

**Notice of City Council Regular Meeting
AGENDA**

June 27, 2023 at 6:00 PM

NOTICE IS HEREBY GIVEN that a Meeting of the Montgomery City Council will be held on **Tuesday, June 27, 2023**, at **6:00 PM** at the City of Montgomery City Hall, 101 Old Plantersville Road, Montgomery, Texas.

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

CALL TO ORDER

INVOCATION

PLEDGE OF ALLEGIANCE TO FLAGS

VISITOR/CITIZENS FORUM:

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

CONSENT AGENDA:

- 1.** Approval of the following:
 - (a) City Council meeting minutes 05-23-2023
 - (b) City Council meeting minutes 06-13-2023
- 2.** Consideration and possible action regarding an Escrow Agreement by and between the City of Montgomery, Texas and Montgomery ISD for athletic field turf conversions at the MISD Athletic Complex (Dev. No. 2304).
- 3.** Consideration and possible action regarding an Escrow Agreement by and between the City of Montgomery, Texas and Home Depot USA, Inc. (Dev. No. 2305).
- 4.** Utility Billing & Permit Report.

CONSIDERATION AND POSSIBLE ACTION:

- 5.** Consideration and possible action on calling a Public Hearing for Lone Star Estates Partial Replat #1.
- 6.** Consideration and possible action on approval of construction plans for Montgomery Bend Section One (Dev. No. 2203).
- 7.** Acceptance of Certification of Additional Sales and Use Tax to Pay Debt Services.
- 8.** Consideration and possible action authorizing the City Administrator to approve expenses for roof replacement and repairs at Fernland Park.

9. Consideration and possible action on a Recommendation of Award for bids received for the 2023 Sanitary Sewer Rehabilitation Project.

DEPARTMENTAL REPORTS:

10. Sales Tax Report.
11. Police & Code Enforcement Report.
12. Municipal Court Report.
13. Public Works Report.
14. Utility Operations Report.
15. City Engineer's Report.

EXECUTIVE SESSION:

Adjourn into Closed Session in compliance with Section 551.01 etseq. Texas Government Code, to wit:
Sections **551.071** (consultation with attorney: Redbird Meadows Development Agreement)

POSSIBLE ACTION FROM EXECUTIVE SESSION:

Consideration of any action on items discussed in Executive Session.

COUNCIL INQUIRY:

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

ADJOURNMENT

/s/ Nici Browe

Nici Browe, City Secretary. TRMC

I certify that the attached notice of meeting was posted on the bulletin board at City of Montgomery City Hall, 101 Old Plantersville Road, Montgomery, Texas, on June 23, 2023 at 2:00 p.m.

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

**City Council Regular Meeting
MINUTES**

May 23, 2023, at 6:00 PM

CALL TO ORDER

Mayor Byron Sanford called the meeting to order at 6:00 p.m.

Present:	Byron Sanford	Mayor
	Carol Langley	City Council Place #1
	Casey Olson	City Council Place #2
	Sara Countryman	City Council Place #3
	Cheryl Fox	City Council Place #4
	Stan Donaldson	City Council Place #5

Also Present:	Gary Palmer	City Administrator
	Diana Cooley	Deputy City Secretary
	Katherine Vu	WGA, City Engineer

CALL TO ORDER

Mayor Byron Sanford called the meeting to order at 6:00 P.M.

INVOCATION

Mayor Byron Sanford provided the Invocation.

PLEDGE OF ALLEGIANCE TO FLAGS

1. Mayor Byron Sanford administered the Oath of Office to the following duly elected officials from May 6, 2023, City of Montgomery General Election:

Carol Langley – City Council Place 1

Sara Countryman – City Council Place 3

Stan Donaldson – City Council Place 5

2. Recognition of outgoing Councilmember: Patricia Easley

Mayor Byron Sanford stated Councilmember Patricia Easley was not able to attend the meeting but will be presented with a plaque acknowledging and appreciating her service to the City this past year.

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).

Councilmember Cheryl Fox moved to elect as Mayor Pro Tem Casey Olson for a term of one year as provided Texas Local Government Code 22037 (b). Councilmember Carol Langley seconded the motion. **Motion passed (5-0).**

VISITOR/CITIZENS FORUM:

No visitors addressed City Council.

CONSENT AGENDA:

4. Approval of the following:

(a) City Council and Zoning Board of Adjustment meeting minutes 04-25-2023

Councilmember Carol Langley moved to table item 4(a) due to the date of the minutes being incorrect. Councilmember Cheryl Fox seconded the motion.

Motion passed (5-0).

(b) Special City Council meeting minutes 05-15-2023

5. Utility Billing Report

Councilmember Sara Countryman asked what the miscellaneous is on the utility general fund report. Councilmember Sara Countryman said it use to be segregated out. Councilmember Sara Countryman asked if the community center is getting a lot of traffic and if so, they need to make sure they have the right improvements or do they need to add things or is it printed out once a month.

Mr. Dave McCorquodale said they can make that change.

Councilmember Sara Countryman asked where the miscellaneous money goes and asked if it goes to general fund. Mr. Palmer said yes it goes to the general fund.

6. Sales Tax Report

Councilmember Casey Olson moved to approve items 4(b), 5 and 6 on the consent agenda as presented. Councilmember Carol Langley seconded the motion. **Motion passed (5-0).**

CONSIDERATION AND POSSIBLE ACTION:

7. Consideration and possible action on the application for a City Alcoholic Beverage Permit for H-Bistrot.

Mr. Gary Palmer said Mr. Steve Hari owner of H-Bistrot approached the City regarding the application for this permit. Mr. Gary Palmer said Mr. Steve Hari needed to obtain the State permit first before applying for a permit from the City. Mr. Gary Palmer said Mr. Steve Hari did not come back to the City to obtain the permit. Mr. Gary Palmer said Code Enforcement spoke with Mr. Steve Hari and he has applied and is now in full compliance with our ordinance. Mr. Gary Palmer recommends approval.

Councilmember Sara Countryman said she has never seen someone open without having approval before coming to council. Councilmember Sara Countryman asked if it was us that failed.

Mr. Gary Palmer said as far as he knows we told Mr. Steve Hari he needed to obtain the permit from the State first and then reapply with the City as part of our application process. Mr. Gary Palmer said Mr. Steve Hari did that, but he never came back and finished the application with the City.

Councilmember Sara Countryman said she spoke with Mr. Steve Hari earlier in the day and it was a different story than what she was told.

Mr. Steve Hari presented his information and stated he submitted his application to the City Secretary in January and his assistant submitted the application to TABC. Mr. Steve Hari said he followed through with the process and did everything he was required to do. Mr. Steve Hari was not aware he needed to provide the City with his TABC license in order for the City Secretary to issue the City permit.

Mr. Gary Palmer said it was a miscommunication as Mr. Steve Hari was to return to the City with his TABC permit and never did and therefore, a permit was never issued by the City. Mr. Gary Palmer said City Council needs to issue the permit.

Councilmember Carol Langley moved to approve the City Alcohol Beverage Permit for H-Bistrot. Councilmember Casey Olson seconded the motion. **Motion passed (5-0).**

8. Consideration and possible action on Certificate of Substantial Completion, commencement of one-year warranty period, Certificate of Construction Completion, and acceptance of the Water Plant No. 3 Generator Addition project (GLO CDBG-DR Contract No. 19-076-017-B366) Water Facilities.

Mr. Dave McCorquodale, Planning and Development Director said the installation of the backup generator project is now complete and the documents included are part of the closeout process.

Councilmember Casey Olson asked if the punchlist was completed. Mr. Chris Roznovsky, City Engineers - WGA stated there was a fuel range issue that happened after the punchlist was completed and installation panels are still being worked on. Councilmember Casey Olson asked why they would accept the warranty and start the warranty period before they actually repair all the items. Mr. Chris Roznovsky said the warranty starts at Substantial Completion which was deemed back in February when it was operational. Mr. Chris Roznovsky said it was put in service, set up and available for use back in February, which is when the warranty period starts. Mr. Chris Roznovsky said accepting and closing out the project which was what GLO has as a timeline does not change a contractor's obligation as he still has to complete the work in the contract which is done and continue to service for the one year for anything that comes up.

Councilmember Sara Countryman moved to approve item #8 as presented. Councilmember Carol Langley seconded the motion. **Motion passed (5-0).**

9. Consideration and possible action on the Grant Completion Report for GLO CDBG-DR Contract No. 19-076-017-B366.

Mr. Dave McCorquodale stated that this report derives from the grant manager and is awaiting confirmation on the beneficiaries being 110 or 122.

Mayor Byron Sanford said he has been corresponding with Mr. Dave McCorquodale and both have been keeping him in the loop and there was a timeline they were aware of. Mayor Byron Sanford stated he was double checking, and he does not see a problem with this.

Councilmember Sara Countryman asked if this closes out the GLO Project. Mr. Dave McCorquodale said it does not officially close it out as it is just a step along the way.

Councilmember Carol Langley asked if it is just a Grant Completion Report.

Mr. Dave McCorquodale said this is one of the documents GrantWorks Project Manager, Ana Sanchez-Gomez has to submit to the GLO to close the project out. He explained that GLO has a strict timeline and process to follow.

Councilmember Stan Donaldson said he is thoroughly opposed to signing documents that are incomplete and the only reason he will let it go this time is because the Mayor said it was an insignificant thing. He went on to say the Mayor said he wants every "T" crossed and every "I" dotted, this project has been going on for an entire year and are coming to the end of it, they still cannot complete a document. Councilmember Stan Donaldson said someone created the documents and put it in there for a reason. Councilmember Stan Donaldson said he does not think it is good practice to sign documents that are not completed, but he is willing to pass on it because of the Mayor's intervention.

Councilmember Carol Langley asked if this is actually GrantWorks and not GLO telling us we need to do this tonight. Mr. Dave McCorquodale said that is correct. Mr. Dave McCorquodale said this is not coming from the GLO. Mr. Dave McCorquodale said this is a document our Grant Manager is completing and filling out to submit to the GLO.

Councilmember Casey Olson asked what the public hearing is about. Mr. Dave McCorquodale said the Project Manager said a public hearing is required to close out a grant based on your citizen participation plan that is submitted at the beginning of the grant. Mr. Dave McCorquodale said he is not familiar with it as he was not around when it was submitted. Mr. Dave McCorquodale said the public hearing will be held on June 1, 2023.

Councilmember Casey Olson moved to approve the Grant Completion Report. Councilmember Carol Langley seconded the motion.

Councilmember Carol Langley said she knows how the deadlines are on the grants and was not comfortable with the Project Manager waiting until Friday afternoon. Councilmember Carol Langley said if she had thought the Project Manager was where she could reach her, she would have spoken with her.

Motion passed (5-0).10. Consideration and possible action authorizing the City Administrator to approve expenses to replace a booster pump and motor at Water Plant 3.

Mr. Mike Muckleroy said the booster pump failed at Water Plant No. 3 and had received three quotes from three different companies. He added that the replacement is actually cheaper than rebuilding the pump and he is recommending replacing the motor because it is right at the 50 percent mark of the cost to replace it versus rebuild it.

He went on to say that with the summer months coming they did look at the possibility of having it rebuilt, however the timeline was too extensive.

Councilmember Carol Langley asked where Water Plant No. 3 is located. Mr. Muckleroy said on FM 1097 by Plez Morgan and Business Park Drive.

Councilmember Casey Olson asked if the pumps are interchangeable between stations. Mr. Mike Muckleroy said they are not. Mr. Mike Muckleroy said the three pumps that are on site at that plant are the same but they are not the same as Water Plant No. 2.

Councilmember Casey Olson asked if it would pay to rebuild it and keep it as a spare. Mr. Mike Muckleroy said it is possible but the rebuild price is actually more expensive. Councilmember Casey Olson said they could buy a new one and rebuild one for 50 percent and keep it as a spare but it is because of the lead times. Mr. Muckleroy confirmed to rebuild the pump is more expensive replacing. Mr. Muckleroy said the motor itself is \$2,361 to repair and the cost of the new motor is a little over \$5,000.

Councilmember Sara Countryman said it says the quote is good for 30 days and asked if they lock in the price when they say go or do they receive the price when it is delivered. Mr. Muckleroy said as soon as they tell them to go they lock in the price.

Councilmember Casey Olson said the budget amount of \$250,000 struck him as odd. Mr. Mike Muckleroy said that is the repair and maintenance budget this item will come out of.

Councilmember Sara Countryman asked if this went out to RFP. Mr. Muckleroy said it did not, they received three quotes on it.

Councilmember Stan Donaldson asked if every water well has a booster pump. Mr. Muckleroy said yes, multiples. Councilmember Donaldson asked what the booster pump does. Mr. Muckleroy says it supplies the pressure to the system. Councilmember Donaldson asked if it is a necessary item that needs to be replaced right away. Mr. Muckleroy said yes. Councilmember Donaldson asked if they would need to rent one. Mr. Muckleroy said it would be smarter to rent one with the summer months coming. Mr. Muckleroy said if it was the end of summer and they were going into winter they would feel a lot more comfortable in just relying on the two that are there but with the heat of the summer coming and demand going up, it would definitely feel better having all three of them there.

Mr. Chris Roznovsky, WGA City Engineer said the way it is designed is the plant and equipment is designed to have one pump with the largest pump out of service which is required by the State.

Councilmember Sara Countryman asked if the rental charge is in the report. Mr. Muckleroy said they have not received the price for a rental charge. Mr. Muckleroy said this is just to approve the purchase of the new and get the process going. Mr. Mike Muckleroy said they are working on the pricing of a rental.

Councilmember Stan Donaldson asked if they are going to need to have another company install it. Mr. Muckleroy said they will have the company they would rent it from to install it. Mr. Muckleroy said it would be part of their services.

Councilmember Carol Langley moved to authorize the City Administrator to approve the expenses to replace a booster pump and motor at Water Plant No. 3. Councilmember Cheryl Fox seconded the motion. **Motion passed (5-0).**

11. Consideration and possible action on Change Order No. 4 and the Certificate of Acceptance for the Water Plant No. 3 Improvements project.

Mr. Chris Roznovsky, WGA, City Engineer said there were two water plant projects going on at the same time at Water Plant No. 3, the GLO funded project and the TWDB (Texas Water Development Board) funded project. Mr. Roznovsky said the TWDB project was deemed substantially complete in August 2022 and since then the contractor has been getting into as-built drawings and negotiations for the change order for a decrease of \$48,662 to the contract. Mr. Roznovsky said the decrease total is due to damage that occurred to one of the cooling towers. Mr. Roznovsky said this amount is being taken out of the contract total. Mr. Roznovsky said the two items for tonight are approval of Change Order No. 4, which is a decrease of \$48,662.93 that reduces the total contract amount from \$1,028,675.76 to \$980,012.83. Mr. Roznovsky said this project is complete with the Certificate of Acceptance officially deeming the project complete. Mr. Chris Roznovsky said this was already in substantial completion and the one-year warranty was already set so in the next few months there will be a one-year warranty inspection with the contractor.

Councilmember Sara Countryman moved to approve the motion to Change Order No. 4 as presented and accept the public water infrastructure. Councilmember Cheryl Fox seconded the motion. **Motion passed (5-0).**

12. Consideration and possible action on a Resolution supporting the City of Montgomery's Application to TxDOT's 2023 Transportation Alternatives Set-Aside Call for Projects.

Mr. Dave McCorquodale said the City submitted two years ago for a TxDOT grant for two sidewalks. Mr. McCorquodale said we were told we got very close but did not get awarded for either project, however, in a follow-up meeting with TxDOT they provided the city with reasons for the lack of award: the scope of the project, the number of beneficiaries or the number of folks it served, as well as lack of having something in a formal plan. Mr. McCorquodale said to go after some of the grant funds one needs a planning document or something that is approved that you can point to and say this is

an important feature for our city as we've thought and planned for it and now, we are applying to get it funded to build it.

He then went on to say that earlier this year when TxDOT announced their Call for Projects, he spoke with Mr. Ryan Londeen who serves on the MEDC who is an engineer with Halff & Associates and has a grant team that would love to give some thoughts on what the city is considering applying for.

Mr. McCorquodale said the reality of the numbers is if this is not in a plan, you can have the best project in the world and it can be exactly what you need, but you will not get it funded as 20 percent of the scoring criteria is based on whether or not there is a formal plan and document that has the project in it, stating you need to be able to score every possible point and the only way to do that is with a plan.

Mr. McCorquodale said staff are proposing that they develop an active transportation mobility plan that will identify non-roadway pathways and trails. He stated it is an 80/20 match and based on the estimate they should plan on a \$120,000 project which would put the City's match at \$24,000. He did note that obviously that is not in the budget this year. Mr. McCorquodale said there are timelines for these plans. If you approve these plans, they will come back in the budget cycle to ask for the money for the plan. Mr. McCorquodale said the resolution is part of the detailed application and affirms the City understands they would be responsible for 20 percent of this plan document cost.

Councilmember Carol Langley asked who was going to create the plan. Mr. McCorquodale responded they would go out for an RFQ. Councilmember Langley asked if they have time for this. Mr. McCorquodale said yes in terms of the staff time that it needs. Councilmember Langley asked if they have time to do the plan if this is approved tonight. Mr. McCorquodale said the overall timeline for the grant is June 5th when the detailed applications are due and believes they award projects in late September or early October.

Councilmember Casey Olson said they basically have two years to get their act together before they can apply again.

Councilmember Stan Donaldson said according to what he has read this money is for non-roadway projects and asked if that was correct. Mr. McCorquodale said it is and it does fund sidewalks, trails and crosswalks, things that are non-motorized transportation.

Councilmember Casey Olson moved to adopt the resolution according to the City's application to TxDOT's 2023 Transportation Alternatives Set-Aside Call for Project. . Councilmember Carol Langley seconded the motion. **Motion passed (5-0).**

DEPARTMENTAL REPORTS:

13. Municipal Court Report

Ms. Kimberly Duckett, Court Administrator provided council with the monthly court report. Ms. Kimberly Duckett said the court collections for April 2023 citations are 91 and the revenue was \$24,358.01.

Councilmember Carol Langley asked how the new employee was working out. Ms. Kimberly Duckett said she is doing wonderfully and catching on very well.

14. Public Works Report

Mr. Mike Muckleroy, Public Works Director presented the monthly report. Councilmember Sara Countryman inquired about the six-foot long potholes on Liberty Street. Mr. Muckleroy responded that a month ago the school called to inform them, and they waited until TxDOT showed up to show them what they had found. TxDOT did a temporary repair which is understandable, but to replace the culverts is a big undertaking and is going to end up with a road closure and a detour. He went on to say that when it surfaced again TxDOT came back out and we were told TxDOT was having trouble securing a contractor to perform the work for a permanent repair. Mr. Muckleroy said he will relay information if they see it starts to fail.

Councilmember Sara Countryman asked Mr. Gary Palmer if the City will take over if it takes two years to get it mitigated. Mr. Gary Palmer said he thinks it would be a discussion with TxDOT to see if they would even allow the City to do that.

Councilmember Cheryl Fox asked if a timeline was given. Mr. Muckleroy said there was not.

Councilmember Casey Olson asked about Clepper Street and the way it is collapsing by Jim's. Mr. Mike Muckleroy said a company they worked with last year called Pave reviewed the damage which included some work on Clepper and Caroline and were given an estimate of \$494,000. Mr. Muckleroy said they are getting more quotes from different companies and said they do not have that in the budget for this year to do it.

Councilmember Casey Olson said they need to make a note in their budget workshop and that the road has been layered and layered and they may have to go to the substructure of it to keep it from collapsing over and over again it needs to get fixed. He concluded his comment with instead of having to fix it continually every three to four years maybe they should look into replacing it in pieces.

Councilmember Sara Countryman asked Mr. Gary Palmer if this is something they could partner with MEDC on since it is in the central business district. Mr. Gary Palmer said it is possible. Mr. Muckleroy said he believes MEDC does have a \$200,000 line item in the budget for infrastructure. Councilmember Casey Olson said they need to make sure and bring it up during budget.

Councilmember Carol Langley asked if the County does any type of asphalt repair. Mr. Muckleroy said it is something they have requested before and they just need to work on that relationship, Interlocal does not say they have to come and do it, but they can ask... Mr. Mike Muckleroy said they would also need to make a resolution for it.

Councilmember Cheryl Fox said when you go to repair the road, a major part of that road was when the elementary school was there and all the buses were driving down that road. Councilmember Cheryl Fox said surely when it is repaired this time we will

make sure we will not step over a dollar to pick up a dime and make sure it is something that will see us way into the future.

Mr. Muckleroy said they are working on quotes now and he can ask for a quote just on Clepper, so he at least has a number.

Councilmember Cheryl Fox asked if there are any other roads in the city with that much disrepair. Mr. Muckleroy said there are several roads and Buffalo Springs and Plez Morgan are included. He stated he did find a company called Robotics that will give you an assessment. - you do the assessment yourself with a smart phone in the dash and drive around the city then send the information to them and they will provide an assessment there is a one-time \$5,000 fee and you pay \$1,200 a year to maintain the inventory.

Councilmember Casey Olson asked if there is already an assessment. Mr. Mike Muckleroy said he is in the process of working through the agreement with them.

Councilmember Sara Countryman asked if we have spoken with other cities who have used it to get feedback. Mr. Muckleroy said he has not spoken with anyone at this point, and they have not signed up for anything yet. Mr. Muckleroy said he thinks the biggest savings are that they are not sending a \$125,000 rig out to drive around for a few days.

Councilmember Carol Langley thanked Mr. Muckleroy for getting the City sign downtown fixed.

Councilmember Casey Olson wanted to thank Mr. Muckleroy's crew for fixing the pipe in the creek.

Mayor Byron Sanford said in honor of Public Works Week the City Council would like for Mr. Muckleroy to take his crew out at his discretion to lunch and would like to give Public Works a round of applause for all their hard work.

15. Utility Operations Report (H2O)

The H2O representative stated there was one district alert for April 7th due to a high wet well at lift station 5. The H2O representative said upon investigation rags were found causing the pumps not to operate on auto. The H2O representative said the rags were removed and the pumps were put back on auto.

The H2O representative said the daily peak flow for the month was 787,000 gallons and the daily average flow was 265,400 gallons which is 66 percent of permitted capacity.

Councilmember Sara Countryman asked if 75 percent capacity is when they start looking at getting another water tower. The H2O representative said yes for the wastewater treatment plant.

The H2O representative said for the water report they pumped 11.04 million gallons and accounted for 10.926 million for an accountability rate of 94 percent.

Mr. Muckleroy said the efforts that were made today on the tie end for the force main were not just public works, it was coordinated with H2O, and they played a huge part in it.

16. Police and Code Enforcement Report

Chief Solomon asked if anyone had any questions. Councilmember Sara Countryman said there were nine accidents reported and asked if any of those accidents were in a particular location. Chief Solomon said they were not and that accidents have decreased a lot from last year.

Councilmember Casey Olson asked what the employee status is for his department and if they have lost any more employees. Chief Solomon said there are now four officers in training and three of the men have prior experience. Chief Solomon said they will be sending their first police officer to the Academy on the 30th and will be their first experience in taking a rookie right out of college and putting them in the Police Academy. Councilmember Casey Olson asked if we pay for that. Chief Solomon said yes it is 600 dollars. Chief Solomon said they will pay them while in the Academy and after they pass the Academy, they will go from there.

Mayor Byron Sanford said he thought he saw a new flock camera. Chief Solomon said the flock camera has been removed. Chief Solomon said TxDOT moved some of the cameras so they had to come back out and put them up so it looks like they moved them a bit over. Chief Solomon said it will not interfere with the reading of license plates.

17. City Engineer's Report

Ms. Katherine Vu presented her report stating the Capital Project Water Plant 3 project was addressed earlier in the agenda, as were the GLO Projects. She went on to state the 15-year infrastructure plan, a draft analysis has been submitted to the TORC who are reviewing it and has a scheduled meeting the next week to go over the analysis report. The intent is to address all questions and then present them to the city council at the June 13, 2023, council meeting.

Downtown Sanitary Sewer Rehab we did receive the first estimate payment of \$99,864.00 this includes reading and reviewing all their post rehab videos. A final walk through is scheduled in the morning.

2023 Sanitary Sewer Rehabilitation project was split into two phases; however, the 2nd phase is going to be broke into a different project so the manhole repairs and other items in phase 1 can be started sooner.

Bidding: Bid opening Thursday May 25, 2023, which we can bring to your June 13th meeting. Before the project bids we did prepare a final pre bid cost estimate: \$501,000 and the budget was \$500,000 and will cross into two fiscal years.

Councilmember Casey Olson asked “Jeff” in the audience with all of the rain if he had seen any flooding in his back yard again.

Jeff responded that he did not.

Ms. Vu moved on to the Athletics complex improvements advising they are finalizing the review of plans.

She went on to say there were not a lot of plat reviews this month. She added that Montgomery Bend Construction, and they are continuing their mass grading, detention and off-site water lines. She provided a picture of the tie in at Terra Vista Circle.

TxDOT changes, they did receive the draft drawings for the Atkins Creek improvement.

Councilmember Sara Countryman asked if TxDOT are aware that the property is for sale, which could potentially become more concrete which means more water run off for the creek causing additional erosion.

Ms. Vu stated she was not sure if they were aware but felt confident, they would be keeping an eye on that.

Emergency Preparedness plan, this was submitted to the state last year and they never received any comments back, in the interest of Hurricane Season beginning June 1st, please take a look at your plan and make sure all contact information is UpToDate.

Lonestar Bridge Repair. This contract was awarded to Rubble Contractors at the Commissioners Court meeting on May 9th. The County has not yet requested the City's share of the project but is expecting that soon.

Councilmember Sara Countryman stated that she was at the meeting, and they stated that the City's share is \$100,000 and asked Ms. Vu if the city had any say in who the contractor would be and if we were involved in any of this?

Ms. Vu responded that they did not, however, they were allowed to review plans, and the country addressed their comments, so there was involvement in the preliminary process.

Councilmember Sara Countryman asked if we had the plans from Commissioner Walkers Office.

Mr. Chris Roznovsky confirmed they have the plans.

Councilmember Carol Langley asked if Ms. Vu knew where the contractor was based.

Councilmember Sara Countryman responded that they were located in Willis, Texas.

Some discussion took place regarding the locality of the vendor (*inaudible/ many voices*) and Councilmember Carol Langley stated that she was not happy.

Councilmember Sara Countryman stated that is why she says the city should have had some say in who the contractor was to be if they were paying for a share of this, at least a voice at the table.

Ms. Vu concluded her report with TWDB, which is an annual report and requirement. This is a long list of documents and reports which have to be submitted prior to May 1st and she wanted to inform the council that they submitted this on April 28th.

Councilmember Sara Countryman stated she had an additional question over the Lonestar Parkway Bridge: She reported that this is a case of massive erosion which has been documented for some time, if something fails who is responsible is it the City or the County as the City has a \$100,000 obligation to this project. We have had no voice and she wishes to make sure we are not liable, as that situation is serious in her mind. She continued if that bridge fails and someone gets hurt or dies, she knows that is a County Road but as we now have money invested, we are partially responsible.

Caleb Villarreal, City Attorney stated he would need to go back and refresh himself with the interlocal agreement, typically we would NOT be responsible as it is a county road, unless there is a clause that says we would be responsible which he doubts there would be, the city is not responsible.

(inaudible/many voices talking at the same time)

Chris Roznovsky clarified that the language in the original agreement was vague and ambiguous, and responsibility could have been laid to the city, therefore was revised to remove that.

Councilmember Cheryl Fox said if the county has awarded the contract the contractors would have a bond which would be used if the bridge failed.

Councilmember Sara Countryman stated that she hasn't seen any paperwork.

(Inaudible multiple voices)

Chris Roznovsky clarified the county's bond requirements.

Councilmember Cheryl Fox asked Mr. Roznovsky to ask for a copy of the bond documents.

Councilmember Sara Countryman stated what about the bids, did you as engineers see any of the bids?

Chris Roznovsky stated he received the bid summary which shows the five or so bids and the bid amounts.

Councilmember Casey Olson stated he had a question about the project upon completion, does the City have a say whether or not we can accept it.

Chris Roznovsky responded he would have a look at the agreement again, but he believes the city is a funding partner, but the contract was through the county, therefore the final say is at the county level, however, he would touch base on that tomorrow.

Mayor Sanford stated that he and other members of Council have taken pictures of the erosion and it is formidable and very concerning, you are hearing the heart of all of us and the citizens. We want to make sure who is taking responsibility there and that the work is done right.

Chris Roznovsky provided the council with the ranges of the bids.

Councilmember Carol Langley confirmed with Ms. Vu that they will be onsite to begin the work any day now.

18. City Administrator Report

Mr. Gary Palmer read through his report stating that they did complete the annual audit and is now posted to our website. He went on to update the council on the recruitment of the Finance Director position and the role of Carl Currie from SGR as the Interim Finance Director.

He advised the council that he met with the Historical Society and the Chamber of Commerce to discuss relationships past and how to make it work for the future. He also noted that he is beginning to meet with local businesses as well to forge a good relationship with the city.

Mayor Byron Sanford thanked Mr. Palmer for his report and his relationship building. He went on to say he has welcomed being kept up to date with legislative items and knows that the war is certainly ongoing with efforts to remove powers from local government. Cities need to be able to decide and regulate what is best for themselves.

Councilmember Carol Langley moved to approve the Departmental Reports.

Councilmember Casey Olson seconded the motion. **Motion Passed (5-0).**

EXECUTIVE SESSION:

Adjourn into Closed Session in compliance with Chapter 551, et seq. Texas Government Code, to wit:

551.071 Consultation with Attorney – Town Creek Hydrology Issue; and

551.071 Consultation with Attorney – Redbird Development Agreement

City Council convened into Executive Session at 7:26 P.M.

City Council reconvened into Regular Session at 8:35 P.M.

POSSIBLE ACTION FROM EXECUTIVE SESSION:

Councilmember Sara Countryman moved to do nothing with item #1 (551.071 Town Creek Hydrology) and to approve the discussion of item 2 (551.071 Redbird Development) from executive session. **Motion Passed (5-0).**

COUNCIL INQUIRY:

Councilmember Casey Olson stated he does have some concerns over item 12 of tonight Resolution supporting the City of Montgomery’s Application to TxDOT’s 2023 Transportation Alternatives Set-Aside Call for Projects. He added that he has briefly met with Dave on this, and it has to do with trails and walkways, our issue is we have a project but not a plan, maybe with some changes we could call the whole thing a walkway, we didn’t get chance to finish our discussion but what do you think about turning the McCowan project with this into a grant?

Mr. McCorquodale said his biggest challenge would be changing the preliminary application, it could be put in a place holder for a mobility plan. Changing the application after the fact would be difficult.

Councilmember Casey Olson stated he thought they were two different submittals.

Mr. McCorquodale’s response was inaudible as not near a microphone.

ADJOURNMENT

Councilmember Carol Langley moved to adjourn the meeting. Councilmember Cheryl Fox seconded the motion. **Motion passed (5-0).**

ADJOURNED: 8:39 P.M.

Submitted by: _____ Date Approved: _____
Diana Cooley, Deputy City Secretary/ Nici Browe City Secretary

Byron Sanford, Mayor

City Council Regular Meeting
MINUTES

June 13, 2023, at 6:00 PM

CALL TO ORDER

Mayor Byron Sanford called the meeting to order at 6:00 p.m.

- Present: Byron Sanford Mayor
- Carol Langley City Council Place #1
- Casey Olson City Council Place #2
- Sara Countryman City Council Place #3
- Cheryl Fox City Council Place #4
- Stan Donaldson City Council Place #5
- Also Present: Gary Palmer City Administrator
- Nici Browe City Secretary & Director of Administrative Services
- Katherine Vu WGA, City Engineer

CALL TO ORDER

Mayor Byron Sanford called the meeting to order at 6:00 P.M.

INVOCATION

Mayor Byron Sanford provided the Invocation.

PLEDGE OF ALLEGIANCE TO FLAGS

VISITOR/CITIZENS FORUM:

Kevin Smith, 205 Nathan Court, Montgomery, TX addressed the Council with his serious concerns with respect to the pool at his property. A copy of Mr. Smith’s speech is attached hereto.

Stephanie Clevenger, resident stated she does not have any complaints she is here to see if the committee has had any movement on the “Hometown Hero Banners”.

Mr. Palmer responded that he would find out and get with her.

Julie Dennison, 114 Anna Springs, Montgomery, TX stated she is here in respect of the Special Use Permit under consideration this evening and is her third time speaking on this. She added she thinks it is bad for the homeowners there and if this happens it will be in her backyard. She cautioned the council that if you let this person do this then the next person down the road will do the same and so on. Some of those places will get sold on, I don’t want a beer joint or strip club in my backyard, she continued.

Ms. Dennison stated that it is going to ruin their property values and personally if that was back there when she came to buy, she would not have bought the property and in fact bought it with the understanding that it is a residential only area, and if this gentleman didn’t do the proper homework, she cannot help that and

is sorry for his loss, he is a real estate man and should have known. She concluded her time by stating she is against it as well as several of her neighbors.

CONSENT AGENDA:

1. Approval of the following minutes:
 - (a) City Council & Board of Adjustment Meeting 05-09-2023
 - (b) City Council Workshop 06-05-2023

Councilmember Casey Olson moved to approve the Consent Agenda as presented. Councilmember Sara Countryman seconded the motion. **Motion Passed (5-0).**

CONSIDERATION AND POSSIBLE ACTION:

2. Consideration and possible action on calling a Public Hearing related to a Special Use Permit application for 14640 Liberty Street as submitted by Evan Ballew.

Mr. Dave McCorquodale introduced this item and explained that this the same applicant that requested a rezoning request which was subsequently denied, therefore, he has now applied for a Special Use Permit with the only action required by the City Council is to call the Public Hearing.

Councilmember Sara Countryman stated that she too lives in that neighborhood and is not in favor of this right now, she went on to state that she is ware at some point in the future this will change and maybe it will be moved towards houses and boutiques, but in her mind today is not that day.

Councilmember Carol Langley moved to schedule the Public Hearing on the Specific Use Permit is July 11, 2023, at 6:00P.M. Councilmember Cheryl Fox seconded the motion.

Councilmember Casey Olson inquired what would happen and what would be the next step if the council denied the public hearing.

Alan Petrov, Legal Counsel stated that he would prefer that the council did not deny the hearing as this is the due process that should occur and at that time you get to make the decision if you wish to approve the Special Use Permit.

Motion Passed (5-0).

3. Consideration and possible action on: AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF MONTGOMERY, TEXAS, AMENDING CHAPTER 64 PEDDLERS, SOLICITORS AND VENDORS OF THE CITY CODE OF ORDINANCES; REPEALING CHAPTER 64 IN ITS ENTIRETY AND ADOPTING THE LANGUAGE HEREIN, PROVIDING A SEVERANCE CLAUSE AND TEXAS OPEN MEETINGS CLAUSE; AND PROVIDING AN EFFECTIVE DATE.

Mr. Gary Palmer stated this this ordinance was first reviewed the week of April 11th and again June 5th. He went on to say that he took all comments and edits received by the council and incorporated it into the final draft that is in their packet today.

Mr. Palmer went on to state that they have refined the definitions in line with state law, and in which zones they can operate within, if they wish to operate within a Historic area then permission from the City Council is required.

Mr. Palmer stated that they have also cleaned up the exemptions and read through some of the changes, for instance an ice cream truck cannot solicit from a stationary location, they need to be roaming.

He advised the council that the fees have changed to reflect the permit requirements and administration thereof, Food trucks operating under an event will be under the event permit and not required to come into City Hall for each event. Food trucks acting individually will require to pay the fees of Week \$25.00; Month \$100.00 and 6 Month \$600.00.

Councilmember Sara Countryman asked about those that went to the local event on Thursday, they would be under the event permit. Mr. Palmer responded that they would be under the Street Festival Permit, the organizer.

Mayor Byron Sanford thanked Mr. Palmer, staff, current and former city councilmember as well as the Planning & Zoning Commission for bringing this to the table and collaborating with each other to make this happen. This has been the missing piece and Mr. Palmer is bringing everyone to the table.

Councilmember Sara Countryman moved to approve the ordinance as presented in its entirety. Councilmember Casey Olson seconded the motion. **Motion Passed (5-0).**

4. Consideration and possible action on: AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF MONTGOMERY, TEXAS, AMENDING CHAPTER 98 ZONING, ARTICLE III DISTRICTS AND ZONING MAP, DIVISION I GENERALLY, SECTION 98-88 TABLE OF PERMITTED USES AND SPECIAL USES OF THE CITY CODE OF ORDINANCES; REPEALING SECTION 98-88 IN ITS ENTIRETY AND ADOPTING THE LANGUAGE HEREIN, PROVIDING A SEVERANCE CLAUSE AND TEXAS OPEN MEETINGS CLAUSE; AND PROVIDING AN EFFECTIVE DATE.

Mr. Gary Palmer informed the council that this ordinance is related to the item we just approved, in the regulation there is a permitted use by zone and therefore we have added the uses within this table.

Councilmember Casey Olson moved to approve the ordinance amending chapter 98-88 table of permitted uses as presented. Councilmember Stan Donaldson seconded the motion. **Motion Passed (5-0).**

5. Call for City Council Workshops for the Remainder of 2023

Mr. Gary Palmer introduced this item and informed the Council that he has prepared a calendar list of workshops as he has discussed with them previously. The first four workshops are for budget and the rest are general workshops. He added that these are beneficial to the efficiency of local government as items can be discussed and worked on prior to a council meeting.

Mayor Sanford requested that the September 11 workshop meeting be changed to 5 P.M start.

Councilmember Sara Countryman thanked Mr. Palmer for planning this out and giving as much advance notice as he can, it greatly helps.

Councilmember Cheryl Fox moved to approve the list of workshops with the changes as discussed. Councilmember Sara Countryman seconded the motion. **Motion Passed (5-0).**

6. Discussion Regarding the City of Montgomery and Montgomery County Interlocal Governmental Agreements for the Town Creek Bridge and Lonestar Parkway Buffalo Springs Intersection Improvements.

Mr. Gary Palmer stated that this item has been placed on as a discussion item only at the request of the council.

Councilmember Sara Countryman spoke in regard to the Lone Star Bridge and stated that in the agreement on page 2 it states the city responsibility is 50% of design with construction cost not to exceed \$100,000.00. Section 2 discusses the terms of payment and has a question, as the way she is reading it says *“that the city would pay \$100,000 and PLUS whenever the project is finished with, within 30 days of completion of the project the county shall submit to the city for approval of final accounting of the project cost, including the final cost of city share and the city shall remit payment for the city’s share to the county on or before 45 days of receipt of such final accounting and invoice. The final city’s share shall be based on all project costs incurred to date of the project”* she asked for clarification from legal counsel as to her she believes they (county) are saying once they award/accept the bid they will send us an invoice for \$100,000 but the next sentence states 30 days of completion therefore she thinks it will be more as the county will submit an invoice for whatever the final amount is for the city share.

Mr. Alan Petrov, Legal Counsel stated that is not a correct interpretation, however, he completely understands her thought with that language, but the city’s share is a defined term which is always the city share of \$100,000.00 and the “final accounting including the city’s share” does in fact mean the same \$100,000.00. Therefore, the final payment is still only the defined city share. He added they may go over that amount or even under, however, the city’s share is \$100,000.00.

Councilmember Casey Olson stated he is in agreement with Councilmember Countryman, specifically with the last sentence of that paragraph, reading it at face value, the punctuation in it does not make it a defined amount.

Mayor Byron Sanford stated that of the three remaining members on council, he can assure everyone that was one thing that was very defined, they did not want to go one dime over the \$100,000.00.

Mr. Alan Petrov responded that he does not believe the city is obligated to pay beyond \$100,000.00.

Councilmember Cheryl Fox asked Mr. Petrov to look at the item where it states the city’s share is \$250,000.00.

Councilmember Sara Countryman stated that is for the round-a-bout the other project. However, on that project on the last line an absolute amount but not on the first one and stated she didn’t understand why there was a difference. Mr. Petrov responded that on the other one we needed to make it 100% clear and the share is still only \$100,000.00.

Mayor Byron Sanford stated it seems there is a consensus that we need clarity, and he would highly recommend that legal counsel fashion a statement over the bridge and state clearly to make sure we are not out any additional costs.

Councilmember Sara Countryman stated that of all the bids they received, \$100,000.00 is not half the bid, just a little over a quarter of the bid, her concern is when the county accepted the bid they took the lowest at \$400,000 and their highest was \$1.2 million – a huge delta therefore, most likely there will be change orders and wants to make sure we are not on the hook for those.

Mr. Petrov stated that under the agreement we are only on the hook for a \$100,000.00 but we can make the county readily aware of that.

Councilmember Sara Countryman asked how we could do that, is it by resolution.

Mr. Petrov responded that the council have already made their intent clear and he will follow up with a letter to remind the county of our obligation under this agreement.

Councilmember Stan Donaldson stated the agreement had already been signed back in October, his question is why it took the county so long to execute their side of it.

Mayor Byron Sanford stated humorously, welcome to city government.

Councilmember Sara Countryman asked for the roundabout agreement, was it our first draft that we sent over. Mr. Palmer stated that it was edited and sent back with those edits, the county has not yet responded.

Councilmember Sara Countryman said she was wondering as she saw that we signed it, but if it's our agreement why would we sign it before the County if we were still awaiting edits. Mr. Palmer responded that we are all done on our end.

Councilmember Sara Countryman stated that the county is now trying to put a light there, but a round about is definitely what the city desire is and is best for today's congestion and that of the future. The last traffic study was two and half years ago, Commissioner Walker was surprised at the results of the study, over 15,000 cars go through that intersection. She went on to say that she is sure there is a significant uptick since that study, she is not sure if the city has any say with that new traffic count, but believes it is definitely worth revisiting. The city needs to showcase the need for a roundabout and quickly.

Councilmember Countryman went on to say she did call Bleyl after the commissioner's court and they say that the City and the County couldn't agree on an amount. She added that she told them the city was very clear what the amount was. They are putting together a new bill of sales of what it would like, and it is her assumption that the city would get a copy of that and would like to have a seat at the table whenever others are doing work in our city. She added that we in the city do not want a light, we want a roundabout.

Councilmember Countryman informed Mr. Palmer that when she first talked to them about the intersection the roundabout made the most sense as there wasn't enough right of way for lights.

Mayor Byron Sandford stated he can clearly say this, I have had a meeting with the top officials at the school district, a few weeks ago we approved some parking variance there for vocational trades, less than a quarter mile from that intersection, he strongly urge us to insist on a roundabout, not a shoddy one either, that the county join up with us to make a hard swing out as the vocational trades also includes AG vehicles and trailers, he has been working with Congressman Latrelle and is expecting a phone call back, light just won't work.

Mayor Sanford went on to say that he wants staff to get us all at the table, we need to take care of our needs and clearly a roundabout is the best solution. We need to be firm and insistent, and Will Metcalf is on this side, he just called him back today, so let's stick to our guns and use the school district who has a vested interest.

Councilmember Sara Countryman stated they may partner with us if we consider undertaking the cost of maintaining it, as we don't get a lot of attention over here, rather than waiting in line. Mayor Byron Sanford stated the EDC is well equipped to handle the "bells and whistles" as the county called it for the roundabout.

Councilmember Casey Olson stated if the county tells us to pound sand on the roundabout how fast can we make them put in the light.

Mr. Chris Roznovsky, City Engineer responded that they have already bid on and procured equipment for the installation in October. He also stated the first they got wind of this was when they asked about plans for electrical.

Councilmember Sara Countryman asked, so if they have already put the bid out and procured the equipment are we stuck with the lesser effective route, the cheapest route.

Mayor Byron Sanford stated it's time to get all of the help we can from commissioners, TxDOT, Congressman to get what we need. Mr. Gary Palmer stated he would meet with the Mayor and Engineer and strategize going forward.

7. Consider Removal of Montgomery Economic Development Committee Director/President

Mr. Gary Palmer introduced this item and explained that with them in their packets they have the MEDC Bylaws and that the City Council has the authority to remove any board director. He added that he will not be labor the point in public, but the council has the council report and the recommendation.

Councilmember Casey Olson moved to remove the MEDC President Ms. Rebecca Huss effectively immediately. Councilmember Cheryl Fox seconded the motion.

Councilmember Sara Countryman inquired if there is a specific reason for this removal. Councilmember Casey Olson responded that he didn't want to go into detail however, he will say that comments and the treatment of citizens in recent meetings is unacceptable and there is no room for personal agendas, time we took the MEDC in a new direction.

Motion Passed (4-1) Councilmember Sara Countryman voted against.

EXECUTIVE SESSION:

Adjourn into Closed Session in compliance with Section 551.01 etseq. Texas Government Code, to wit:

Sections 551.071 (consultation with attorney: Redbird Meadows Development Agreement)

551.072 (deliberation regarding real property)

The City Council convened into Executive Session at 6:42 P.M.

The City Council reconvened into Regular Session at 7:21 P.M.

POSSIBLE ACTION FROM EXECUTIVE SESSION:

No motions were made.

COUNCIL INQUIRY:

Mayor Sanford informed the Council and the public that June 24th the new VFW located at 14264 Liberty St will be hosting a fundraiser.

Mayor Sanford reminded everyone that the Lone Star Street Dance will be held Saturday 16th June and that is FREE.

ADJOURNMENT

Councilmember Casey Olson moved to adjourn the meeting. Councilmember Sara Countryman seconded the motion. **Motion passed (5-0).**

ADJOURNED: 7:26 P.M.

Submitted by: _____
Nici Browe TRMC, City Secretary

Date Approved: _____

Byron Sanford, Mayor

Hello everyone, my name is Kevin Smith, 205 Nathanael Court, Montgomery Texas

With your undivided attention for the next 3 minutes you & I can solve a mystery & potentially save people's lives.

I am a simple homeowner who knows nothing about pools, moved into a city because of regulations not into the country where anything goes.

This is not vindictive & I am not attempting to be mean or make enemies, I am simply stating facts.

I love my city & I am only here to make it better!

In 2020 I had a pool installed that had 3 LED lights.

A licensed electrician put 2 lights in that had an electrical line that was too short.

I told them the manufacturer has the same light with a longer line.

I was told the lights are low voltage & 8 butt splices were put in plastic conduit & buried.

The pool failed final inspection due to other circumstances & to this date has never passed final inspection but has passed electrical inspection.

We hired an expert witness to evaluate our pool.

He noted the electrical work had major issues, it is not bonded or ground properly, conduit & junction box violations, butt splices & should have never passed electrical inspection.

In November 2022 a licensed electrician was putting in lights in my neighbors pool & I casually mentioned the long light lines he was using & asked if he ever used butt splices.

He spun around like I had insulted his wife & said that's a \$5,000 fine for each one & you have 8, the electrician should lose their license & you could electrocute anyone using your pool.

I immediately pulled the lights out myself & plugged the holes.

I contacted the Texas Department of Licensing & Regulations & a case is currently being investigated with their inspectors & prosecutors.

I contacted the city, who is aware of issues with my pool & brought special attention to this butt splice issue & TDLR case.

I was told by city officials & I quote, "What was observed met the requirements of the building code."

The city goes on & I quote, "The underground splices for the pool lights would not have met code but were not visible during inspection."

"Good luck in your pursuit of holding the electrical company accountable."

With all that as background now we get to the part where I can really use your help.

We pay good money for permits in this city.

The city inspector, who's job it is to inspect for potentially deadly work & keep me & my family safe, so I thought!

I emailed city officials & I quote. "So let me get this straight, a state licensed electrician can violate code, bury it, never call for an open ditch inspection

& the city inspector doesn't demand anything be uncovered to see with his own eyes and the city inspector passed the electrical inspection?!"

The safety nets I & every other resident in the city of Montgomery Depend Upon, have let me down.

I hope the city council is the final safety net that will help we citizens out!

Here is the mystery you can help me solve as no one from the city will answer this after repeatedly being asked.

Let's say my granddaughters were electrocuted & killed in my pool. Who is responsible? Me, the electrician, the city inspector, city administrators?

How many other potentially deadly jobs are laying hidden & approved via passed inspections waiting to kill our residents.

I look forward to you solving this mystery for me!

Thank you!

Kevin Smith

Montgomery City Council
AGENDA REPORT

Meeting Date: June 27, 2023	Budgeted Amount: N/A
Department: Admin	Prepared By: Dave McCorquodale

Subject

Consideration and possible action regarding an Escrow Agreement by and between the City of Montgomery, Texas and Montgomery ISD for athletic field turf conversions at the MISD Athletic Complex (Dev. No. 2304).

Recommendation

Approve the Escrow Agreement as presented.

Discussion

MISD is renovating several campuses in the city, one of which is the Athletic Complex. The district is converting the softball and baseball fields from natural turf to synthetic turf. This is the city’s standard escrow agreement to cover engineering review costs.

Approved By

Assistant City Administrator & Planning & Development Director	Dave McCorquodale	Date: 06/22/2023

ESCROW AGREEMENT
BY AND BETWEEN
THE CITY OF MONTGOMERY, TEXAS,
AND
Montgomery Independent School District
Dev. No. 2304

THE STATE OF TEXAS ⤵

COUNTY OF MONTGOMERY ⤵

This Escrow Agreement is made and entered into as of the _____ day _____, 2023 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 Montgomery Independent School District, (hereinafter called the "Developer").

RECITALS

WHEREAS, the Developer desires to acquire and develop all or part of a 79.95 acre tract sometimes referred to as the Montgomery ISD Athletic Complex 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 ISD Athletic Complex 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	\$3,000
Legal	\$500
<hr/>	
TOTAL	\$4,000

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: Cody Boyd
Montgomery Independent School District
20774 Eva Street
Montgomery, Texas 77356

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: _____
Byron Sanford, Mayor

ATTEST:

By: _____
Nici Browe, City Secretary

Montgomery ISD
Developer

By:  _____
Signature

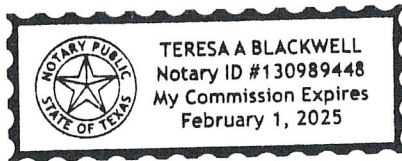
Title: Chief Operations Officer

STATE OF TEXAS {

COUNTY OF MONTGOMERY {

BEFORE ME, the undersigned authority, on this day personally appeared Kris Lynn 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 23 day of June, 2023.



Teresa Blackwell
Notary Public, State of Texas

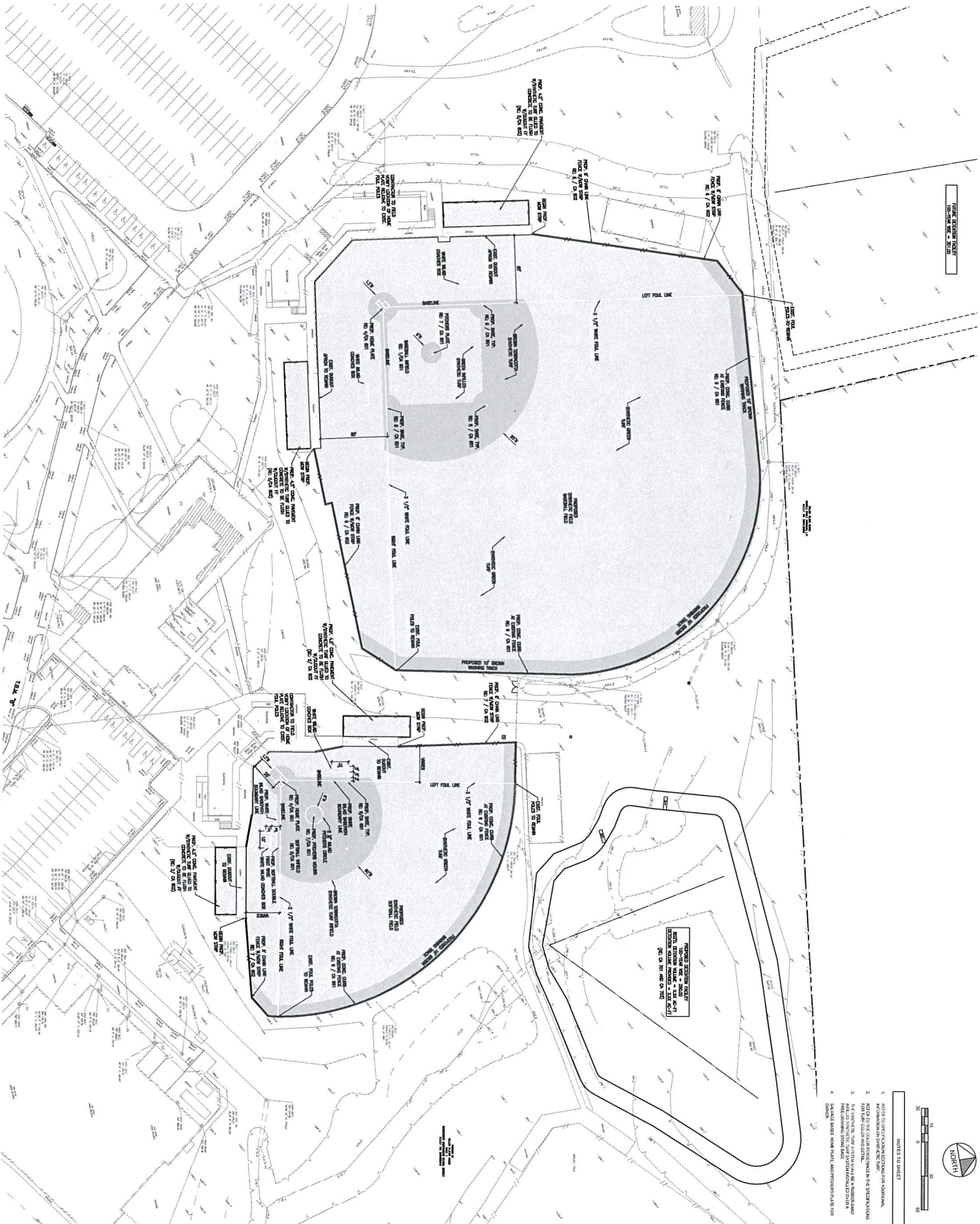
THE STATE OF TEXAS {

COUNTY OF Montgomery {

BEFORE ME, the undersigned, a Notary Public in and for the State of Texas, on this day personally appeared _____, _____ of _____, 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 _____ day of _____, 2023.

