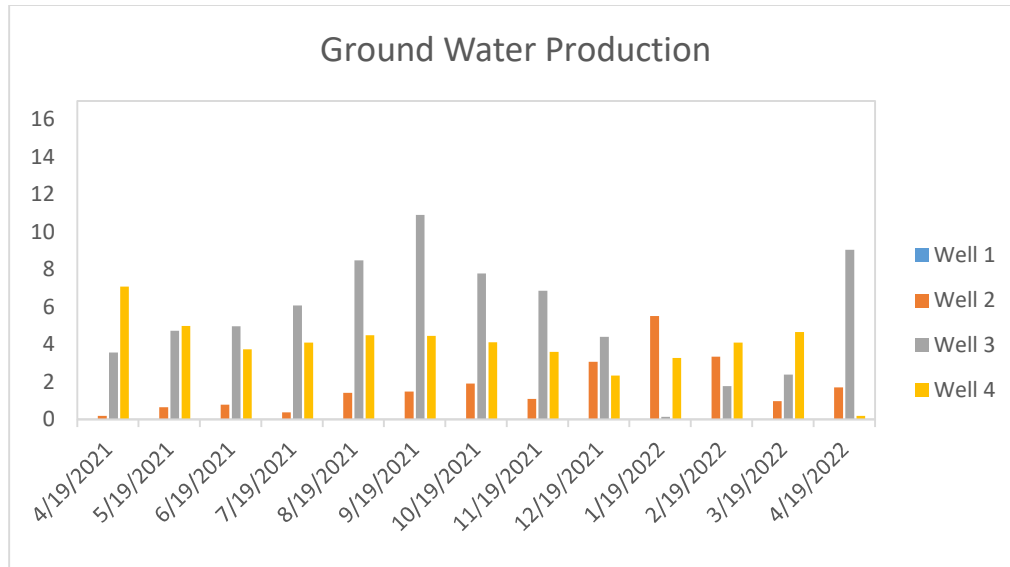
03/18/2022-04/17/2022

2022							
Well Name	Recorded Flow MGD	% of Total	Rating MGD/Day	YTD Pumpage MGD	YTD %	Permitted Value	Remaining Permit %
Well 2	1.699	15.53%	0.864	9.005	27.30%	92.930	76.73%
Well 3	9.048	82.72%	0.864	12.618	38.26%		
Well 4	0.191	1.75%	2.160	10.771	32.66%	90.000	88.03%
Total	10.938	100.00%	3.888	32.982	98%	182.930	
Flushing	0.351						
Subtotal	10.587						
Sold	10.140						
% Accounted	96%						

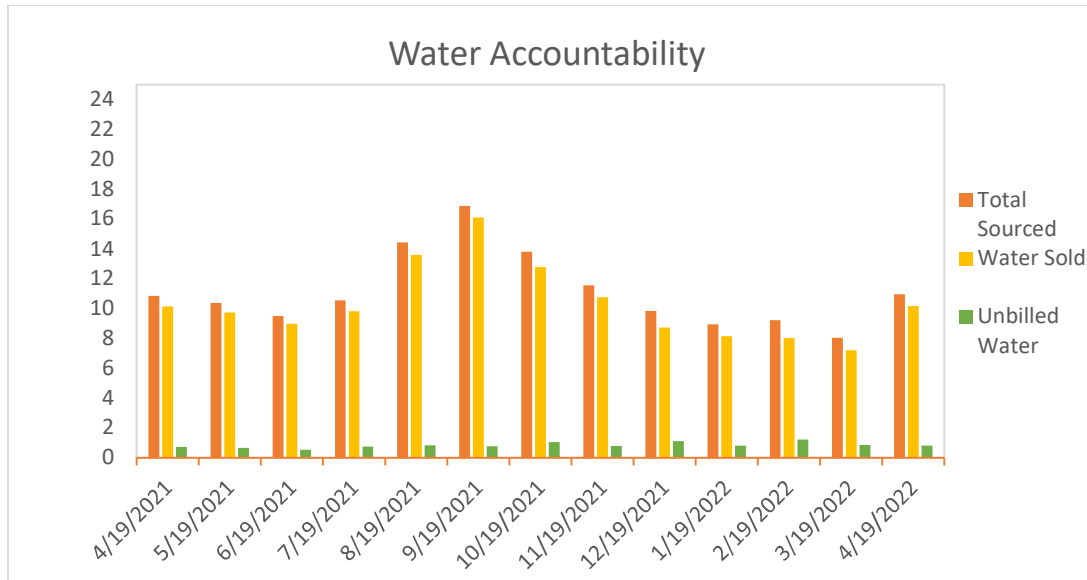
Accountability	
Total Water Sourced	10.938
Flushing	0.351
Subtotal	10.587
Sold	10.140
Accountability %	96%