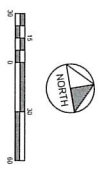
Notary Public, State of Texas



FIELD TO BE EXISTING EXCEPT FOR THE FOLLOWING: SEE SHEET CA 101-1

PROPOSED EXISTING FUTURE
 FIELD TO BE EXISTING EXCEPT FOR THE FOLLOWING: SEE SHEET CA 101-1

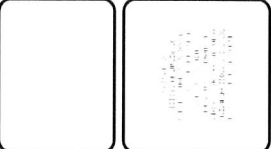
- NOTES TO SHEET
1. REFER TO OTHER ARCHITECTURE FOR COMMON INFORMATION ON COMPONENTS.
 2. REFER TO ALL CONSTRUCTION IN THE SPECIFICATIONS FOR MATERIALS AND METHODS.
 3. IF CONTRACTOR HAS ANY QUESTIONS, CONTACT THE ARCHITECT IMMEDIATELY.
 4. DIMENSIONS ARE FROM FACE, UNLESS NOTED OTHERWISE.



CA 101

SITE PLAN

DATE	2/23/23
BY	JWHATLEY
CHECKED BY	
NO.	001/001
DESCRIPTION	SITE PLAN
DATE	



MONTGOMERY ISD ATHLETIC COMPLEX BASEBALL AND SOFTBALL RENOVATIONS

22628 HIGHWAY 105 RD. W.
 MONTGOMERY, TEXAS 77356
 ISSUE FOR BID

PROJECT	MONTGOMERY ISD ATHLETIC COMPLEX RENOVATIONS
LOCATION	22628 HIGHWAY 105 RD. W., MONTGOMERY, TEXAS 77356
DATE	2/23/23
SCALE	AS SHOWN

Montgomery City Council
AGENDA REPORT

Meeting Date: June 27, 2023	Budgeted Amount: N/A
Department: Admin	Prepared By: Dave McCorquodale

Subject

Consideration and possible action regarding an Escrow Agreement by and between the City of Montgomery, Texas and Home Depot USA, Inc. (Dev. No. 2305).

Recommendation

Approve the Escrow Agreement as presented.

Discussion

This is the city’s standard escrow agreement to cover development review and approval costs.

Approved By

Assistant City Administrator & Planning & Development Director	Dave McCorquodale	Date: 06/22/2023

ESCROW AGREEMENT

BY AND BETWEEN

THE CITY OF MONTGOMERY, TEXAS,

AND

Home Depot U.S.A., Inc

Dev. No. 2305

THE STATE OF TEXAS ⊃

COUNTY OF MONTGOMERY ⊃

This Escrow Agreement is made and entered into as of the _____ day _____, 2023 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 Home Depot U.S.A., Inc. a Delaware Corporation, (hereinafter called the "Developer").

RECITALS

WHEREAS, the Developer desires to acquire and develop all or part of Restricted Reserve “J” of the Amended Plat of Buffalo Springs Shopping Center Phase 2 an 11.82 acre tract sometimes referred to as the Home Depot 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 _____ 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	\$3,000
City Engineer	\$5,000
Legal	\$3,000
<hr/>	
TOTAL	\$11,000

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:	Jordan Corbitt Kimley-Horn & Associates, Inc 11720 Amber Park Drive, Suite 600, Alpharetta, GA 30009
	Nick Harper Senior Corporate Counsel The Home Depot 2455 Paces Ferry Road Atlanta, GA 30339

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: _____
Byron Sanford, Mayor

ATTEST:

By: _____
Nici Browe, City Secretary

Developer

By: _____
Signature

Title: _____

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 _____, 2023.

Notary Public, State of Texas

THE STATE OF TEXAS {
COUNTY OF _____ {

BEFORE ME, the undersigned, a Notary Public in and for the State of Texas, on this day personally appeared _____, _____ of _____, 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.

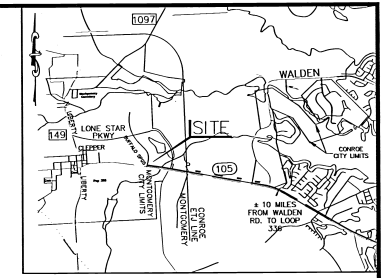
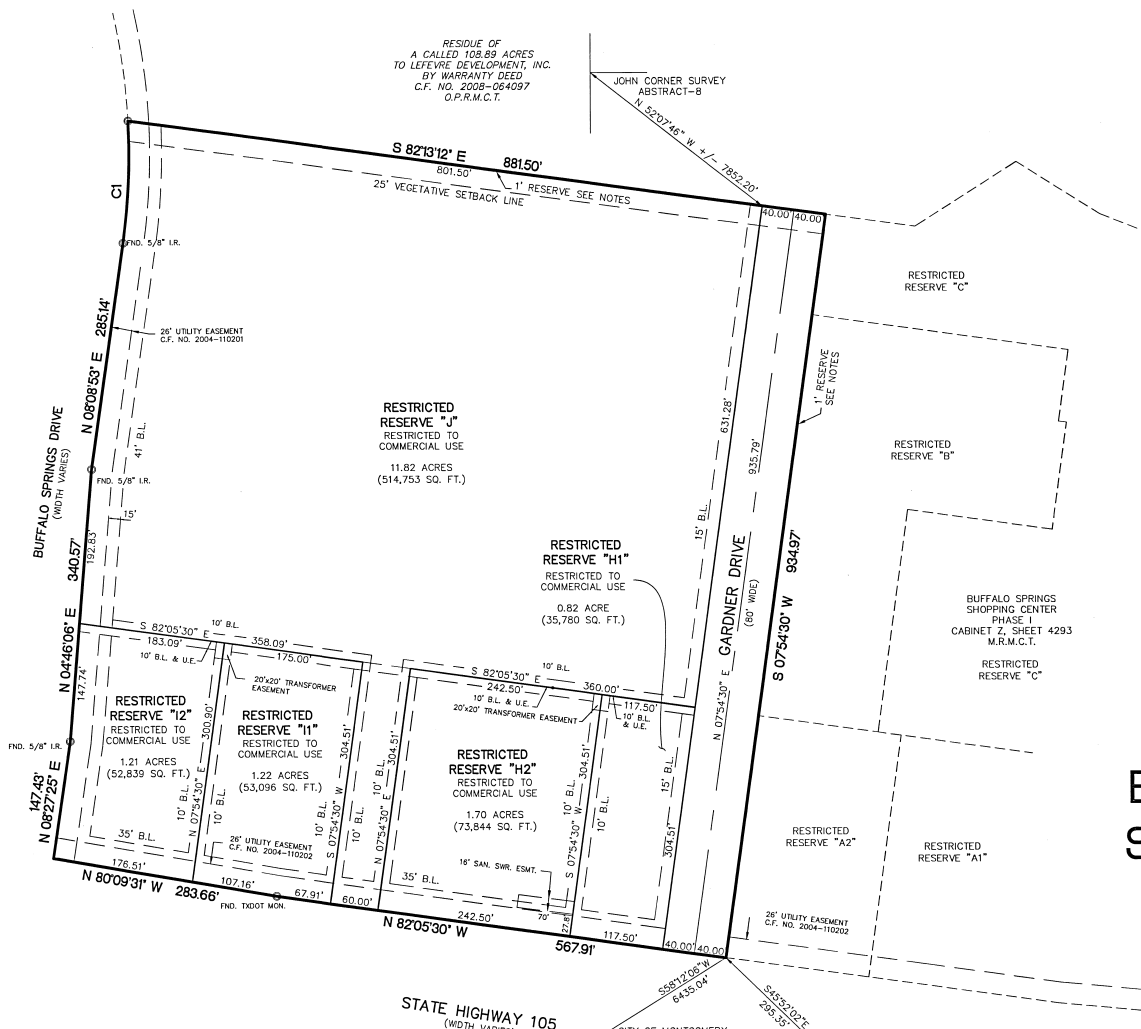
GIVEN UNDER MY HAND AND SEAL OF OFFICE on this the _____ day of _____, 2023.

Notary Public, State of Texas

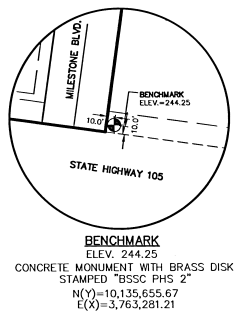
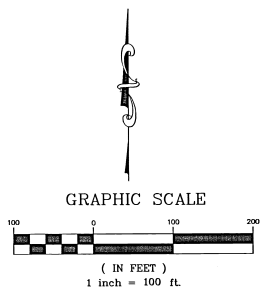
NOTES:

1. O.P.R. M.C.T. denotes Official Public Records of Montgomery County, Texas
2. M.R.M.C.T. denotes Map Records Montgomery County Texas
3. R.Q.W. denotes right-of-way
4. B.L. denotes building line
5. D.E. denotes drainage easement
6. U.E. denotes utility easement
7. SAN. SWR. ESM.T. denotes Sanitary Sewer Easement
8. () denotes block number
9. This property is located in "Zone X", determined to be outside 100 year flood plain". This plot does not lie within a designated Special Flood Hazard Area, inundated by 100 year flood or Other Flood Areas.
10. All corners are set 5/8 inch iron rods w/cap unless otherwise noted.
11. There is a One-foot reserve dedicated as a buffer separation between the side or end of streets where such streets abut adjacent property, the condition of this dedication being that when the adjacent property is subdivided or re-subdivided in a recorded subdivision plat, the one-foot reserve shall thereupon become vested for street right-of-way purposes.

CURVE TABLE					
CURVE	RADIUS	LENGTH	DELTA	CHD. BRG	CHD.
C1	790.00	152.69	11°04'26"	N02°37'29"E	152.45



VICINITY MAP
N.T.S.
KEYMAP: 123 U



AMENDED PLAT OF BUFFALO SPRINGS SHOPPING CENTER

PHASE 2
A COMMERCIAL SUBDIVISION OF
18.48 ACRES
(805,182 SQ. FT.)

IN THE
JOHN CORNER SURVEY, A-8
MONTGOMERY COUNTY, TEXAS
1 BLOCK 5 RESERVES
SEPTEMBER 2017

SURVEYOR:



TOWN AND COUNTRY SURVEYORS
2219 SAWDUST ROAD, STE. 2003
THE WOODLANDS, TX 77380
(281) 465-0700
www.landpoint.net
TPIPS# 10194172

OWNER/DEVELOPER:
MILESTONE PROPERTIES, INC.
10497 TOWN & COUNTRY LANE
SUITE 820
HOUSTON, TX. 77024
PH. (713) 784-3790
FAX (713) 784-8931
EMAIL: jmolca@milestoneco.com

ENGINEER:
DEVELOPMENT SERVICES, INC.
900 TOWN & COUNTRY LANE, SUITE 220
HOUSTON, TEXAS 77024
PH. (713) 647-9211
FAX (713) 647-9113
EMAIL: www.developmentservicesinc.com

DOC # 2017093479
Cabinet 002 Sheet 4804

HA 2017 Download(17-1062) (DWG) BUFFALO SPRINGS SHOPPING CENTER PHASE 2, AMENDED 9-717.dwg


STATE OF TEXAS
COUNTY OF MONTGOMERY
STATE OF TEXAS

That Milestone Properties, Inc., a Texas corporation, as General Partner of Milestone 105 Investments, Ltd., a Texas limited partnership, acting by and through Jacobo Malco, President, does hereby adopt this plat designating the herein described property as the Amended Plat of Buffalo Springs Shopping Center, Phase II, and does hereby make subdivision of said property according to the lines, streets, alleys, parks and easements therein shown, and dedicate to public use forever all areas shown on this plat as streets, alleys, parks, and easements, except those specifically indicated as private; and does hereby waive any claims for damages occasioned by the establishing of grades as approved for the streets and alleys dedicated, or occasioned by the alteration of the surface of any portion of streets or alleys to conform to such grades and does hereby bind Owner, and Owner's successors and assigns to warrant and forever defend the title to the land so dedicated.

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

There is hereby dedicated a 5' aerial adjacent to all utility easement shown hereon from a plane 20 feet above the ground designated as "U.E. with A.E."

IN TESTIMONY WHEREOF, Milestone Properties, Inc., a Texas corporation, as President of Milestone Properties, a Texas corporation, has caused these presents to be signed by Jacobo Malco, President, thereunto authorized and its common seal hereunto affixed this 27th day of September, 2017.

BY: 
Jacobo Malco
President

Attest:

Michael Pappert, Authorized Agent
Milestone Properties Inc., a Texas corporation

STATE OF TEXAS
COUNTY OF MONTGOMERY

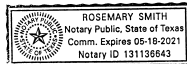
BEFORE ME, the undersigned authority, on this day personally appeared Jacobo Malco, known to me to be the person whose name is subscribed to the foregoing instrument and acknowledged to me that he executed the same for the purposes and considerations therein expressed, and in the capacity therein and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

GIVEN UNDER MY HAND AND SEAL OF OFFICE, this 27th day of September, 2017.


Notary Public for Montgomery County, Texas

Printed name Rosemary Smith

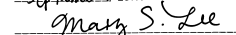
My commission expires 5-18-21



STATE OF TEXAS
COUNTY OF MONTGOMERY

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

GIVEN UNDER MY HAND AND SEAL OF OFFICE, this 27th day of September, 2017.


Notary Public for Montgomery County, Texas

Printed name Mary S. Lee

My commission expires 11-4-18



SURVEYOR:



TOWN AND COUNTRY SURVEYORS
2218 SANDUSTY ROAD, STE. 2008
THE WOODLANDS, TX 77380
(281) 465-8700
www.tandcsurveyors.net
TBPIS# 10194172

OWNER/DEVELOPER:

MILESTONE PROPERTIES, INC.
10497 TOWN & COUNTRY WAY
SUITE 820
HOUSTON, TX. 77024
PH. (713) 784-3790
FAX (713) 784-8931
EMAIL: jmalco@milestoneco.com

ENGINEER:

DEVELOPMENT SERVICES, INC.
900 TOWN & COUNTRY LANE, SUITE 220
HOUSTON, TEXAS 77024
PH. (713) 647-9211
FAX (713) 647-9113
EMAIL: www.developmentservicesinc.com

SURVEYOR'S CERTIFICATION

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

By: 
Jay Dean Canine
Registered Professional Land Surveyor
Texas Registration No. 4345



CITY OF MONTGOMERY

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

By: 
Ed Shackelford
City Engineer - City of Montgomery

This amending plat has been submitted to and considered by the City Administrator of the City of Montgomery, Texas, and is hereby approved as such.

Dated this 13th day of October, 2017.

By: 
City Administrator, Montgomery, Texas

COUNTY CLERK

I, Mark Turnbull, Clerk of the County Court of Montgomery County, Texas, do hereby certify that the within instrument with its certificate of authentication was filed for registration in my office on 14 day of October, 2017, at 4:14 o'clock P.M., and duly recorded on 16 day of October, 2017, at 8:58 o'clock P.M., in cabinet 2, sheet 4001-5 of Records of Maps for said County.

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

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

By: 
Amber Triddy
Deputy



AMENDED PLAT OF
BUFFALO SPRINGS
SHOPPING CENTER
PHASE 2

DOC # 2017093479
Cabinet 002 Sheet 4805

RWC / RS / JDC JOB No. 17-1062

SHEET 2 OF 2

UTILITY/GENERAL FUND REPORT – MAY 2023

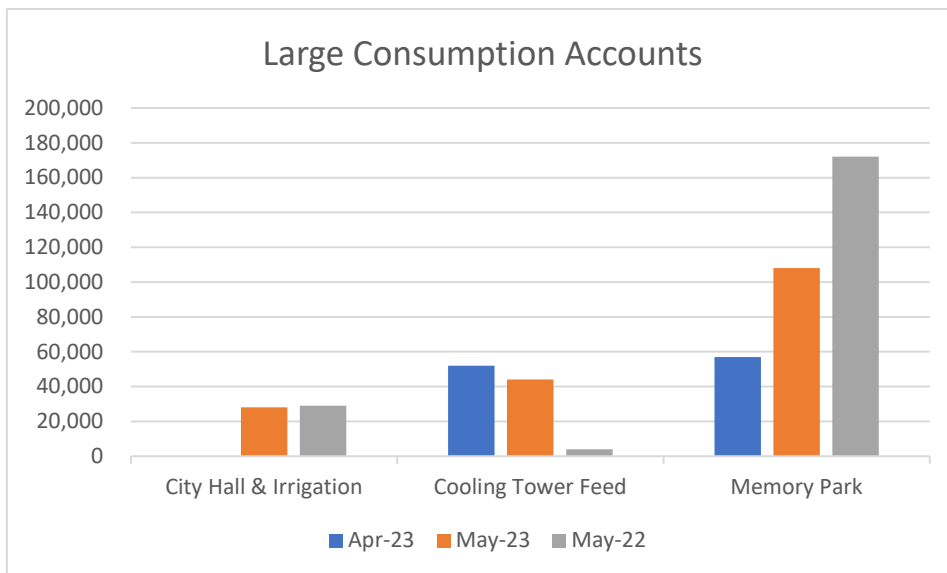
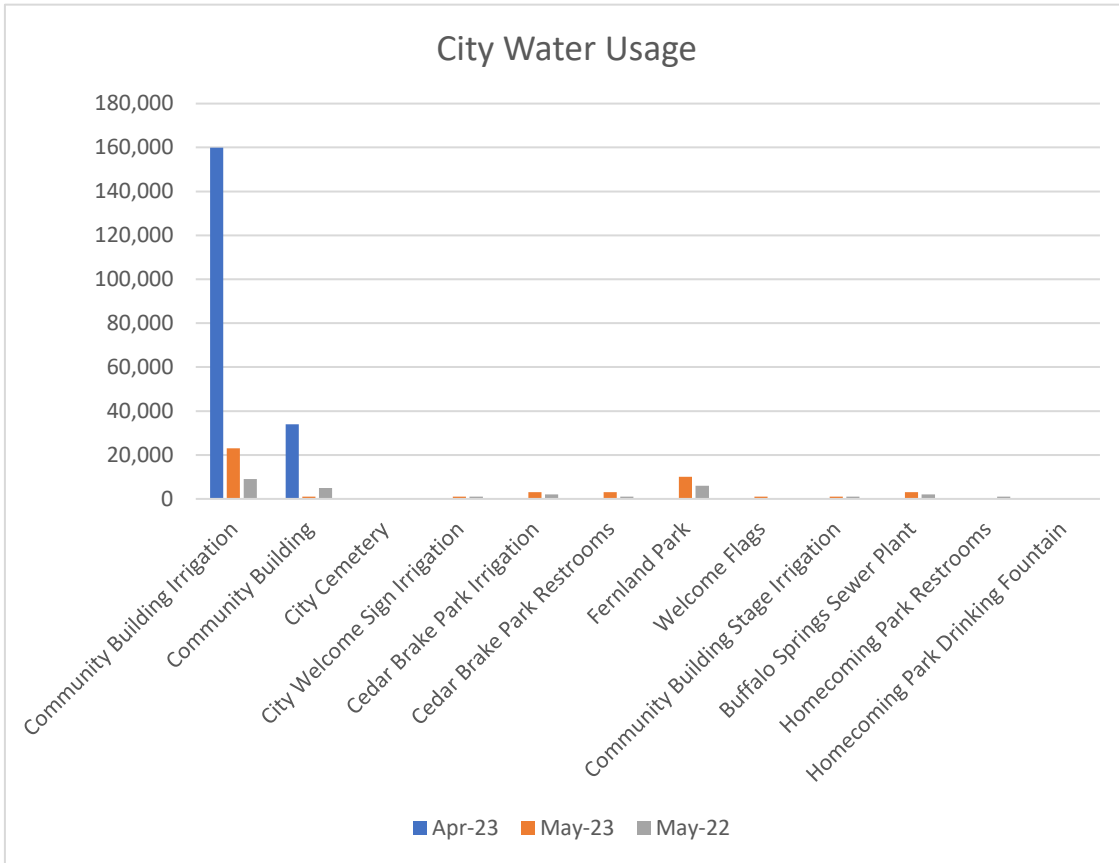
TOTAL REVENUE	
Utilities	\$204,317.03
Permits	\$33,981.46
Vendor/Beverage/Street Festival/Photography Permit	\$425.00
Flags Sold	\$105.00
Community Building/ Park Rentals	\$1,800.00
Community Building Deposit	\$600.00
Franchise Fees	\$1,612.67
Aflac Adjustment	\$1,622.90
Plat Fee	\$236.57
City of Montgomery Tax Refund	\$520.84
Escrow Fees	\$11,000.00
ROW Fees	\$1,497.66
Online Transaction Fees Web Payments	\$717.50
Monthly Total:	\$258,436.63

ARREARS			
	60 Days	90 Days	120+ Days
Number of Accounts	14	159962.06	19
Amount	\$355.00	\$33,981.46	\$3,006.93
GRAND TOTAL:			\$37,343.39

PERMITS	
Type	Permit Total
Building-Residential Addition	3
Plumbing	8
Irrigation	2
Building-Commercial Remodel	2
Solar	1
Pool	3
Sign	1
Mechanical	6
Electrical	15
TOTAL	41

UTILITIES	
New Water Accts.	26
Disconnected Water Accts.	25
Total Number of Active Accts.	1083

CITY ACCOUNT WATER USAGE				
ACCOUNT NAME	ACCT #	Apr-23	May-23	May-22
Community Building Irrigation	(01-8732-00)	159,962	23,000	9,000
Community Building	(01-0130-00)	33,981	1,000	5,000
City Cemetery	(01-1110-00)		0	0
City Welcome Sign Irrigation	(01-8733-00)		1,000	1,000
Cedar Brake Park Irrigation	(01-8736-00)		3,000	2,000
Cedar Brake Park Restrooms	(01-8735-00)		3,000	1,000
Ferland Park	(01-8737-00)		10,000	6,000
Welcome Flags	(01-8734-00)		1,000	0
Community Building Stage Irrigation	(01-6180-00)		1,000	1,000
Buffalo Springs Sewer Plant	(01-8821-00)		3,000	2,000
Homecoming Park Restrooms	(01-8820-00)		0	1,000
Homecoming Park Drinking Fountain	(01-8738-00)		0	0
City Hall & Irrigation	(01-6190-00)	0	28,000	29,000
Cooling Tower Feed	(01-0355-00)	52,000	44,000	4,000
Memory Park	(01-5885-00)	57,000	108,000	172,000



ACCOUNT NAME	Apr-23	May-23	May-22
City Hall & Irrigation	0	28,000	29,000
Cooling Tower Feed	52,000	44,000	4,000
Memory Park	57,000	108,000	172,000

**Montgomery City Council
AGENDA REPORT**

Meeting Date: June 27, 2023	Budgeted Amount: N/A
Department: Admin	Prepared By: Dave McCorquodale

Subject
 Consideration and possible action on calling a Public Hearing for Lone Star Estates Partial Replat #1.

Recommendation
 Call a Public Hearing for July 25, 2023 at 6:00 pm.

Discussion
 The purpose of the replat is to combine Lots 10 and 11 and adjust the lot line between Lot 12 and the combined Lots 10 and 11.
 Texas Local Government Code 212.015 (f) requires a Public Hearing and notices for replats involving certain residentially zoned properties. Staff will follow the process and timeline below:
6/27: City Council calls public hearing to be held on 7/25
7/5: P&Z action on Replat
 [1st week in July]: staff publishes legal notices and mails letters to property owners within 200-feet
7/25: City Council holds Public Hearing and action on Replat

Approved By		
Assistant City Administrator & Planning & Development Director	Dave McCorquodale	Date: 06/22/2023

**Montgomery City Council
AGENDA REPORT**

Meeting Date: June 27, 2023	Budgeted Amount: N/A
Department: Admin	Prepared By: Dave McCorquodale

Subject

Consideration and possible action on approval of construction plans for Montgomery Bend Section One (Dev. No. 2203).

Recommendation

Approve the construction plans as submitted.

Discussion

The engineer’s memo is attached and recommends approval of the plans. The City of Montgomery Development Handbook prescribes that P&Z and City Council both approve the construction plans before the final plat is approved.

The engineers base their review and approval of the construction plans on the design requirements found in the City Code of Ordinances and the City’s adopted Design Criteria Manual. One point of note is the Design Criteria Manual covers engineering details and standards for public infrastructure projects. It does not relate to design artistic quality, aesthetics, or overall design of developments.

The Planning & Zoning Commission approved the plans at their June 6, 2023 meeting.

Approved By		
Assistant City Administrator & Planning & Development Director	Dave McCorquodale	Date: 06/22/2023



June 9, 2023

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

Re: Submission of Water, Sanitary, Drainage, & Paving Plans
Montgomery Bend Sec.1 (Dev. No. 2203)
City of Montgomery

Dear Mayor and Council:

We reviewed the Water, Sanitary, Drainage, & Paving (“WSD&P”) plans submission for the referenced development on behalf of the City of Montgomery (the “City”). Our review was based on the City’s Code of Ordinances, Chapter 78 Section 60 and any other applicable chapters, and the City’s Design Manual. Our review was also based upon the approved development regulations included as part of the development agreement between the Developer and the City.

We offer no objection to the WSD&P plans as submitted, and we recommend the Council approve the plans.

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

Sincerely,

Chris Roznovsky, PE
Engineer for the City

CVR/zlgt

Z:\00574 (City of Montgomery)_900 General Consultation\Correspondence\Letters\2023\2023.06.09 MEMO TO Council RE Montgomery Bend Sec.1 WSD&P Plans.docx

Enclosures: Montgomery Bend Section 1 WSD&P Plans

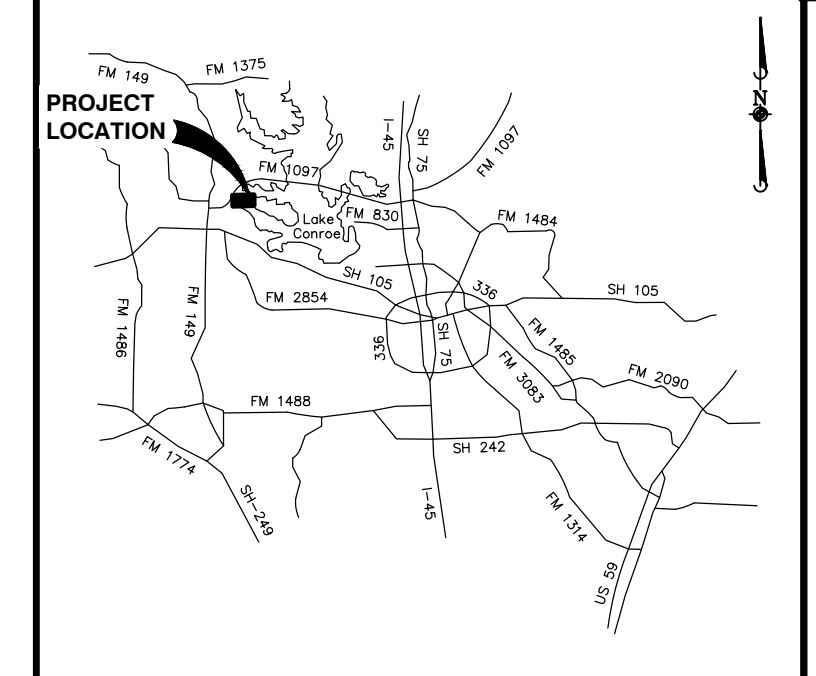
Cc (via email): The Honorable Mayor and City Council – The City of Montgomery
Mr. Gary Palmer – City of Montgomery, City Administrator
Ms. Nici Browe – City of Montgomery, City Secretary
Mr. Dave McCorquodale – City of Montgomery, Director of Planning & Development
Mr. Alan Petrov – Johnson Petrov, LLP,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

DEVELOPER:
PULTE HOMES OF TEXAS
1311 BROADFIELD BLVD, SUITE 100
HOUSTON, TEXAS 77084
(281) 749-8000

CONSTRUCTION OF WATER, SANITARY, DRAINAGE AND PAVING FACILITIES FOR

MONTGOMERY BEND SEC 1 & OFFSITE UTILITIES

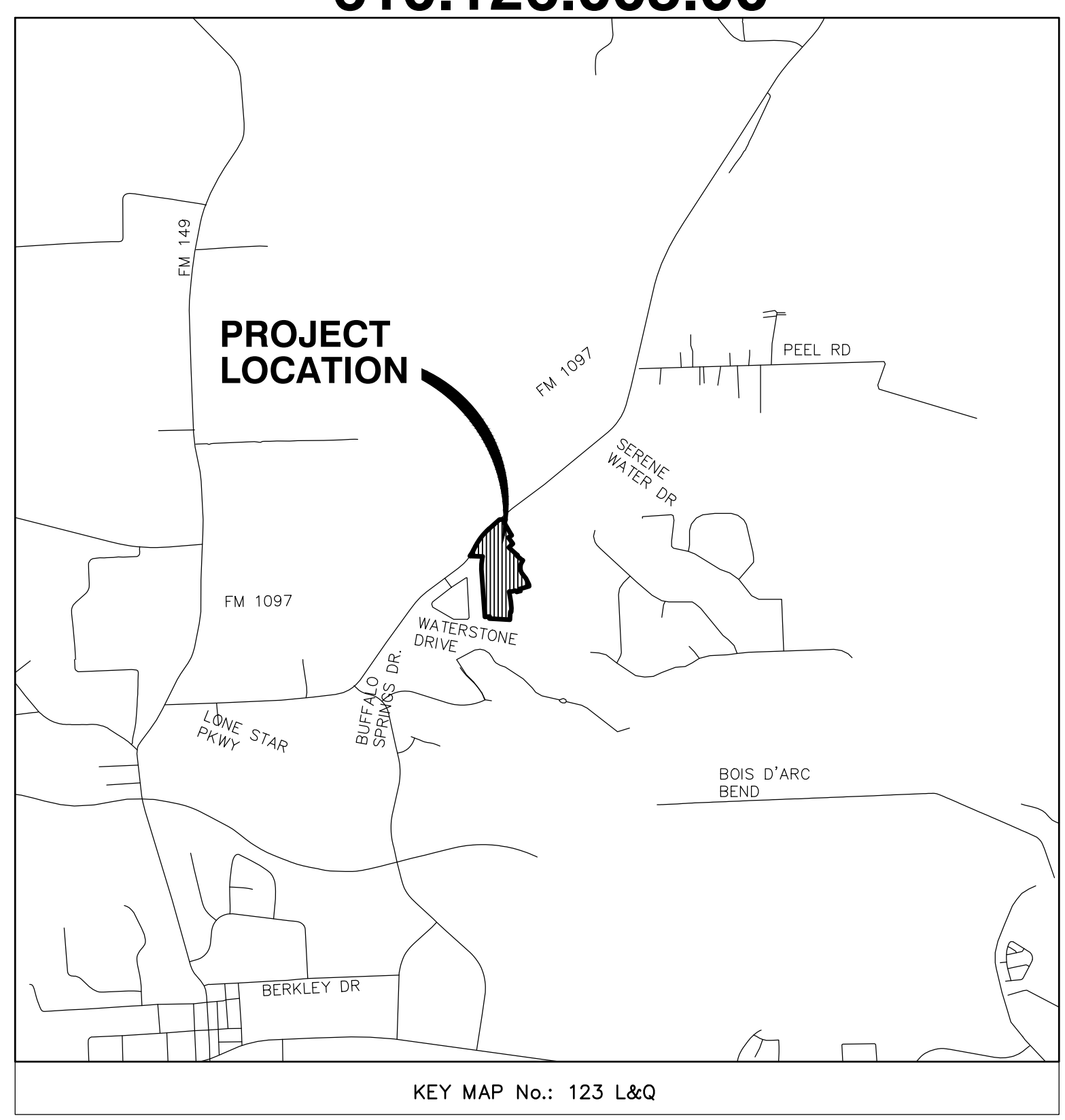
DEVELOPMENT No. 2203
MONTGOMERY COUNTY MUNICIPAL UTILITY DISTRICT NO. 224
CITY OF MONTGOMERY
MONTGOMERY COUNTY, TX
610.126.005.00



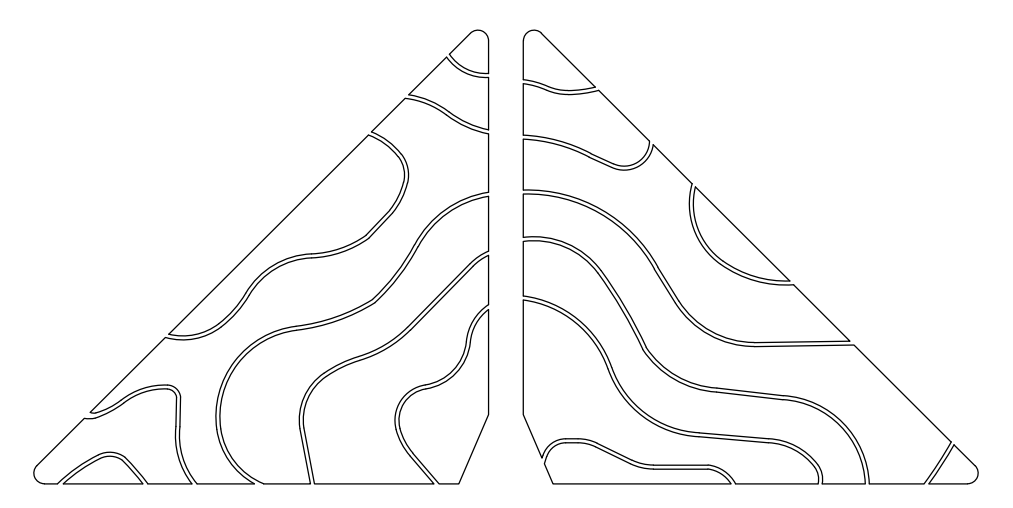
MONTGOMERY COUNTY AREA VICINITY MAP
N.T.S.

SHEET LIST TABLE

SHEET NO.	SHEET TITLE
1	COVER SHEET
2	GENERAL NOTES
3	WATER & SANITARY LAYOUT
4	DRAINAGE LAYOUT (1 OF 2)
5	DRAINAGE LAYOUT (2 OF 2)
6	DRAINAGE CALCULATIONS
7	GRADING LAYOUT
8	STORM WATER POLLUTION PREVENTION PLAN
9	TRAFFIC SIGNAGE & PAVEMENT MARKINGS
10	SILVER SPUR LANE
11	RED RIVER DRIVE (STA 0+00 TO 7+00)
12	RED RIVER DRIVE (STA 7+00 TO 14+00)
13	LONGHORN RUN DRIVE
14	PRAIRIE RIDGE LANE
15	BLUEBONNET BEND DRIVE (STA 0+00 TO 7+50)
16	BLUEBONNET BEND DRIVE (STA 7+50 TO 12+50)
17	CULVERT CROSSING
18	OFFSITE WATER
19	OFFSITE SANITARY & BASELINE A
20	WATER DETAILS (1 OF 2)
21	WATER DETAILS (2 OF 2)
22	SANITARY SEWER DETAILS
23	STORM SEWER DETAILS
24	STORM WATER POLLUTION PREVENTION PLAN DETAILS
25	PAVING DETAILS (1 OF 2)
26	PAVING DETAILS (2 OF 2)
27	CULVERT HEADWALL DETAILS
28	TRAFFIC CONTROL PLAN
29	LANDSCAPE PLAN



LOCATION MAP
N.T.S.



ELEVATION

land solutions
TBPE REGISTRATION NUMBER F-22671

BENCHMARK:
SOURCE BENCHMARK:
ELEVATIONS SHOWN HEREON ARE BASED ON NATIONAL
GEODETIC SURVEY MONUMENT DESIGNATION HGCSDB1, PID No.
A16405
HAVING PUBLISHED INFORMATION AS FOLLOWS:
LATITUDE : 30° 21' 12.45392" NORTH
LONGITUDE : 095° 34' 45.02514" WEST
ORTHO HEIGHT : 212.4 FT. (64.74 METERS)
HORIZONTAL DATUM : NAD83 (2011)
VERTICAL DATUM : NAVD88

FLOODPLAIN INFORMATION:
ACCORDING TO MAP Nos. 483380200G OF THE FEDERAL
EMERGENCY MANAGEMENT AGENCY'S FLOOD INSURANCE RATE
MAPS FOR MONTGOMERY COUNTY, DATED AUGUST 18, 2014,
THE SUBJECT TRACT IS SITUATED WITHIN: UNSHADED ZONE "X",
DEFINED AS AREAS DETERMINED TO BE OUTSIDE THE 100-YEAR
FLOOD PLAIN.

THIS FLOOD STATEMENT DOES NOT IMPLY THAT THE PROPERTY
OR STRUCTURES THEREON WILL BE FREE FROM FLOODING OR
FLOOD DAMAGE. ON RARE OCCASIONS FLOODS CAN AND WILL
OCCUR AND FLOOD HEIGHTS MAY BE INCREASED BY MAN-MADE
OR NATURAL CAUSES. THIS FLOOD STATEMENT SHALL NOT
CREATE LIABILITY ON THE PART OF THE SURVEYOR.

DATE	REVISION	APP.

GARRET J. DUHON
9709 LAKESIDE BLVD.
SUITE 200
THE WOODLANDS, TX 77381
(832) 823-2200

TBPE NO. F-22671
CITY OF MONTGOMERY CITY ENGINEER SIGNATURE BLOCK

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

PM: GD DFT: MAQ
DSN:STM DATE: MAY 2023

SHEET 1 OF 29

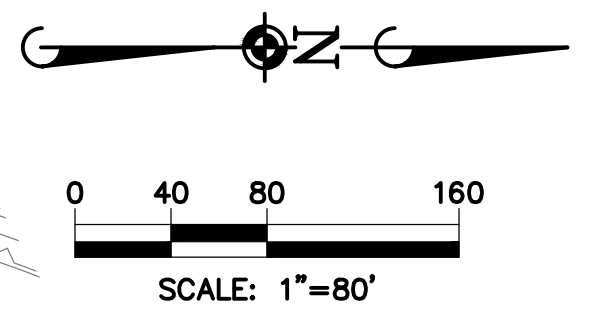
ELEVATION LAND SOLUTIONS - MONTGOMERY BEND SEC 1 - PROJECT NO. 610.126.005.00

P:\610.126 Mabry and Faulkner Tract\005 Sec 1.dwg - Plot Set Drawings\COVER SHEET.dwg 6/9/2023 3:59 PM

ONE-CALL NOTIFICATION SYSTEM
CALL BEFORE YOU DIG!!!
(713) 223-4567 (In Houston)
(New Statewide Number Outside Houston)
1-800-344-8317

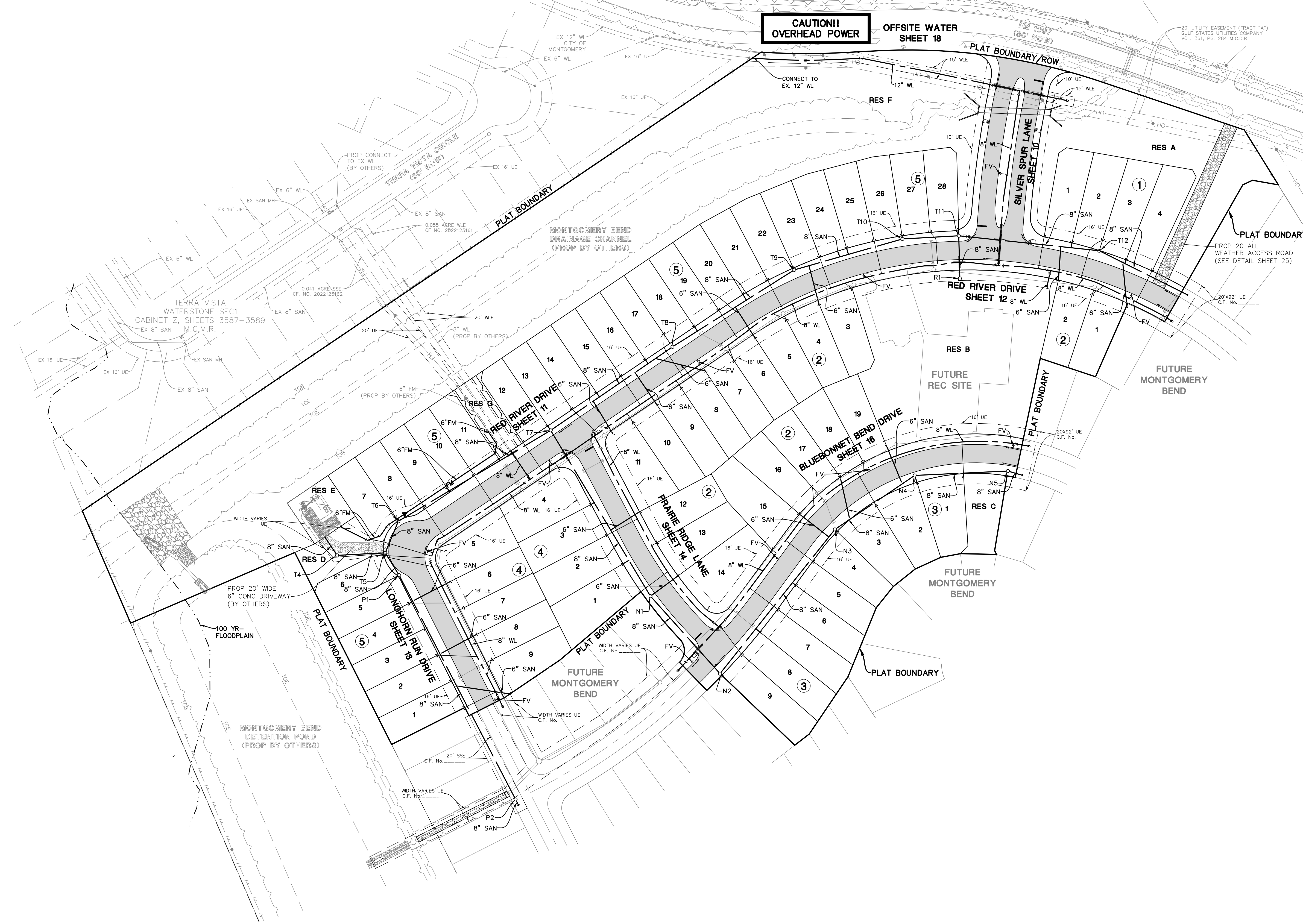
48 HOUR NOTICE:
CONTRACTOR SHALL NOTIFY CHRIS ROZNOVSKY
THE CITY OF MONTGOMERY ENGINEER AND
OPERATOR AT 713-789-1900 BEFORE
STARTING WORK ON THIS PROJECT.

ELEVATION LAND SOLUTIONS IS NOT RESPONSIBLE FOR THE SAFETY OF ANY PARTY AT OR ON THE
CONSTRUCTION SITE. SAFETY IS THE SOLE RESPONSIBILITY OF THE CONTRACTOR AND ANY OTHER
PERSON OR ENTITY PERFORMING WORK OR SERVICES. NEITHER THE OWNER NOR ENGINEER ASSUMES
ANY RESPONSIBILITY FOR THE JOB SITE SAFETY OF PERSONS ENGAGED IN THE WORK OR THE MEANS
OR METHODS OF CONSTRUCTION.



ACREAGE
CALLED 1.319 ACRES
SCOTT 2012 TRUST
FILE No. 201812224
O.P.R.M.C.

CAUTION!
OVERHEAD POWER



SERVICE LEAD NOTE:
WATER: ALL SERVICE LEADS ARE 1" DIAMETER.

WATER LINE-SANITARY SEWER CROSSING NOTE:
POSITION ONE FULL SECTION OF RESTRAINED JOINT WATERLINE AND SANITARY SEWER PIPE CENTERED AT CROSSING. INSERT SANITARY SEWER PIPE WITH CEMENT STABILIZED SAND FOR THE TOTAL LENGTH OF ONE PIPE SEGMENT PLUS ONE FOOT BEYOND THE JOINTS ON EACH END. FOR CROSSINGS WHERE PROPOSED WATERLINE IS UNDER PROPOSED SANITARY SEWER, PUT RESTRAINED JOINT DUCTILE IRON PIPE WATERLINE (FOR DIAMETERS LESS THAN 24 INCHES) AND RESTRAINED JOINT PRESSURE RATED (MIN 150 PSI) SANITARY 24" MIN CLEARANCE. NO SEPARATE PAY.

BENCHMARK:
SOURCE BENCHMARK:
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FLOODPLAIN INFORMATION:
ACCORDING TO MAP Nos. 4833002006 OF THE FEDERAL EMERGENCY MANAGEMENT AGENCY'S FLOOD INSURANCE RATE MAPS FOR MONTGOMERY COUNTY, DATED AUGUST 18, 2014, THE SUBJECT TRACT IS SITUATED WITHIN: UNSHADED ZONE "X", DEFINED AS AREAS DETERMINED TO BE OUTSIDE THE 100-YEAR FLOOD PLAIN.

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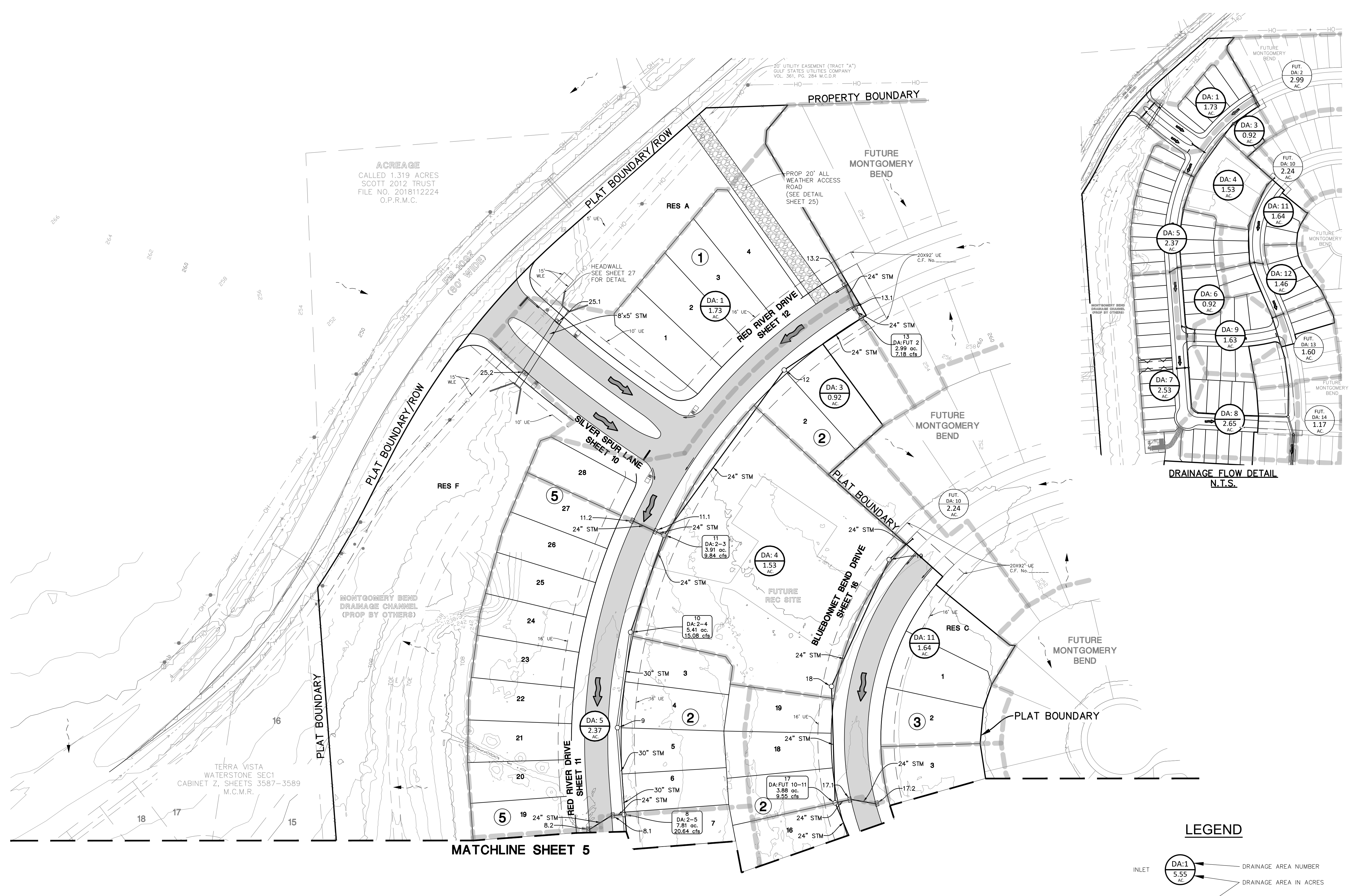
GARRET J. DUHON
9709 LAKESIDE BLVD.
SUITE 200
THE WOODLANDS, TX 77381
(832) 823-2200

TBPE NO. F-22671
CITY OF MONTGOMERY CITY ENGINEER SIGNATURE BLOCK

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

WATER & SANITARY LAYOUT

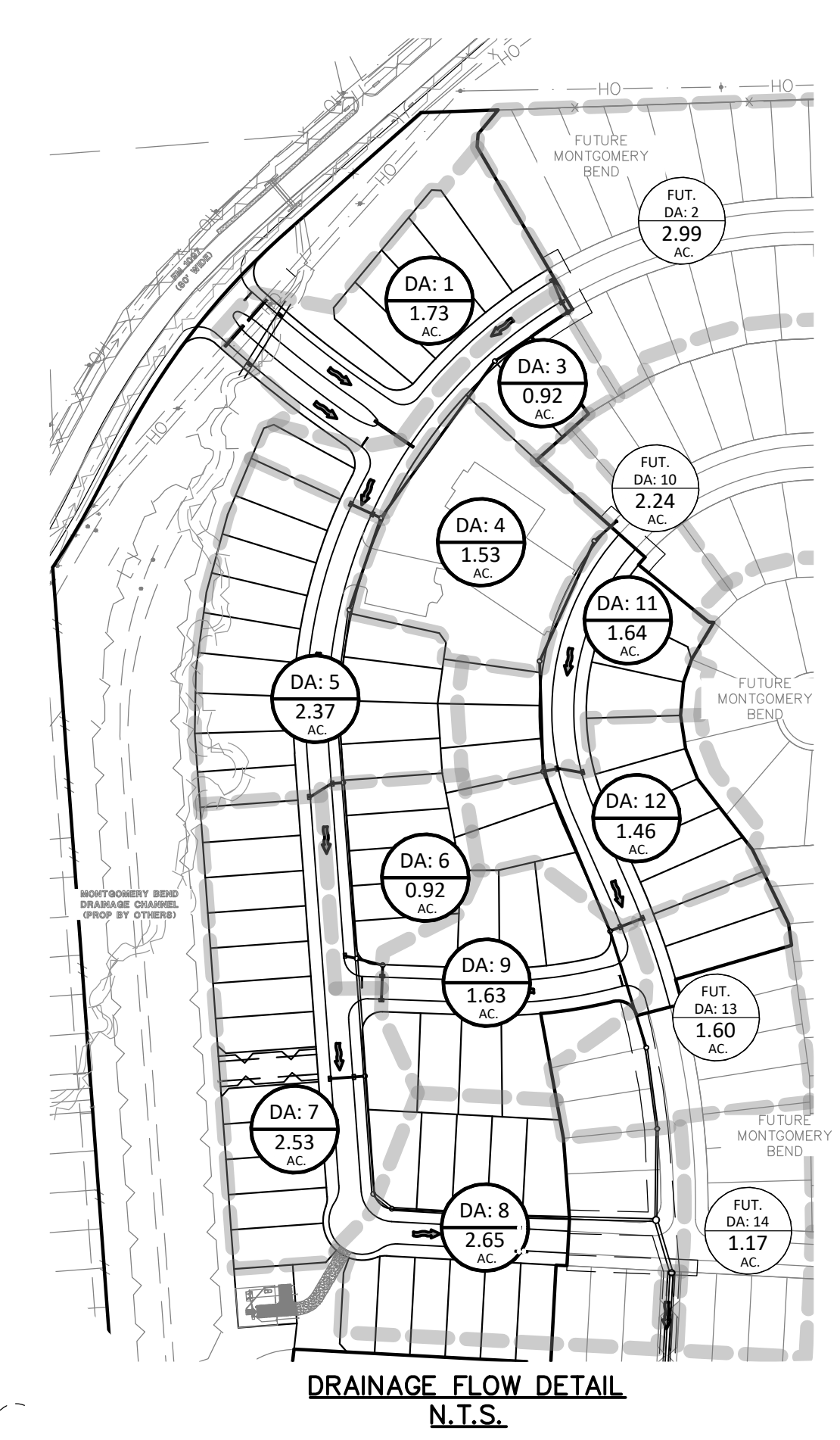
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ACREAGE
 CALLED 1.319 ACRES
 SCOTT 2012 TRUST
 FILE NO. 2018112224
 O.P.R.M.C.