CONNECTIONS	
School	12
Commercial Inside	172
Commercial Outside	1
Residential Inside	877
Residential Outside	29
Church	14
City	15
Hydrant	7
Multifamily	14
n/a	3
<b>Total</b>	<b>1144</b>





Date	Total	Well_1	Well_2	Well_3	Well_4
AVG	11.130	0.000	1.728	5.471	3.934
4/19/2021	10.837	0.000	0.185	3.572	7.080
5/19/2021	10.365	0.000	0.642	4.734	4.989
6/19/2021	9.476	0.000	0.773	4.962	3.741
7/19/2021	10.538	0.000	0.372	6.073	4.093
8/19/2021	14.408	0.000	1.421	8.492	4.495
9/19/2021	16.857	0.000	1.490	10.916	4.451
10/19/2021	13.802	0.000	1.902	7.784	4.116
11/19/2021	11.545	0.000	1.088	6.855	3.602
12/19/2021	9.819	0.000	3.066	4.410	2.343
1/19/2022	8.916	0.000	5.511	0.124	3.281
2/19/2022	9.200	0.000	3.343	1.764	4.093
3/19/2022	8.036	0.000	0.977	2.394	4.665
4/19/2022	10.938	0.000	1.699	9.048	0.191
Total	144.74	0.000	22.469	71.128	51.140



Date	Accountability	Unaccounted	Total Sourced	Water Sold	Flushing/ Leaks	Unbilled Water
4/19/2021	97%	0.328	10.837	10.126	0.383	0.711
5/19/2021	96%	0.465	10.365	9.722	0.178	0.643
6/19/2021	96%	0.332	9.476	8.966	0.178	0.510
7/19/2021	94%	0.634	10.538	9.803	0.101	0.735
8/19/2021	98%	0.355	14.408	13.579	0.474	0.829
9/19/2021	97%	0.577	16.857	16.097	0.183	0.760
10/19/2021	94%	0.885	13.802	12.760	0.157	1.042
11/19/2021	95%	0.632	11.545	10.758	0.155	0.787
12/19/2021	91%	0.904	9.819	8.721	0.194	1.098
1/19/2022	96%	0.401	8.916	8.125	0.390	0.791
2/19/2022	103%	-0.237	9.200	8.002	1.435	1.198
3/19/2022	96%	0.327	8.036	7.184	0.525	0.852
4/19/2022	96%	0.447	10.938	10.140	0.351	0.798



May 20, 2022

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

Re: Monthly Engineering Report  
City Council Meeting May 24, 2022

Dear Mayor and Council:

The following is a brief summary that describes our activities since the April 26, 2022 Council Meeting:

**Capital Projects:**

- 1. Downtown Waterline Replacement** – It is our understanding the contractor has addressed all punch list items identified at the final inspection and we are coordinating with Quiddity to obtain all required close out documents. Additionally, we were made aware of some issues with asphalt near In Stitch Drapery. The contractor is working to address these issues.
- 2. Water Plant No. 3 Improvements** – We did not receive a pay estimate this month. Construction of the project is nearly complete and final testing is being performed before all new facilities are put into service. We expect all facilities to be online and plan to conduct a final inspection in the next 30 days.



Figure 1: Hydropneumatic Tanks May 17, 2022



Figure 2: Ground Storage Tank May 2, 2022

### 3. GLO Projects

- a. **Ander's Branch Drainage Improvements** – We are working with Quiddity, GrantWorks, and City Staff to work through regulatory requirements.
  - b. **Dr. Martin Luther King Jr. Drive Ditch Regrading and Sanitary Sewer Rehabilitation** – It is our understanding that the televising work is complete and Quiddity has begun reviewing the videos to finalize rehab recommendations. The contractor expects to begin construction of the drainage improvements this month.
  - c. **Water Plant No. 3 Generator** – We held a pre-construction meeting on May 3, 2022 and it is our understanding that the contractor has not yet mobilized.
4. **FM 1097 and Buffalo Springs Drive Traffic Signal Warrant Analysis** – We have requested, but not received, a schedule from TxDOT for design and construction of a traffic signal at this intersection.
  5. **SH-105 and Buffalo Springs Drive Traffic Signal Warrant Analysis** – We provided the completed study to TxDOT for their consideration, but have not received a response at this time.
  6. **2022 Sanitary Sewer Cleaning and Televising – Phase 1** – The contractor is continuing with the televising work. We are coordinating with the contractor to address ongoing issues. We did not receive a pay estimate this month.
  7. **Clepper Sidewalks** – It is our understanding that the City's Attorney is preparing the recording documentation for easement dedication for this project. We expect to begin advertising for bids this week and plan to receive bids on June 14, 2022.
  8. **15-Year Infrastructure Plan** – We have completed a majority of the requested changes and are proceeding with the additional sanitary sewer analysis as requested.
  9. **Old Plantersville Waterline Extension** – We are coordinating with the Engineer for the Redbird Meadows development to complete the survey of the project area. As a reminder this project is being funded by the developer.
  10. **Old Plantersville Force Main Extension** – We are coordinating with the Engineer for the Redbird Meadows development to complete the survey of the project area. As a reminder this project is being funded by the developer.