TERRA VISTA
 WATERSTONE SEC1
 CABINET Z, SHEETS 3587-3589
 M.C.M.R.

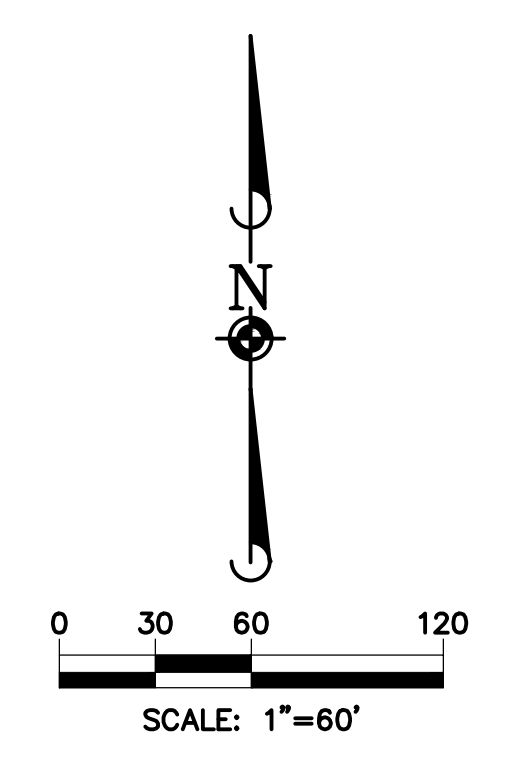
20' UTILITY EASEMENT (TRACT "A")
 GULF STATES UTILITIES COMPANY
 VOL. 361, PG. 284 M.C.D.R.



DRAINAGE FLOW DETAIL
 N.T.S.

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

KEY MAP



BENCHMARK:
 SOURCE BENCHMARK:
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FLOODPLAIN INFORMATION:
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 EMERGENCY MANAGEMENT AGENCY'S FLOOD INSURANCE RATE
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DATE	REVISION	APP.

GARRET J. DUHON
 9709 LAKESIDE BLVD.
 SUITE 200
 THE WOODLANDS, TX 77381
 (832) 823-2200

TBPE NO. F-22671
 CITY OF MONTGOMERY CITY ENGINEER SIGNATURE BLOCK

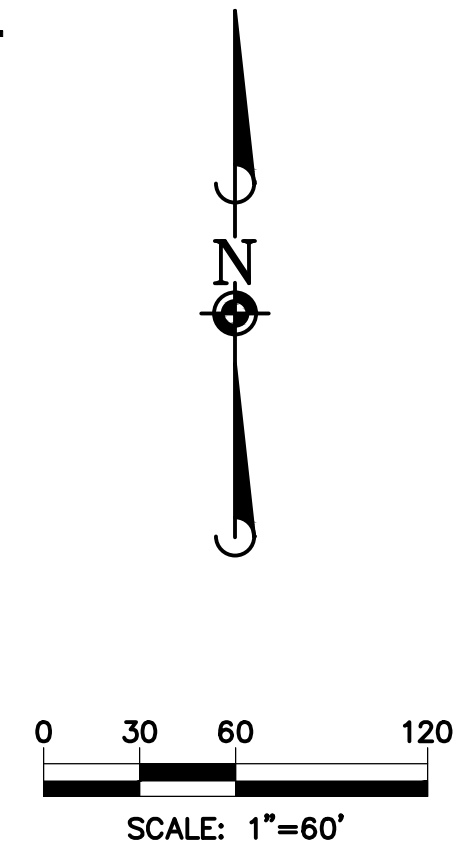
CITY OF MONTGOMERY CITY ENGINEER DATE
 SIGNATURE VALID FOR ONE (1) YEAR

LEGEND

- INLET DA:1 5.55 ac → DRAINAGE AREA NUMBER
- DRAINAGE AREA IN ACRES
- STORM SEWER DA:xx-yy 5.55 ac, 9.99 cfs → 5 YEAR FLOW IN C.F.S.
- DRAINAGE AREA BOUNDARY
- DIRECTION OF 100 YEAR FLOW
- OFFSITE DRAINAGE FLOW

DRAINAGE LAYOUT
 (1 OF 2)

ELEVATION LAND SOLUTIONS - MONTGOMERY BEND SEC 1 - PROJECT NO. 610.126.005.00



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

KEY MAP

LEGEND

- INLET
- STORM SEWER
- DRAINAGE AREA BOUNDARY
- DIRECTION OF 100 YEAR FLOW
- OFFSITE DRAINAGE FLOW

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

DRAINAGE LAYOUT
(2 OF 2)

SHEET 5 OF 29

P:\610.126 Mabry and Faulkner Tract\005_Sec.1.dwg_Plan_Sett_Drainage_OVERALL.dwg_6/9/2023 4:00 PM STALAVEFAME.JVA



Project: Montgomery Bend Section 1
Job Number: 610.126.005.00
Design By: Salvador Talavera Last Updated: 5/23/2023
Jurisdiction: Montgomery County Outside Houston ETJ
Storm Year 1: 5-yr Design Event Ponding Limit: 0.00
Storm Year 2: 100-yr Extreme Event Ponding Limit: 1.00
Storm Year 3:

Table with 3 columns: End Conditions, Flowline, 5-yr HGL, 100-yr HGL. Row: Outfall_1 with values 220.47, 226.00, 228.00.

Intensity (I) = (b / (d + Tc)^e) * Cf
Upstream Tc = 15 + 10 * (Ac^0.1761)

Intensity Coefficients for: Montgomery County Outside Houston ETJ. Table with 2 columns: 5-yr, 100-yr. Rows: b, d, e, Cf.

Main data table with 13 columns: Alignment/Road, Node Upstream, Node Downstream, Pipe Length, Pipe Diameter or Rise, Box Span, Slope, Mannings 'n', Design Capacity, Design Velocity, Fall, Top of Curb Upstream, Gutter Elevation Upstream, Gutter Elevation at Downstream High Point, Node Drop Downstream, Flowline Elevation Upstream, Flowline Elevation Downstream, Drainage Areas (Inlet, Pipes, Total Area, Runoff Coefficient, Weighted C, Sum of C*A), Intensity & Flow (5-yr Intensity, 5-yr Flow, 100-yr Intensity, 100-yr Flow), TOC (Time of Concentration, Change in Time of Concentration, Total TOC), 5-yr Hydraulic Grade Line (Actual Velocity, Hydraulic Gradient, Change in Head, Elevation of Hyd. Grad. Upstream, Elevation of Hyd. Grad. Downstream, Upstream HGL Below Gutter), 100-yr Hydraulic Grade Line (Actual Velocity, Hydraulic Gradient, Change in Head, Elevation of Hyd. Grad. Upstream, Elevation of Hyd. Grad. Downstream, Upstream HGL Below Gutter).

P:\610.126 Mabry and Faulkner Tract\005_Sec_1.dwg_Plan_Set Drawings\DRAINAGE_CALCULATIONS.dwg_6/9/2023 4:00 PM STALAVE@EVA

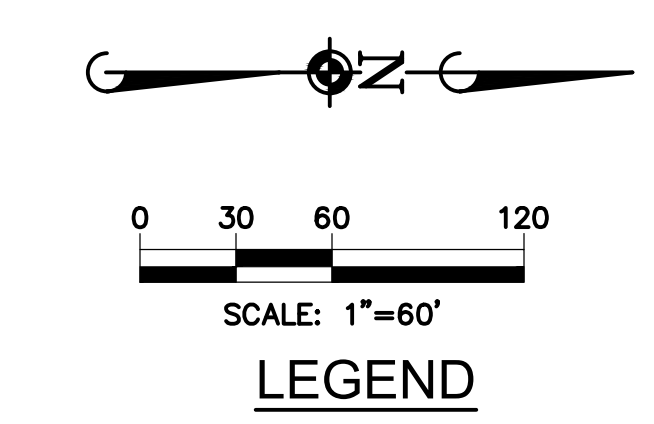
ELEVATION LAND SOLUTIONS - MONTGOMERY BEND SEC 1 - PROJECT NO. 610.126.005.00

Table with 3 columns: DATE, REVISION, APP. Multiple empty rows for revision tracking.

GARRET J. DUHON
9709 LAKESIDE BLVD.
SUITE 200
THE WOODLANDS, TX 77381
(832) 823-2200
TBPE NO. F-22671

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

DRAINAGE CALCULATIONS
SHEET 6 OF 29



- EG-55.0 MATCH EXISTING GROUND ELEV.
- 55.0 LOT GRADE ELEVATION
- 55.55 TOP OF CURB ELEVATION
- 254.7 PAD ELEVATION
- PROPOSED GRADE BREAK
- OFFSITE DRAINAGE FLOW
- PAD AREA

BENCHMARK:
SOURCE BENCHMARK: ELEVATIONS SHOWN HEREON ARE BASED ON NATIONAL GEODETIC SURVEY MONUMENT DESIGNATION HGCSO 81, PID No. A18405
HAVING PUBLISHED INFORMATION AS FOLLOWS:
LATITUDE : 30° 21' 12.45392" NORTH
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ORTHO HEIGHT : 212.4 FT. (64.74 METERS)
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DATE	REVISION	APP.

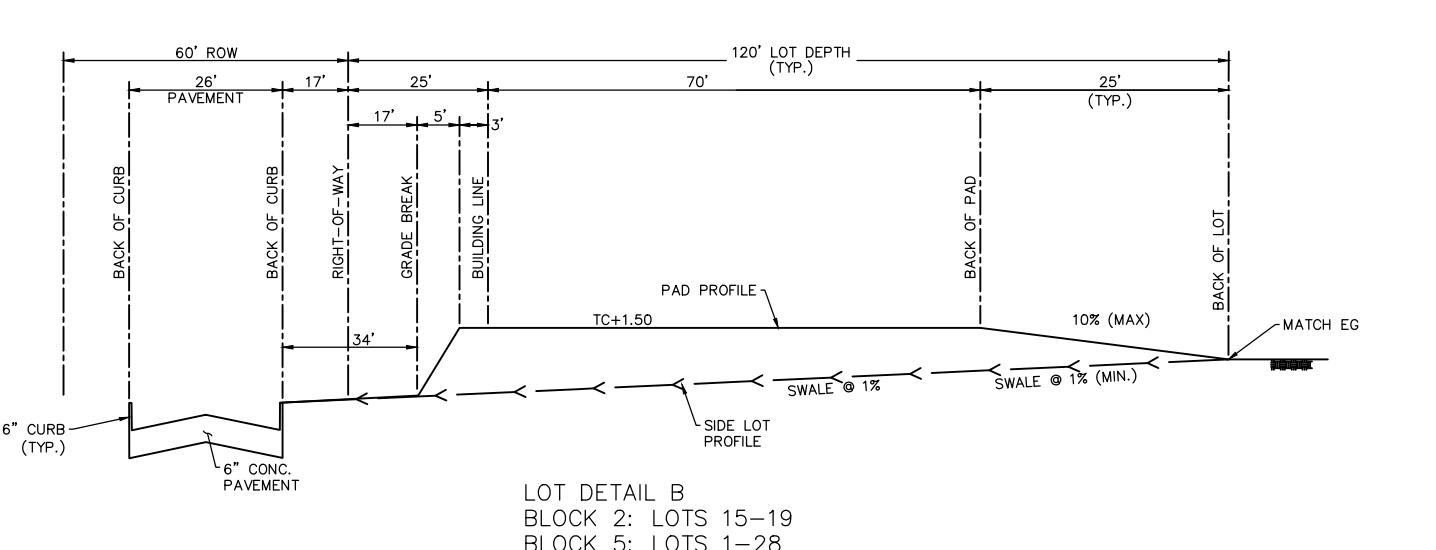
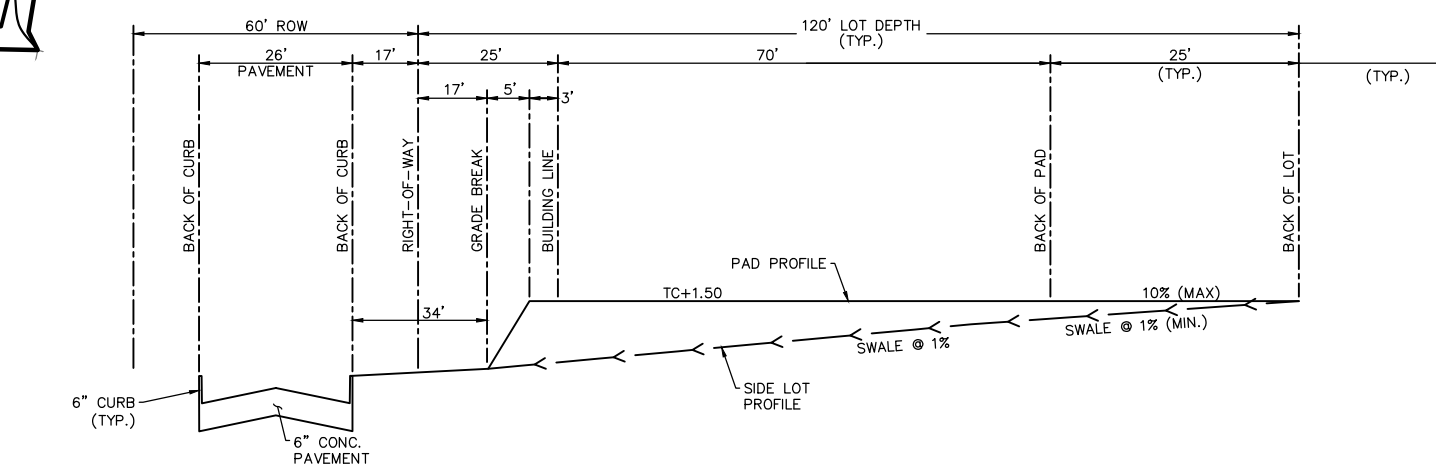
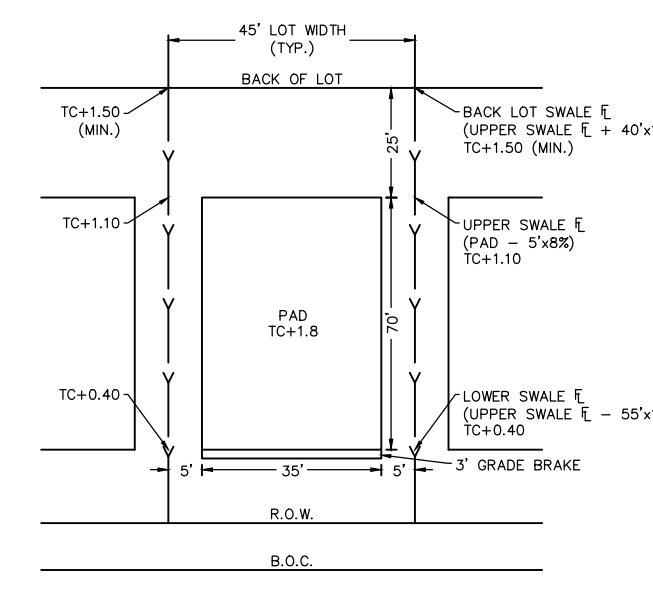
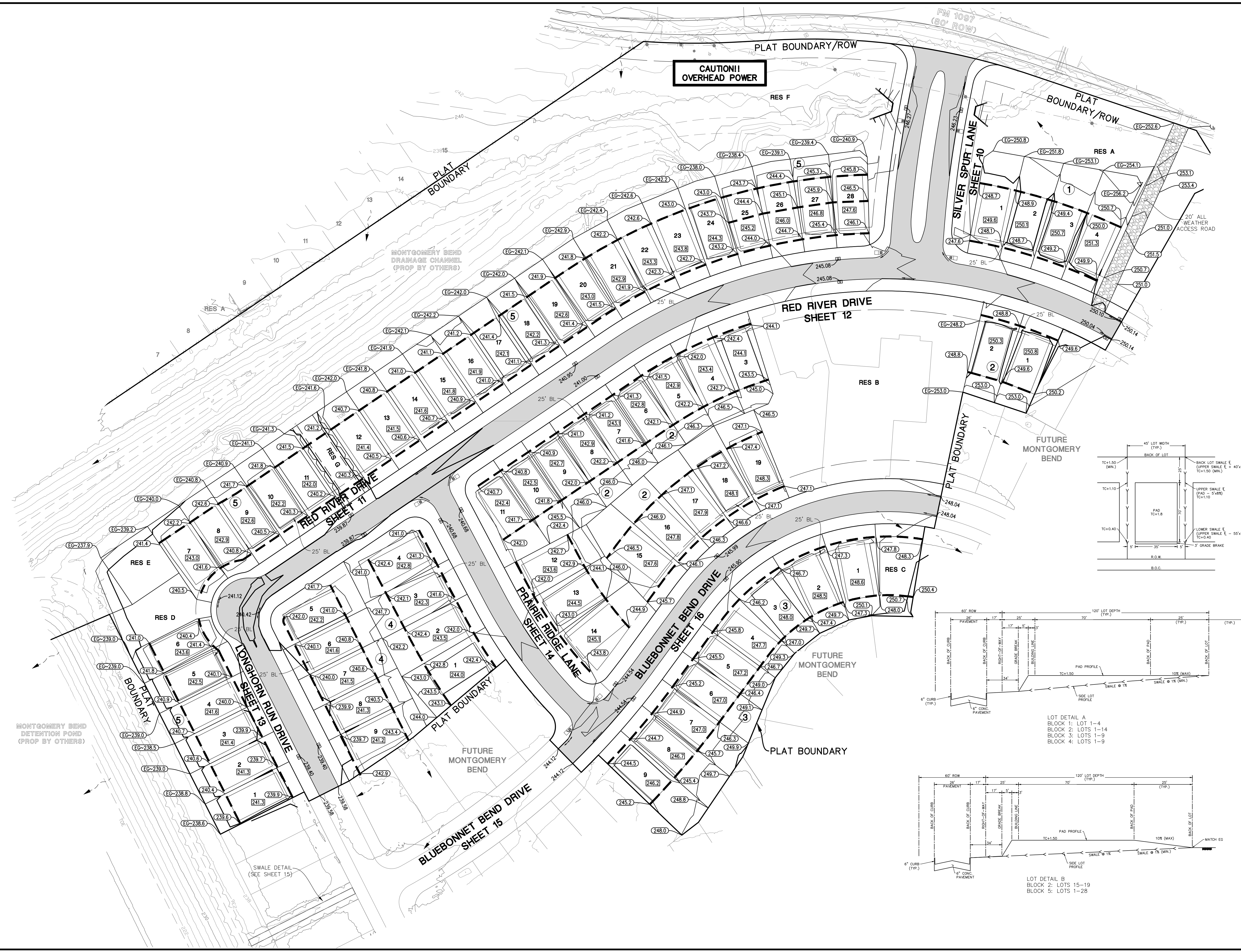
GARRET J. DUHON
9709 LAKESIDE BLVD.
SUITE 200
THE WOODLANDS, TX 77381
(832) 823-2200

TBPE NO. F-22671
CITY OF MONTGOMERY CITY ENGINEER SIGNATURE BLOCK

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

GRADING LAYOUT

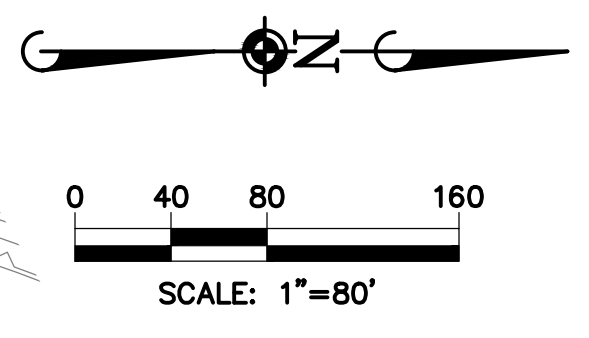
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ELEVATION LAND SOLUTIONS - MONTGOMERY BEND SEC 1 - PROJECT NO. 610.126.005.00

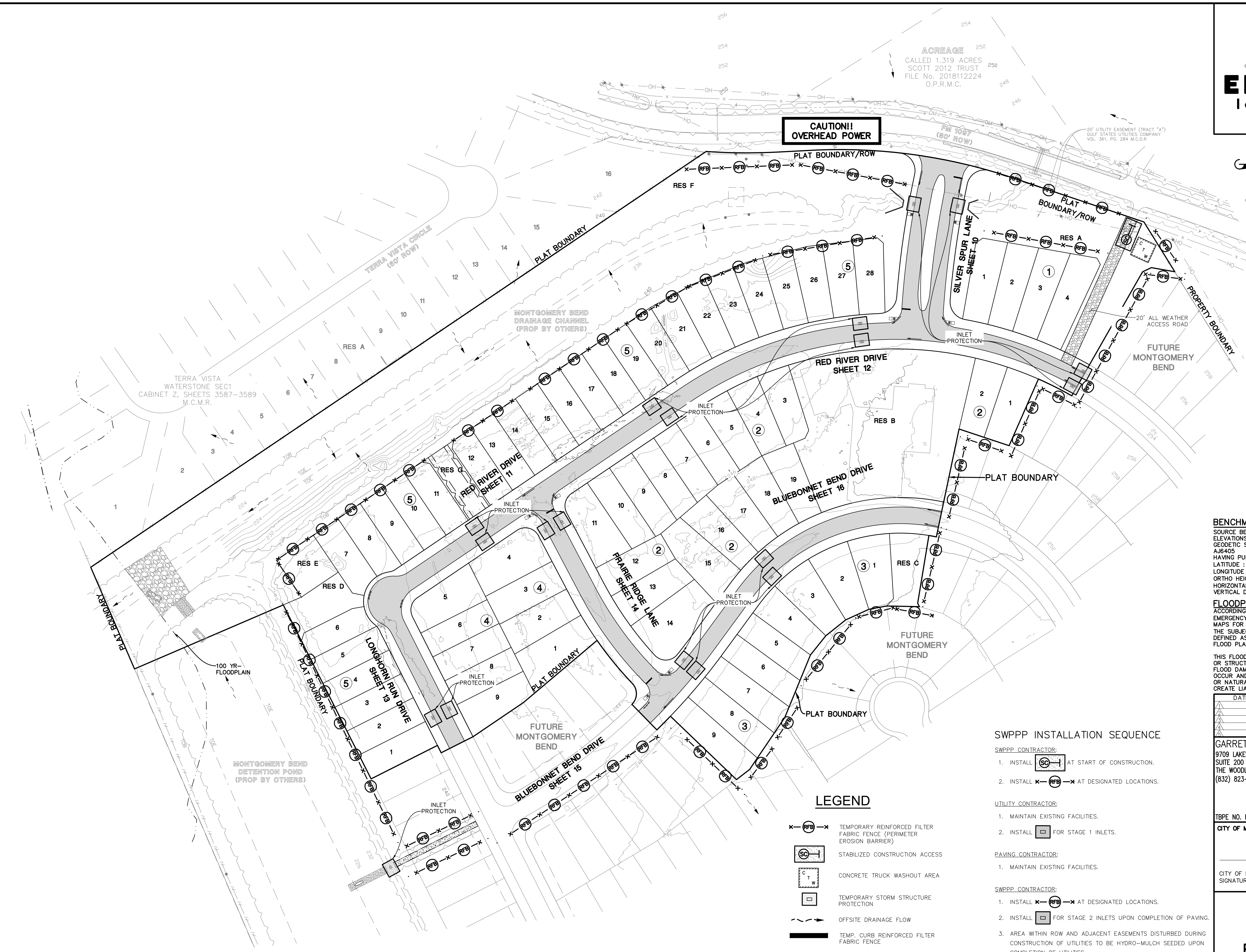


ELEVATION
land solutions
TBPE REGISTRATION NUMBER F-22671
9709 LAKESIDE BLVD, SUITE 200
THE WOODLANDS, TX 77381 832-823-2200



ACREAGE 252
CALLED 1.319 ACRES
SCOTT 2012 TRUST
FILE No. 2018112224
O.P.R.M.C.

**CAUTION!!
OVERHEAD POWER**



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DATE	REVISION	APP.

GARRET J. DUHON
9709 LAKESIDE BLVD.
SUITE 200
THE WOODLANDS, TX 77381
(832) 823-2200

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CITY OF MONTGOMERY CITY ENGINEER SIGNATURE BLOCK

CITY OF MONTGOMERY CITY ENGINEER DATE
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**STORM WATER
POLLUTION
PREVENTION PLAN**

SHEET 8 OF 29

SWPPP INSTALLATION SEQUENCE

- SWPPP CONTRACTOR:**
1. INSTALL [SC] AT START OF CONSTRUCTION.
 2. INSTALL [RFB] AT DESIGNATED LOCATIONS.

- UTILITY CONTRACTOR:**
1. MAINTAIN EXISTING FACILITIES.
 2. INSTALL [] FOR STAGE 1 INLETS.

- PAVING CONTRACTOR:**
1. MAINTAIN EXISTING FACILITIES.

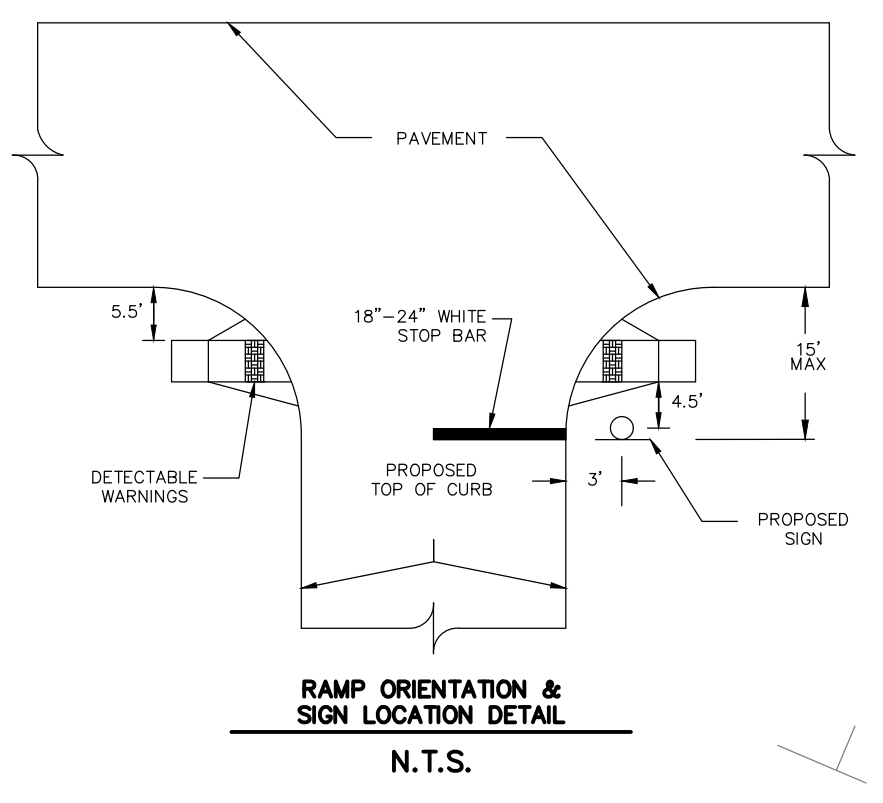
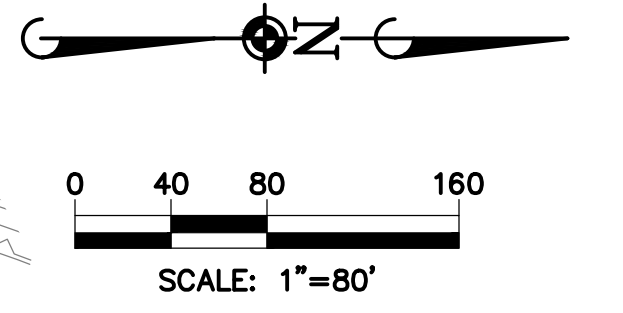
- SWPPP CONTRACTOR:**
1. INSTALL [RFB] AT DESIGNATED LOCATIONS.
 2. INSTALL [] FOR STAGE 2 INLETS UPON COMPLETION OF PAVING.
 3. AREA WITHIN ROW AND ADJACENT EASEMENTS DISTURBED DURING CONSTRUCTION OF UTILITIES TO BE HYDRO-MULCH SEEDED UPON COMPLETION OF UTILITIES.
 4. BROADCAST SEEDING OF DISTURBED AREAS AFTER FINAL GRADING.

LEGEND

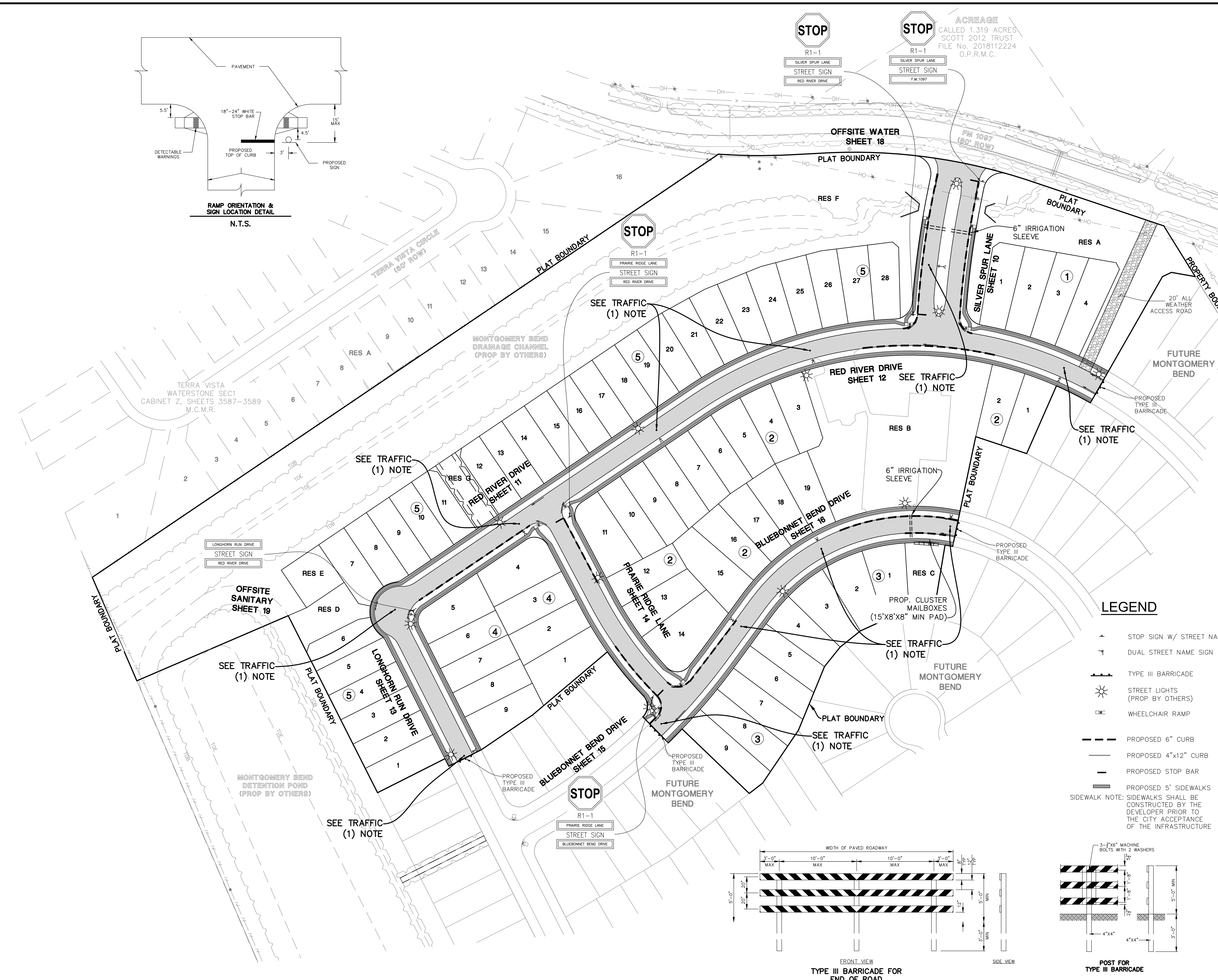
- [RFB] TEMPORARY REINFORCED FILTER FABRIC FENCE (PERIMETER EROSION BARRIER)
 - [SC] STABILIZED CONSTRUCTION ACCESS
 - [C W] CONCRETE TRUCK WASHOUT AREA
 - [] TEMPORARY STORM STRUCTURE PROTECTION
 - [] OFFSITE DRAINAGE FLOW
 - [] TEMP. CURB REINFORCED FILTER FABRIC FENCE
- NOTE: REINFORCED FILTER FABRIC BARRIER TO BE PLACED BEHIND ALL BACK OF CURB

P:\1610126_Mabby and Faulkner Tract\005_Sec 1.dwg - Plot Set Drawings\TRAFFIC SIGNAGE & PAVEMENT MARKINGS.dwg, 6/9/2023, 4:02 PM, GDUHON

ELEVATION
land solutions
TBP# REGISTRATION NUMBER F-22671
9709 LAKESIDE BLVD., SUITE 200
THE WOODLANDS, TX 77381 832-823-2200



ACREAGE CALLED 1.319 ACRES
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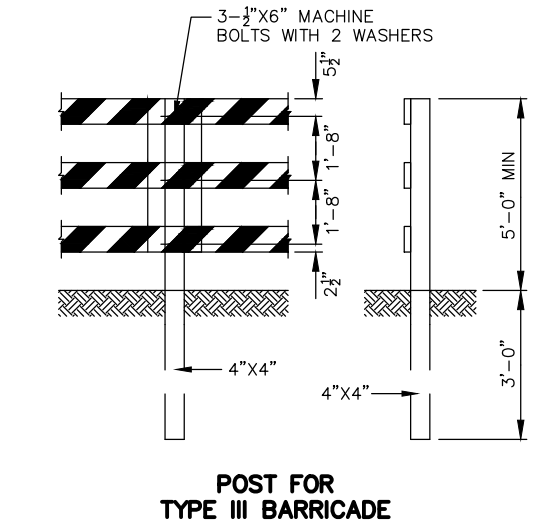
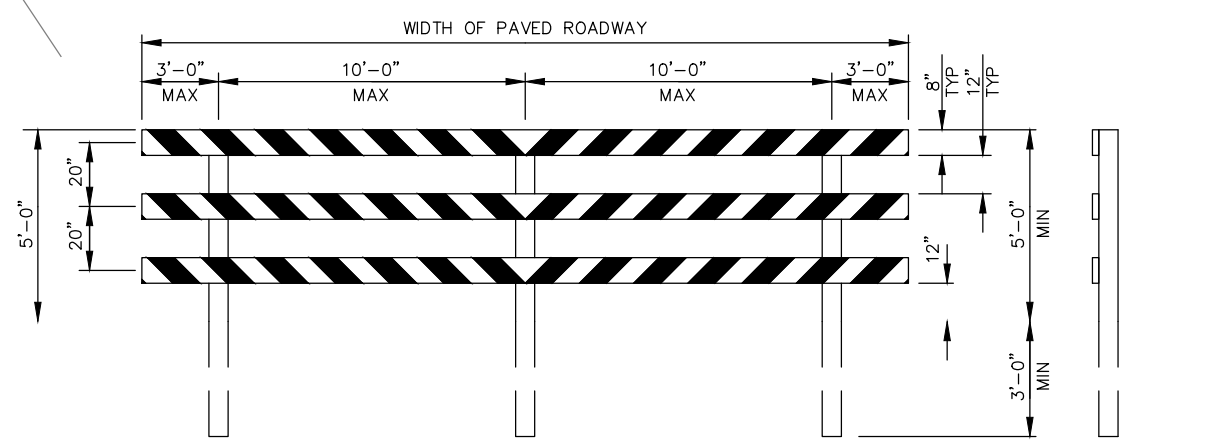
- STREET LIGHTS:**
1. POLES MUST BE A MINIMUM OF 3FT OF BACK OF CURB.
 2. IF THE ELECTRICAL UTILITY PROVIDER STANDARDS CONFLICT WITH THE APPROVED LAYOUT BY THE CITY AND/OR CITY STANDARDS, A VARIANCE MUST BE RECEIVED FROM CITY COUNCIL.
- TRAFFIC BUTTONS & MEDIAN NOSES:**
1. PLACE BLUE TRAFFIC BUTTONS 6" OFF THE CENTERLINE OF THE ROADWAY TOWARDS THE RELATED FLUSH VALVE.
 2. ALL MEDIAN NOSES SHALL BE PAINTED YELLOW.
- STREET SIGN NOTES:**
1. CONTRACTOR TO VERIFY ALL STREET SIGNS WITH THE RECORDED PLAT PRIOR TO ORDERING THE SIGNS.
 2. ALL R-1 STOP SIGNS SHALL BE 30" X 30" DIAMOND GRADE SHEETING.
 3. ALL STREET NAME SIGNS SHALL BE 9" BLADE.
 4. CONTRACTOR TO COORDINATE STREET SIGN COLOR AND TEXT STYLE WITH THE ENGINEER PRIOR TO ORDERING STREET SIGNS.
 5. ALL COMBINATION STREET AND REGULATORY SIGNS SHALL BE LOCATED AT CURB RETURNS UNLESS OTHERWISE NOTED.

BENCHMARK:
SOURCE BENCHMARK:
ELEVATIONS SHOWN HEREON ARE BASED ON NATIONAL GEODETIC SURVEY MONUMENT DESIGNATION HGCD 81, PID No. A16405
HAVING PUBLISHED INFORMATION AS FOLLOWS:
LATITUDE : 30° 21' 12.45392" NORTH
LONGITUDE : 095° 34' 45.02514" WEST
ORTHO HEIGHT : 212.4 FT. (64.74 METERS)
HORIZONTAL DATUM : NAD83 (2011)
VERTICAL DATUM : NAVD88

FLOODPLAIN INFORMATION:
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- LEGEND**
- STOP SIGN W/ STREET NAME
 - DUAL STREET NAME SIGN
 - TYPE III BARRICADE
 - STREET LIGHTS (PROP BY OTHERS)
 - WHEELCHAIR RAMP
 - PROPOSED 6" CURB
 - PROPOSED 4"x12" CURB
 - PROPOSED STOP BAR
 - PROPOSED 5' SIDEWALKS
- SIDEWALK NOTE: SIDEWALKS SHALL BE CONSTRUCTED BY THE DEVELOPER PRIOR TO THE CITY ACCEPTANCE OF THE INFRASTRUCTURE



FOR TYPE III BARRICADE FOR END OF ROAD, THE THREE (3) RAILS SHALL BE REFLECTIVE RED AND REFLECTIVE WHITE STRIPES ON SIDE FACING TRAFFIC

DATE	REVISION	APP.

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SUITE 200
THE WOODLANDS, TX 77381
(832) 823-2200

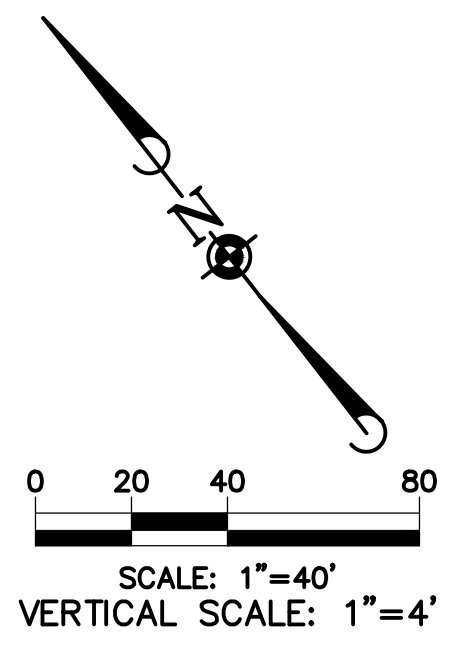
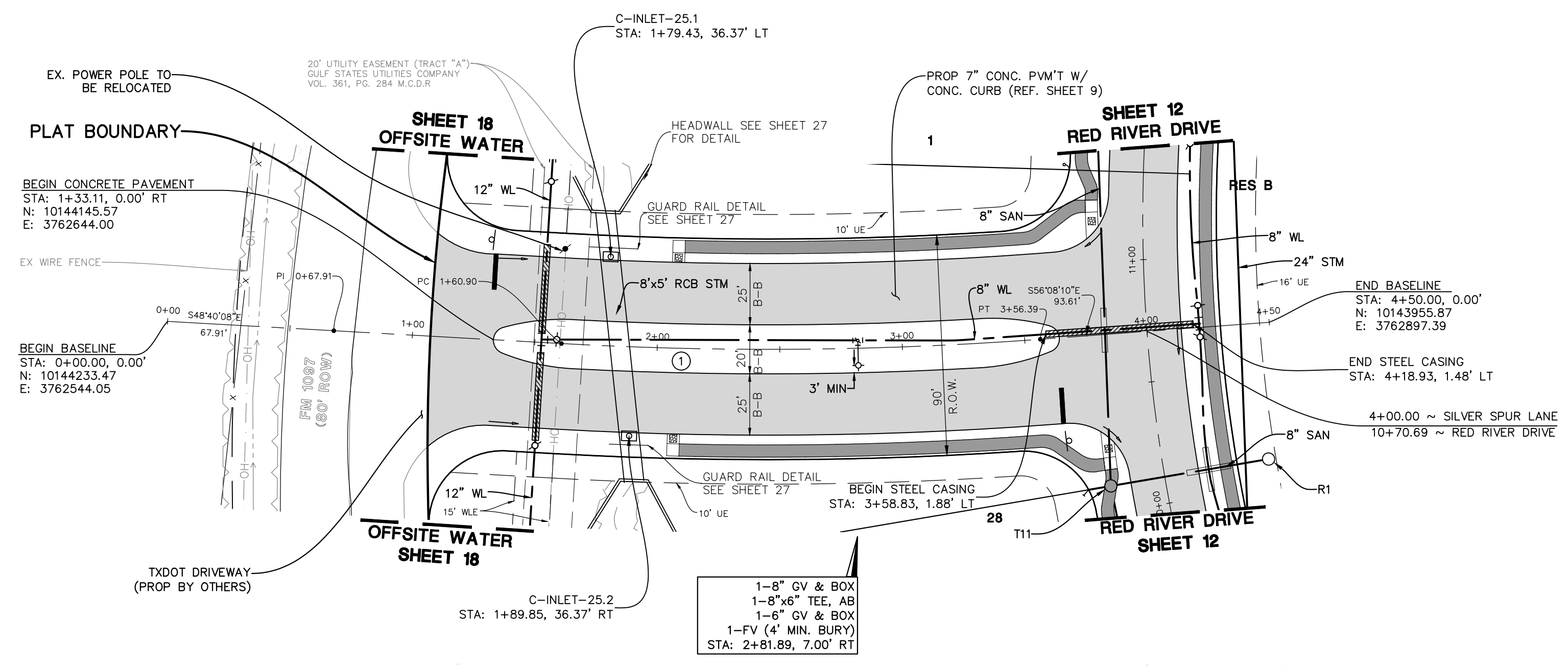
TBP# NO. F-22671
CITY OF MONTGOMERY CITY ENGINEER SIGNATURE BLOCK

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

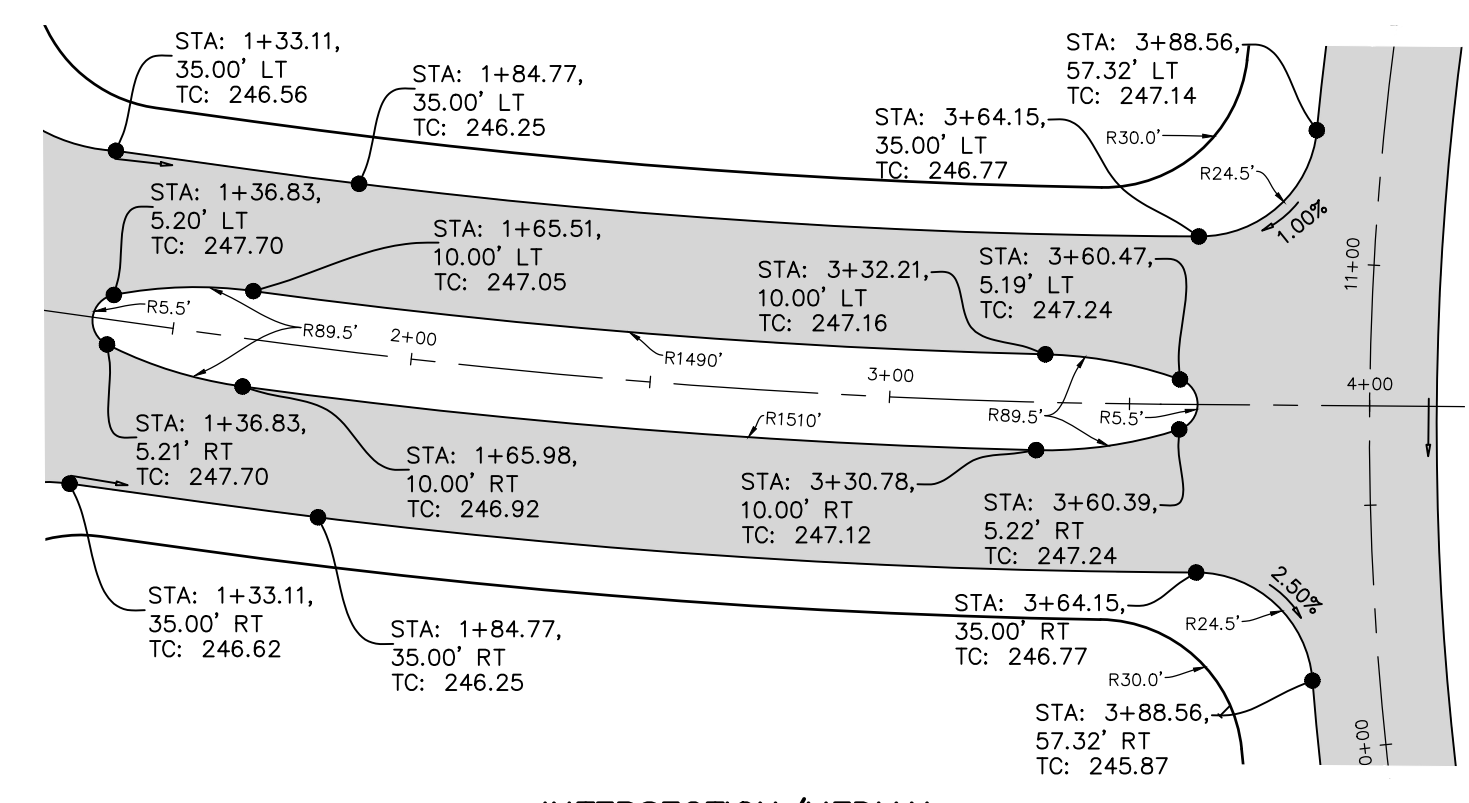
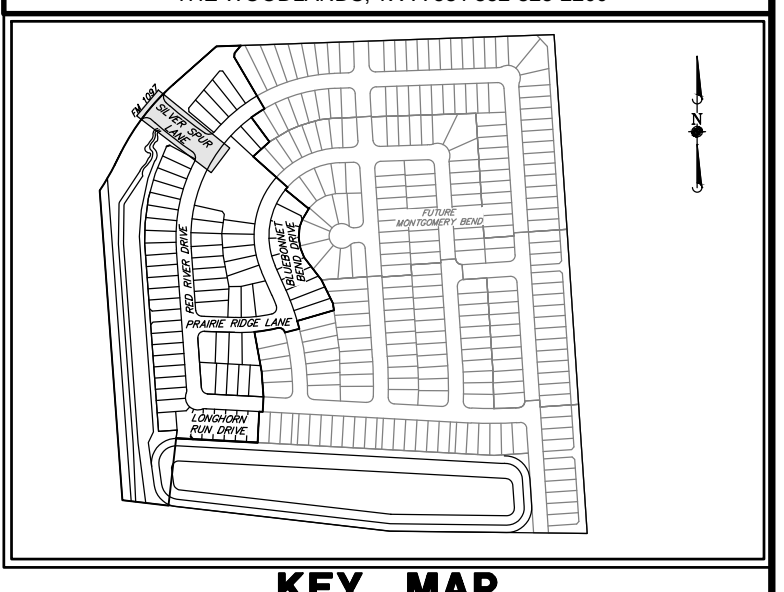
TRAFFIC SIGNAGE & PAVEMENT MARKINGS

① CURVE DATA
 STA=1+60.90' TO
 STA=3+56.39'
 Δ=007°28'01"
 L=195.49'
 R=1500.00'
 T=97.88'

**CAUTION!!
OVERHEAD POWER**



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 TBPE REGISTRATION NUMBER F-22671
 9709 LAKESIDE BLVD, SUITE 200
 THE WOODLANDS, TX 77381 832-823-2200



**INTERSECTION/MEDEAN
DETAIL**
 SCALE: 1"=40"

**WATER LINE-SANITARY SEWER
CROSSING NOTE:**

POSITION ONE FULL SECTION OF RESTRAINED JOINT WATERLINE AND SANITARY SEWER PIPE CENTERED AT CROSSING. INSERT SANITARY SEWER PIPE WITH CEMENT STABILIZED SAND FOR THE TOTAL LENGTH OF ONE PIPE SEGMENT PLUS ONE FOOT BEYOND THE JOINTS ON EACH END. FOR CROSSINGS WHERE PROPOSED WATERLINE IS UNDER PROPOSED SANITARY SEWER, PUT RESTRAINED JOINT DUCTILE IRON PIPE WATERLINE (FOR DIAMETERS LESS THAN 24 INCHES) AND RESTRAINED JOINT PRESSURE RATED (MIN 150 PSI) SANITARY 24" MIN CLEARANCE. NO SEPARATE PAY.

- FILL NOTES:**
- EXISTING DRAINAGE SWALES: ALL EXISTING DRAINAGE SWALES SHALL BE FILLED AS SHOWN WITH MATERIAL FROM EXISTING ADJACENT SPOIL BANKS IN MAXIMUM 8" LOOSE LIFTS AND COMPACTED TO 95% PROCTOR DENSITY AS PER AASHTO TEST METHOD T-99.
 - EXISTING DRAINAGE SWALES: ALL EXISTING DRAINAGE SWALES UNDER PROPOSED CONCRETE PAVEMENT SHALL BE CLEANED, MUCKED OUT AND SCARIFIED TO A MINIMUM DEPTH OF 6" AND FILLED AS SPECIFIED ABOVE IN FILL NOTE NO. 1. NO SEPARATE PAY.
 - ROADWAY EMBANKMENT: STRIP 3" OF VEGETATION FROM AREA TO BE FILLED AND RE-COMPACT SOIL TO 95% PROCTOR DENSITY. PLACE FILL MATERIAL AS SPECIFIED IN FILL NOTE NO. 1.

BENCHMARK:
 SOURCE BENCHMARK:
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FLOODPLAIN INFORMATION:
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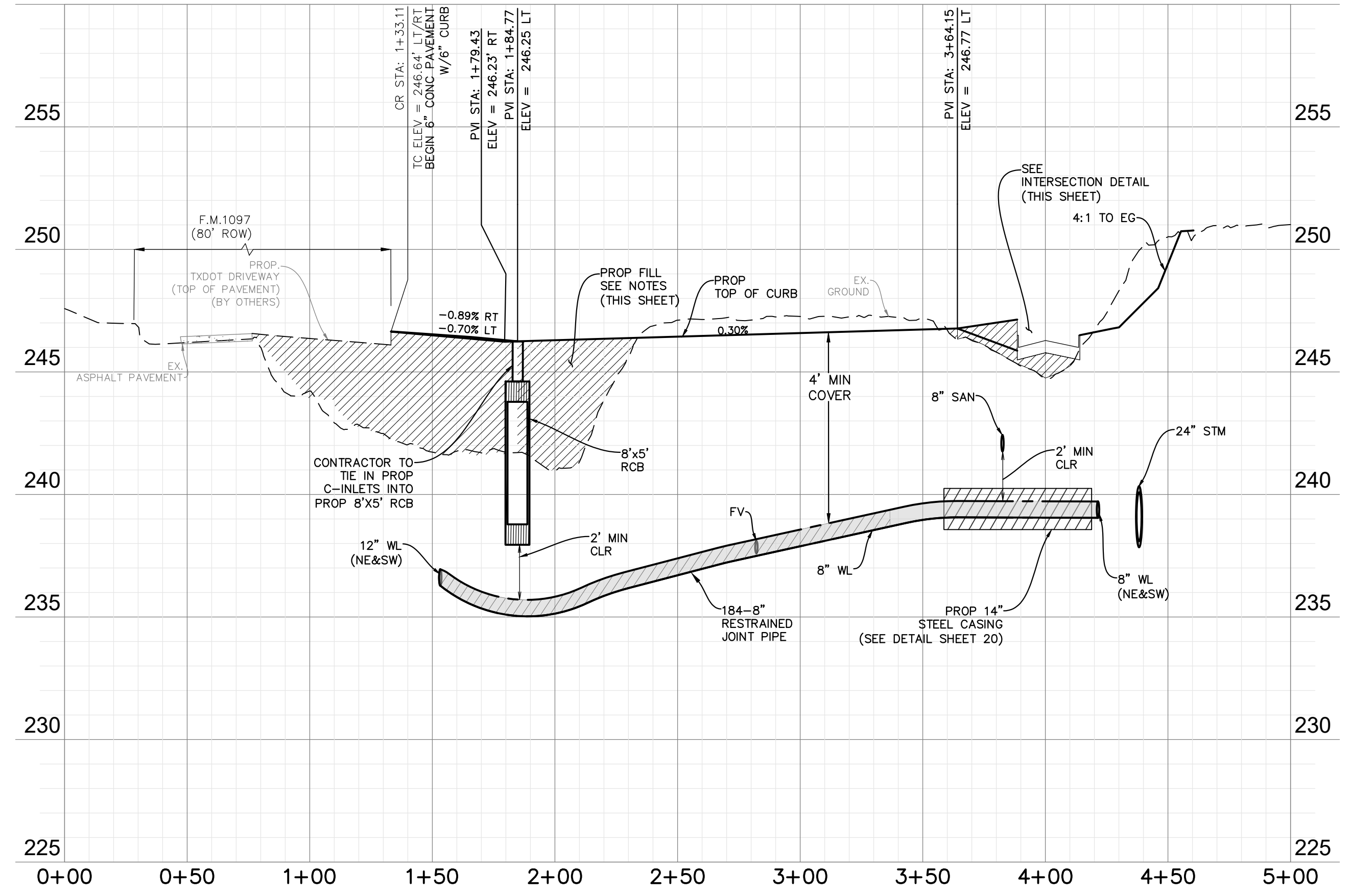
TBPE NO. F-22671

CITY OF MONTGOMERY CITY ENGINEER SIGNATURE BLOCK

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

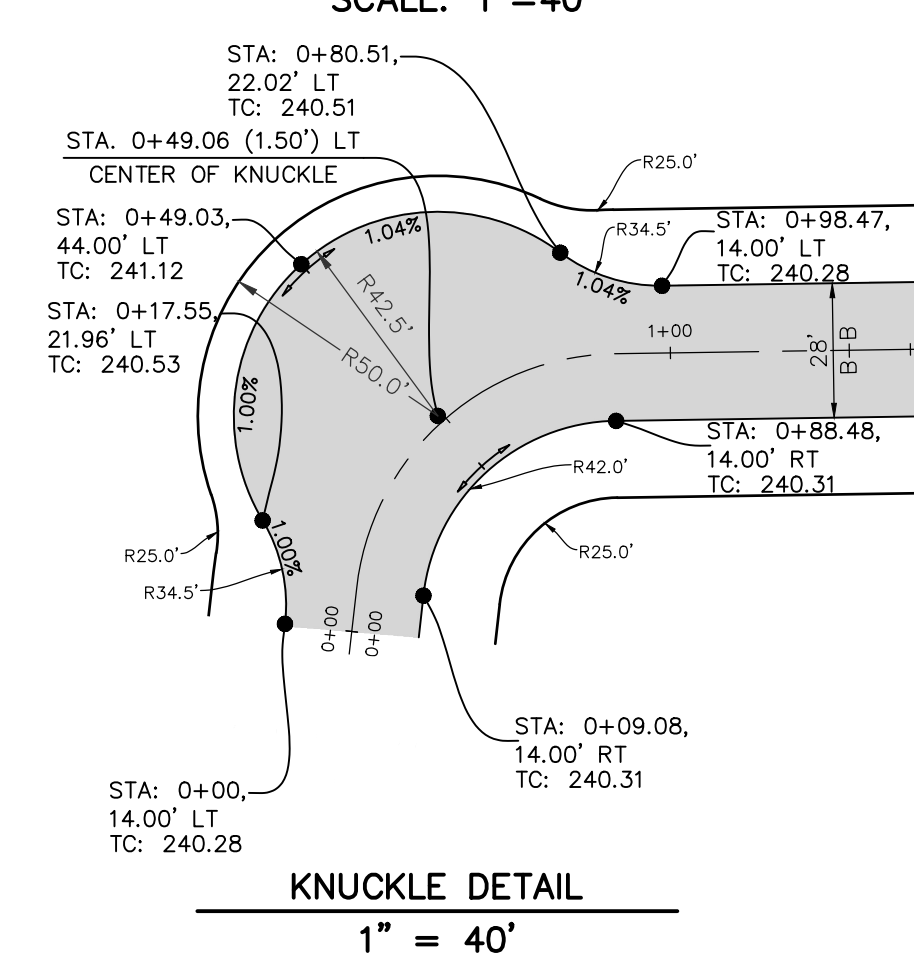
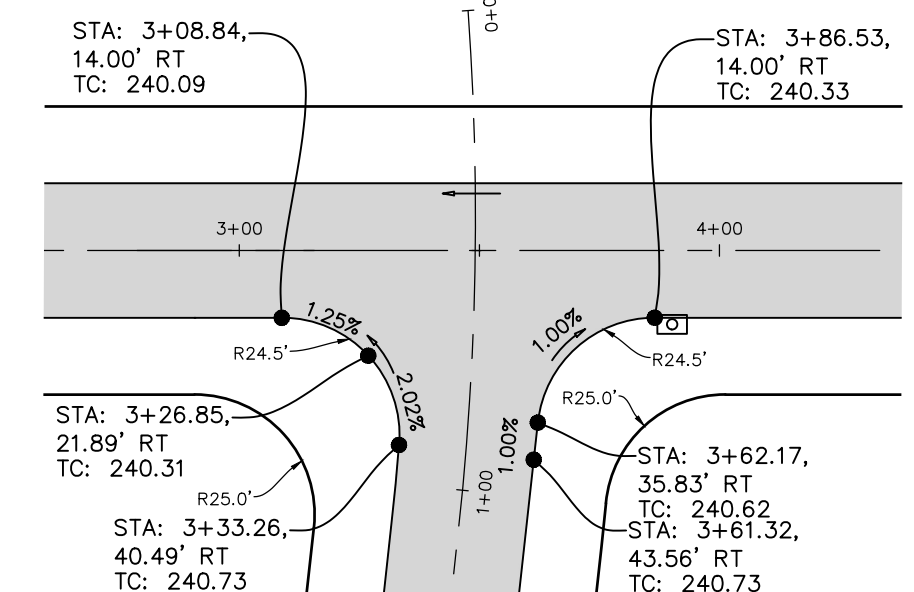
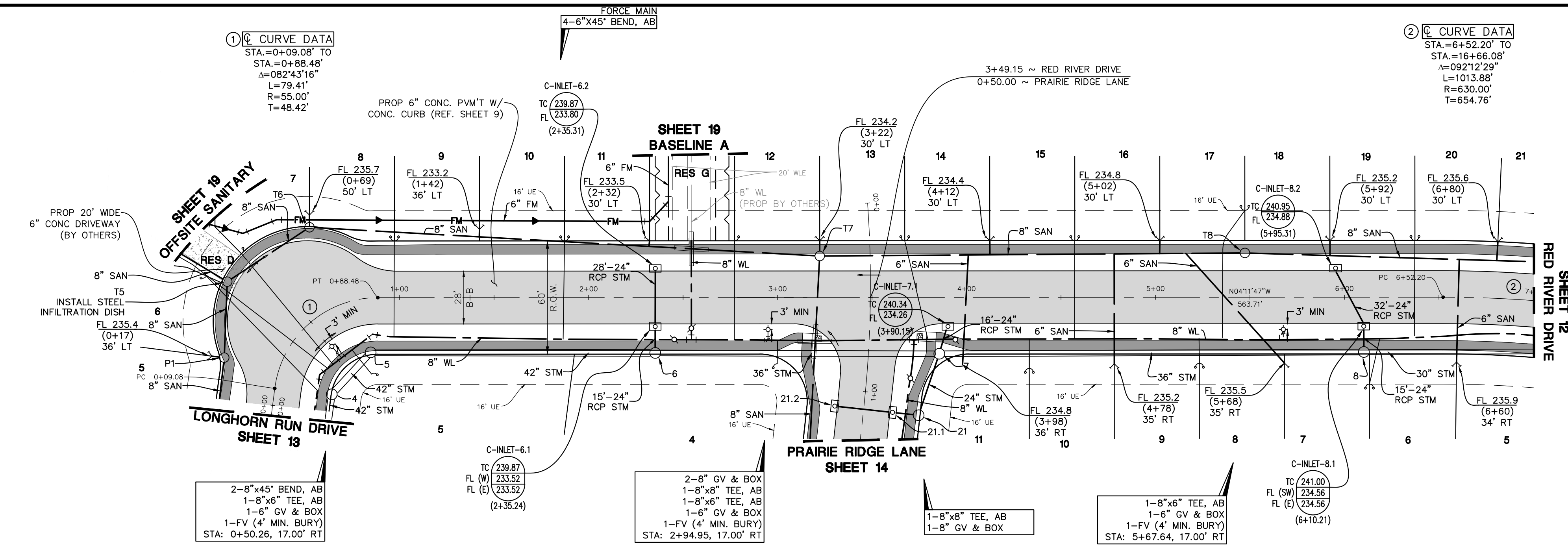
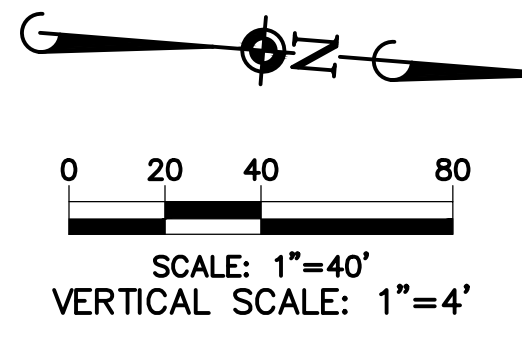
SILVER SPUR LANE

SILVER SPUR LANE

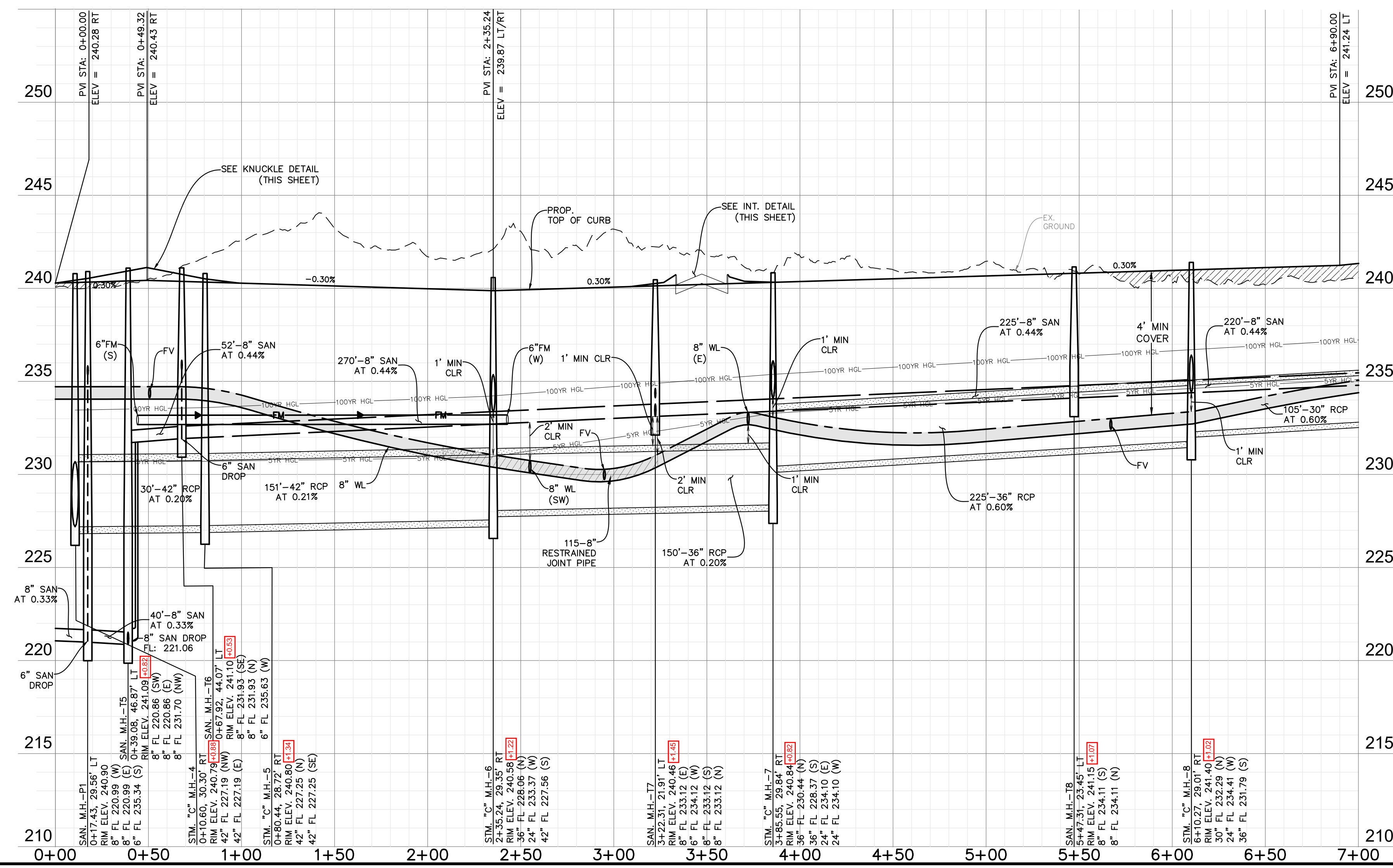


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TBP REGISTRATION NUMBER F-22671
9709 LAKESIDE BLVD, SUITE 200
THE WOODLANDS, TX 77381 832-823-2200

KEY MAP



RED RIVER DRIVE



WATER LINE-SANITARY SEWER CROSSING NOTE:
POSITION ONE FULL SECTION OF RESTRAINED JOINT WATERLINE AND SANITARY SEWER PIPE CENTERED AT CROSSING. INSERT SANITARY SEWER PIPE WITH CEMENT STABILIZED SAND FOR THE TOTAL LENGTH OF ONE PIPE SEGMENT PLUS ONE FOOT BEYOND THE JOINTS ON EACH END. FOR CROSSINGS WHERE PROPOSED WATERLINE IS UNDER PROPOSED SANITARY SEWER, PUT RESTRAINED JOINT DUCTILE IRON PIPE WATERLINE (FOR DIAMETERS LESS THAN 24 INCHES) AND RESTRAINED JOINT PRESSURE RATED (MIN 150 PS) SANITARY 24" MIN CLEARANCE. NO SEPARATE PAY.

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3) ROADWAY EMBANKMENT: STRIP 3" OF VEGETATION FROM AREA TO BE FILLED AND RE-COMPACT SOIL TO 95% PROCTOR DENSITY. PLACE FILL MATERIAL AS SPECIFIED IN FILL NOTE NO. 1

BENCHMARK:
SOURCE BENCHMARK: ELEVATIONS SHOWN HEREON ARE BASED ON NATIONAL GEODETIC SURVEY MONUMENT DESIGNATION HGCD 81, PID No. A186405
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VERTICAL DATUM : NAVD88

FLOODPLAIN INFORMATION:
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SUITE 200
THE WOODLANDS, TX 77381
(832) 823-2200

TBPE NO. F-22671
CITY OF MONTGOMERY CITY ENGINEER SIGNATURE BLOCK

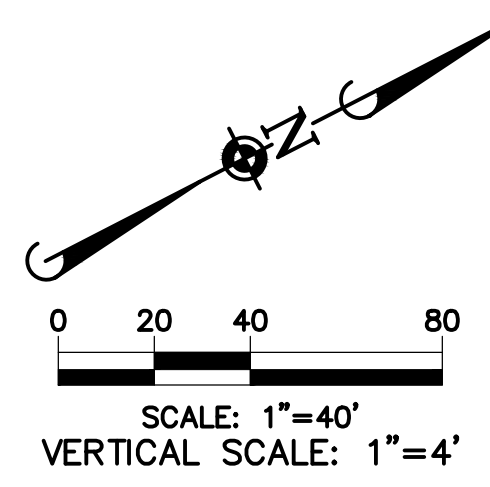
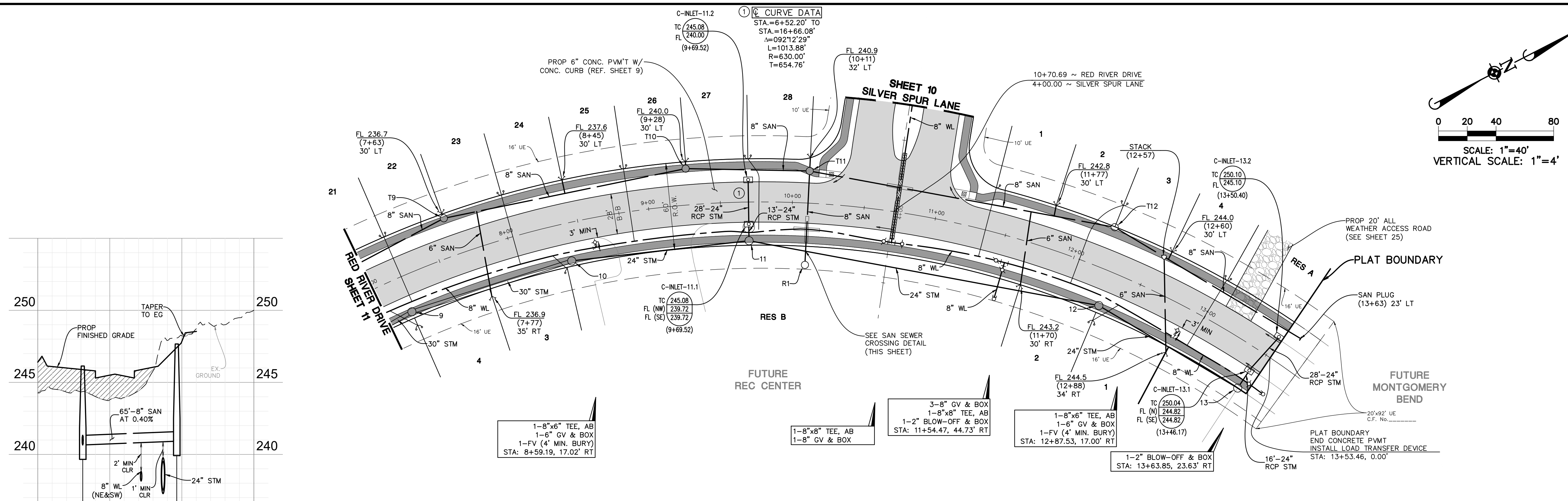
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SIGNATURE VALID FOR ONE (1) YEAR

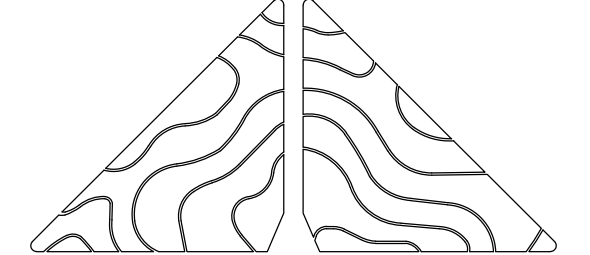
RED RIVER DRIVE
(STA 0+00 TO 7+00)

SHEET 11 OF 29

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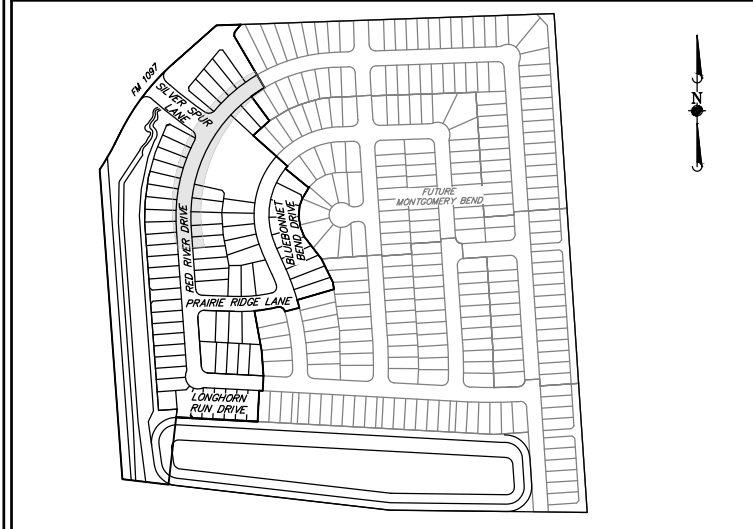


ELEVATION

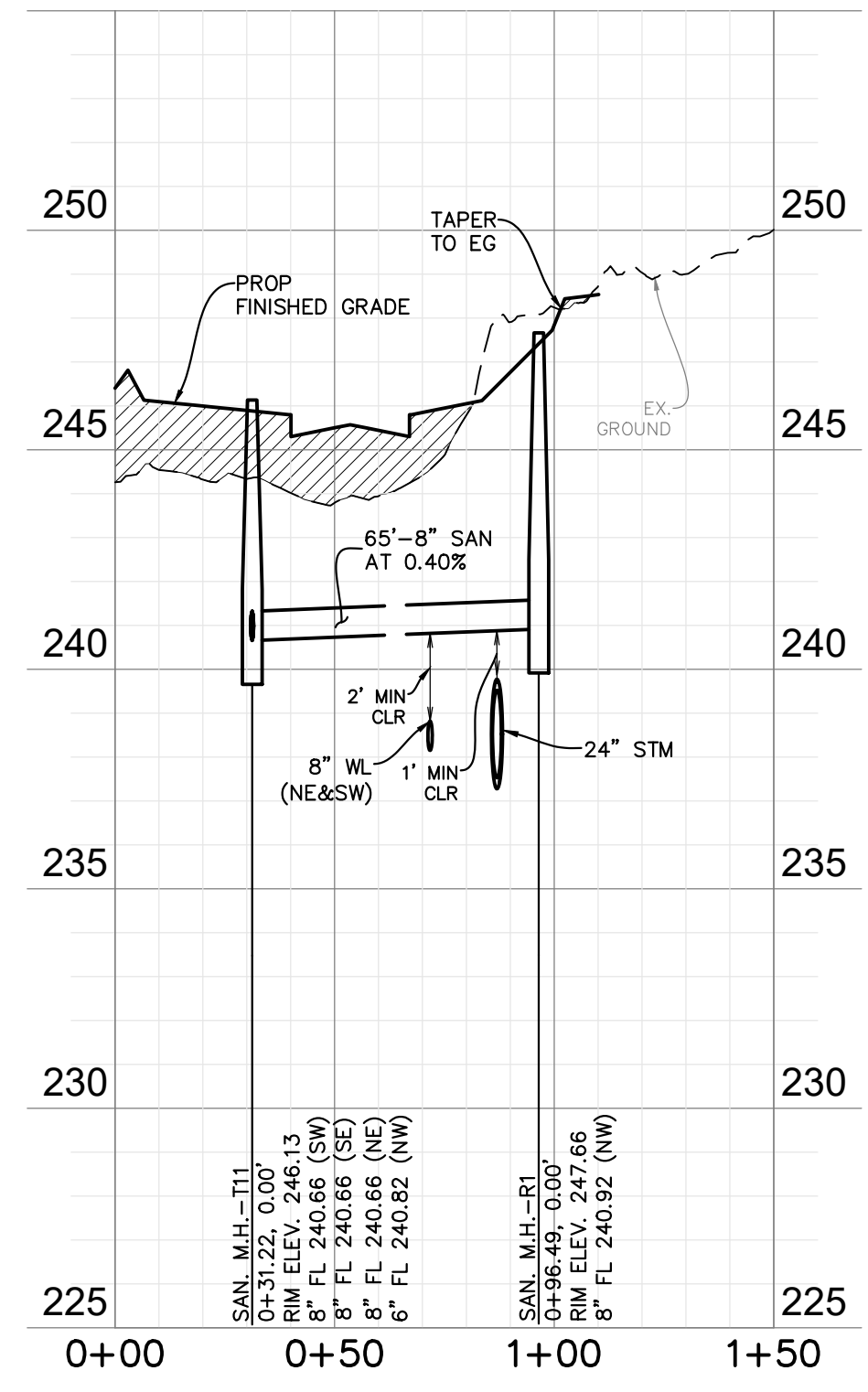
land solutions

TBP REGISTRATION NUMBER F-22671

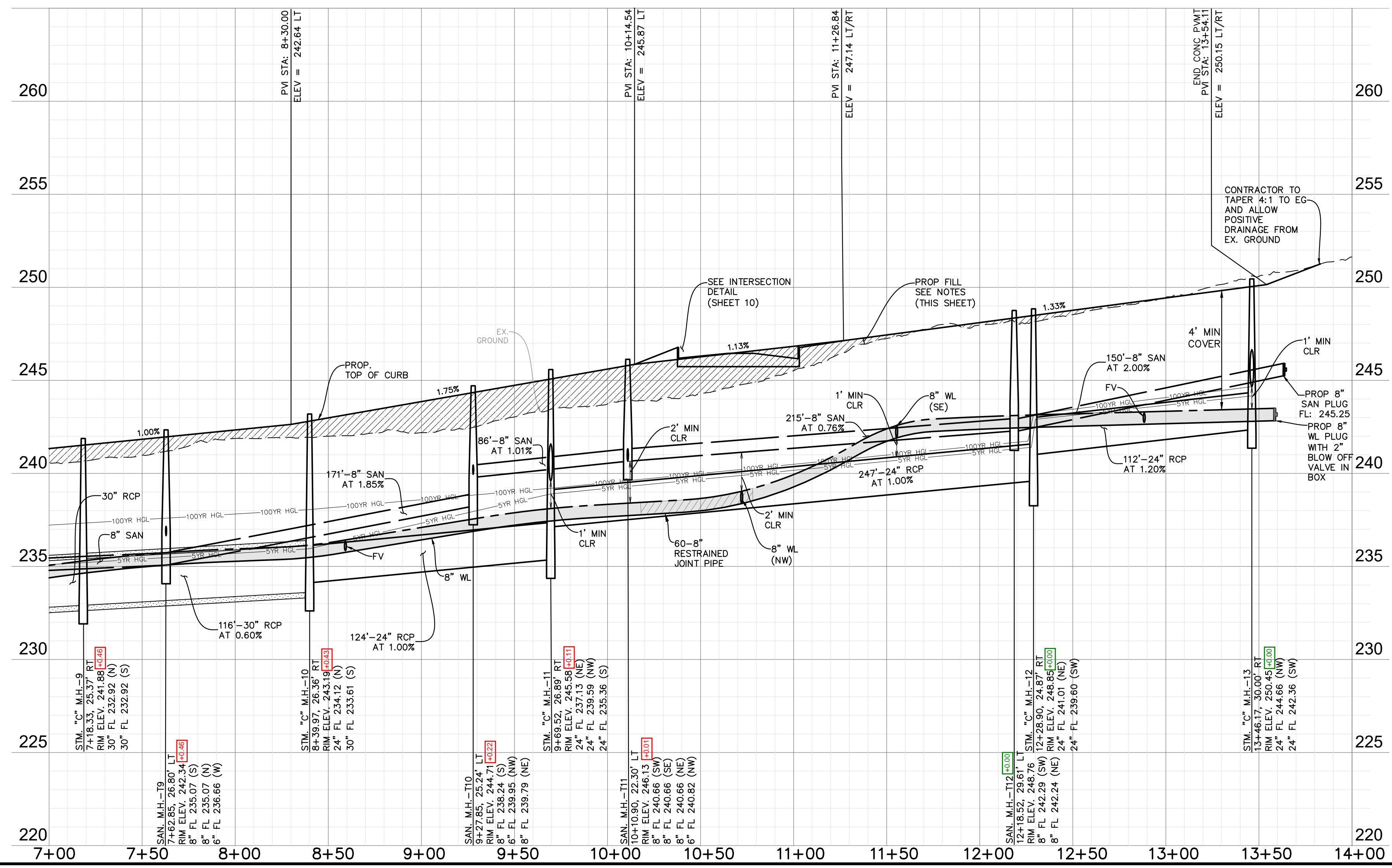
9709 LAKESIDE BLVD, SUITE 200
THE WOODLANDS, TX 77381 832-823-2200



KEY MAP



RED RIVER DRIVE



- WATER LINE-SANITARY SEWER CROSSING NOTE:**
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FILL NOTES:

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 - ROADWAY EMBANKMENT: STRIP 3\"/>

BENCHMARK:

SOURCE BENCHMARK: ELEVATIONS SHOWN HEREON ARE BASED ON NATIONAL GEODETIC SURVEY MONUMENT DESIGNATION HGCS08 81, PID No. A168405

HAVING PUBLISHED INFORMATION AS FOLLOWS:
 LATITUDE : 30° 21' 12.45392" NORTH
 LONGITUDE : 095° 34' 45.02514" WEST
 ORTHO HEIGHT : 212.4 FT. (64.74 METERS)
 HORIZONTAL DATUM : NAD83 (2011)
 VERTICAL DATUM : NAVD88

FLOODPLAIN INFORMATION:

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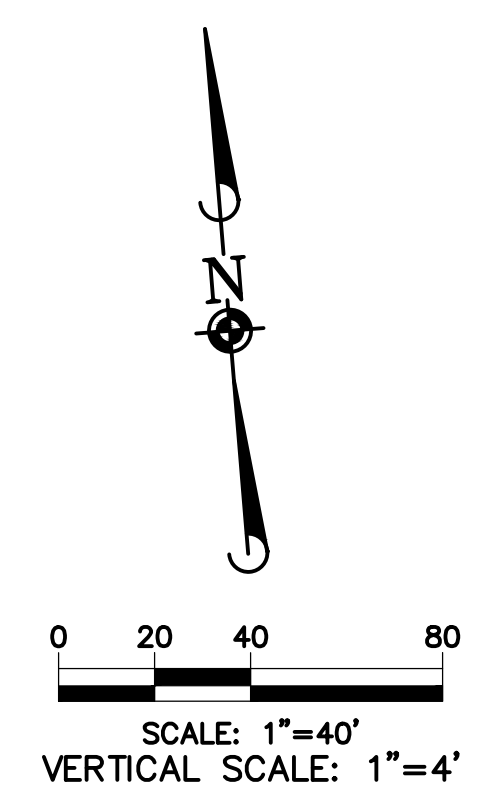
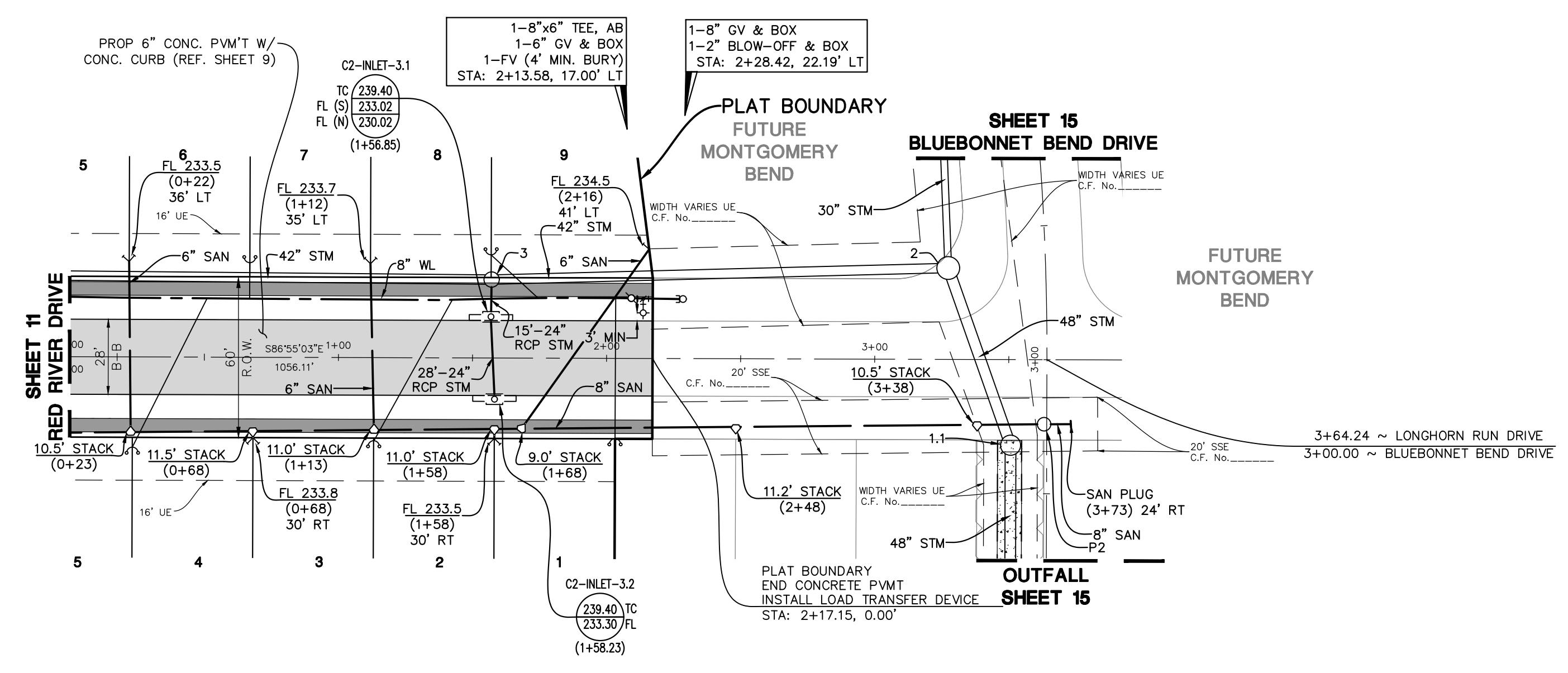
TBPE NO. F-22671
 CITY OF MONTGOMERY CITY ENGINEER SIGNATURE BLOCK

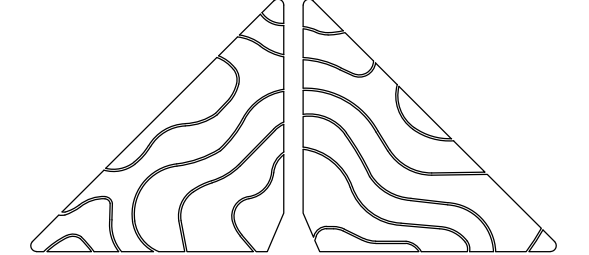
CITY OF MONTGOMERY CITY ENGINEER DATE
 SIGNATURE VALID FOR ONE (1) YEAR

RED RIVER DRIVE
 (STA 7+00 TO 14+00)

ELEVATION LAND SOLUTIONS - MONTGOMERY BEND SEC 1 - PROJECT NO. 610.126.005.00

P:\1610.126 Mabry and Faulkner Tract\005_Sec 1.dwg - Plan Set Drawings\LONGHORN RUN DRIVE.dwg_6/9/2023 4:59 PM STALAVEFAME\JA



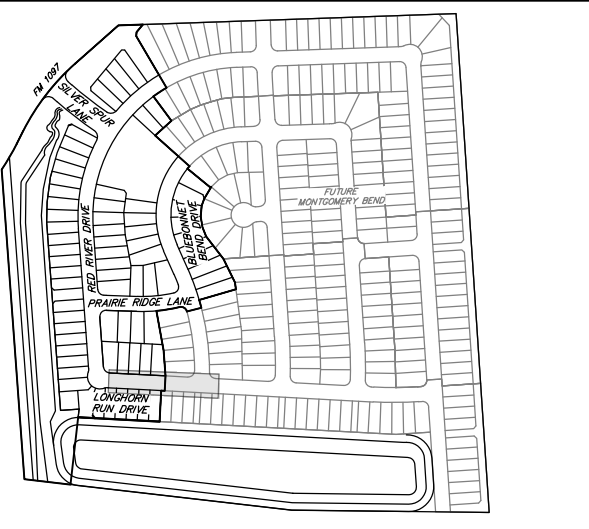


ELEVATION

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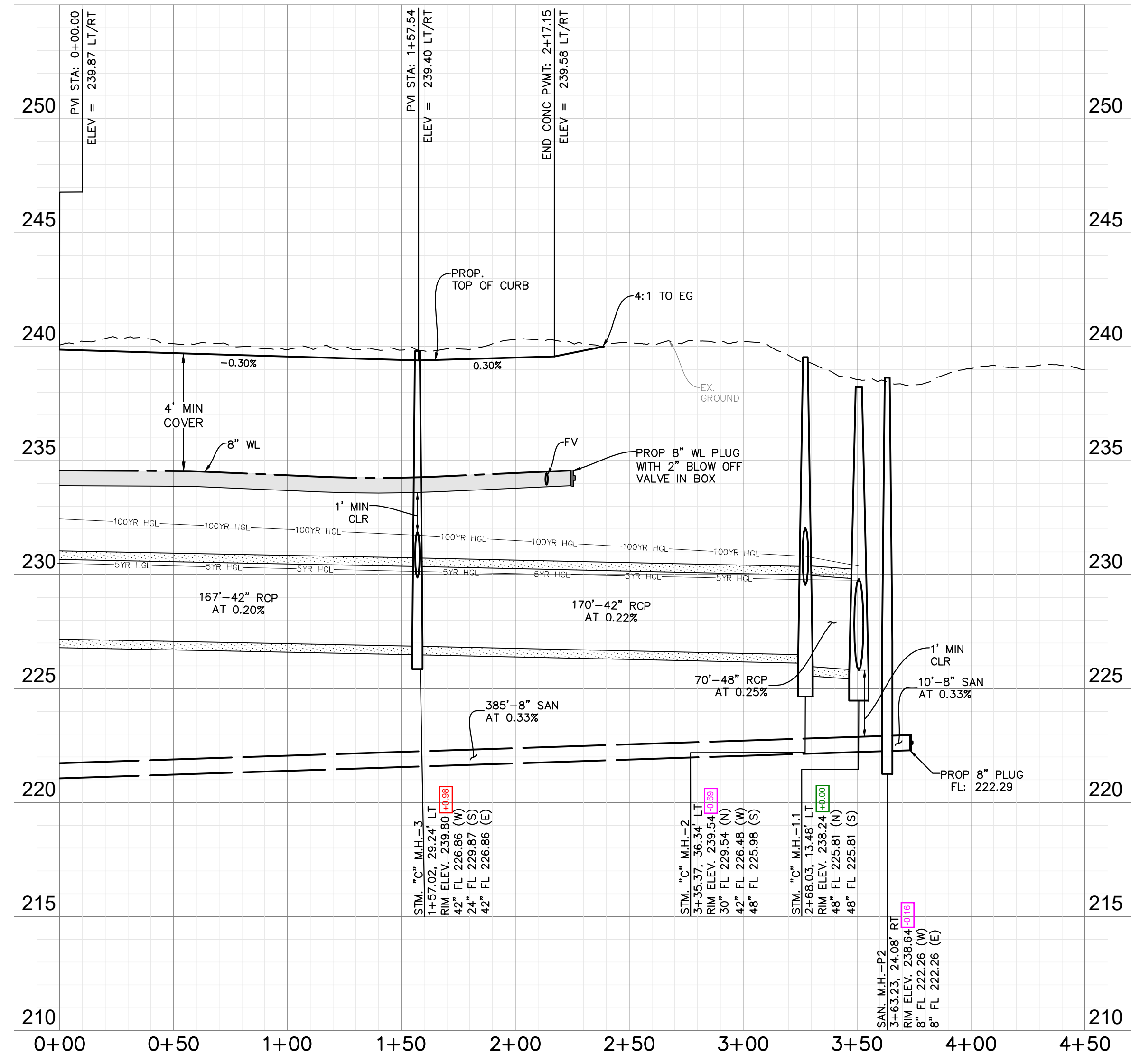
TBPE REGISTRATION NUMBER F-22671

9709 LAKESIDE BLVD, SUITE 200
THE WOODLANDS, TX 77381 832-823-2200



KEY MAP

LONGHORN RUN DRIVE



WATER LINE-SANITARY SEWER CROSSING NOTE:

POSITION ONE FULL SECTION OF RESTRAINED JOINT WATERLINE AND SANITARY SEWER PIPE CENTERED AT CROSSING. INSERT SANITARY SEWER PIPE WITH CEMENT STABILIZED SAND FOR THE TOTAL LENGTH OF ONE PIPE SEGMENT PLUS ONE FOOT BEYOND THE JOINTS ON EACH END. FOR CROSSINGS WHERE PROPOSED WATERLINE IS UNDER PROPOSED SANITARY SEWER, PUT RESTRAINED JOINT DUCTILE IRON PIPE WATERLINE (FOR DIAMETERS LESS THAN 24 INCHES) AND RESTRAINED JOINT PRESSURE RATED (MIN 150 PSI) SANITARY 24" MIN CLEARANCE. NO SEPARATE PAY.

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BENCHMARK:
SOURCE BENCHMARK: ELEVATIONS SHOWN HEREON ARE BASED ON NATIONAL GEODETIC SURVEY MONUMENT DESIGNATION HGCD 81, PID No. A18405 HAVING PUBLISHED INFORMATION AS FOLLOWS:
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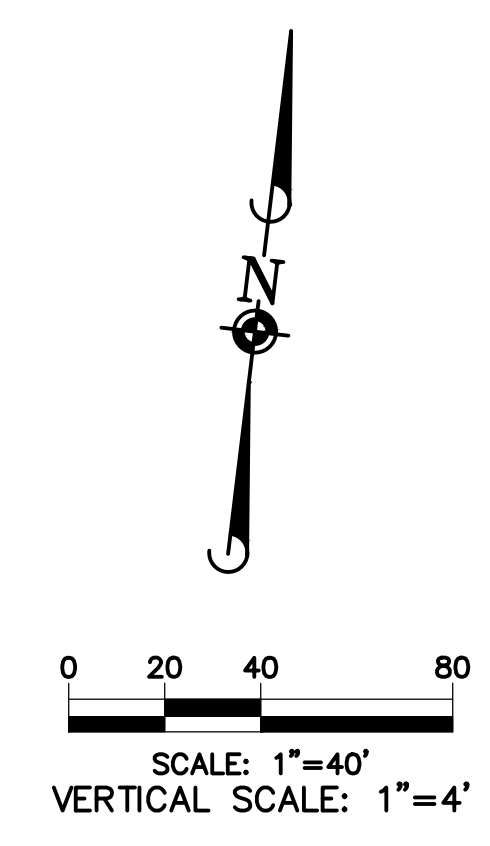
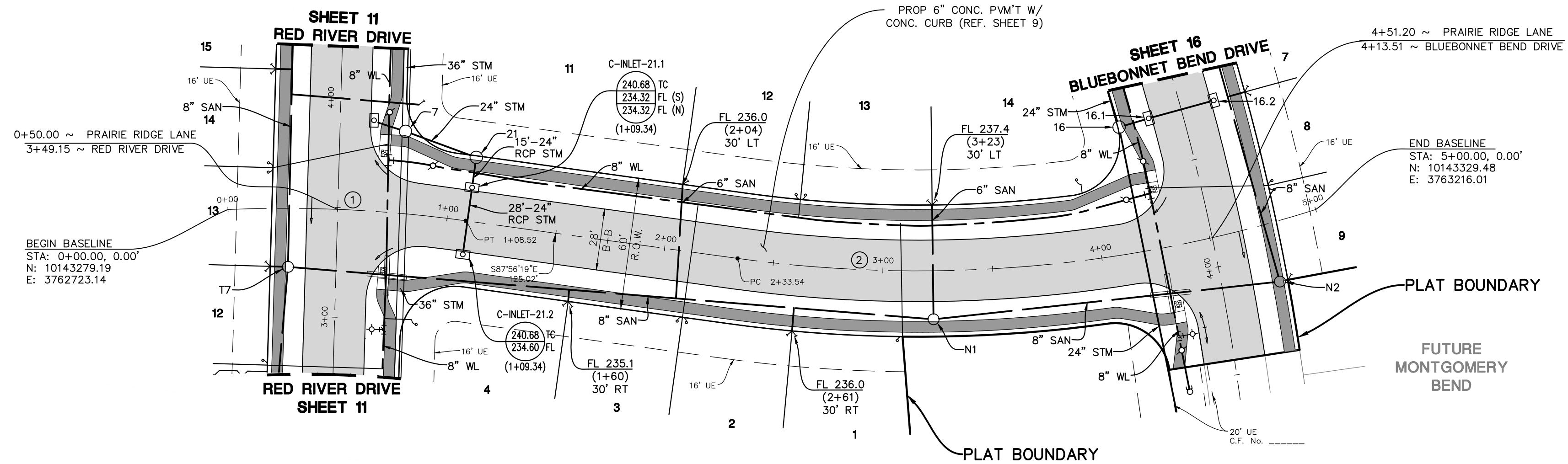
LONGHORN RUN DRIVE

SHEET 13 OF 29

ELEVATION LAND SOLUTIONS - MONTGOMERY BEND SEC 1 - PROJECT NO. 610.126.005.00

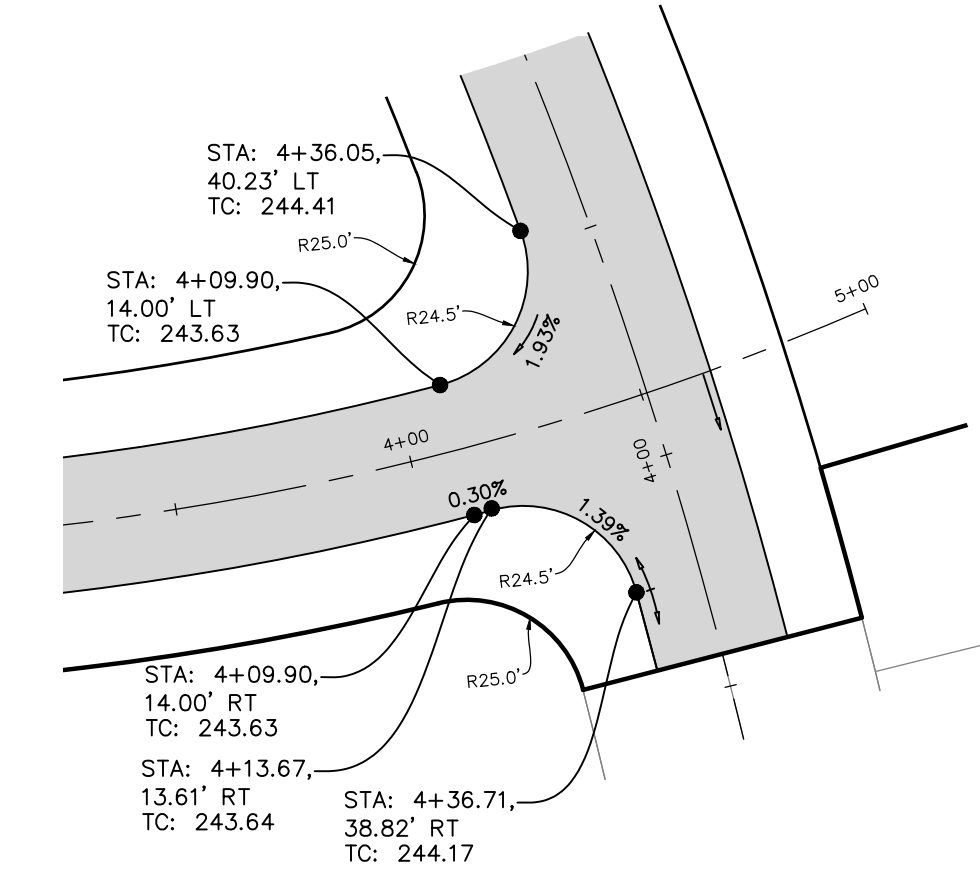
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 Δ=010°21'48"
 L=108.52'
 R=600.00'
 T=54.41'

② CURVE DATA
 STA.=2+33.54' TO
 STA.=5+00.00'
 Δ=025°26'42"
 L=266.46'
 R=600.00'
 T=135.46'



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

KEY MAP

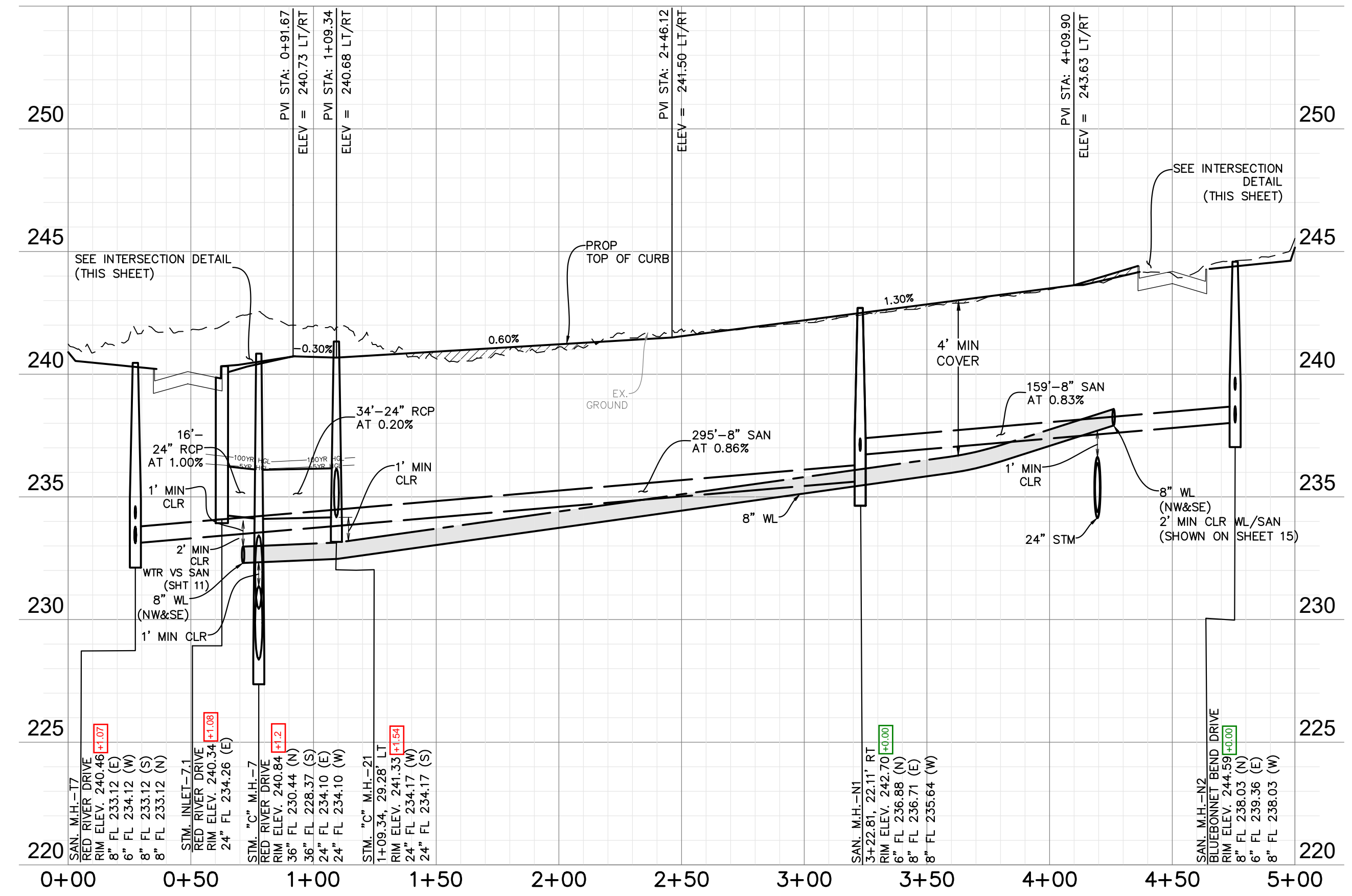


INTERSECTION DETAIL
 SCALE: 1"=40'

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PRAIRIE RIDGE LANE



BENCHMARK:
 SOURCE BENCHMARK:
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 LONGITUDE : 095° 34' 45.02514" WEST
 ORTHO HEIGHT : 212.4 FT. (64.74 METERS)
 HORIZONTAL DATUM : NAD83 (2011)
 VERTICAL DATUM : NAVD88

FLOODPLAIN INFORMATION:
 ACCORDING TO MAP No. 4833002006 OF THE FEDERAL EMERGENCY MANAGEMENT AGENCY'S FLOOD INSURANCE RATE MAPS FOR MONTGOMERY COUNTY, DATED AUGUST 18, 2014, THE SUBJECT TRACT IS SITUATED WITHIN: UNSHADED ZONE "X", DEFINED AS AREAS DETERMINED TO BE OUTSIDE THE 100-YEAR FLOOD PLAIN.