### Developments:

#### 1. Feasibility Studies

- a. **Nantucket Housing** – We were authorized at the April 12<sup>th</sup> meeting at the City to proceed with the preparation of a Utility and Economic feasibility for approximately 220 units. We plan to present the study to Council at the May 24, 2022 Council meeting.

- b. **Pulte Group** – We were authorized at the April 12<sup>th</sup> meeting at the City to proceed with the preparation of a Utility and Economic feasibility for a single family development. We expect to present the study to Council at the May 24, 2022 Council meeting.

## 2. Plan Reviews

- a. **Discount Tire** – We provided comments to the developer this month. We are awaiting a revised plan set from the Developer. We provided easement documents to the Developer on May 11<sup>th</sup> for execution and recordation.
- b. **Shipley's Donuts** – We are awaiting a revised plan set from the Developer.
- c. **Town Creek Storage II** – We provided comments to the developer this month. We are awaiting a revised plan set from the Developer.
- d. **Hills of Town Creek Section 5** – We are awaiting a revised plan set from the Developer.
- e. **Popeye's** – We are currently reviewing plans for this development and plan to provide comments to the Developer this week.

## 3. Plat Reviews

- a. There are no ongoing plat reviews at this time.

## 4. Ongoing Construction

- a. There are no ongoing construction projects at this time.

## 5. One-Year Warranty Inspections

- a. **Town Creek Crossing, Section 1** – At the April 26<sup>th</sup> meeting the Council accepted the public infrastructure within the subdivision. The One-Year Warranty Period began on March 31, 2022.
- b. **Villas of Mia Lago, Section 2** – We are continuing to coordinate with the developer to ensure the remaining punch list items are addressed.
- c. **Hills of Town Creek, Section 4** – We held the one year warranty inspection on March 22, 2022. We are working with the developer to address the outstanding items.

## General Ongoing Activities:

- 1. **Redbird Meadow (Kammerer Tract)** – The Developer Agreement was executed at the April 26<sup>th</sup> Council meeting. We are coordinating with the Developer to obtain survey information for the proposed public waterline and force main extension.
- 2. **TPDES Permit Renewal** – The permit renewal applications for both the Stewart Creek and Town Creek wastewater treatment plants were deemed administratively complete and are undergoing technical review. We expect draft permits for review in the next few months. As a reminder, the current TDPES Permit expires June 1, 2022.

Honorable Mayor and City Council  
 City of Montgomery  
 Page 4 of 4  
 May 20, 2022

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3. **FM 1097 & Atkins Creek Drainage Improvements (TxDOT)** – We are coordinating with TxDOT to provide any documentation necessary to determine and prepare the easement area that is to be obtained for the project.
4. **FM 149 & SH-105 North Bound Right Turn Lane (TxDOT)** – We are coordinating with TxDOT to obtain an updated project schedule.
5. **Access Management along SH-105 (TxDOT)** – As you are aware, construction has begun on the access management project along SH-105. According to TxDOT, construction within the City is anticipated to be complete in late summer/early fall 2022.
6. **Biweekly Operations and Developments Call** – We are continuing the biweekly operations and developments calls with City Staff and H2O Innovations.
7. **Emergency Preparedness Plan** – In accordance with Senate Bill 3, we submitted the City's Emergency Preparedness Plan on February 24, 2022. It is our understanding that it is in technical review with the TCEQ. We are expecting comments or approval in the coming months.

Please let me know if you have any questions.