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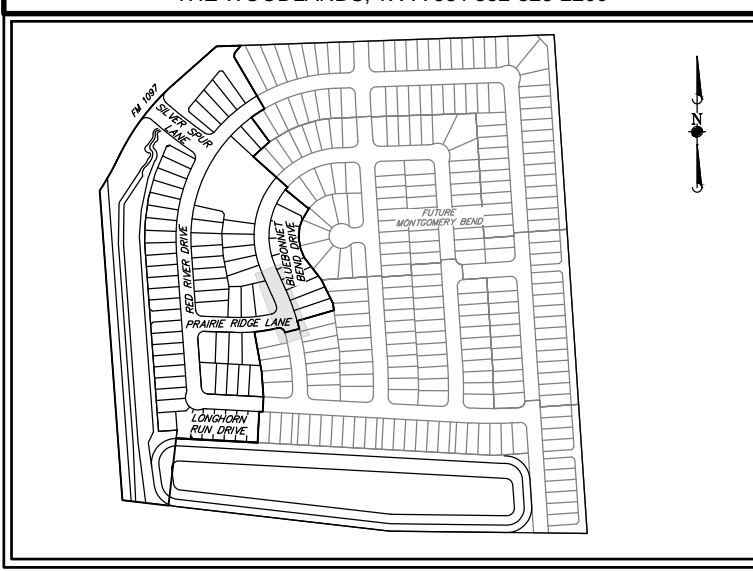
DATE	REVISION	APP.

GARRET J. DUHON
 9709 LAKESIDE BLVD.
 SUITE 200
 THE WOODLANDS, TX 77381
 (832) 823-2200

TBPE NO. F-22671
 CITY OF MONTGOMERY CITY ENGINEER SIGNATURE BLOCK

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

PRAIRIE RIDGE LANE
SHEET 14 OF 29



WATER LINE-SANITARY SEWER CROSSING NOTE:

POSITION ONE FULL SECTION OF RESTRAINED JOINT WATERLINE AND SANITARY SEWER PIPE CENTERED AT CROSSING. INSERT SANITARY SEWER PIPE WITH CEMENT STABILIZED SAND FOR THE TOTAL LENGTH OF ONE PIPE SEGMENT PLUS ONE FOOT BEYOND THE JOINTS ON EACH END. FOR CROSSINGS WHERE PROPOSED WATERLINE IS UNDER PROPOSED SANITARY SEWER, PUT RESTRAINED JOINT DUCTILE IRON PIPE WATERLINE (FOR DIAMETERS LESS THAN 24 INCHES) AND RESTRAINED JOINT PRESSURE RATED (MIN 150 PSI) SANITARY 24" MIN CLEARANCE. NO SEPARATE PAY.

- FILL NOTES:**
- EXISTING DRAINAGE SWALES: ALL EXISTING DRAINAGE SWALES SHALL BE FILLED AS SHOWN WITH MATERIAL FROM EXISTING ADJACENT SPOIL BANKS IN MAXIMUM 8" LOOSE LIFTS AND COMPACTED TO 95% PROCTOR DENSITY AS PER AASHTO TEST METHOD T-99.
 - EXISTING DRAINAGE SWALES: ALL EXISTING DRAINAGE SWALES UNDER PROPOSED CONCRETE PAVEMENT SHALL BE CLEANED, MUCKED OUT AND SCARIFIED TO A MINIMUM DEPTH OF 6" AND FILLED AS SPECIFIED ABOVE IN FILL NOTE NO. 1. NO SEPARATE PAY.
 - ROADWAY EMBANKMENT: STRIP 3" OF VEGETATION FROM AREA TO BE FILLED AND RE-COMPACT SOIL TO 95% PROCTOR DENSITY. PLACE FILL MATERIAL AS SPECIFIED IN FILL NOTE NO. 1.

BENCHMARK:
SOURCE BENCHMARK: ELEVATIONS SHOWN HEREON ARE BASED ON NATIONAL GEODETIC SURVEY MONUMENT DESIGNATION HGSD 81, PID No. AJB6405 HAVING PUBLISHED INFORMATION AS FOLLOWS:
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DATE	REVISION	APP.

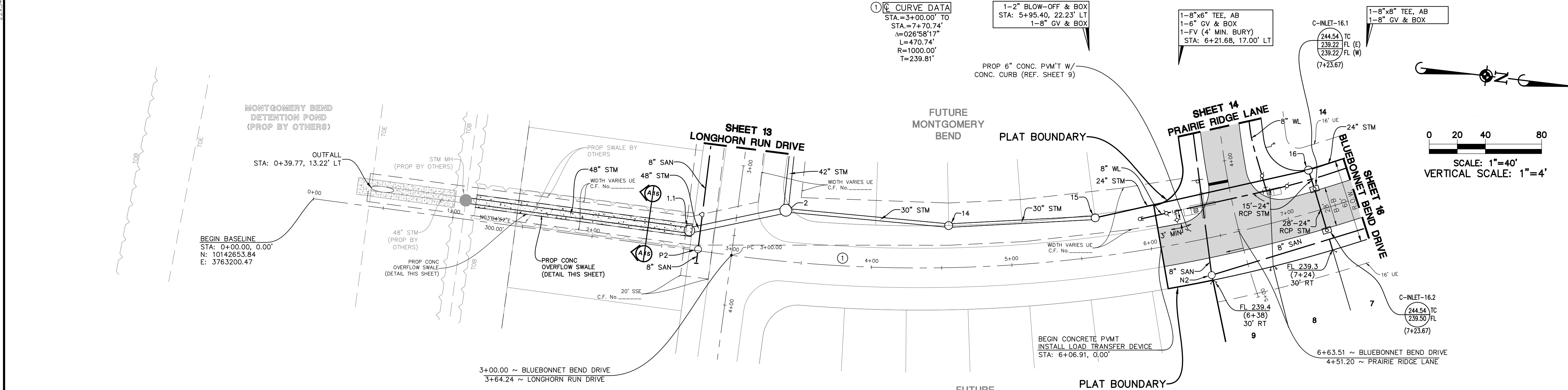
GARRET J. DUHON
9709 LAKESIDE BLVD.
SUITE 200
THE WOODLANDS, TX 77381
(832) 823-2200

TBPE NO. F-22671
CITY OF MONTGOMERY CITY ENGINEER SIGNATURE BLOCK

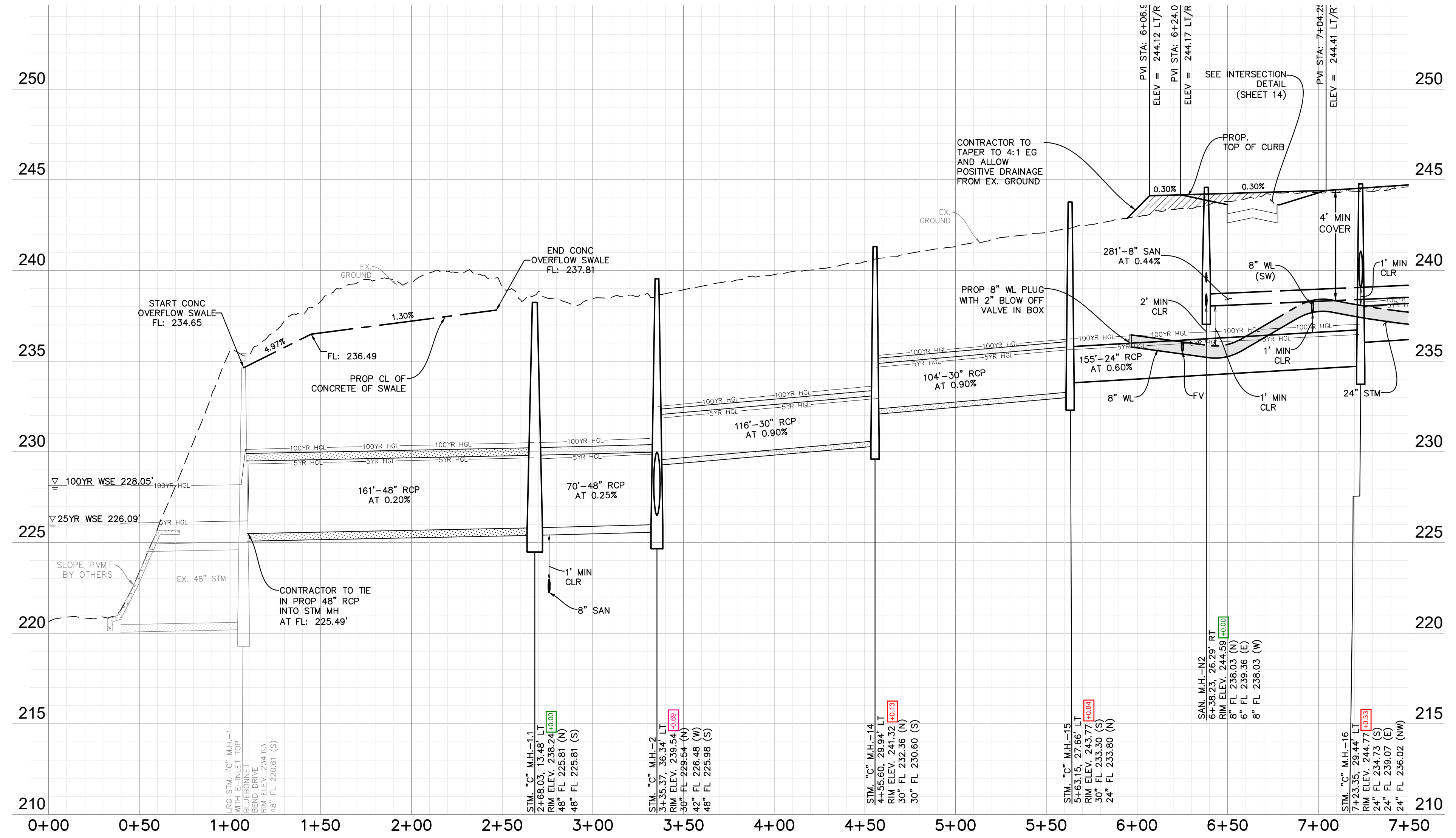
CITY OF MONTGOMERY CITY ENGINEER SIGNATURE _____ DATE _____
SIGNATURE VALID FOR ONE (1) YEAR

BLUEBONNET BEND DRIVE (STA 0+00 TO 7+50)

ELEVATION LAND SOLUTIONS - MONTGOMERY BEND SEC 1 - PROJECT NO. 610.126.005-00

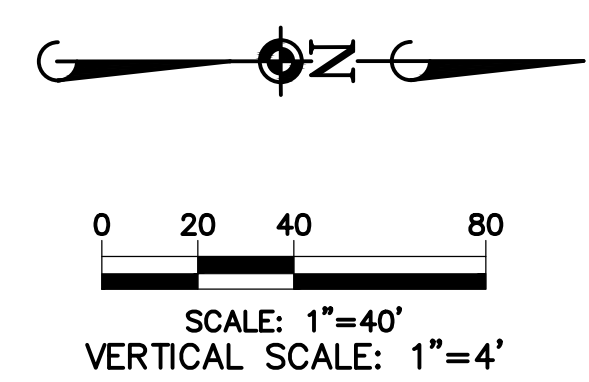
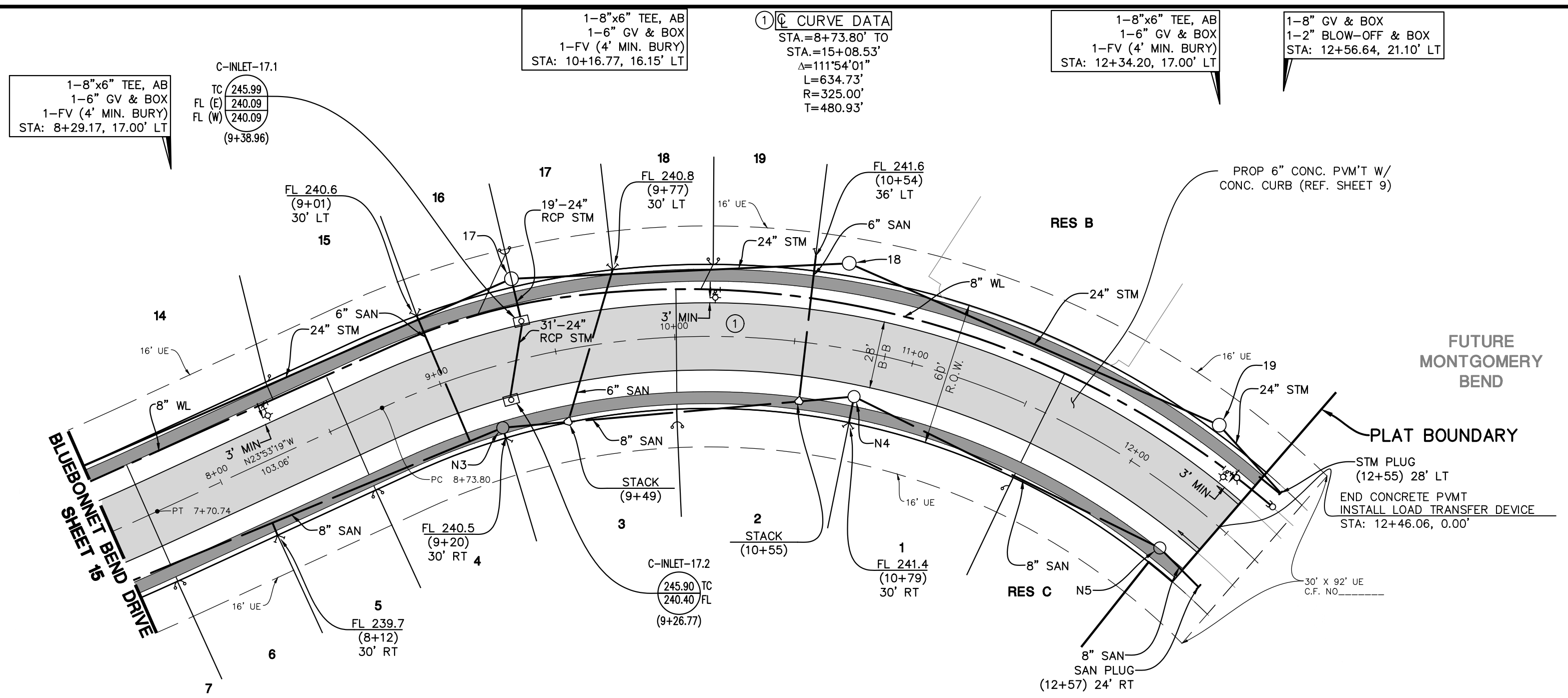


BLUEBONNET BEND DRIVE



P:\610.126 Mabry and Faulkner Tract\005_Sec.1.dwg - Plan Set Drawings\BLUEBONNET BEND DRIVE (STA 0+00 TO 7+50).dwg 6/9/2023 5:03 PM NRODRIGUEZ

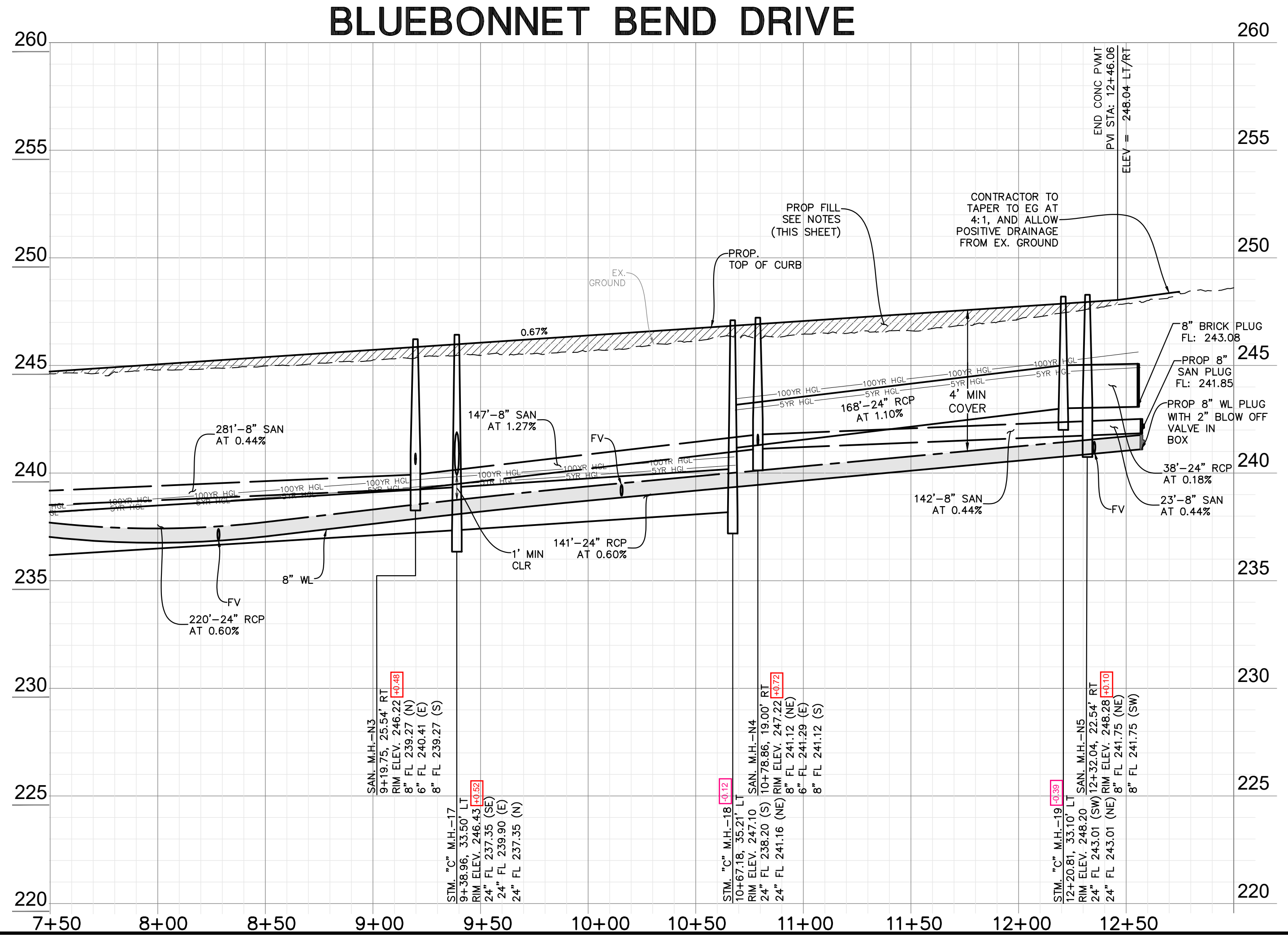
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ELEVATION
land solutions
TBPE REGISTRATION NUMBER F-22671
9709 LAKESIDE BLVD, SUITE 200
THE WOODLANDS, TX 77381 832-823-2200

KEY MAP

- WATER LINE-SANITARY SEWER CROSSING NOTE:**
POSITION ONE FULL SECTION OF RESTRAINED JOINT WATERLINE AND SANITARY SEWER PIPE CENTERED AT CROSSING. INSERT SANITARY SEWER PIPE WITH CEMENT STABILIZED SAND FOR THE TOTAL LENGTH OF ONE PIPE SEGMENT PLUS ONE FOOT BEYOND THE JOINTS ON EACH END. FOR CROSSINGS WHERE PROPOSED WATERLINE IS UNDER PROPOSED SANITARY SEWER, PUT RESTRAINED JOINT DUCTILE IRON PIPE WATERLINE (FOR DIAMETERS LESS THAN 24 INCHES) AND RESTRAINED JOINT PRESSURE RATED (MIN 150 PSI) SANITARY 24" MIN CLEARANCE. NO SEPARATE PAY.
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 - ROADWAY EMBANKMENT: STRIP 3" OF VEGETATION FROM AREA TO BE FILLED AND RE-COMPACT SOIL TO 95% PROCTOR DENSITY. PLACE FILL MATERIAL AS SPECIFIED IN FILL NOTE NO. 1



BENCHMARK:
SOURCE BENCHMARK:
ELEVATIONS SHOWN HEREON ARE BASED ON NATIONAL GEODETIC SURVEY MONUMENT DESIGNATION HGCD 81, PID No. A-86405
HAVING PUBLISHED INFORMATION AS FOLLOWS:
LATITUDE : 30° 21' 12.45392" NORTH
LONGITUDE : 095° 34' 45.02514" WEST
ORTHO HEIGHT : 212.4 FT. (64.74 METERS)
HORIZONTAL DATUM : NAD83 (2011)
VERTICAL DATUM : NAVD88

FLOODPLAIN INFORMATION:
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DATE	REVISION	APP.

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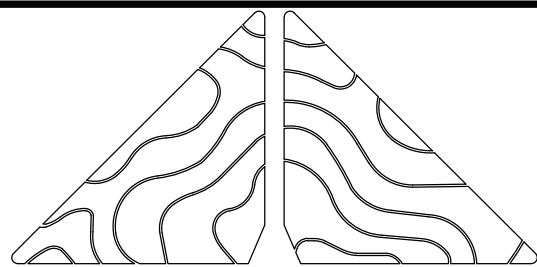
TBPE NO. F-22671
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CITY OF MONTGOMERY CITY ENGINEER DATE
SIGNATURE VALID FOR ONE (1) YEAR

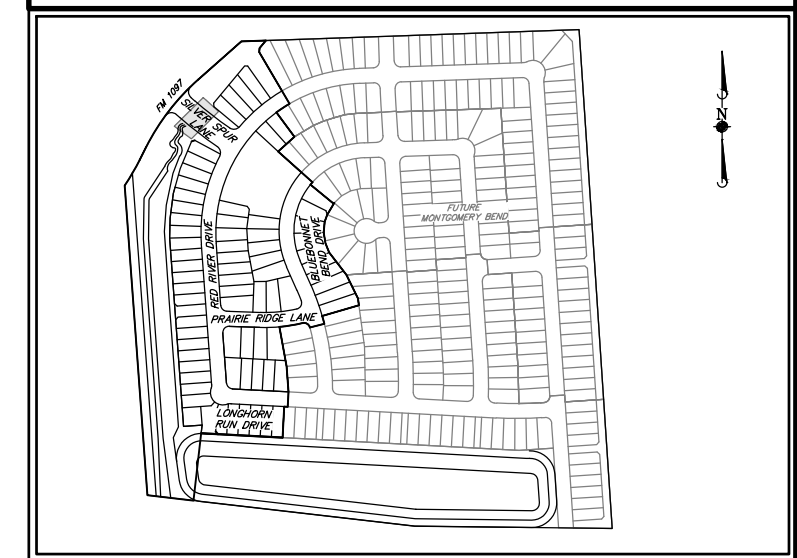
BLUEBONNET BEND DRIVE
(STA 7+50 TO 12+50)

SHEET 16 OF 29

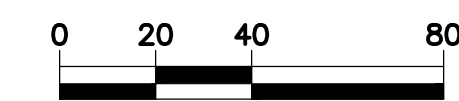
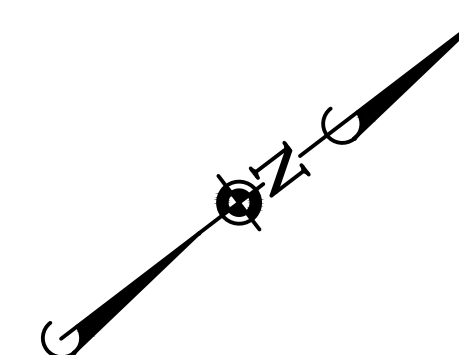
ELEVATION LAND SOLUTIONS - MONTGOMERY BEND SEC 1 - PROJECT NO. 610.126.005.00



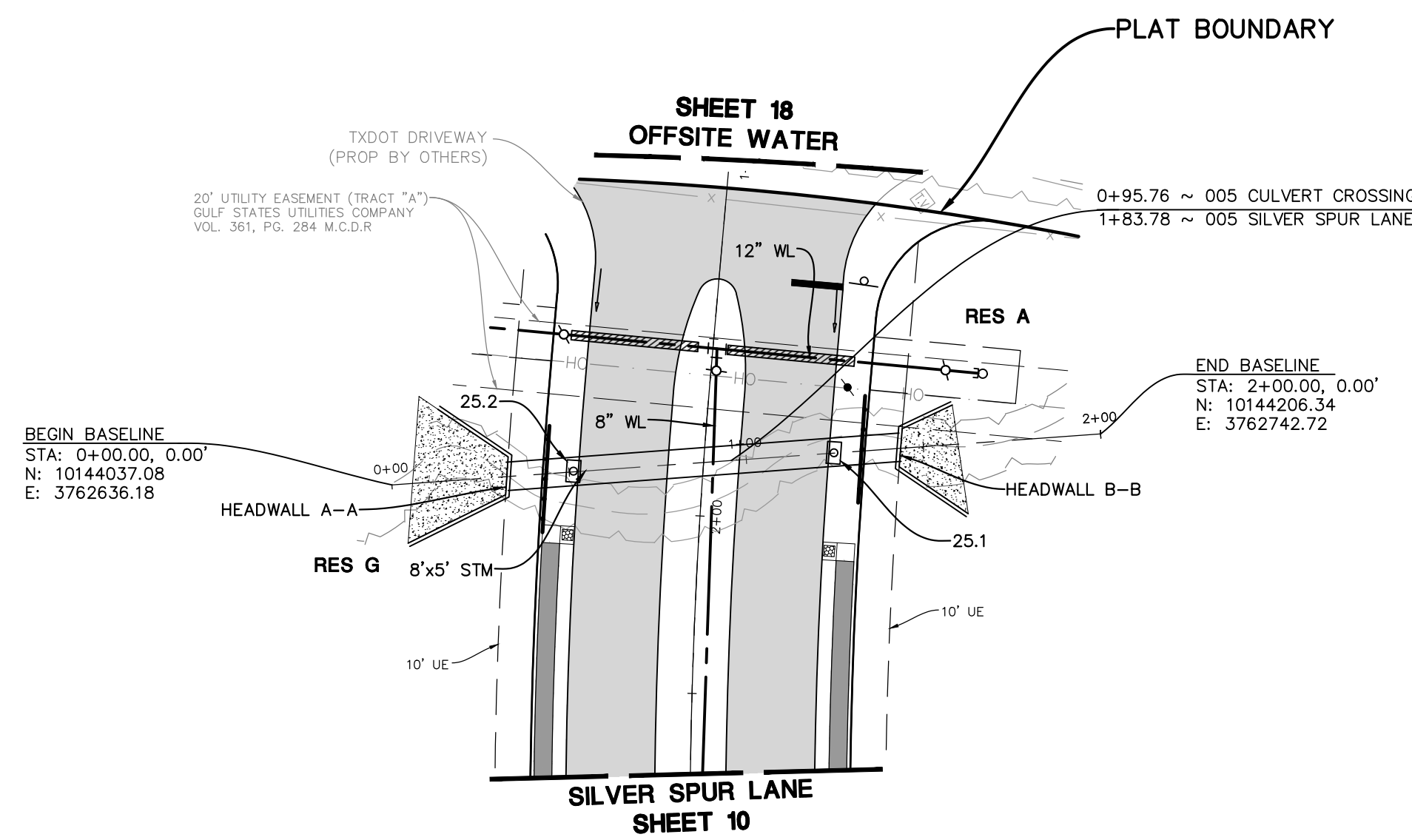
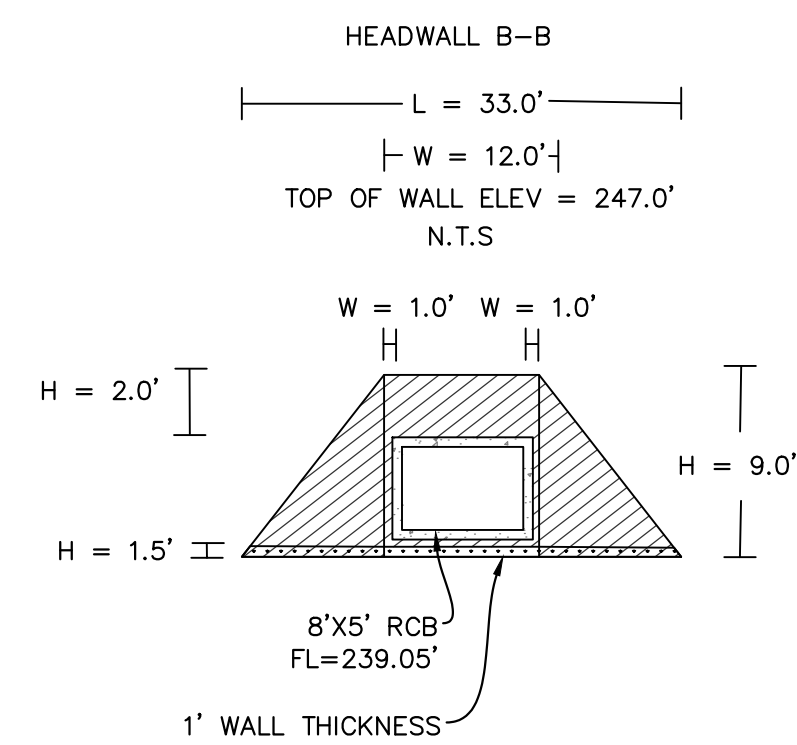
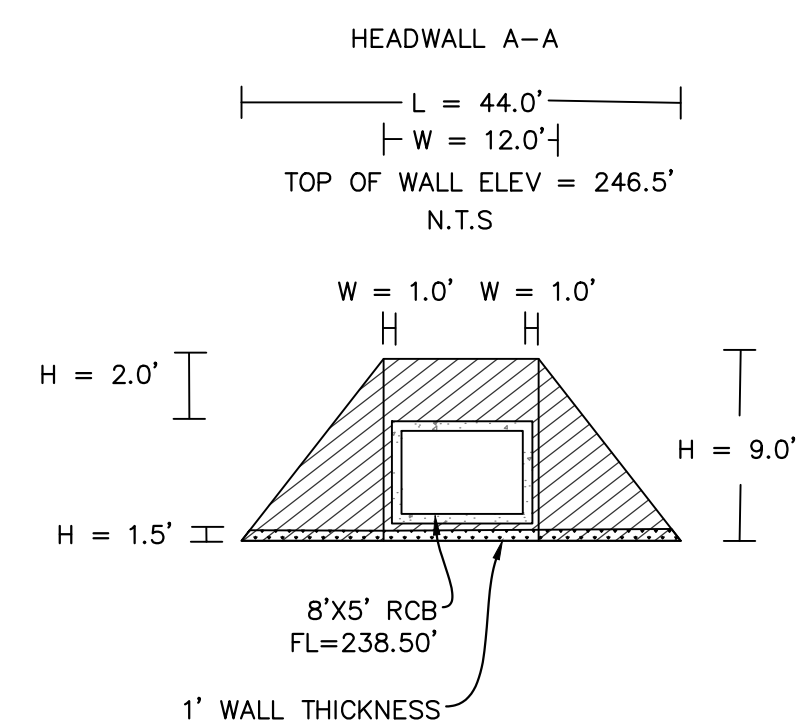
ELEVATION
land solutions
TBPE REGISTRATION NUMBER F-22671
9709 LAKESIDE BLVD, SUITE 200
THE WOODLANDS, TX 77381 832-823-2200



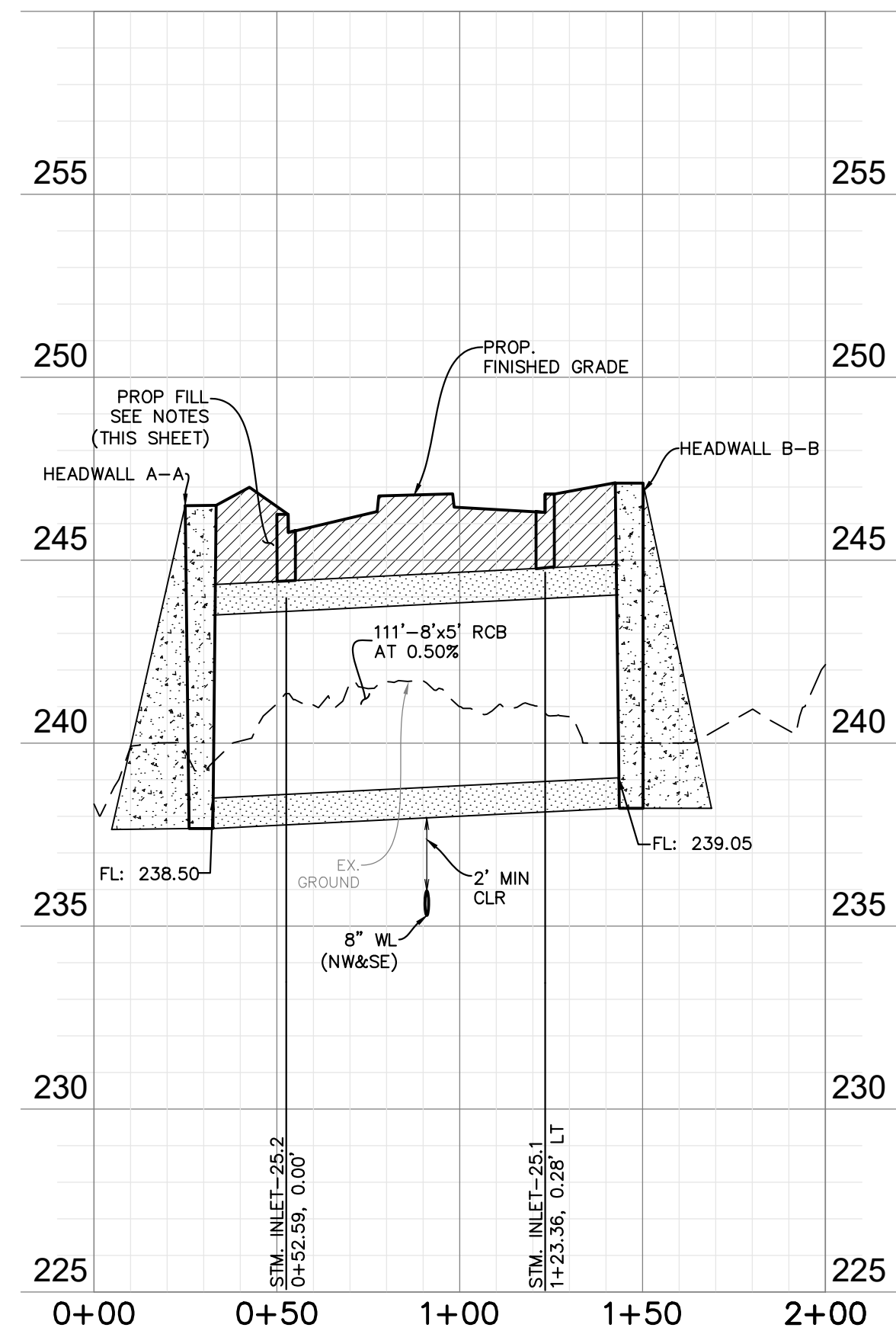
KEY MAP



SCALE: 1"=40'
VERTICAL SCALE: 1"=4'



CULVERT CROSSING



BENCHMARK:
SOURCE BENCHMARK:
ELEVATIONS SHOWN HEREON ARE BASED ON NATIONAL GEODETIC SURVEY MONUMENT DESIGNATION HGCD 81, PID No. A18405
HAVING PUBLISHED INFORMATION AS FOLLOWS:
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HORIZONTAL DATUM : NAD83 (2011)
VERTICAL DATUM : NAVD88

FLOODPLAIN INFORMATION:
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TBPE NO. F-22671

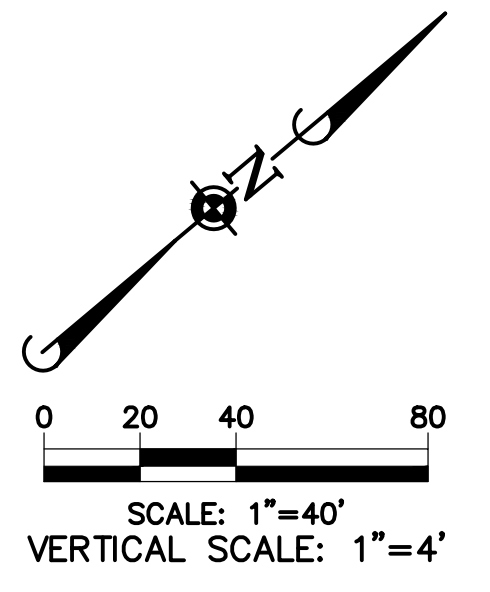
CITY OF MONTGOMERY CITY ENGINEER SIGNATURE BLOCK

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

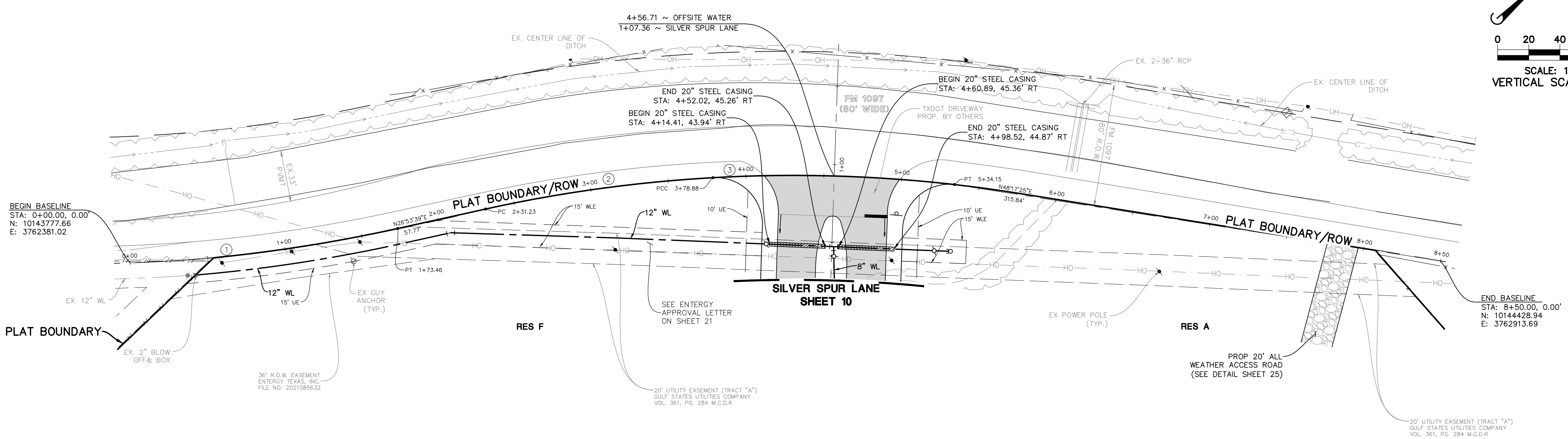
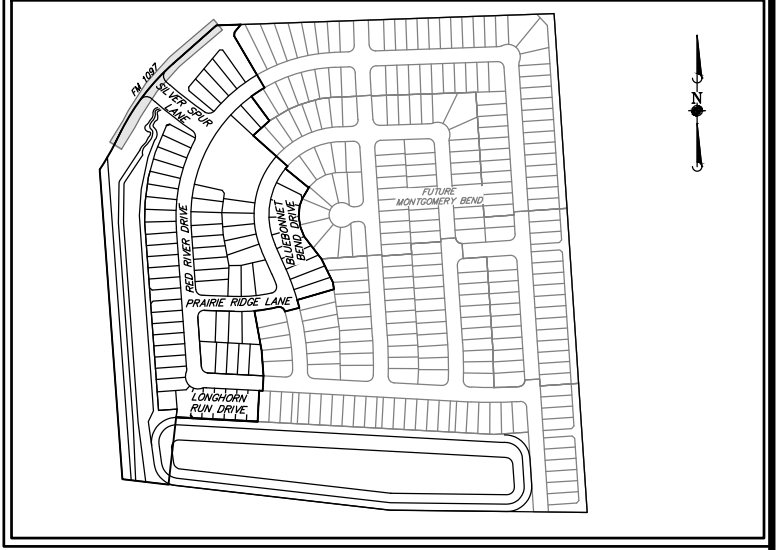
CULVERT CROSSING

SHEET 17 OF 29

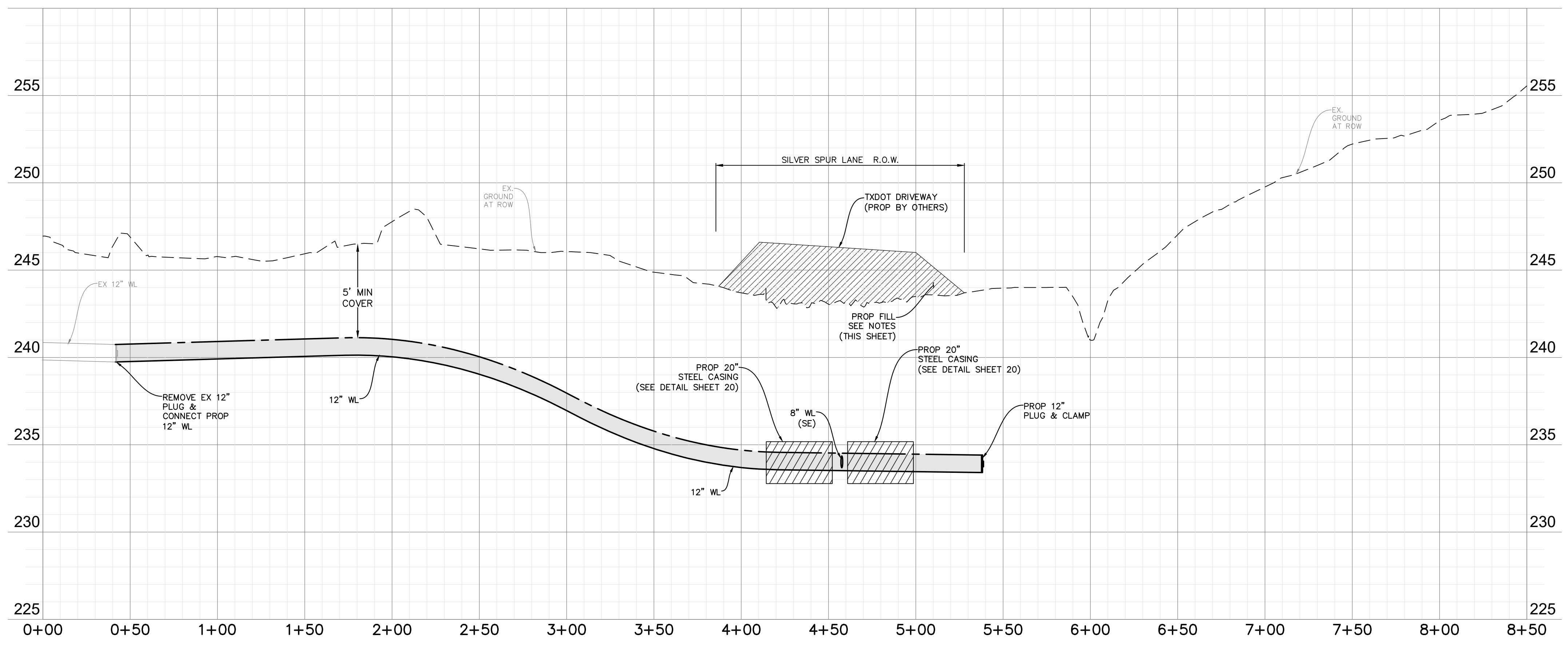
- ① CURVE DATA
STA.=0+00.00' TO
STA.=1+73.46'
Δ=010°27'50"
L=173.46'
R=949.80'
T=86.97'
- 1-12"X22.5' BEND, AB
- ② CURVE DATA
STA.=2+31.23' TO
STA.=3+78.88'
Δ=009°14'43"
L=147.65'
R=915.00'
T=73.98'
- 1-12" GV & BOX
- ③ CURVE DATA
STA.=3+78.88' TO
STA.=5+34.15'
Δ=009°43'23"
L=155.27'
R=915.00'
T=77.82'
- 1-12"X8" TEE, AB
- 1-12" GV & BOX
1-2" BLOW-OFF & BOX
STA.: 5+37.00, 42.89' RT



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



OFFSITE WATER



BENCHMARK:
SOURCE BENCHMARK:
ELEVATIONS SHOWN HEREON ARE BASED ON NATIONAL GEODETIC SURVEY MONUMENT DESIGNATION HGSD 81, PID NO. A16405
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FLOODPLAIN INFORMATION:
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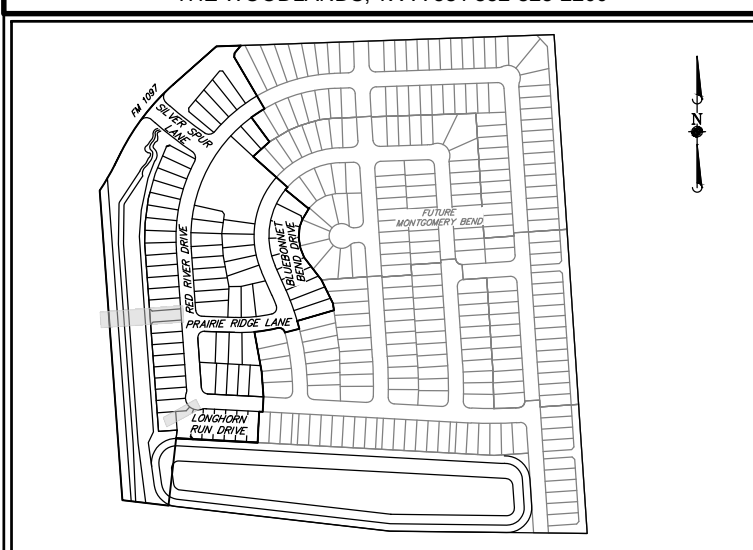
TBPE NO. F-22671

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

OFFSITE WATER

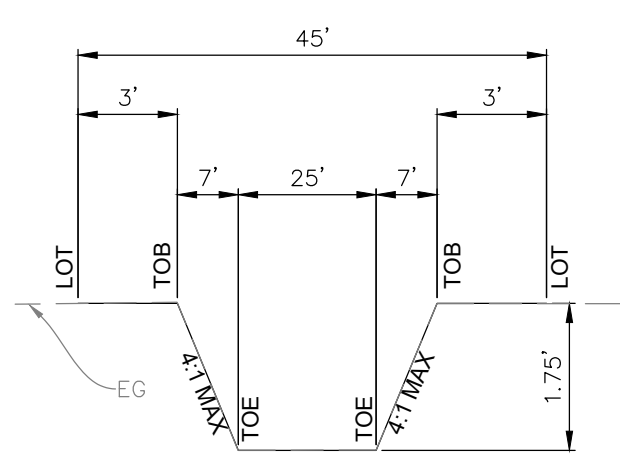
ELEVATION
land solutions
TBPE REGISTRATION NUMBER F-22671
9709 LAKESIDE BLVD, SUITE 200
THE WOODLANDS, TX 77381 832-823-2200



KEY MAP

0 20 40 80

SCALE: 1"=40'
VERTICAL SCALE: 1"=4'



CROSS SECTION "B-B" (TYPICAL)
(NTS)

SWALE CAPACITY CALCULATION
 $Q = 1.49 * A * R^{(2/3)} * S^{(1/2)}$

MANNING'S COEFFICIENT	SLOPE	DEPTH	BOTTOM WIDTH	TOP WIDTH	CAPACITY (GPD)	100-YR OVERFLOW (FPS)	VELOCITY (FPM)
0.04	0.2%	1.75'	25'	39'	34.93	31.78	1.40

BENCHMARK:
SOURCE BENCHMARK: ELEVATIONS SHOWN HEREON ARE BASED ON NATIONAL GEODETIC SURVEY MONUMENT DESIGNATION HGSD 81, PID No. AUB405
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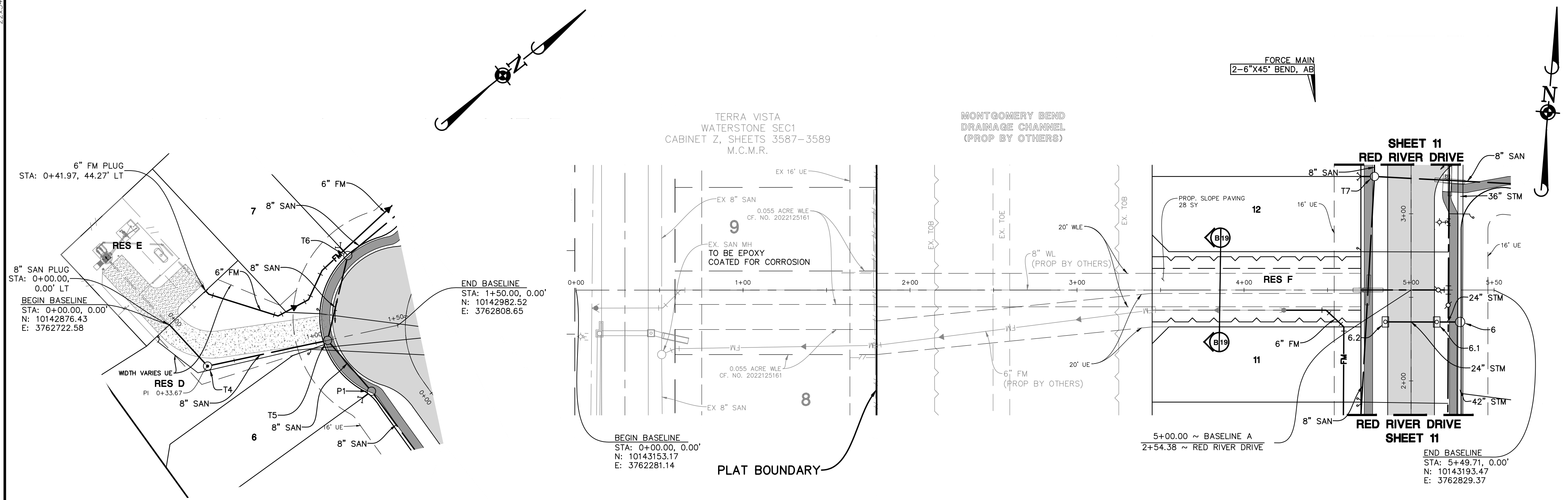
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CITY OF MONTGOMERY CITY ENGINEER SIGNATURE BLOCK

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

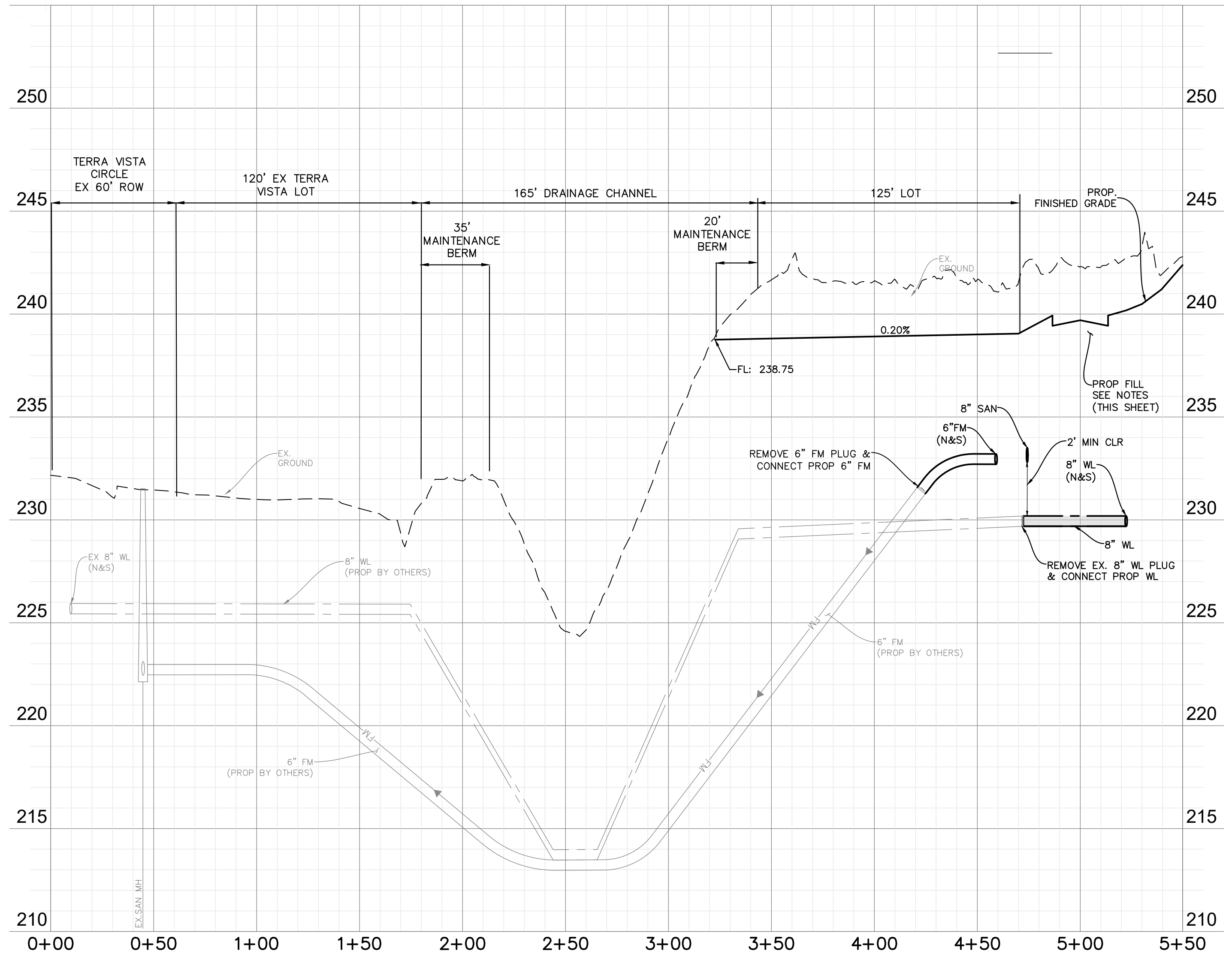
OFFSITE SANITARY & BASELINE A

ELEVATION LAND SOLUTIONS - MONTGOMERY BEND SEC 1 - PROJECT NO. 610.126.005.00

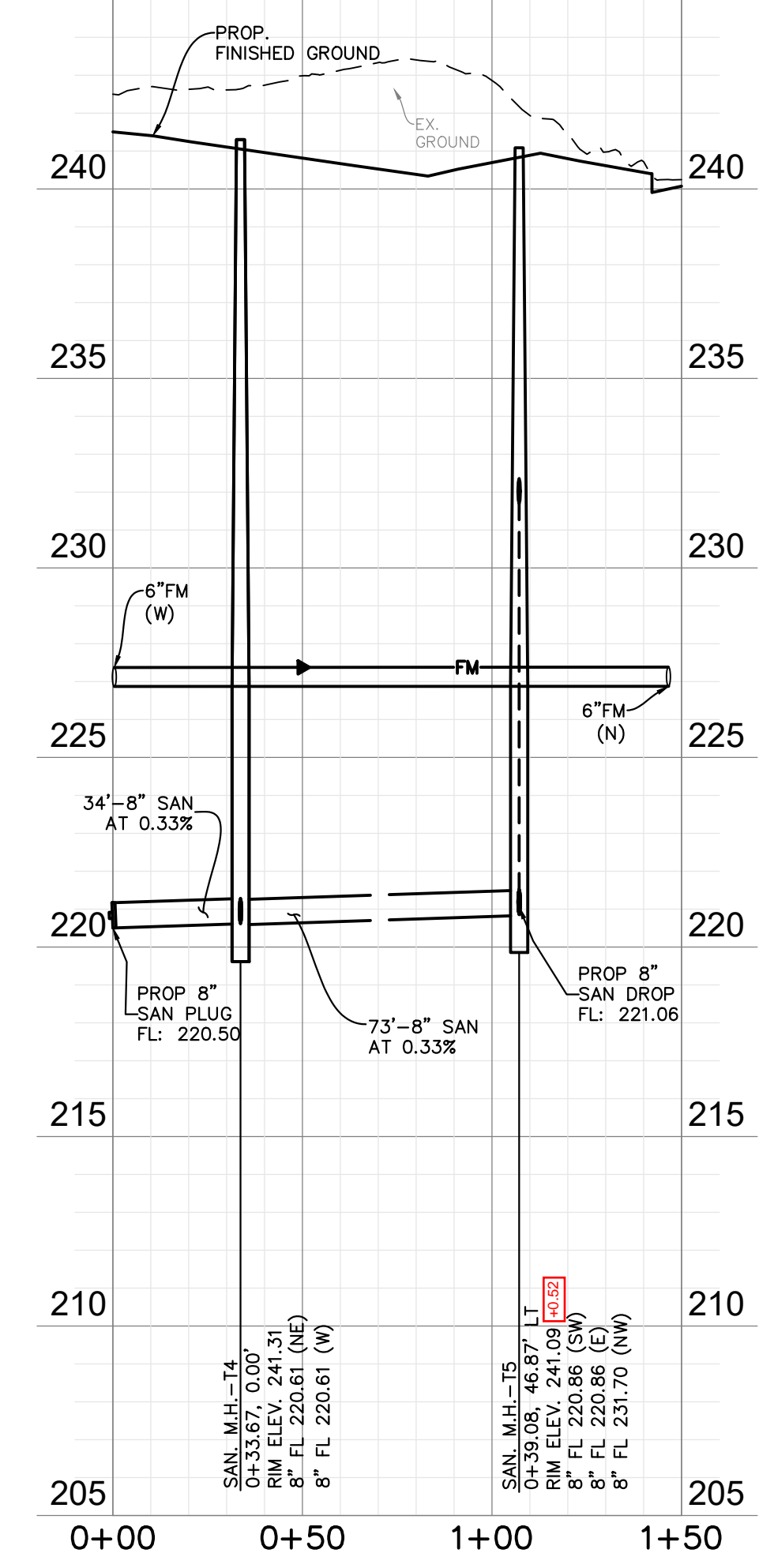
P:\610.126 Mabry and Faulkner Tract\005_Sec.1.dwg - Plot_Sett_Drawings\OFFSITE_SANITARY.dwg_09/2023 5:09 PM INRODRIGUEZ



BASELINE A

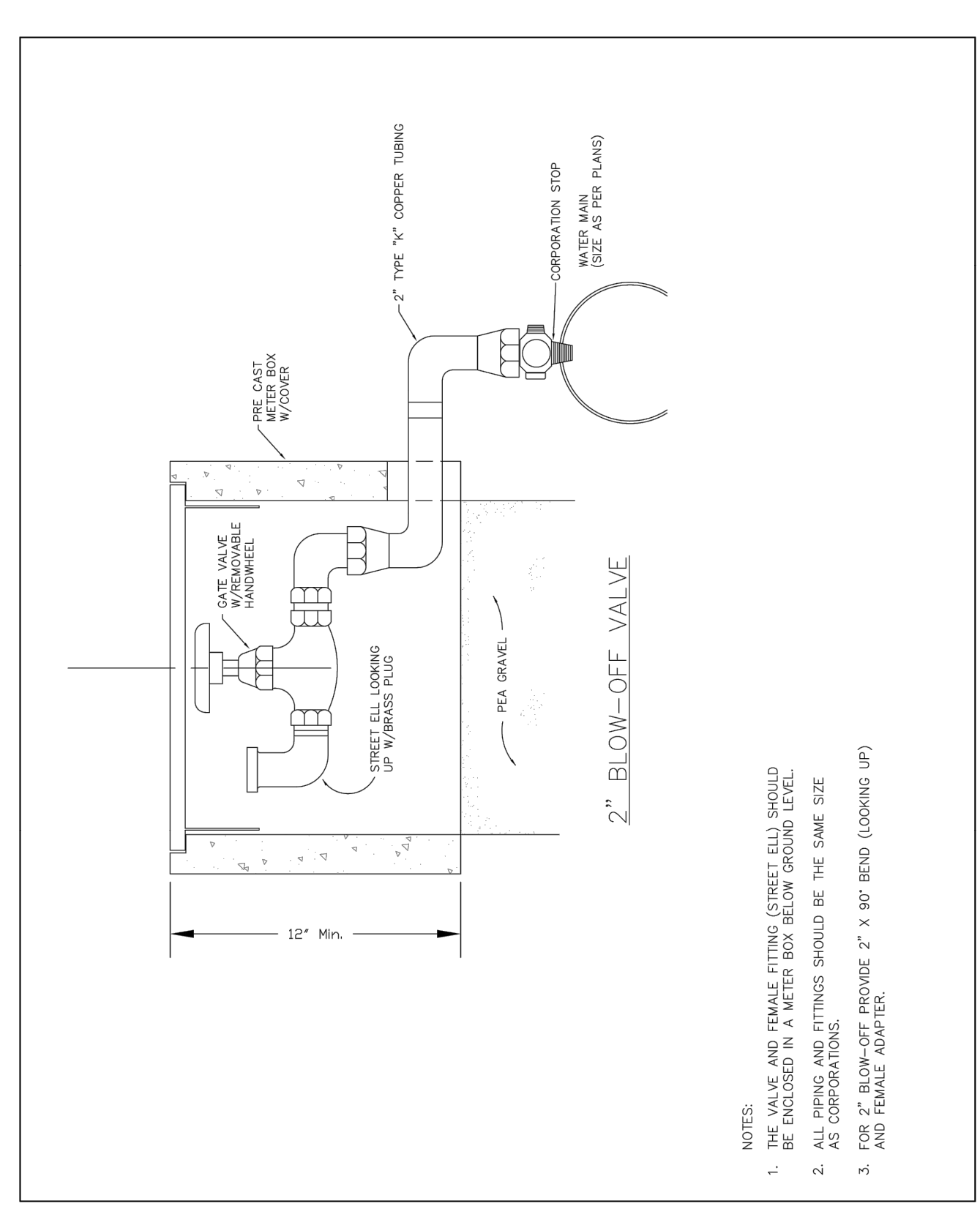


OFFSITE SANITARY



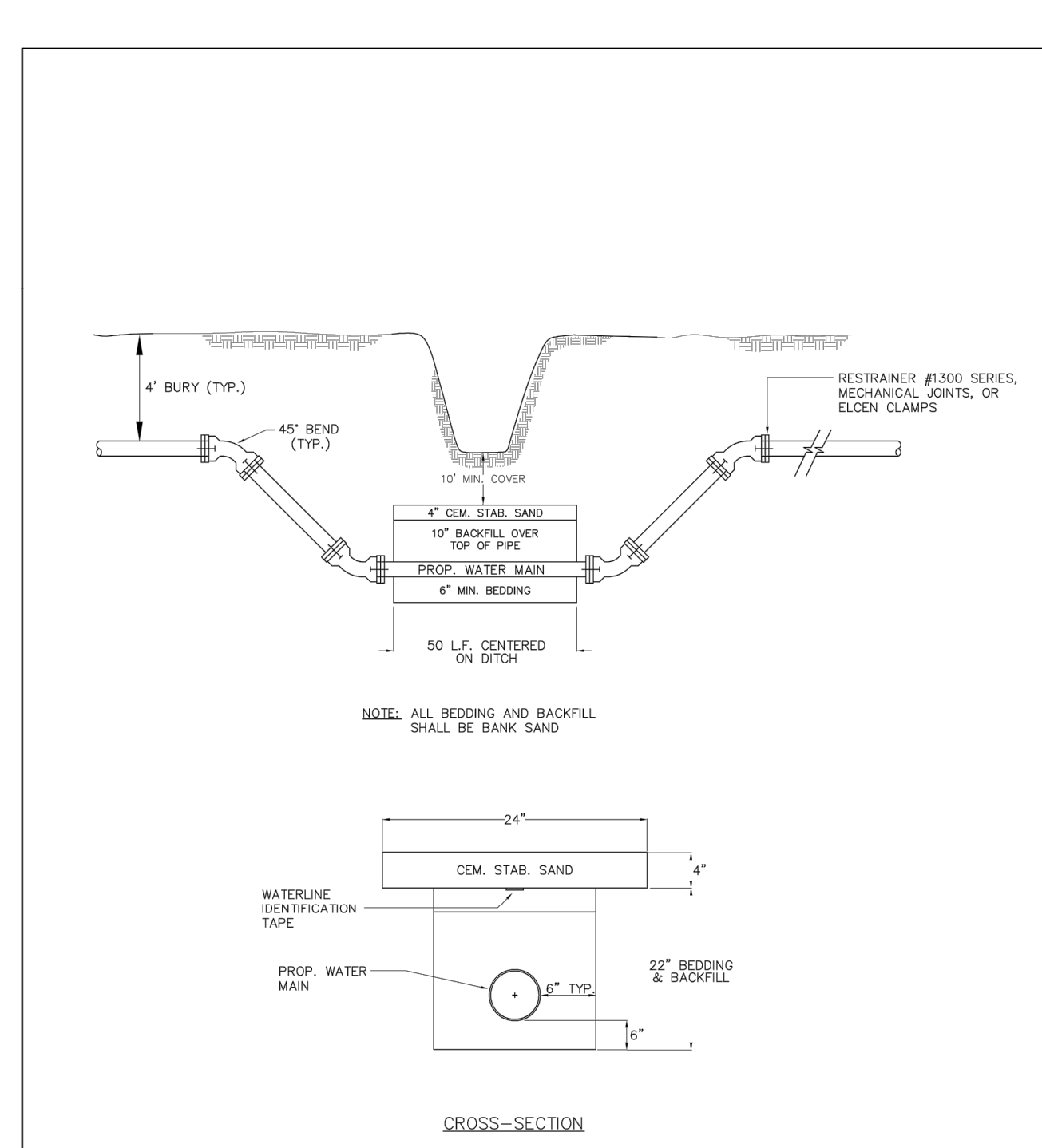


ELEVATION
land solutions
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9709 LAKESIDE BLVD, SUITE 200
THE WOODLANDS, TX 77381 832-823-2200



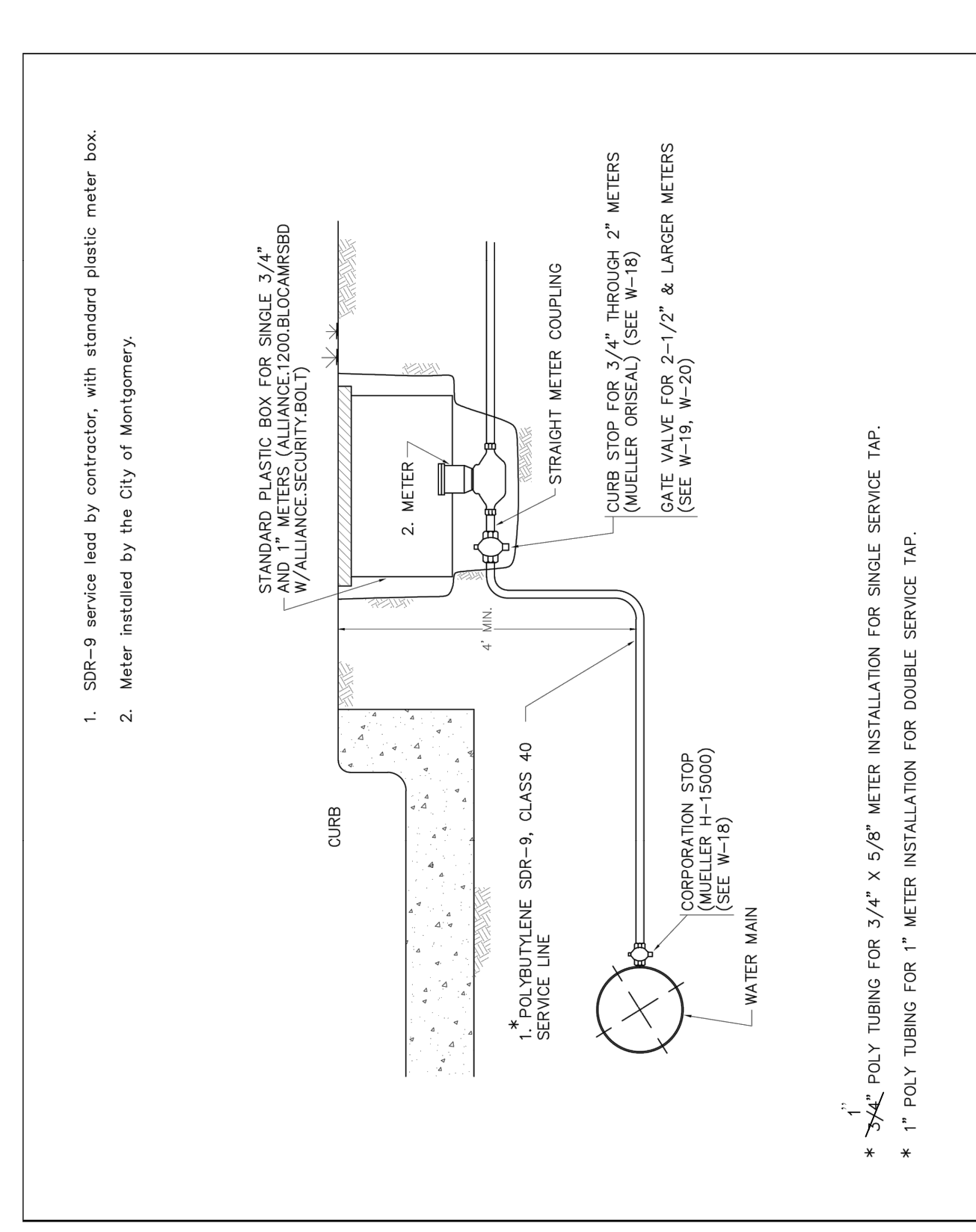
- NOTES:
1. THE VALVE AND FEMALE FITTING (STREET ELL) SHOULD BE ENCLOSED IN A METER BOX BELOW GROUND LEVEL.
 2. ALL PIPING AND FITTINGS SHOULD BE THE SAME SIZE AS CORPORATIONS.
 3. FOR 2" BLOW-OFF PROVIDE 2" X 90° BEND (LOOKING UP) AND FEMALE ADAPTER.

REVISIONS	CITY OF MONTGOMERY 2" BLOW-OFF VALVE FOR WATERLINE	WATER
		W-13



NOTE: ALL BEDDING AND BACKFILL SHALL BE BANK SAND

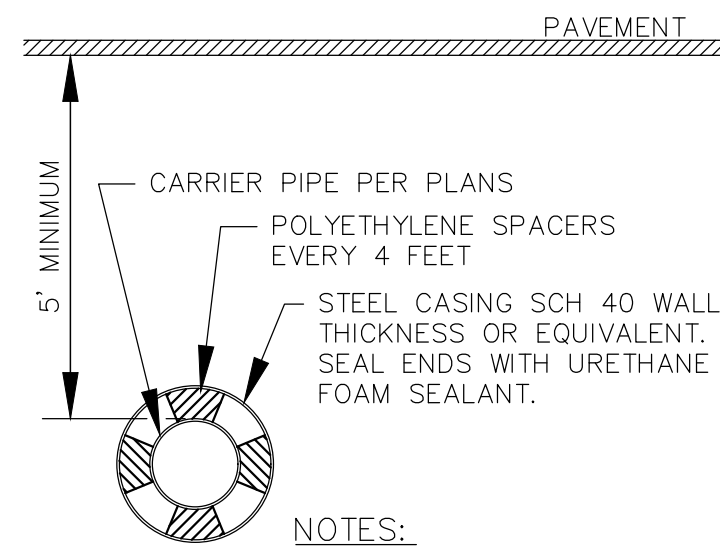
REVISIONS	CITY OF MONTGOMERY DITCH CROSSING DETAILS FOR WATERLINE	WATER
		W-6



1. SDR-9 service lead by contractor, with standard plastic meter box.
2. Meter installed by the City of Montgomery.

* 1" POLY BUTYLENE TUBING FOR 3/4" X 5/8" METER INSTALLATION FOR SINGLE SERVICE TAP.
* 1" POLY BUTYLENE TUBING FOR 1" METER INSTALLATION FOR DOUBLE SERVICE TAP.

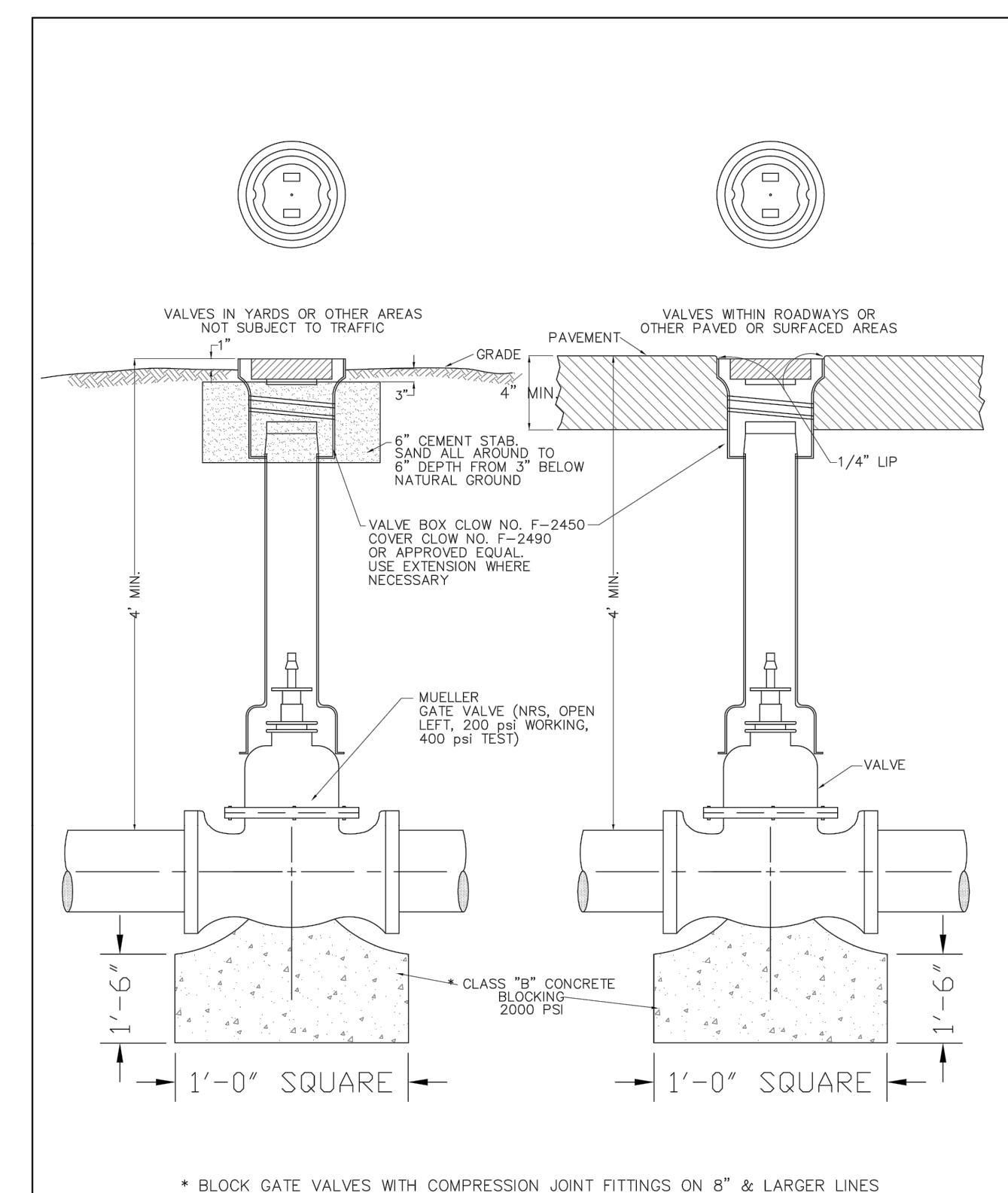
REVISIONS	CITY OF MONTGOMERY WATER SERVICE CONNECTION	WATER
10-2013	REVISED NOTES SERVICE SIZE	W-8



CARRIER PIPE DIA.	ENCASEMENT PIPE DIA.
4" C 900	10"
6" C 900	12"
8" C 900	14"
10" C 900	18"
12" C 900	20"
14" C 905	24"
15" C 905	26"
18" C 905	30"
20" C 905	36"
24" C 905	42"

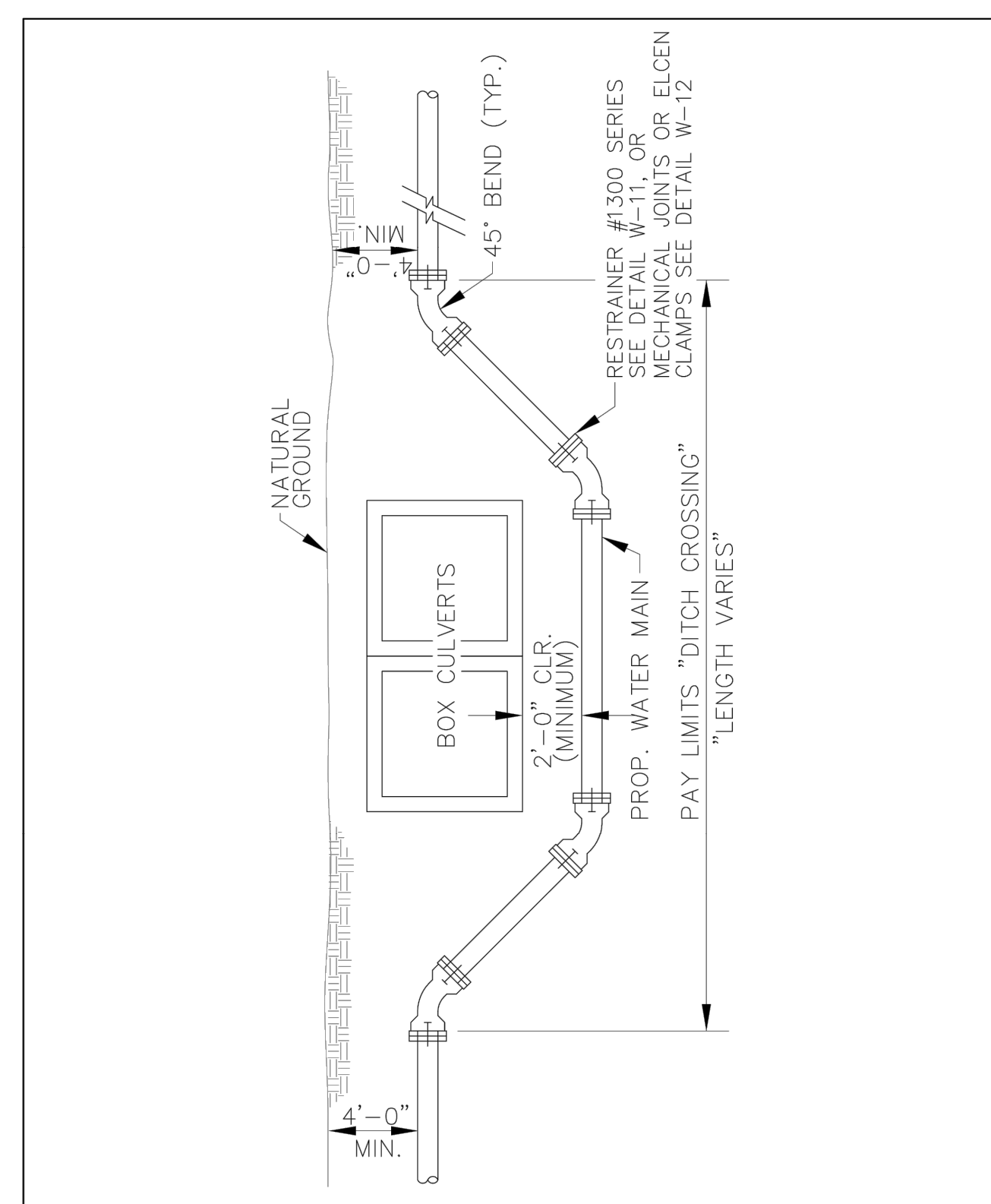
- NOTES:
1. STEEL CASING SHALL BE USED IN ALL BORES.
 2. STEEL CASING SHALL HAVE TOTALLY WELDED JOINTS.
 3. CONTRACTOR TO OBTAIN PERMITS PRIOR TO ANY CONSTRUCTION AT THESE CROSSINGS.

STEEL CASING DETAIL

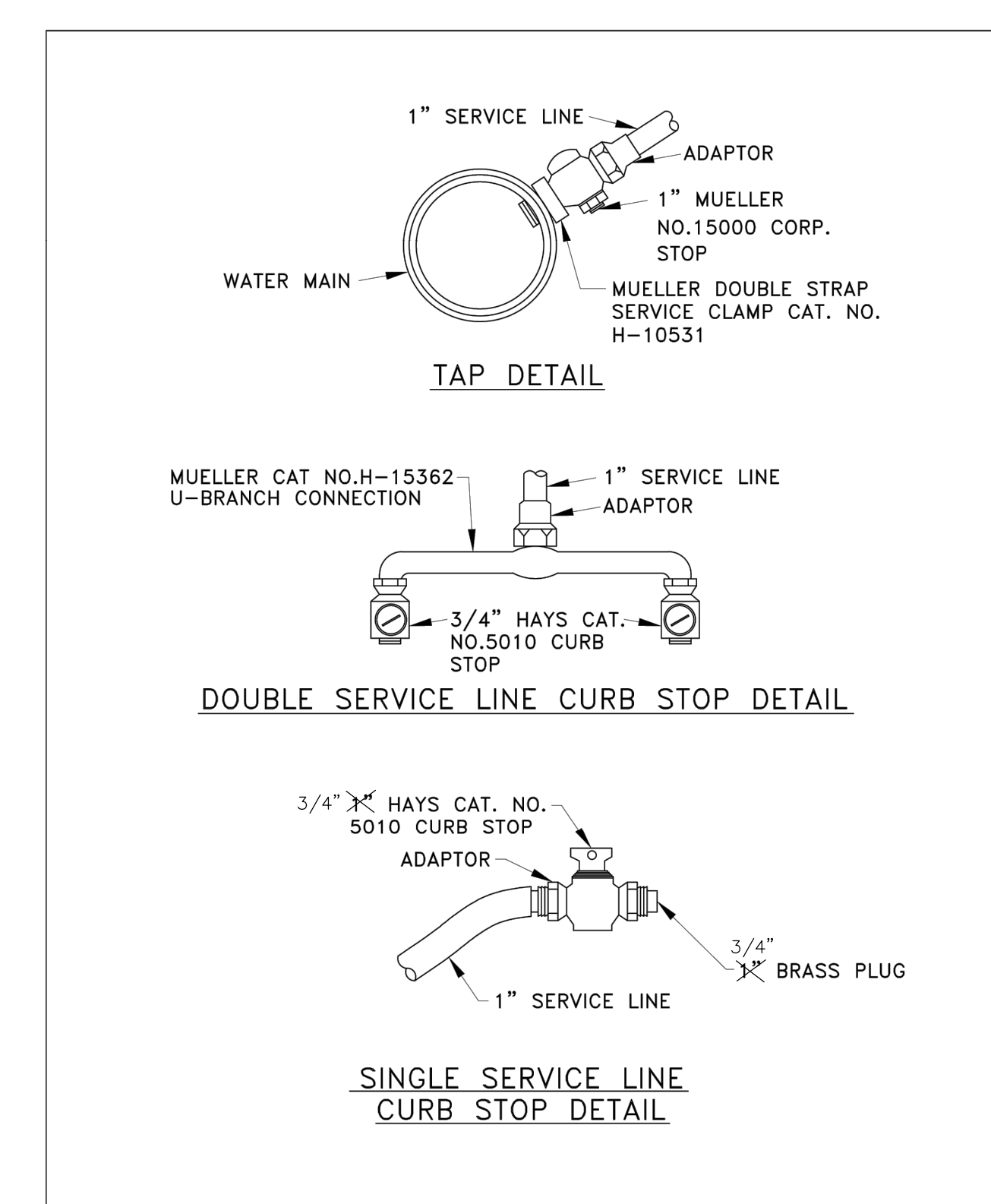


* BLOCK GATE VALVES WITH COMPRESSION JOINT FITTINGS ON 8" & LARGER LINES

REVISIONS	CITY OF MONTGOMERY GATE VALVE & BOX INSTALLATION 14" AND SMALLER WATERLINE	WATER
		W-11



REVISIONS	CITY OF MONTGOMERY CULVERT CROSSING DETAIL FOR WATERLINE	WATER
		W-7



REVISIONS	CITY OF MONTGOMERY CURB STOP & TAP FOR WATERLINE	WATER
10-2013	REVISED SERVICE LINE SIZE	W-10

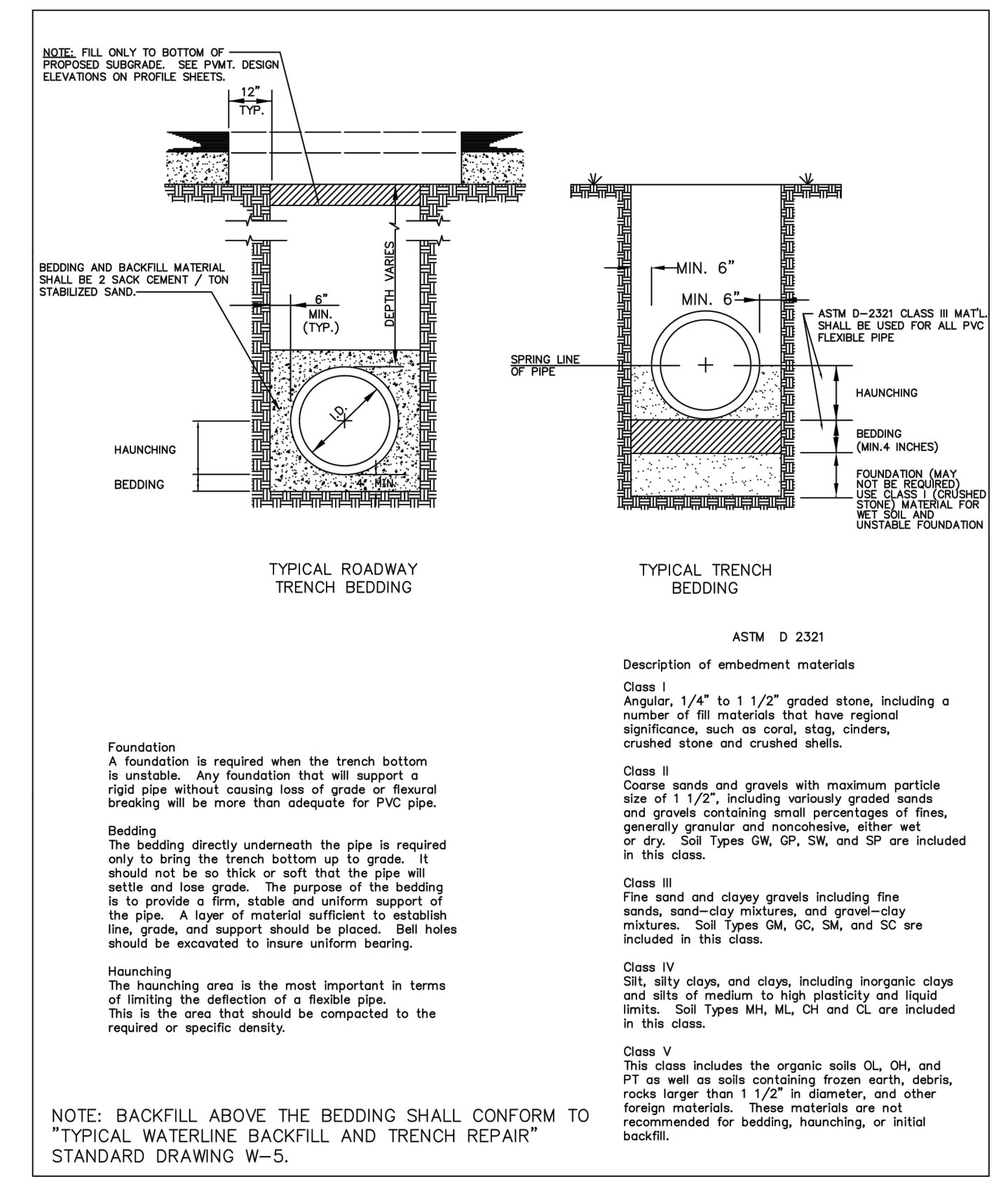
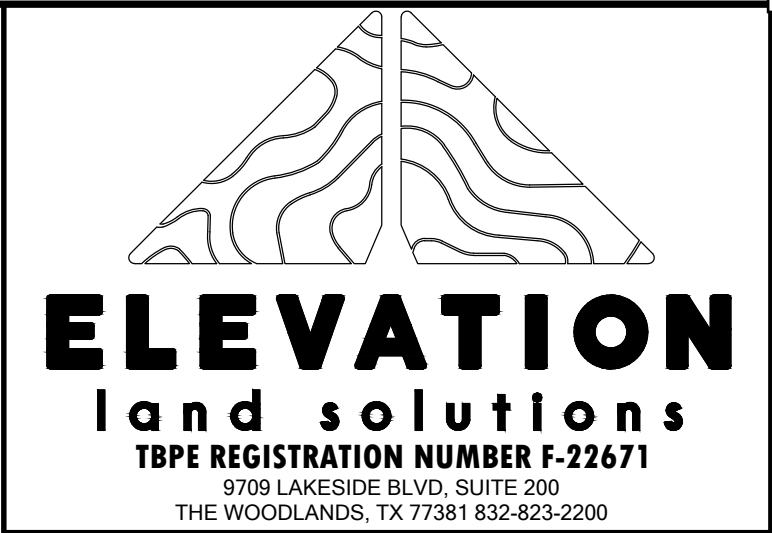
DATE	REVISION	APP.

GARRET J. DUHON
9709 LAKESIDE BLVD.
SUITE 200
THE WOODLANDS, TX 77381
(832) 823-2200

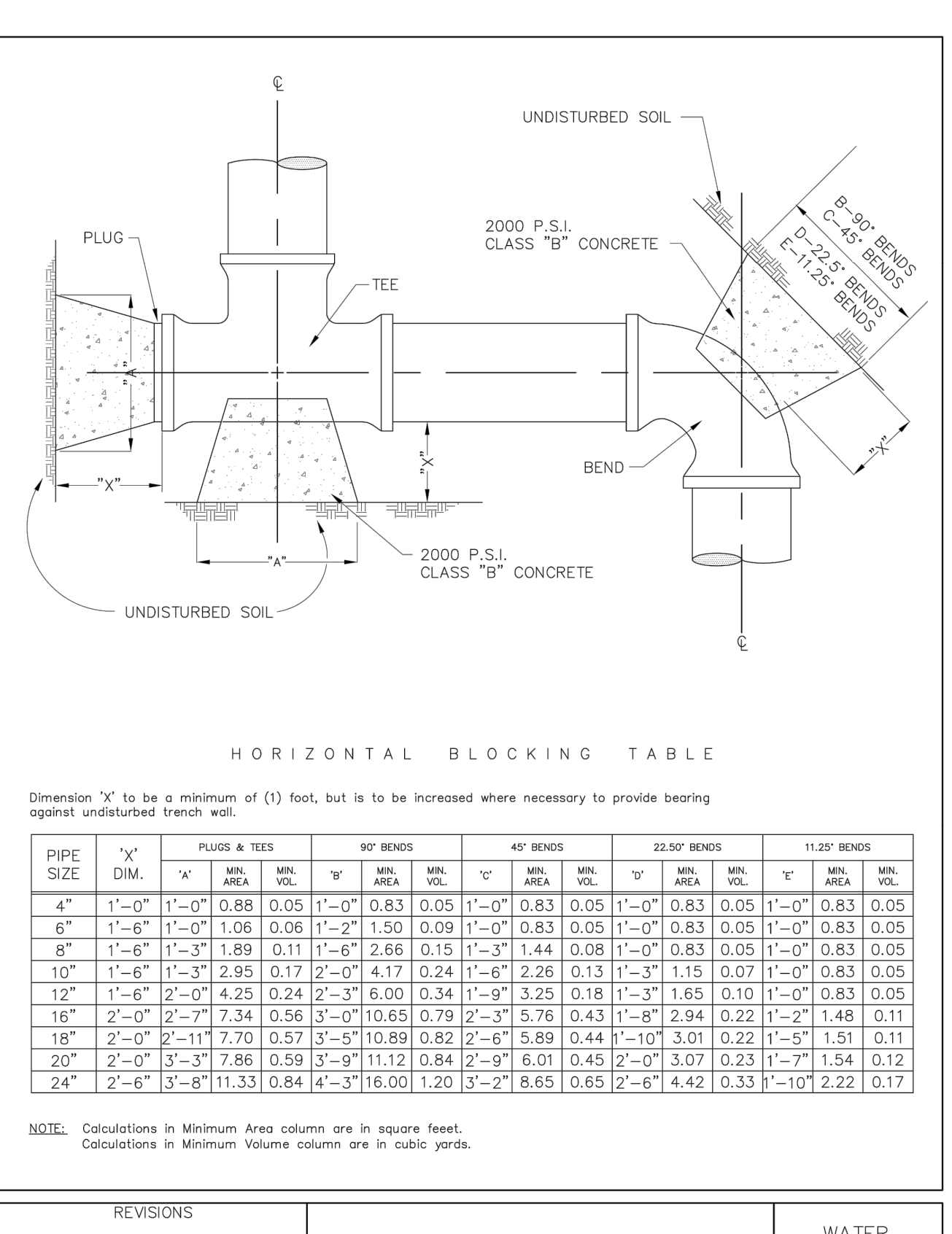
TBPE NO. F-22671
CITY OF MONTGOMERY CITY ENGINEER SIGNATURE BLOCK

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

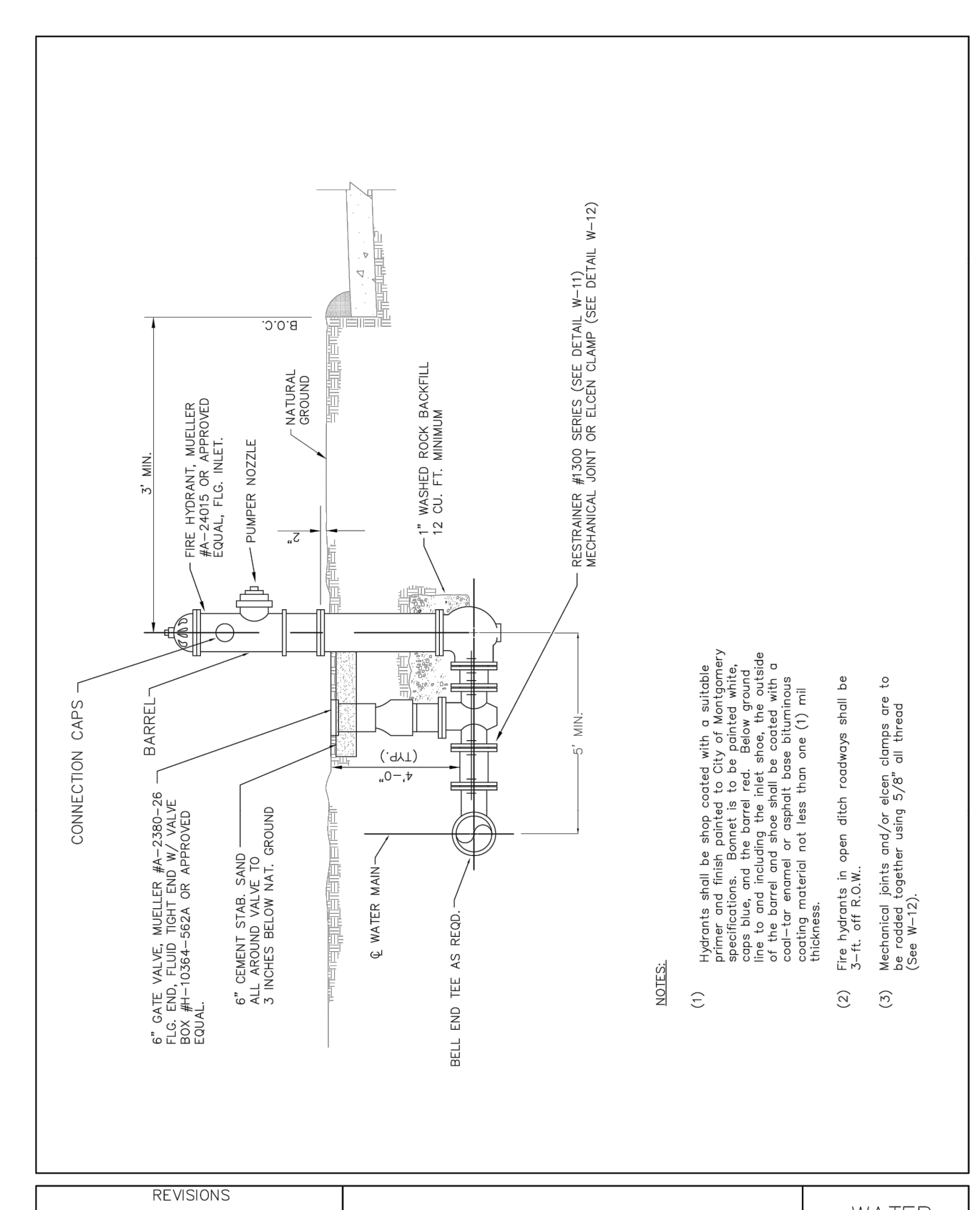
**WATER DETAILS
(1 OF 2)**



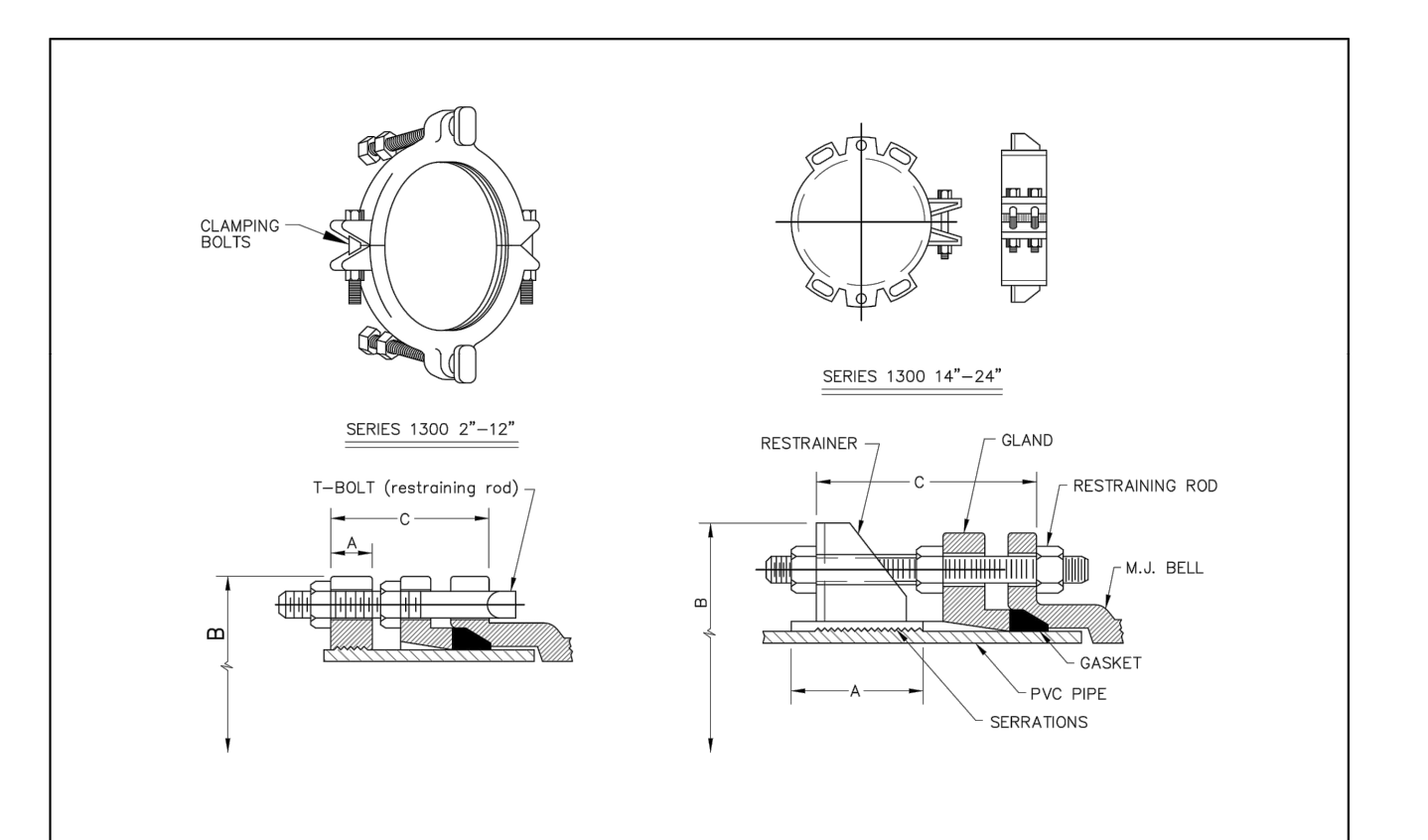
REVISIONS	CITY OF MONTGOMERY TYPICAL WATERLINE BEDDING AND TRENCH DETAIL	WATER W-1
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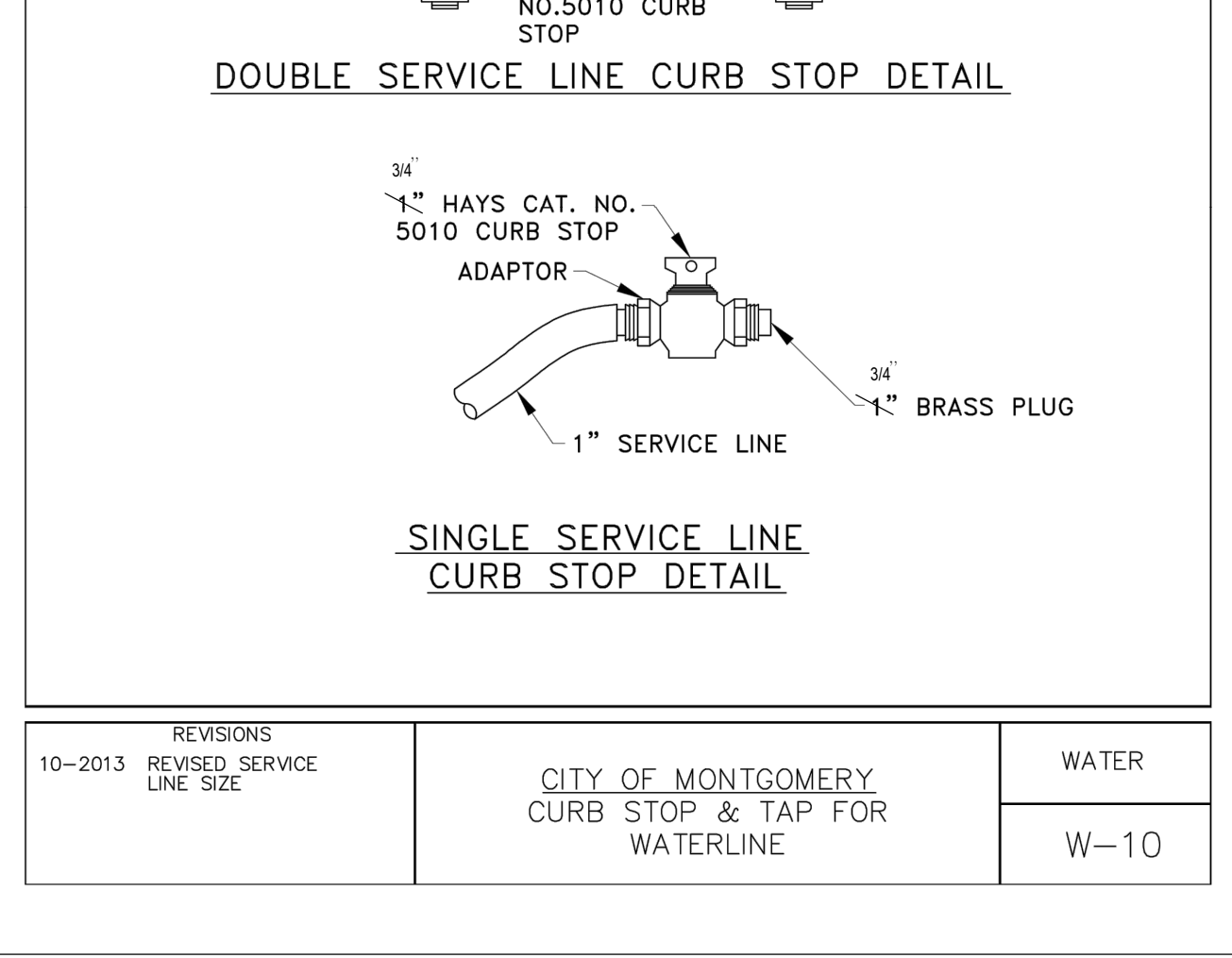
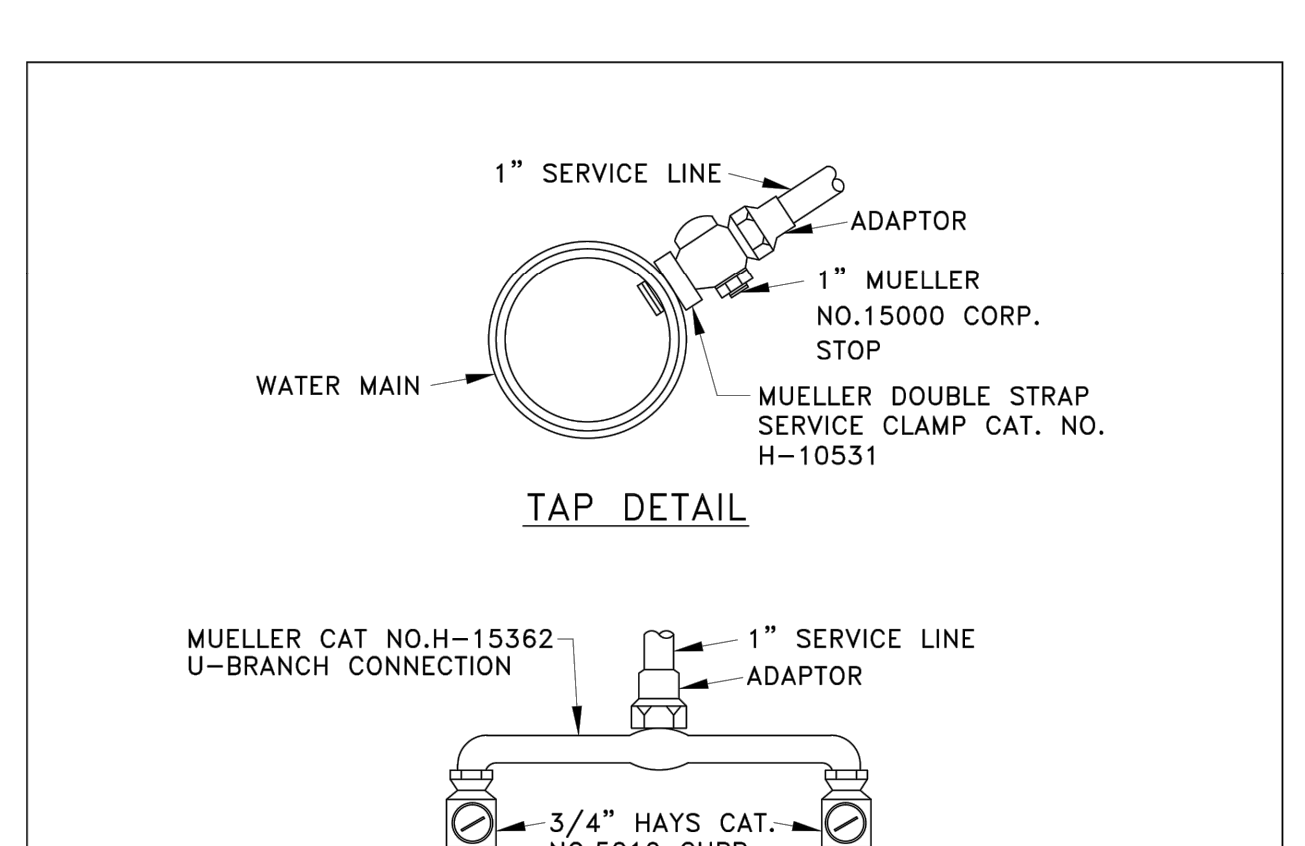
REVISIONS	CITY OF MONTGOMERY HORIZONTAL BLOCKING FOR WATERLINE	WATER W-2
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REVISIONS	CITY OF MONTGOMERY FIRE HYDRANT INSTALLATION	WATER W-15
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REVISIONS	CITY OF MONTGOMERY WATERLINE RESTRAINER	WATER W-3
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REVISIONS	CITY OF MONTGOMERY CURB STOP & TAP FOR WATERLINE	WATER W-10
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DocuSign Envelope ID: 8C758D66-A7C7-447F-AEB3-F9D41B48F4D7

March 22, 2023

City of Montgomery Engineering Department
Attn: Chris Roznovsky
101 Old Plantersville Rd, Montgomery, TX 77356
Conroe, Texas 77301

RE: Encroachment within 15' UE for 12" waterline.