Sincerely,



Chris Roznovsky, PE  
 City Engineer

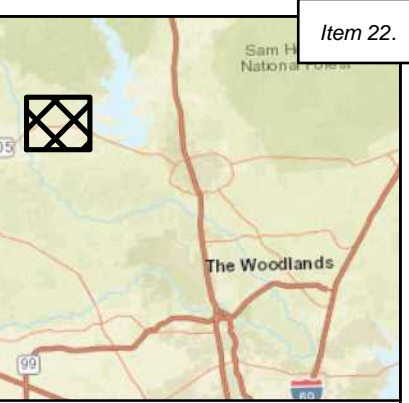
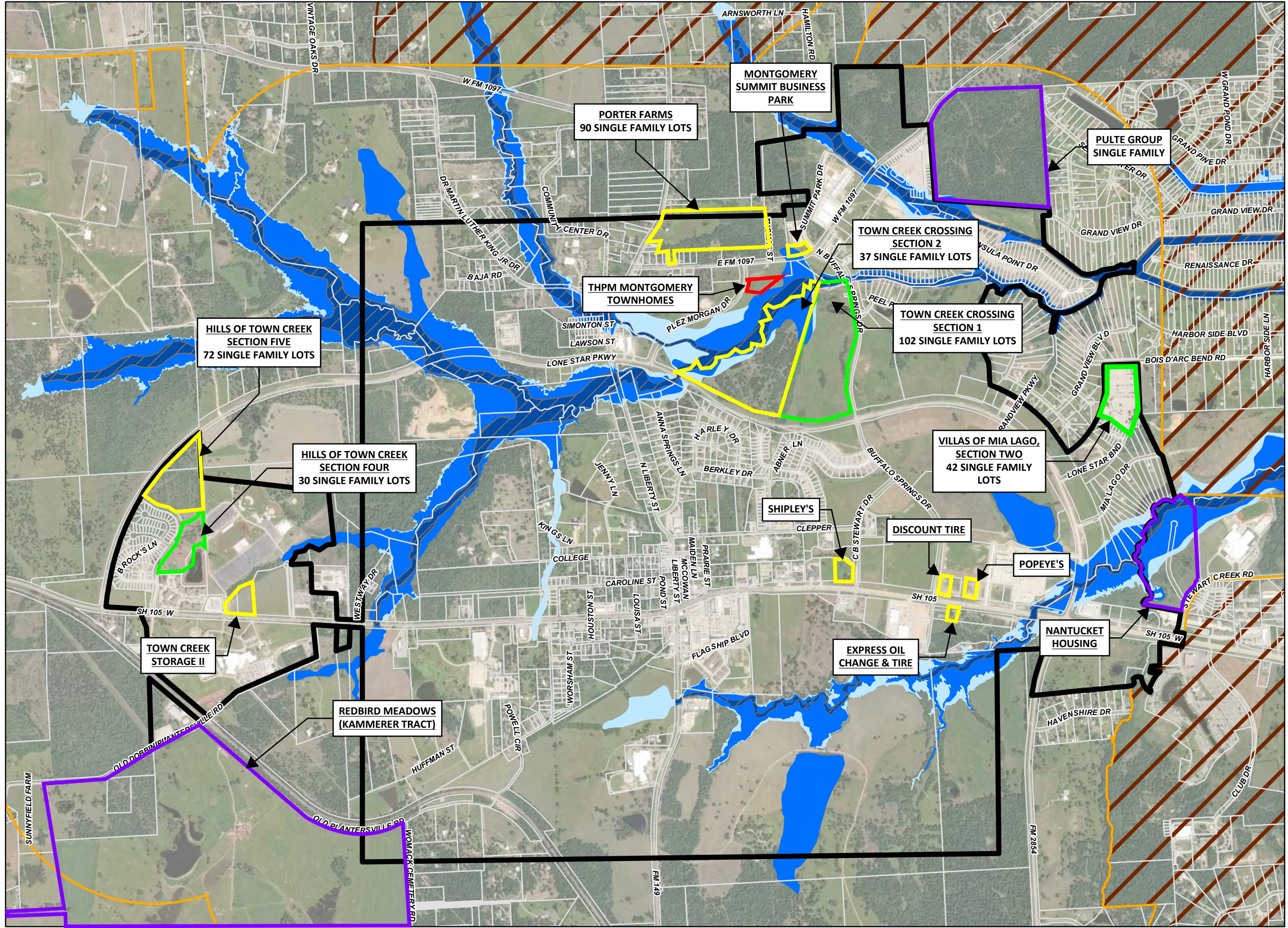
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Attachments – Active Developments Map

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





**VICINITY MAP**  
Scale: 1 inch equals 20 miles

- LEGEND**
- City Limits
  - City ETJ
  - City of Conroe ETJ
  - MCAD Parcels
  - Floodway
  - 100-year
  - 500-year
  - Complete/Under Warranty
  - Under Construction
  - In Design
  - Planning/Feasibility

**ACTIVE  
DEVELOPMENTS**  
(MAY 2022)