To whom it may concern.

This is to inform you that Entergy has no objection to the proposed encroachment mentioned above as shown on attached Exhibit "A". Please note there is a required 5' minimum clearance from waterline to poles and construction plan provided, shows waterline will be 7.5' from existing poles. Provided this does not interfere with the operation of Entergy's equipment or violate any OSHA rules or Entergy's standards and regulations.

Please note that there may be underground electrical conductors of high voltage within said easements and extreme caution should be exercised when working in the vicinity of these conductors. Contact with them could cause serious injury and/or death to a person or persons contacting them. As per OSHA Regulations a 10-foot clearance from the overhead conductors should be maintained when working in the vicinity of these conductors.

If digging is necessary in the vicinity of underground facilities, please call Texas One Call at 1-800-245-4545 www.texasonecall.com at least 48 hours prior to digging.

Should you have any questions feel free to call me at 281-362-4040.

Sincerely,
Erin Dixon
Erin Dixon
Sr. Right of Way Agent
Entergy Texas
9425 Pincroft Drive
The Woodlands, Texas 77380

DATE	REVISION	APP.

GARRET J. DUHON
9709 LAKESIDE BLVD.
SUITE 200
THE WOODLANDS, TX 77381
(832) 823-2200

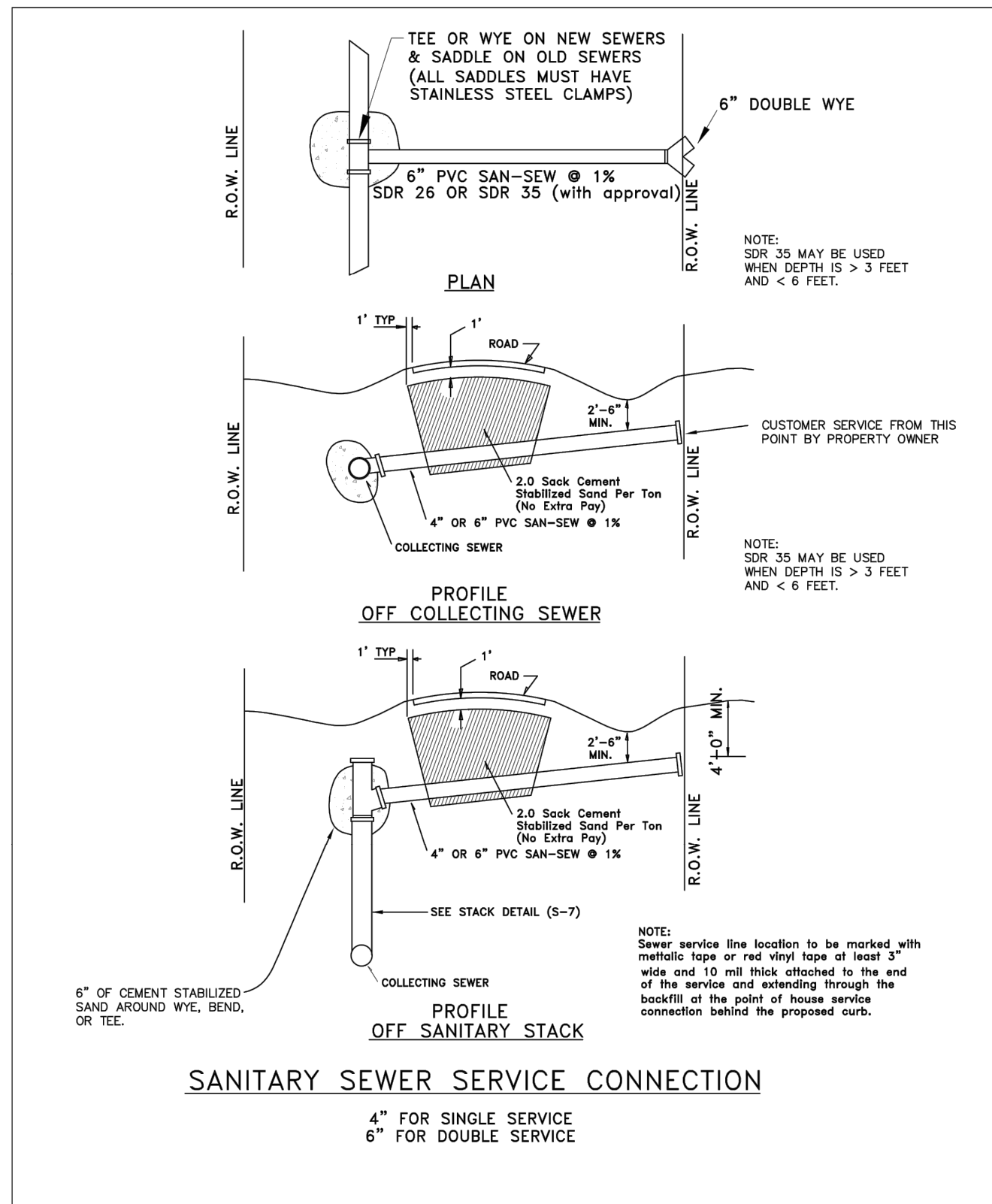
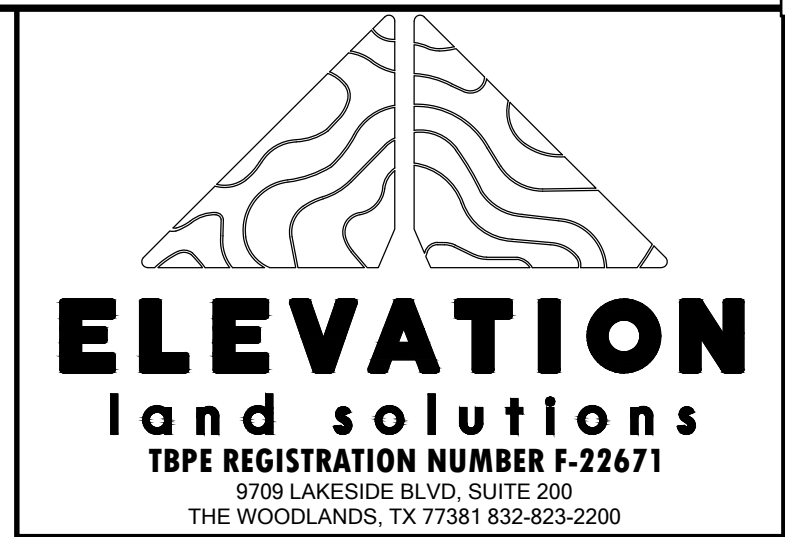
TBPE NO. F-22671

CITY OF MONTGOMERY CITY ENGINEER SIGNATURE BLOCK

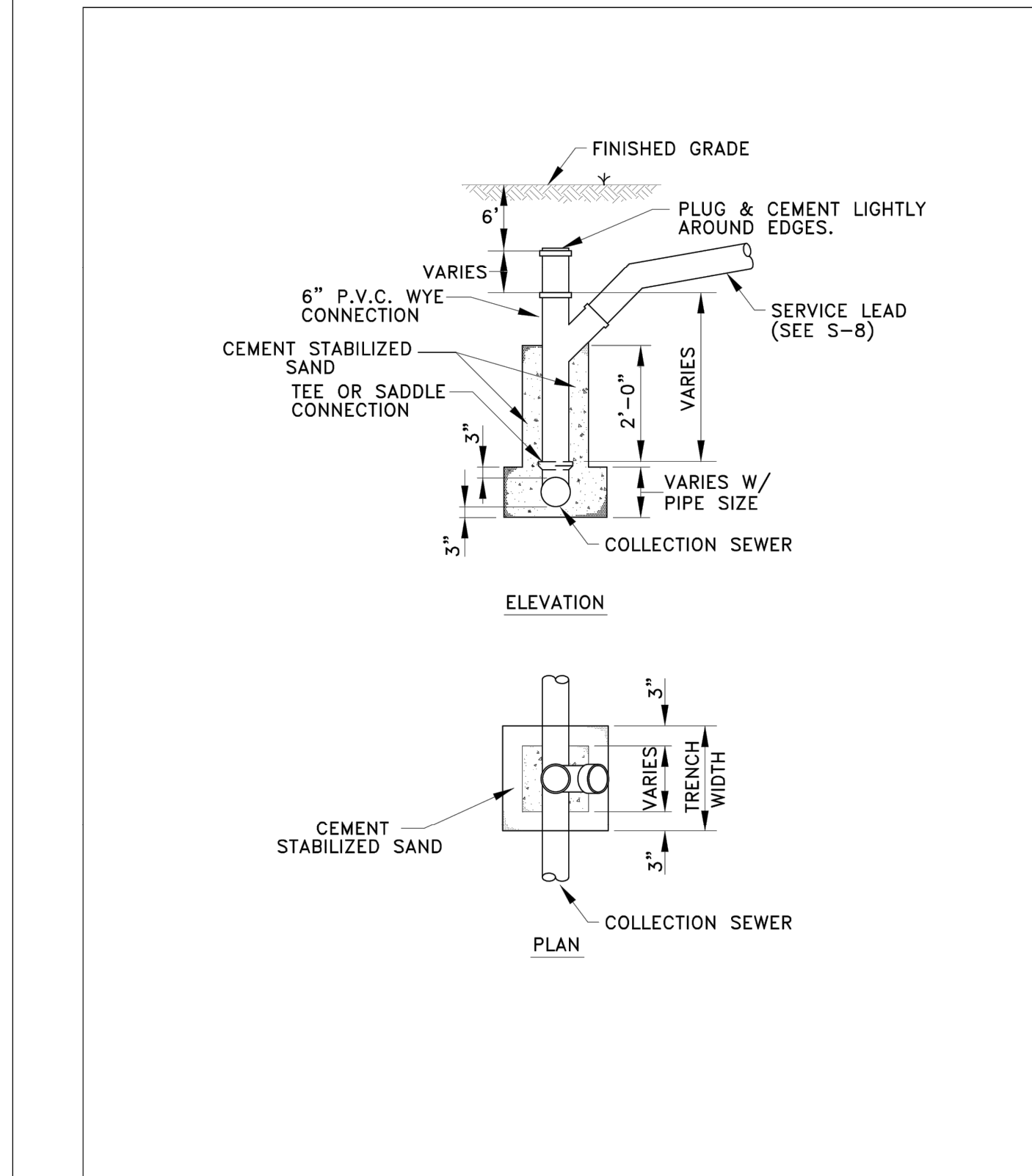
CITY OF MONTGOMERY CITY ENGINEER DATE
SIGNATURE VALID FOR ONE (1) YEAR

**WATER DETAILS
(2 OF 2)**

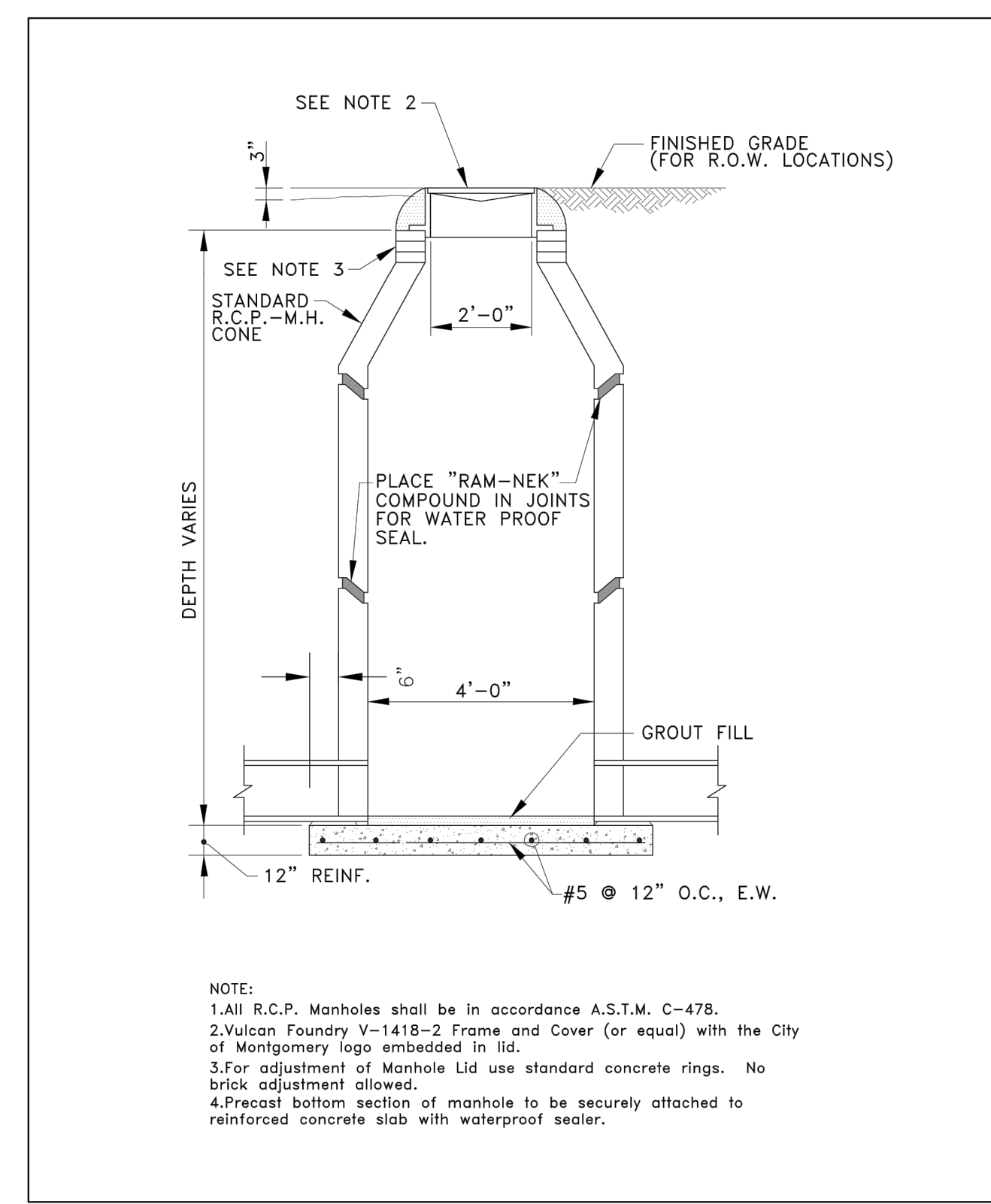
SHEET 21 OF 29



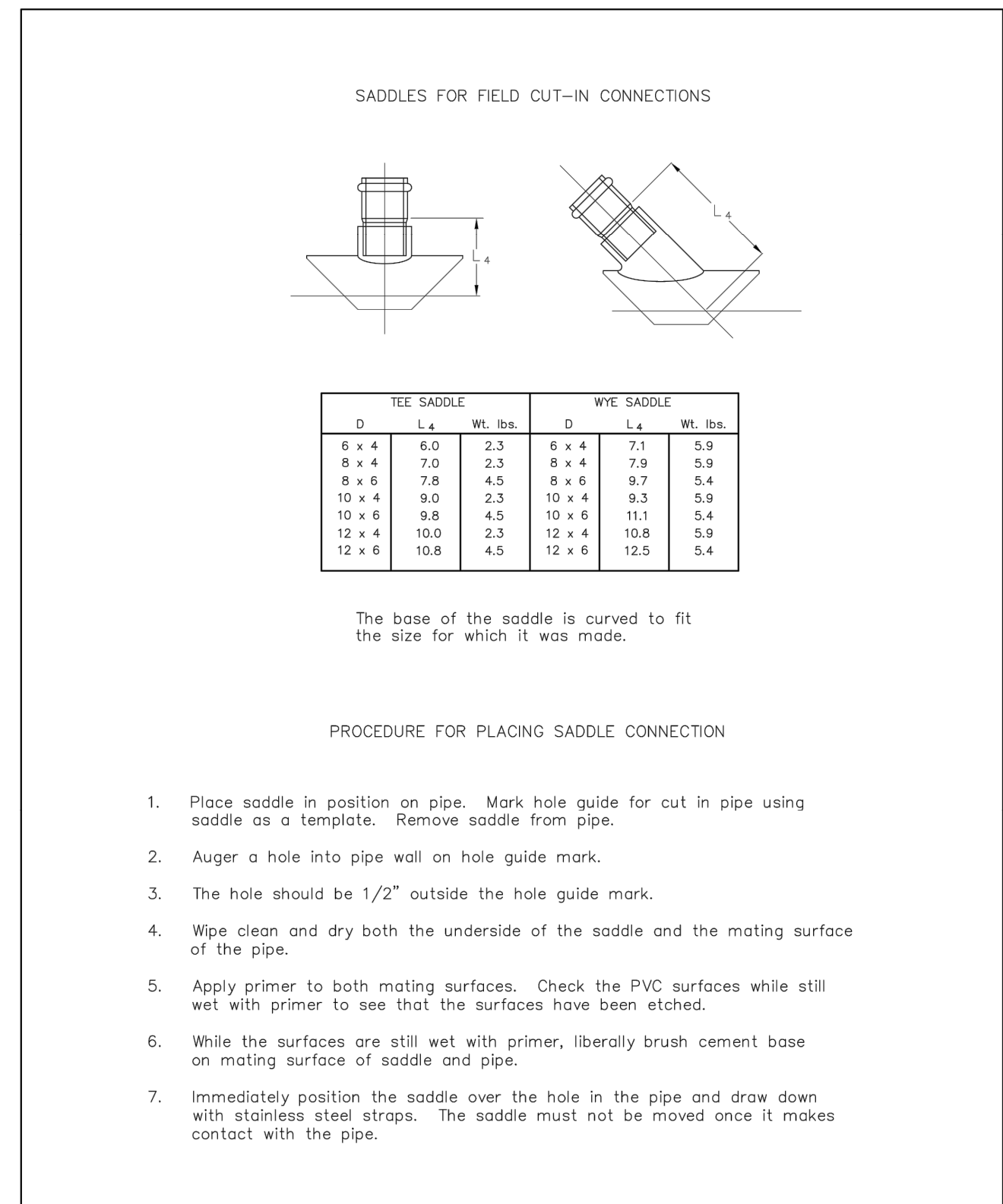
REVISIONS 10-2013 REVISED SERVICE GRADE & NOTES	CITY OF MONTGOMERY RESIDENTIAL SANITARY SEWER SERVICE CONNECTION	SEWER S-8
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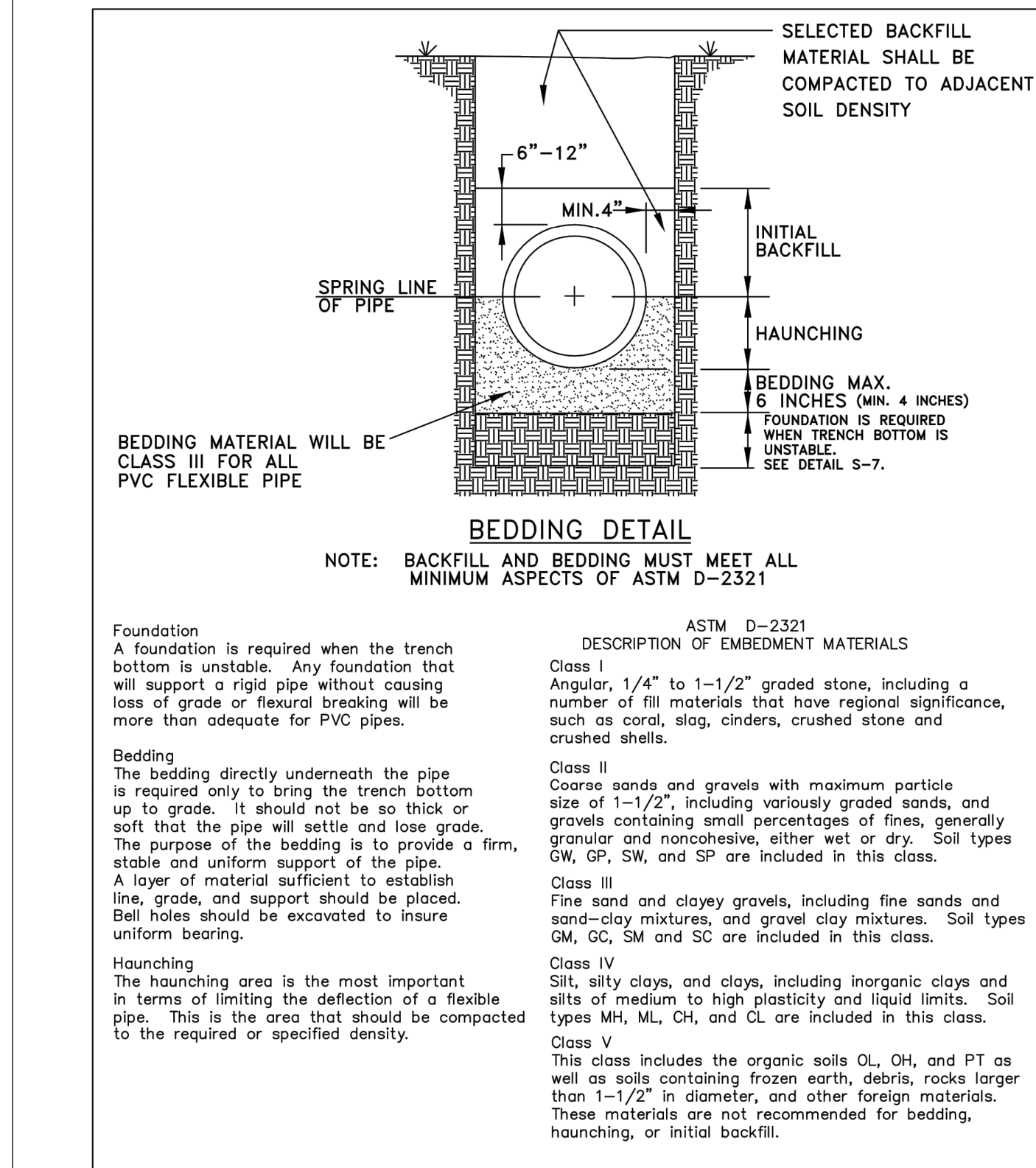
REVISIONS 10-2013 - REVISED NOTES	CITY OF MONTGOMERY SANITARY SEWER STACK DETAIL	SEWER S-7
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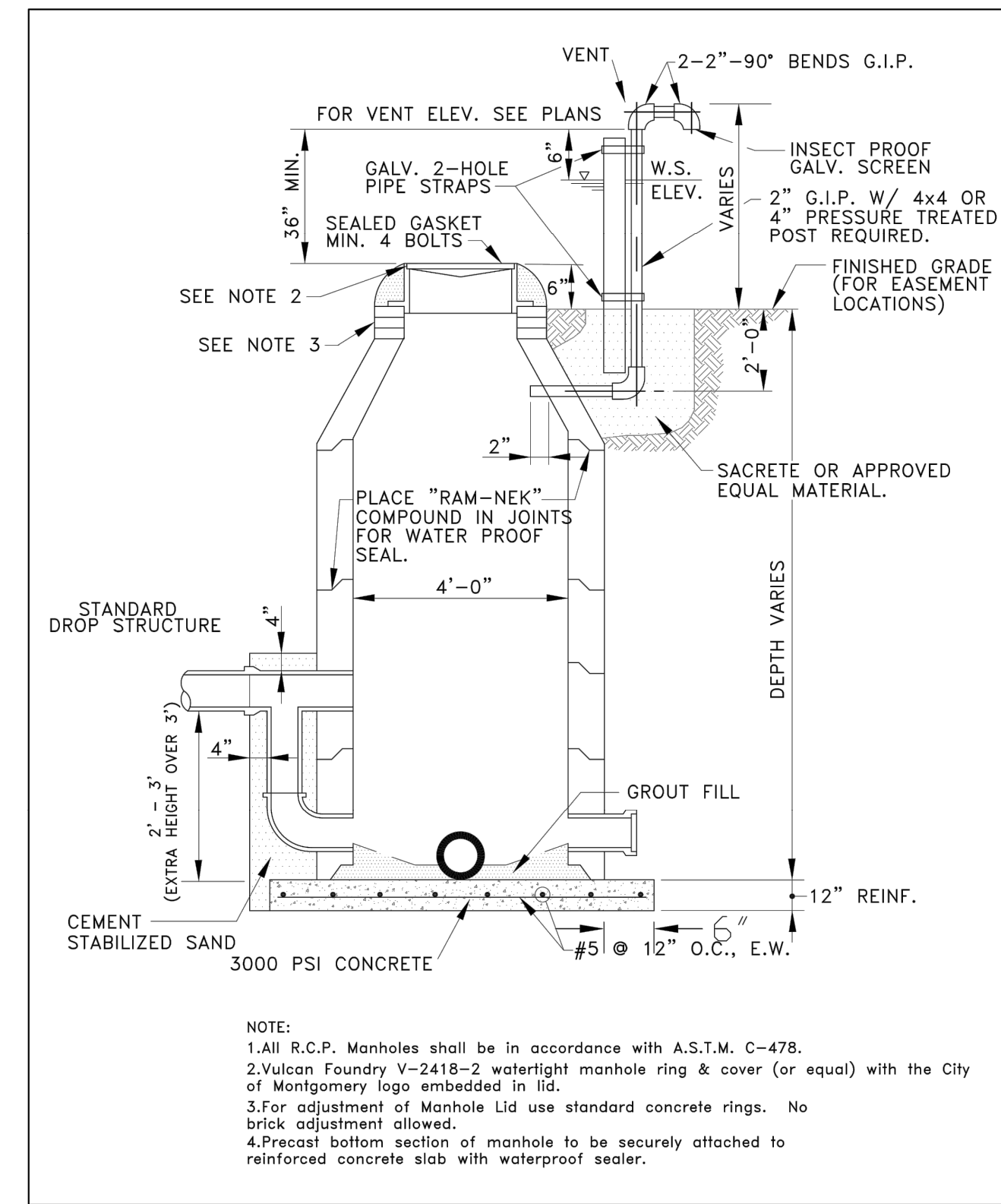
REVISIONS	CITY OF MONTGOMERY STANDARD PRECAST MANHOLE	SEWER S-4
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REVISIONS	CITY OF MONTGOMERY TEE & WYE SADDLES FOR PVC PIPE	SEWER S-11
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REVISIONS	CITY OF MONTGOMERY TYPICAL SANITARY SEWER BEDDING AND TRENCH DETAIL	SEWER S-1
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REVISIONS	CITY OF MONTGOMERY STANDARD PRECAST MANHOLE W/ DROP CONNECTION & VENT	SEWER S-5
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DATE	REVISION	APP.

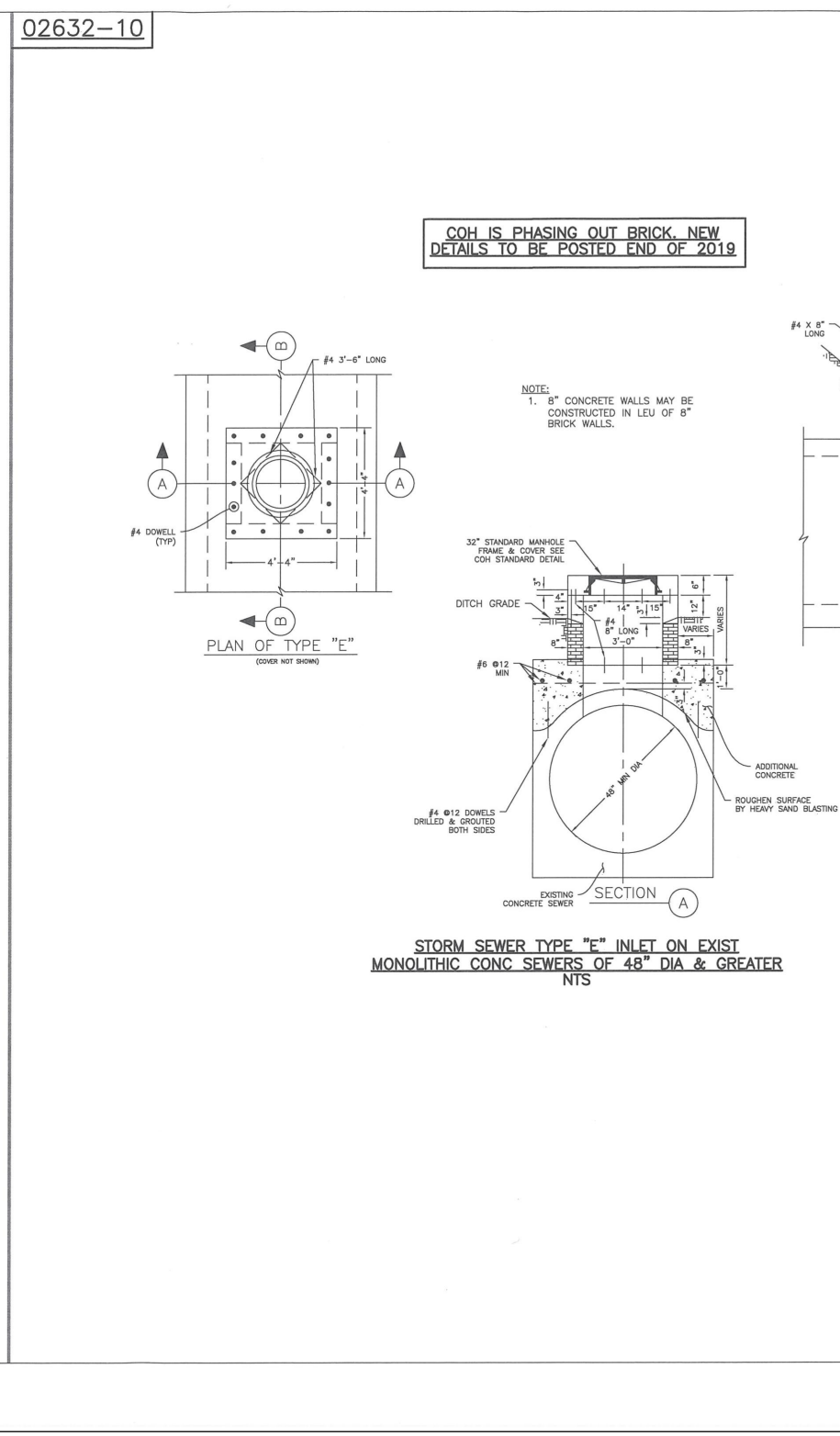
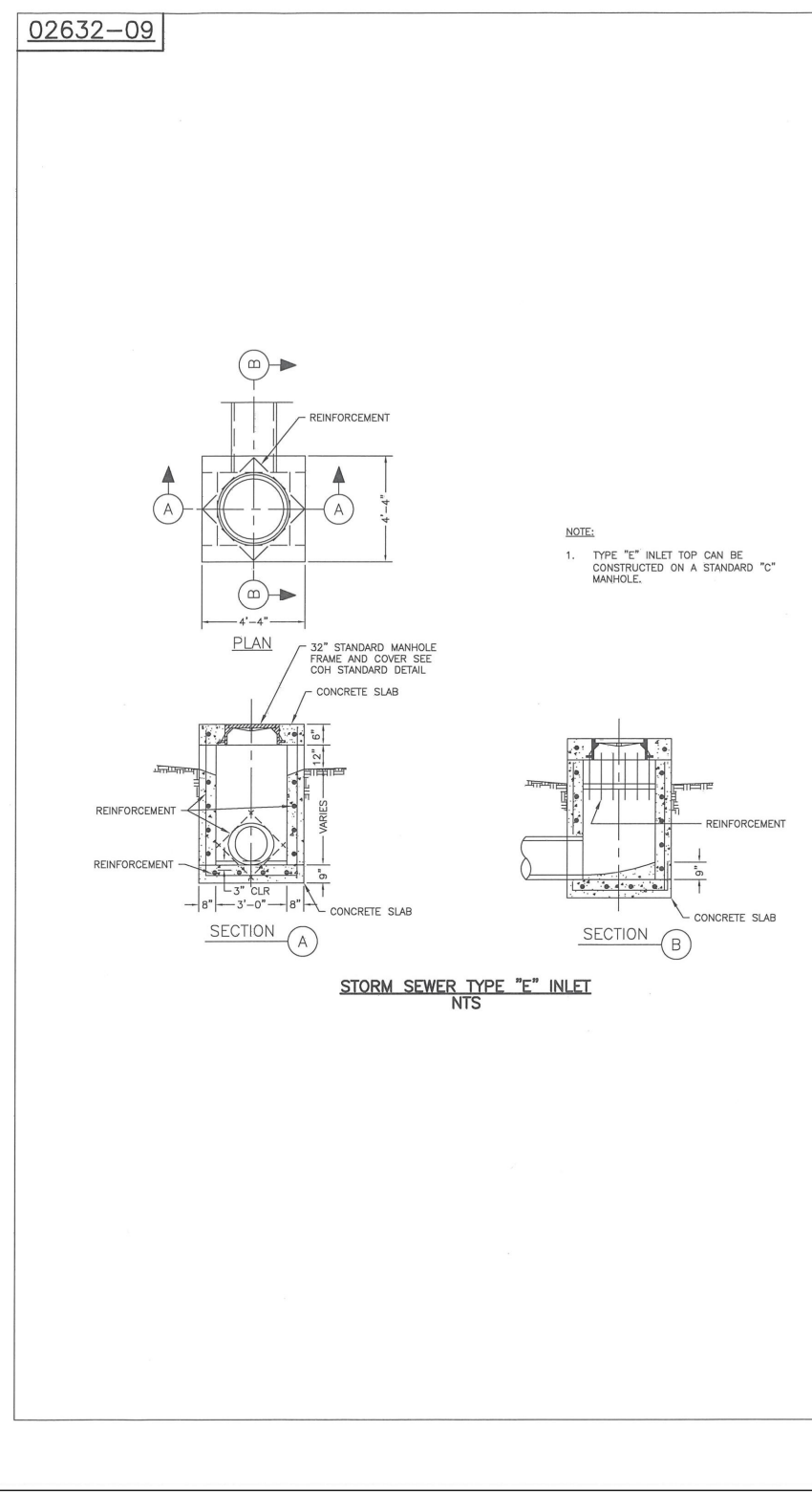
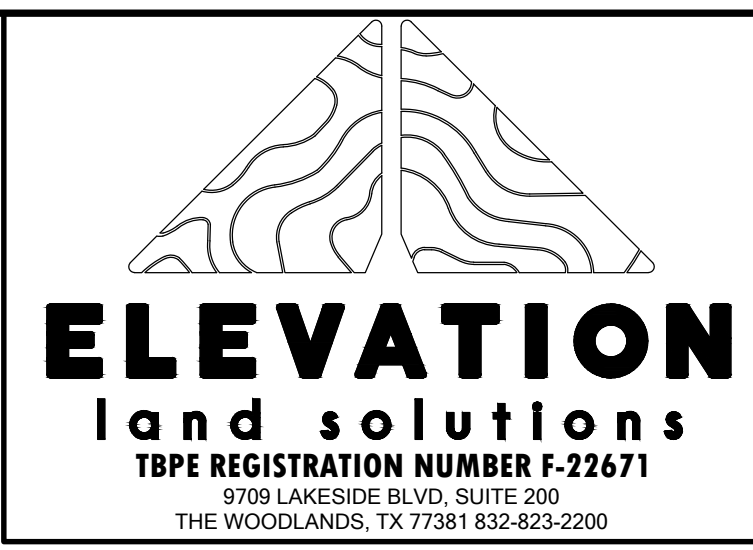
GARRET J. DUHON
9709 LAKESIDE BLVD.
SUITE 200
THE WOODLANDS, TX 77381
(832) 823-2200

TBPE NO. F-22671
CITY OF MONTGOMERY CITY ENGINEER SIGNATURE BLOCK

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

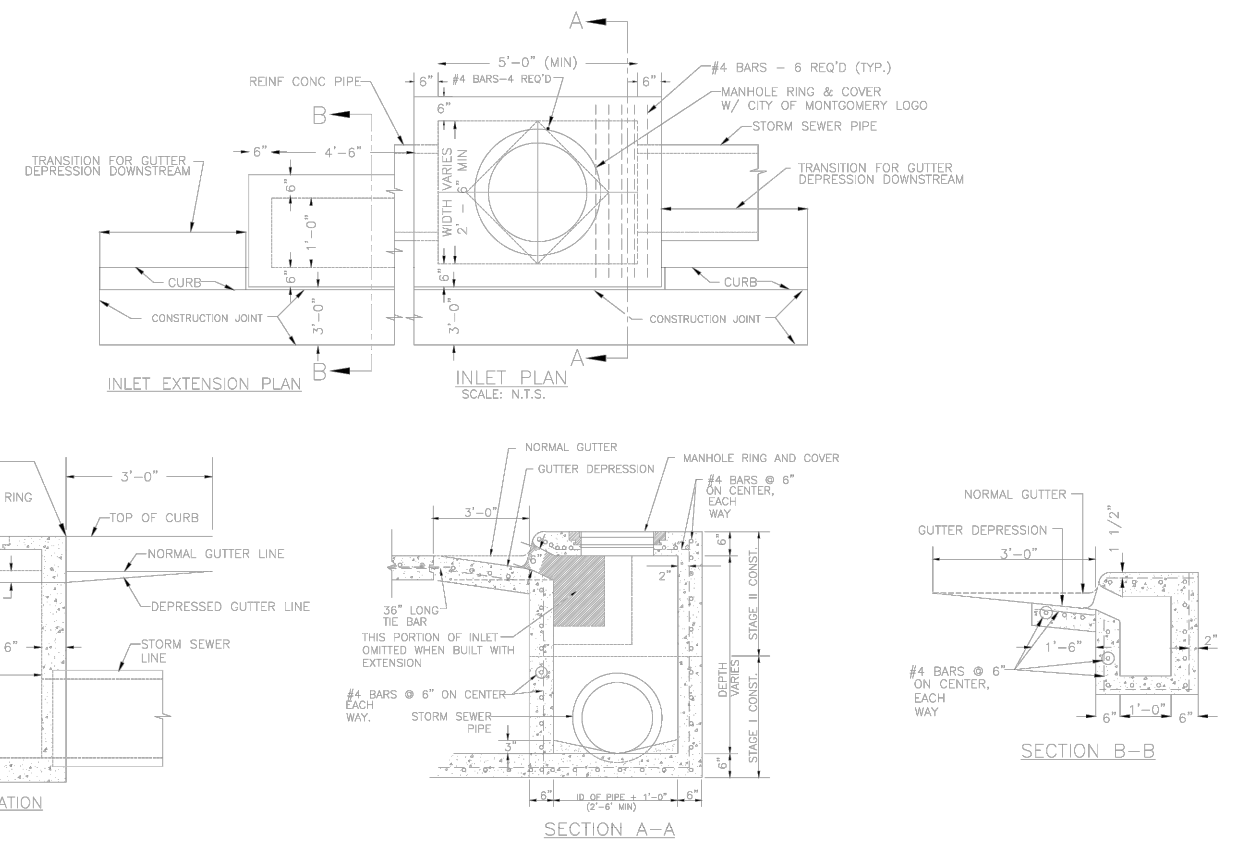
**SANITARY SEWER
DETAILS**

SHEET 22 OF 29

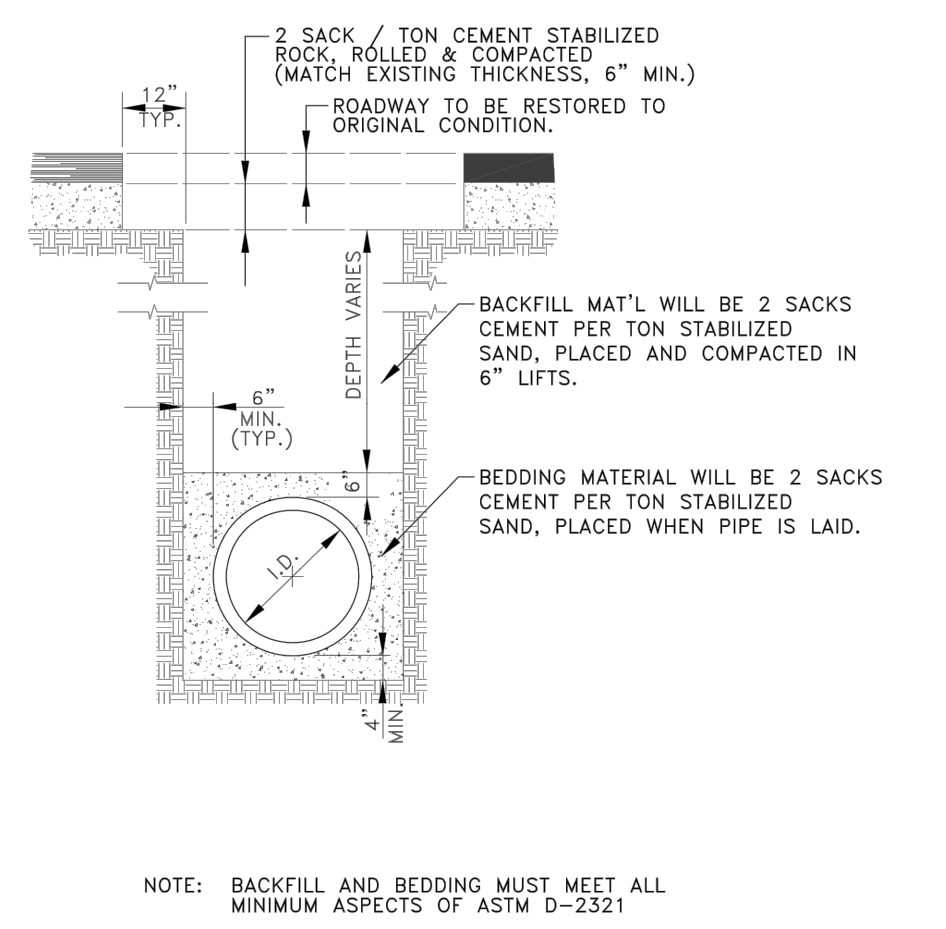


FORM INFORMATION: CITY OF HOUSTON, HOUSTON PUBLIC WORKS. PROJECT: STORM SEWER 02632-09 AND 02632-10. APPROVED BY: [Signatures]. OFFICE DATE: 04-01-2019. FOR CITY OF HOUSTON USE ONLY.

- NOTES:
- ALL MANHOLE LIDS TO BE STAMPED WITH "CITY OF MONTGOMERY".
 - CONNECTIONS MADE TO THE CITY OF MONTGOMERY'S STORM SEWER SYSTEM SHALL BE COORDINATED AND INSPECTED BY THE CITY'S PUBLIC WORKS OFFICE.
 - PIPE MATERIAL SHALL BE RCP, UNLESS OTHERWISE APPROVED BY THE CITY ENGINEER.
 - A DOWEL/EPOXY CONSTRUCTION JOINT IS REQUIRED AROUND THE INLET BOX WHEN BEING PROPOSED IN CONCRETE.
 - PROPOSED CAST-IN-PLACE INLETS, CONCRETE SHALL HAVE A MINIMUM COMPRESSIVE STRENGTH OF 4,500 PSI AT 28 DAYS.

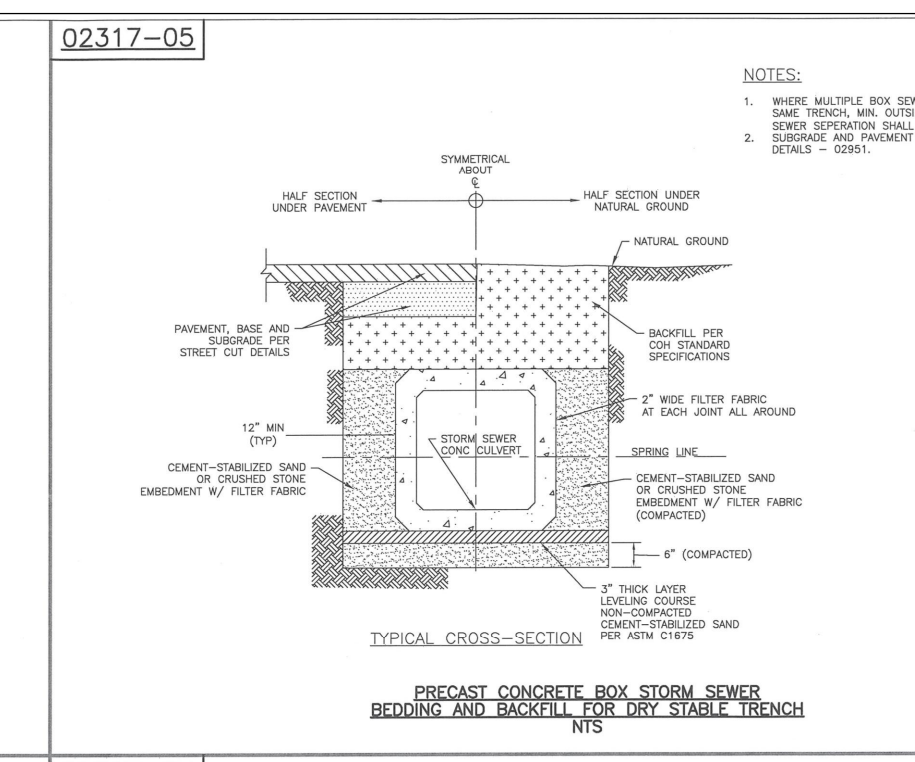
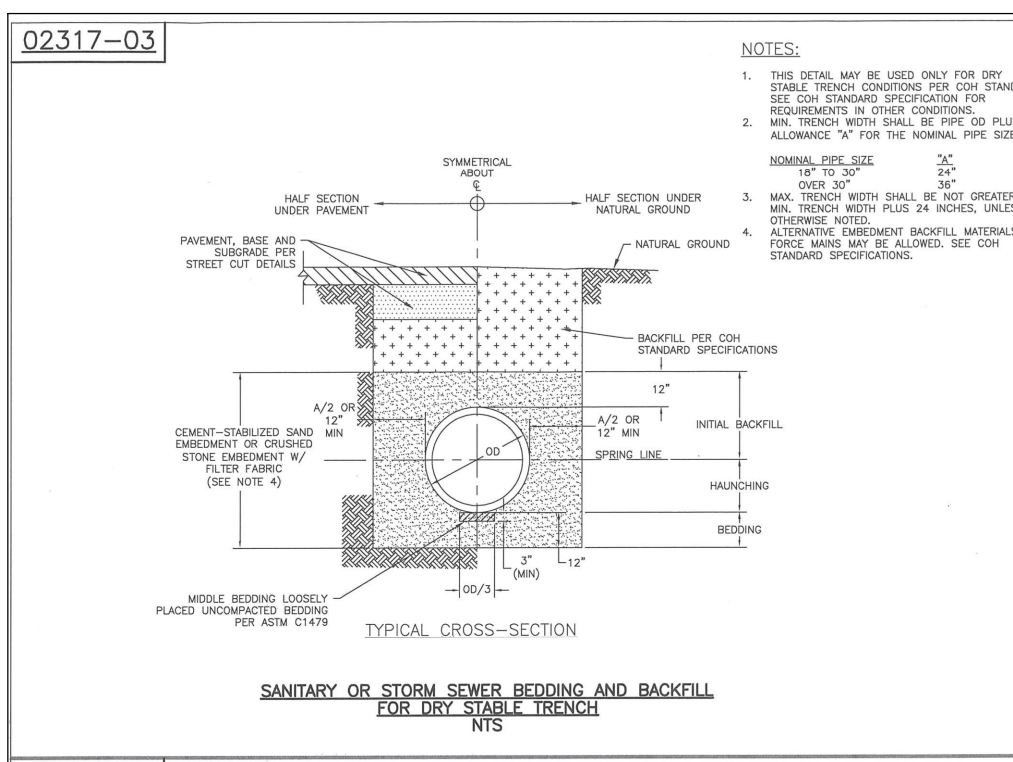


CITY OF MONTGOMERY TYPE - C-1 DRAINAGE STORM SEWER INLET D-1

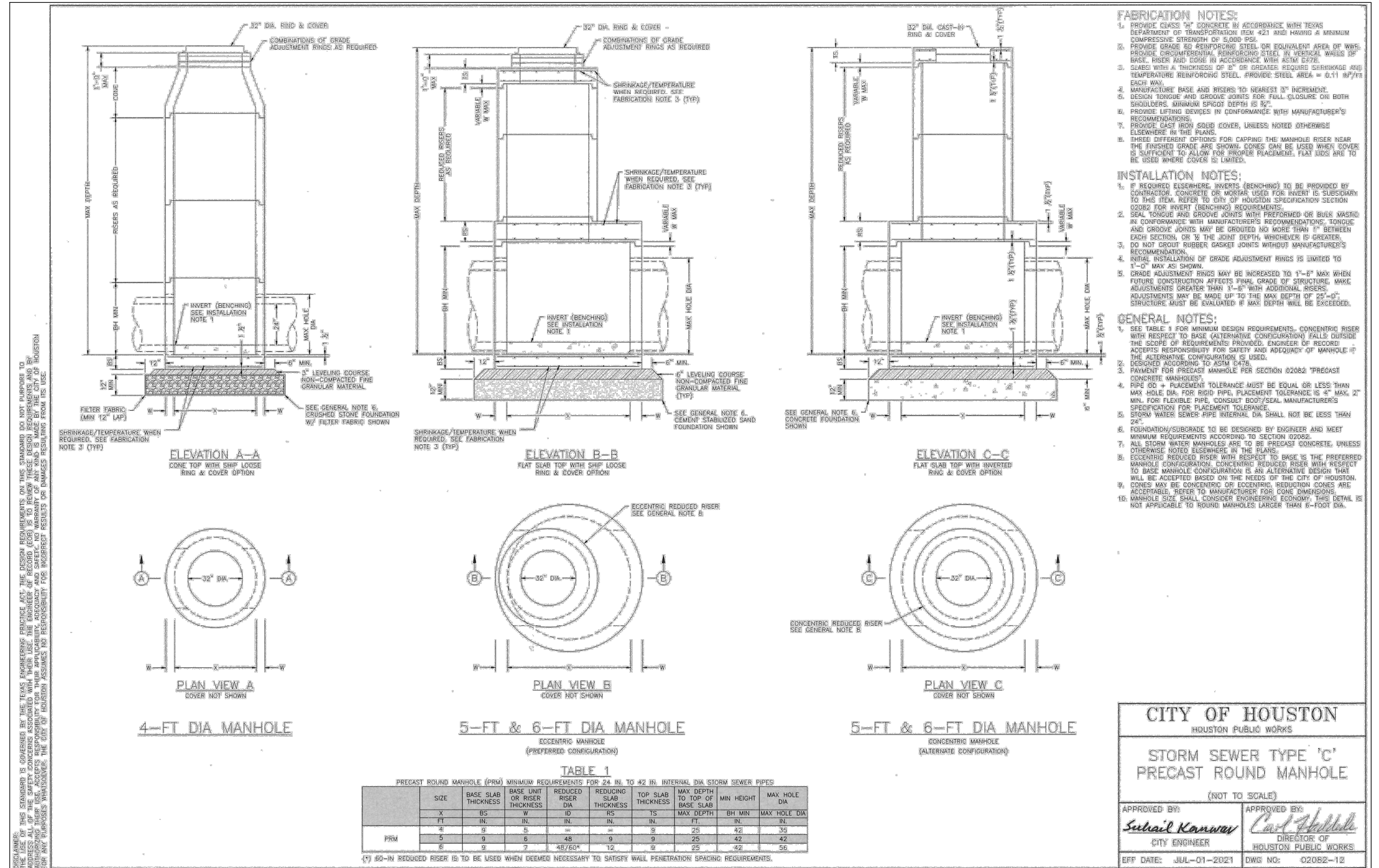
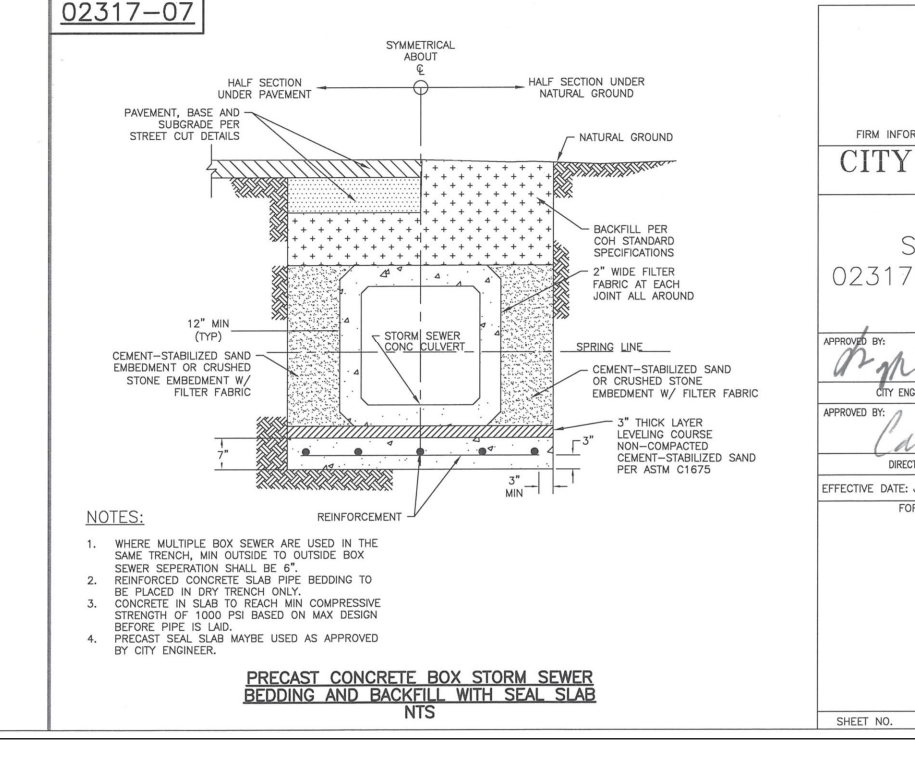
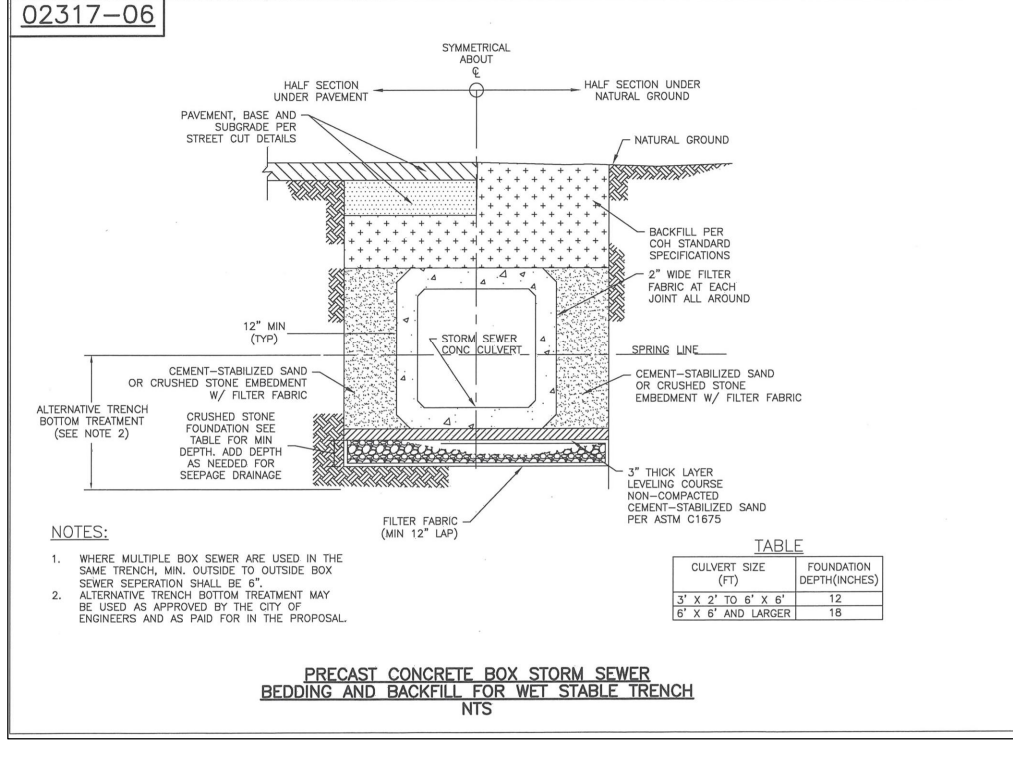


NOTE: BACKFILL AND BEDDING MUST MEET ALL MINIMUM ASPECTS OF ASTM D-2321

REVISIONS	CITY OF MONTGOMERY TYPICAL ROADWAY TRENCH BEDDING AND BACKFILL DETAIL	SEWER S-2
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FORM INFORMATION: CITY OF HOUSTON, HOUSTON PUBLIC WORKS. PROJECT: STORM SEWER 02317-03 THROUGH 07. APPROVED BY: [Signatures]. OFFICE DATE: 04-01-2019. FOR CITY OF HOUSTON USE ONLY.



CITY OF HOUSTON HOUSTON PUBLIC WORKS. PROJECT: STORM SEWER TYPE 'C' PRECAST ROUND MANHOLE (NOT TO SCALE). APPROVED BY: [Signatures]. OFFICE DATE: 04-01-2019. FOR CITY OF HOUSTON USE ONLY.

DATE	REVISION	APP.

GARRET J. DUHON
9709 LAKESIDE BLVD.
SUITE 200
THE WOODLANDS, TX 77381
(832) 823-2200

TPBE NO. F-22671
CITY OF MONTGOMERY CITY ENGINEER SIGNATURE BLOCK

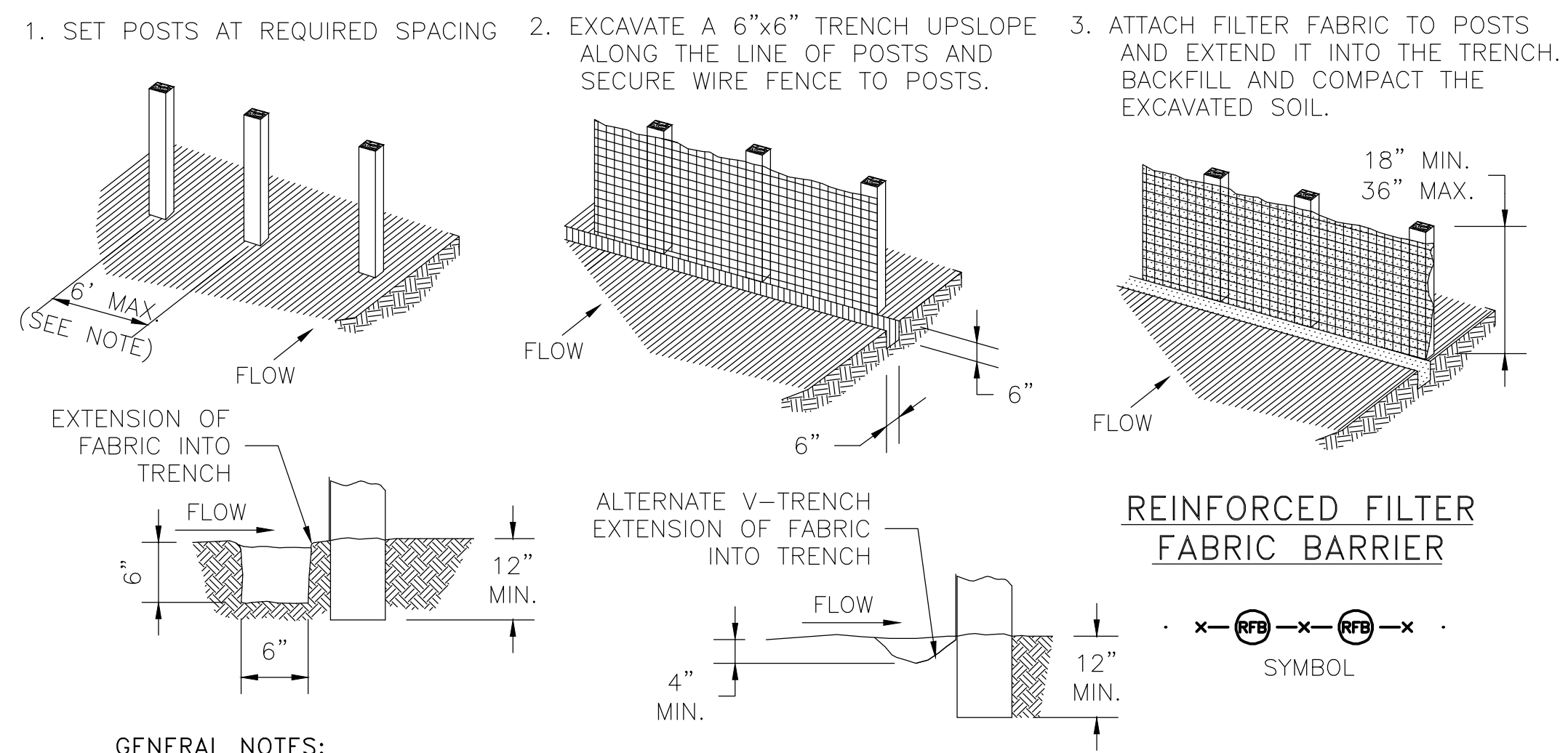
CITY OF MONTGOMERY CITY ENGINEER SIGNATURE VALID FOR ONE (1) YEAR

STORM SEWER DETAILS

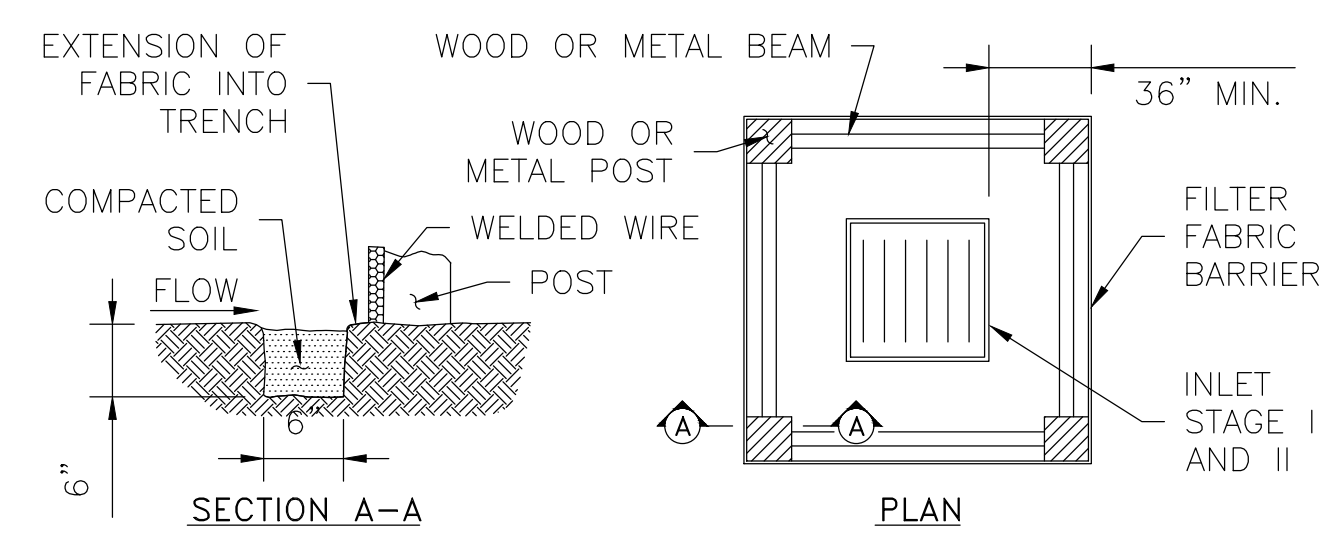
SHEET 23 OF 29

P:\610.126 Mabry and Faulkner Tract\005_Sec 1.dwg - Plan Set Drawings\DETAILS.dwg 6/9/2023 4:17 PM GDUHON

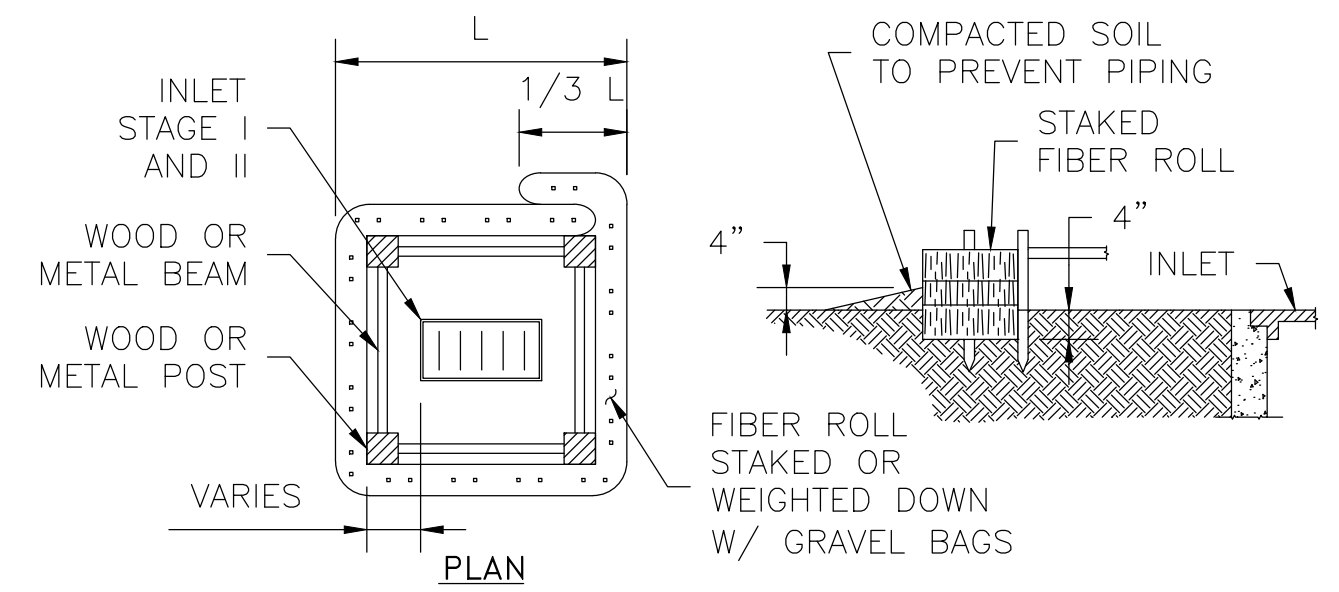
ELEVATION LAND SOLUTIONS - MONTGOMERY BEND SEC 1 - PROJECT NO. 610.126.005-00



- GENERAL NOTES:**
1. SECURELY FASTEN MESH FENCING TO POSTS WITH STAPLES OR TIE WIRES.
 2. SECURELY FASTEN FILTER FABRIC TO MESH FENCING.
 3. WHEN TWO SECTIONS OF FILTER FABRIC ADJOIN EACH OTHER, OVERLAP 6 INCHES AT A POST, FOLD TOGETHER, AND ATTACH TO A POST.
 4. REMOVE SEDIMENT DEPOSITS WHEN SILT REACHES ONE-THIRD OF THE HEIGHT OF THE FENCE IN DEPTH.



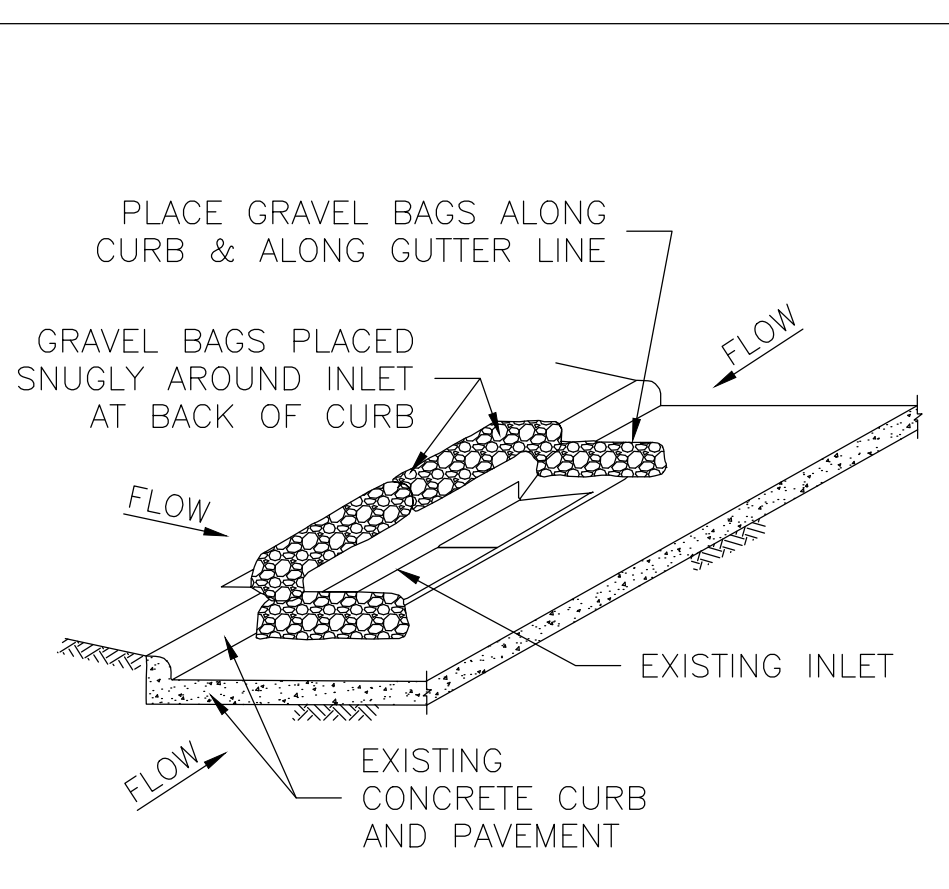
INLET PROTECTION BARRIER WITH REINFORCED FILTER FABRIC



INLET PROTECTION BARRIER WITH FILTER ROLLS

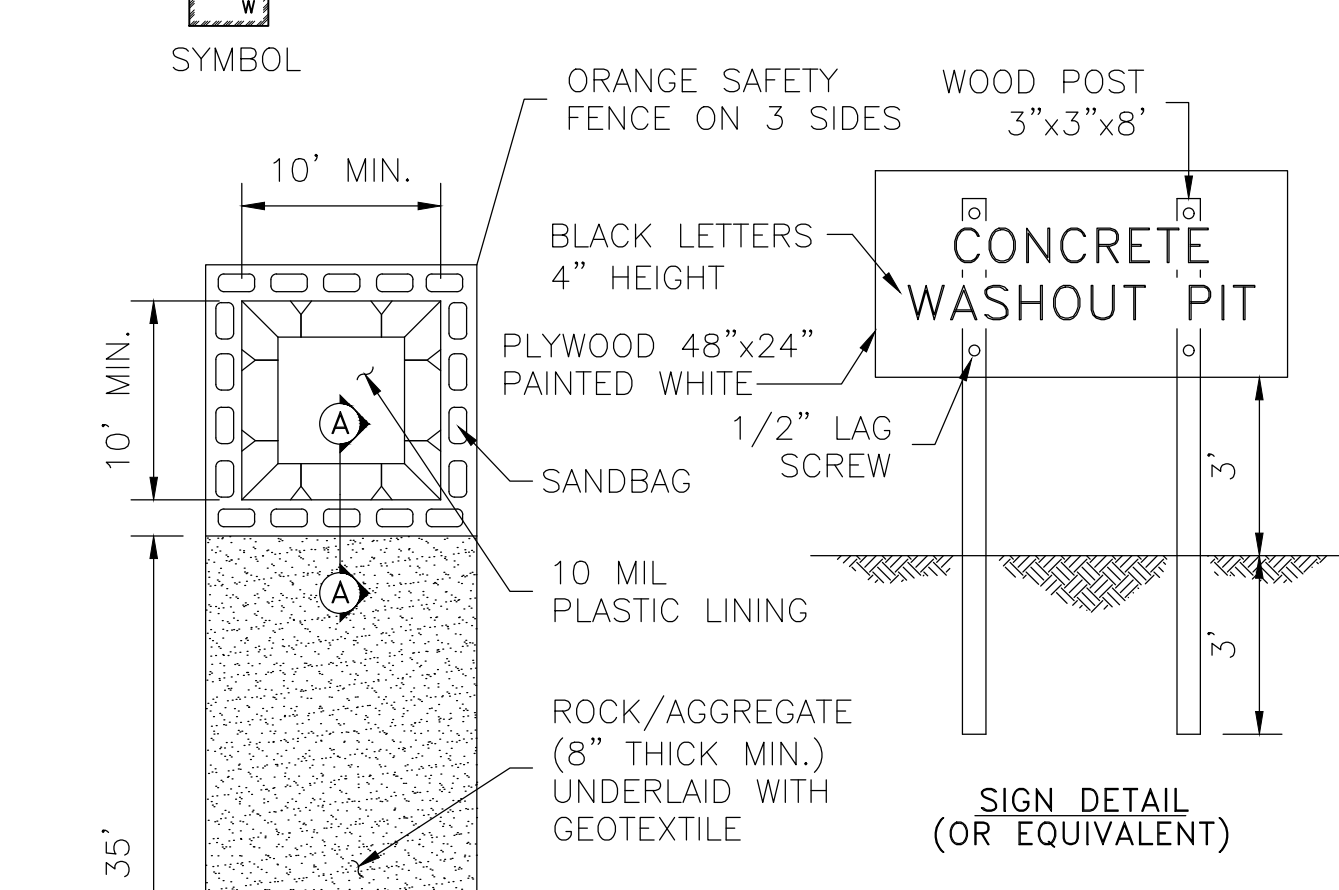
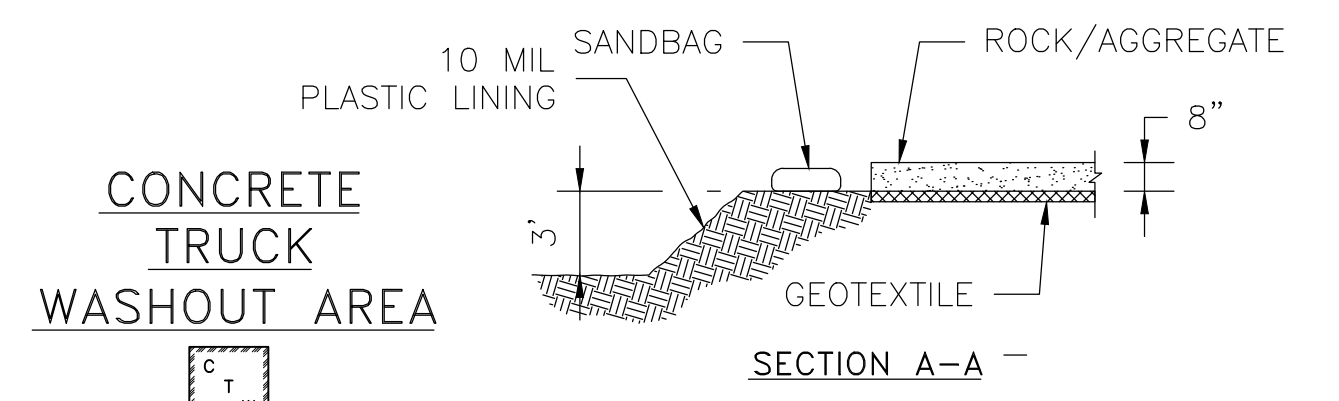
- GENERAL NOTES:**
1. FIBER ROLLS WILL BE UTILIZED ONLY WHEN SITE CONDITIONS DO NOT PERMIT THE USE OF FILTER FABRIC BARRIER, AND AS APPROVED BY THE ENGINEER.

INLET PROTECTION BARRIERS FOR STAGE I INLETS



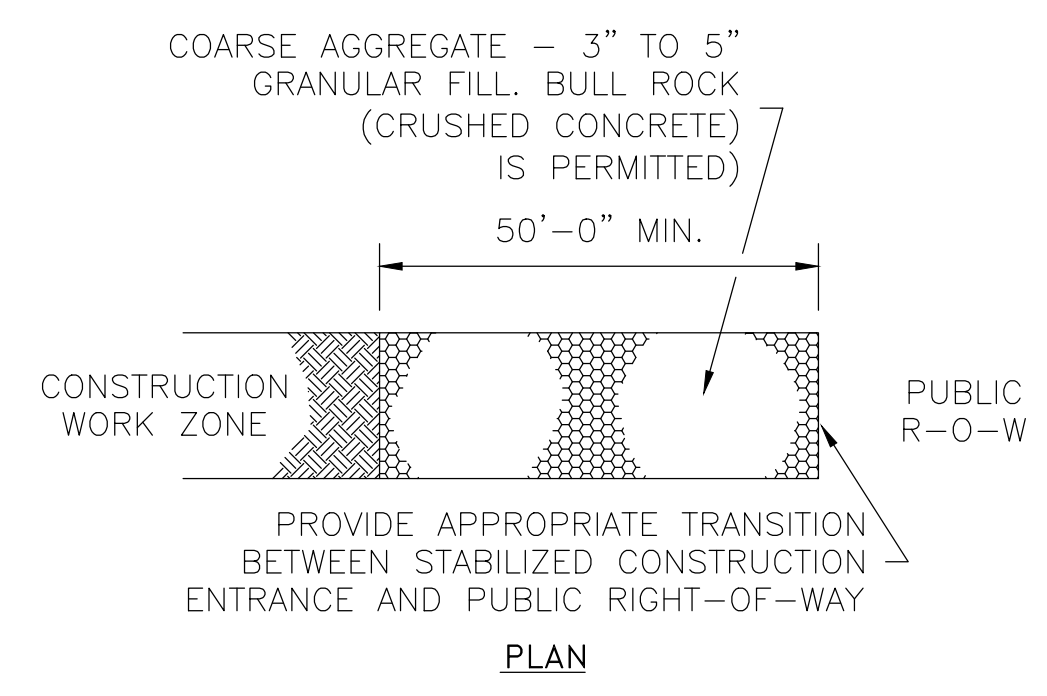
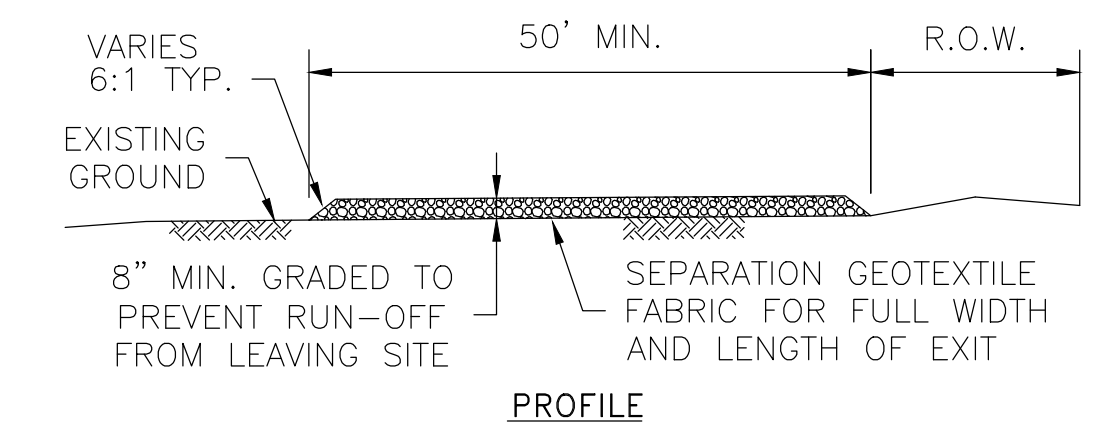
INLET PROTECTION BARRIERS FOR STAGE II INLETS

- GENERAL NOTES:**
1. REMOVE SEDIMENT DEPOSIT WHEN THE SEDIMENT HAS ACCUMULATED TO ONE-THIRD THE HEIGHT OF THE BARRIER.
 2. GRAVEL BAGS SHALL NOT BLOCK THROAT OF INLET UNLESS DIRECTED BY ENGINEER.



CONCRETE TRUCK WASHOUT AREA NOTES:

1. POST A SIGN READING "CONCRETE WASHOUT PIT" NEXT TO THE PIT.
2. VERBALLY INSTRUCT THE CONCRETE TRUCK DRIVERS WHERE THE PIT IS AND TO WASHOUT THEIR TRUCKS IN THE PIT AND NOWHERE ELSE.
3. UPON THE CONCRETE SETTING UP (CURING, DRYING OUT), THE CONCRETE WASTE SHALL BE REMOVED FROM THE PROJECT SITE AND DISPOSED OF PROPERLY BY THE CONTRACTOR. AFTER REMOVAL OF THE CONCRETE WASTE, THE WASHOUT PIT SHALL BE FILLED WITH CLEAN FILL MATERIAL AND COMPACTED TO IN-SITU CONDITIONS, OR AS DIRECTED BY THE PROJECT SPECIFICATIONS.
4. CONCRETE WASHOUT PITS SHALL NOT BE LOCATED DIRECTLY ADJACENT TO, NOR AT ANY TIME DRAIN INTO THE STORM SEWER SYSTEM OR ANY OTHER SWALE, DITCH, OR WATERWAY.
5. CONSTRUCT ENTRY ROAD AND BOTTOM OF WASHOUT AREA TO SUPPORT EXPECTED LOADINGS FROM TRUCKS EQUIPMENT.



STABILIZED CONSTRUCTION ACCESS

SYMBOL

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

- GENERAL NOTES:**
1. MINIMUM LENGTH IS AS SHOWN ON CONSTRUCTION DRAWINGS OR 50 FEET, WHICHEVER IS MORE.
 2. CONSTRUCT AND MAINTAIN CONSTRUCTION EXIT WITH CONSTANT WIDTH ACROSS ITS LENGTH, INCLUDING ALL POINTS OF INGRESS OR EGRESS.
 3. UNLESS SHOWN ON THE CONSTRUCTION DRAWINGS, STABILIZATION FOR OTHER AREAS WILL HAVE THE SAME AGGREGATE THICKNESS AND WIDTH REQUIREMENTS AS THE STABILIZED CONSTRUCTION EXIT.
 4. WHEN SHOWN ON THE CONSTRUCTION DRAWINGS, WIDEN OR LENGTHEN STABILIZED AREA TO OUTLET SEDIMENT TRAP FOR THE TRUCK WASHING
 5. PROVIDE PERIODIC TOP DRESSING WITH ADDITIONAL
 6. PERIODICALLY TURN AGGREGATE TO EXPOSE A CLEAN
 7. MINIMUM 14' WIDTH FOR ONE WAY TRAFFIC AND 20'

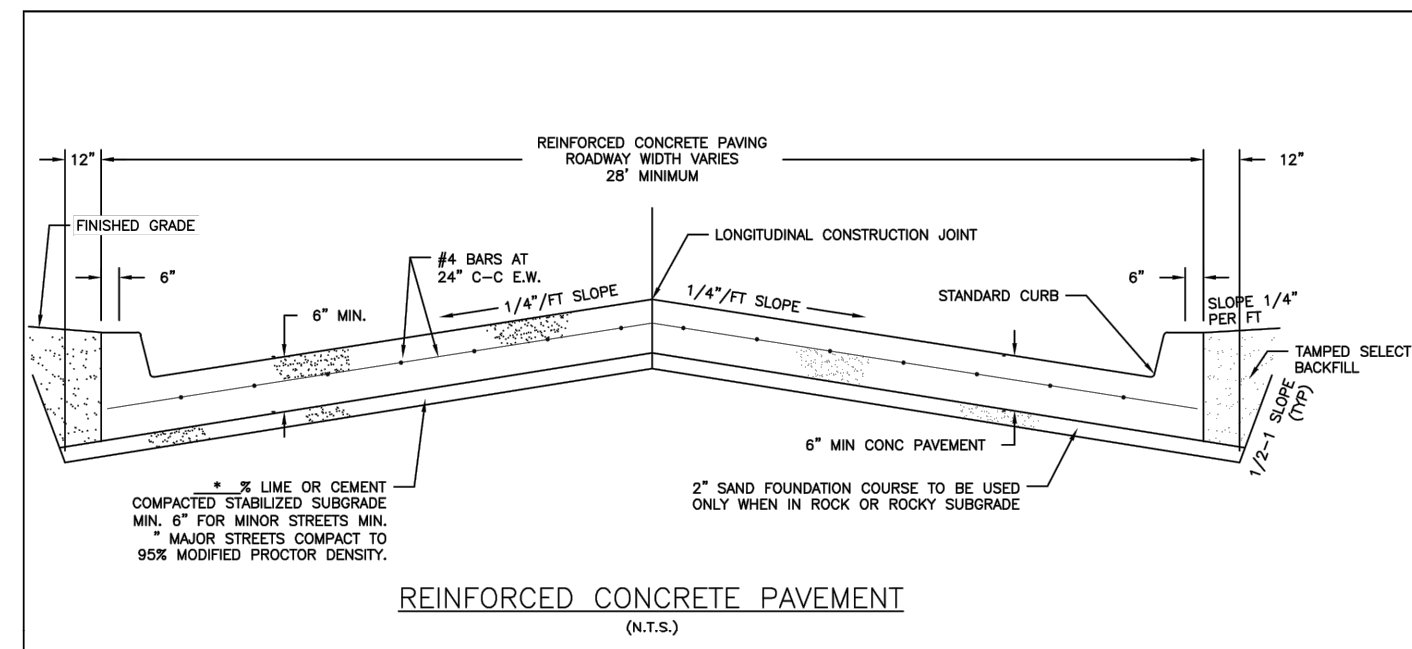
DATE	REVISION	APP.

GARRET J. DUHON
9709 LAKESIDE BLVD.
SUITE 200
THE WOODLANDS, TX 77381
(832) 823-2200

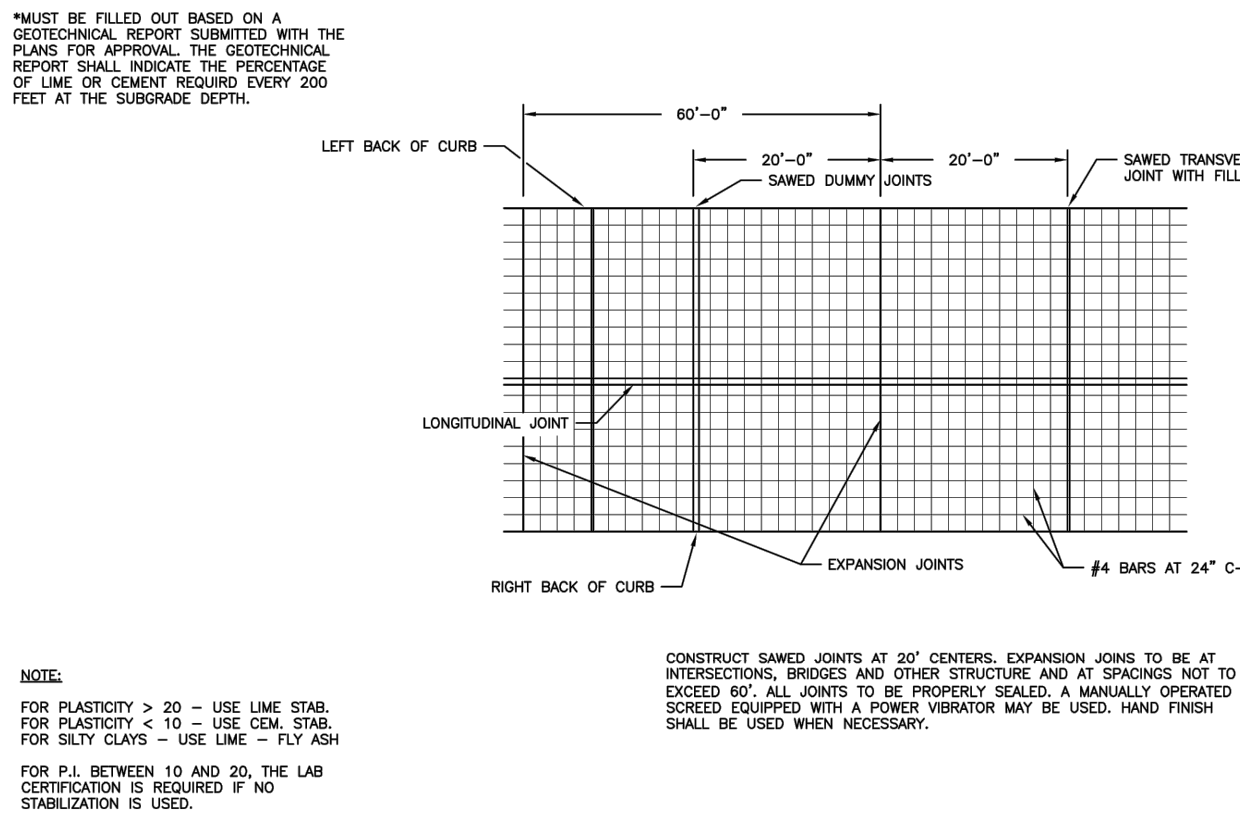
TBPE NO. F-22671
CITY OF MONTGOMERY CITY ENGINEER SIGNATURE BLOCK

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

STORM WATER POLLUTION PREVENTION PLAN DETAILS



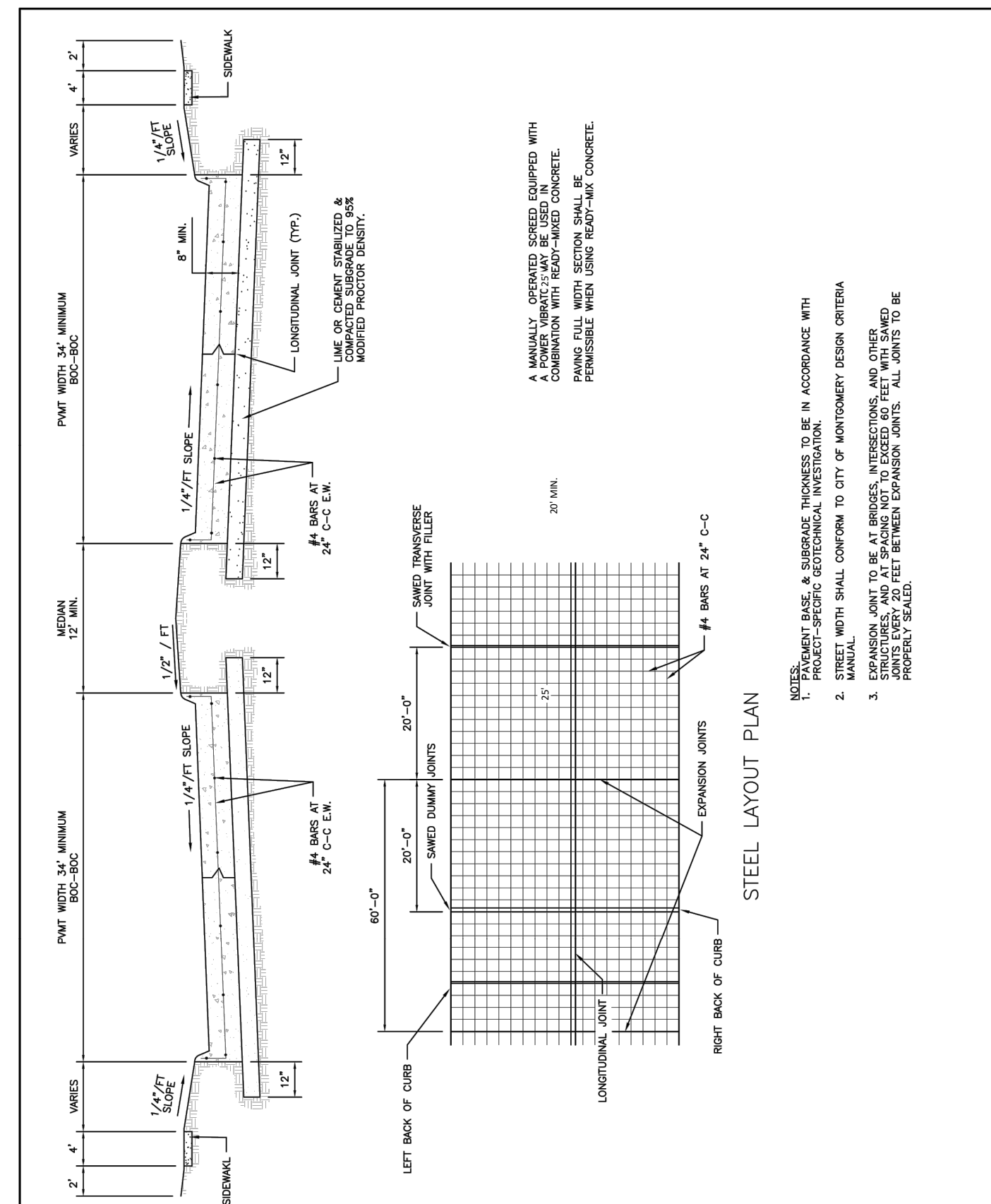
REINFORCED CONCRETE PAVING (N.T.S.)



NOTE:
 FOR PLASTICITY > 20 - USE LIME STAB.
 FOR PLASTICITY < 10 - USE CEM. STAB.
 FOR SILTY CLAYS - USE LIME - FLY ASH
 FOR P.I. BETWEEN 10 AND 20, THE LAB CERTIFICATION IS REQUIRED IF NO STABILIZATION IS USED.

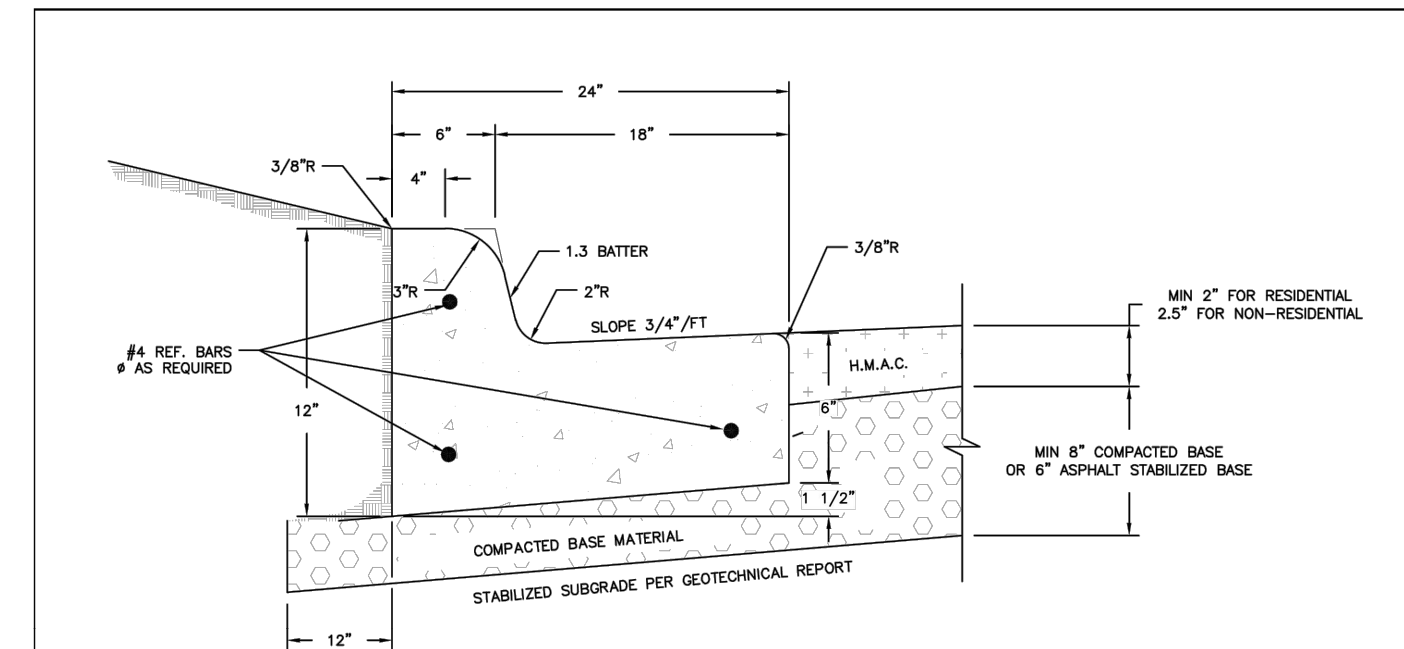
CONSTRUCT SAWED JOINTS AT 20' CENTERS. EXPANSION JOINTS TO BE AT INTERSECTIONS, BRIDGES AND OTHER STRUCTURE AND AT SPACING NOT TO EXCEED 60'. ALL JOINTS TO BE PROPERLY SEALED. A MANUALLY OPERATED SCREENED EQUIPMENT WITH A POWER VIBRATOR MAY BE USED. HAND FINISH SHALL BE USED WHEN NECESSARY.

REVISIONS 10-2013 REVISED NOTES	CITY OF MONTGOMERY TYPICAL NON-RESIDENTIAL CONCRETE PAVING WITH STANDARD CURB	PAVING P-3
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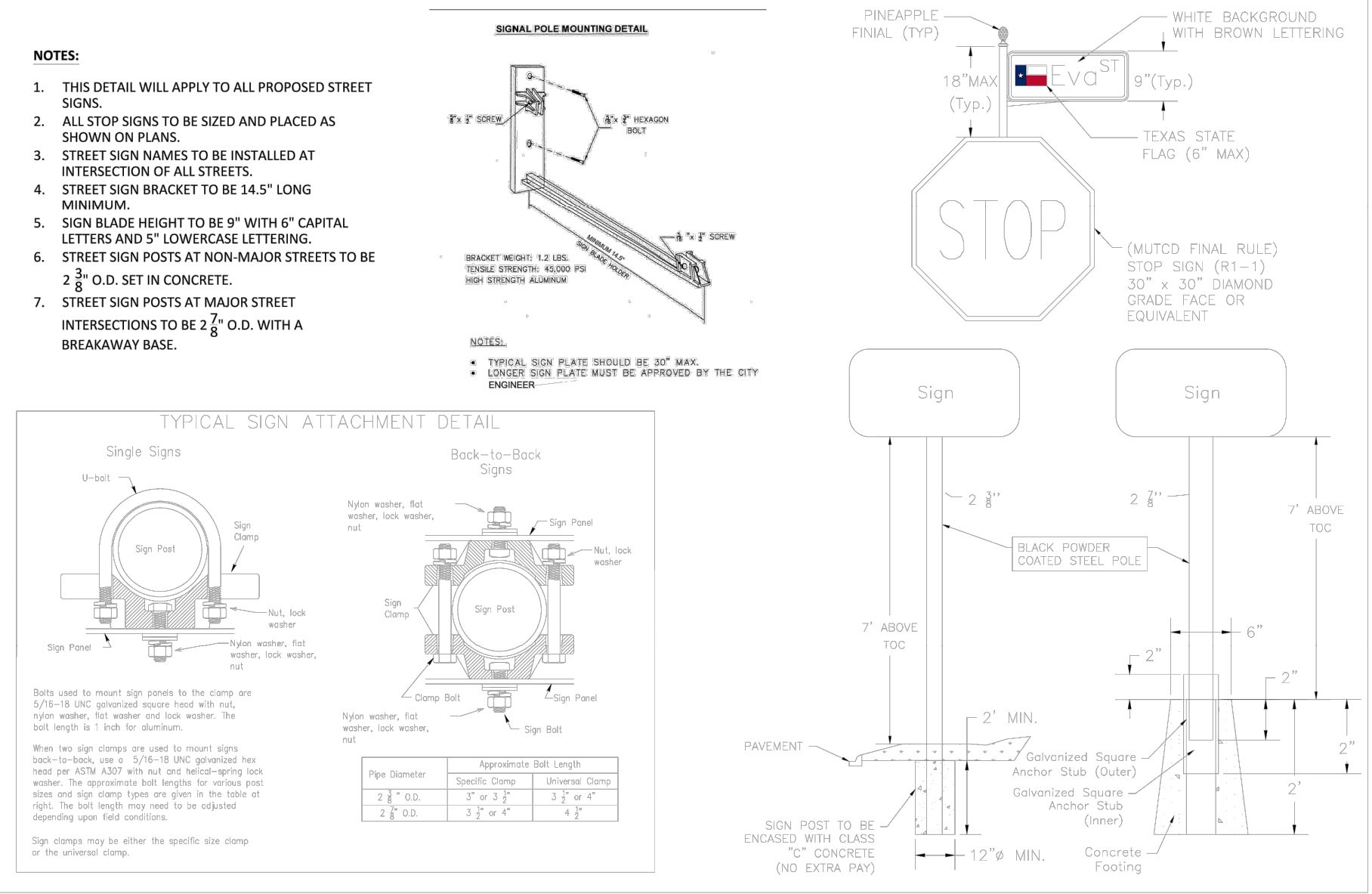
CITY OF MONTGOMERY DIVIDED ROADWAY CROSS SECTION

REVISIONS 10-2013 REVISED NOTES	CITY OF MONTGOMERY DIVIDED ROADWAY CROSS SECTION	PAVING P-1
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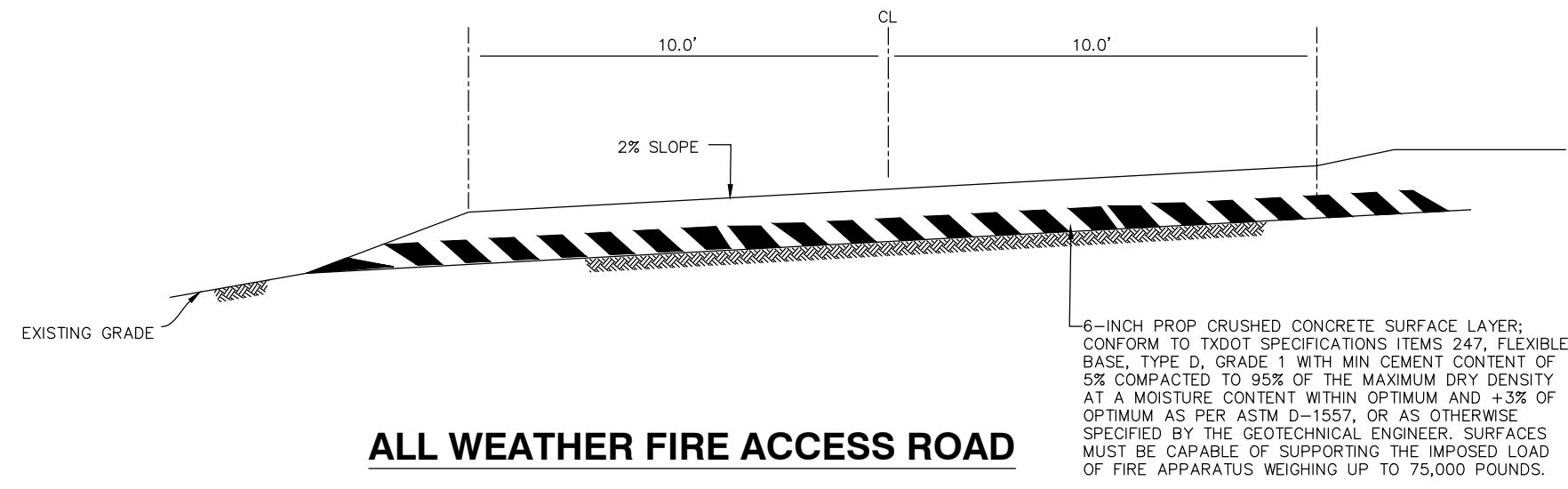
CITY OF MONTGOMERY STANDARD CURB & GUTTER

REVISIONS 10-2013 REVISED NOTES	CITY OF MONTGOMERY STANDARD CURB & GUTTER	PAVING P-4
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CITY OF MONTGOMERY STANDARD STREET SIGN

PAVING P-6



ALL WEATHER FIRE ACCESS ROAD

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

DATE	REVISION	APP.

GARRET J. DUHON
 9709 LAKESIDE BLVD.
 SUITE 200
 THE WOODLANDS, TX 77381
 (832) 823-2200

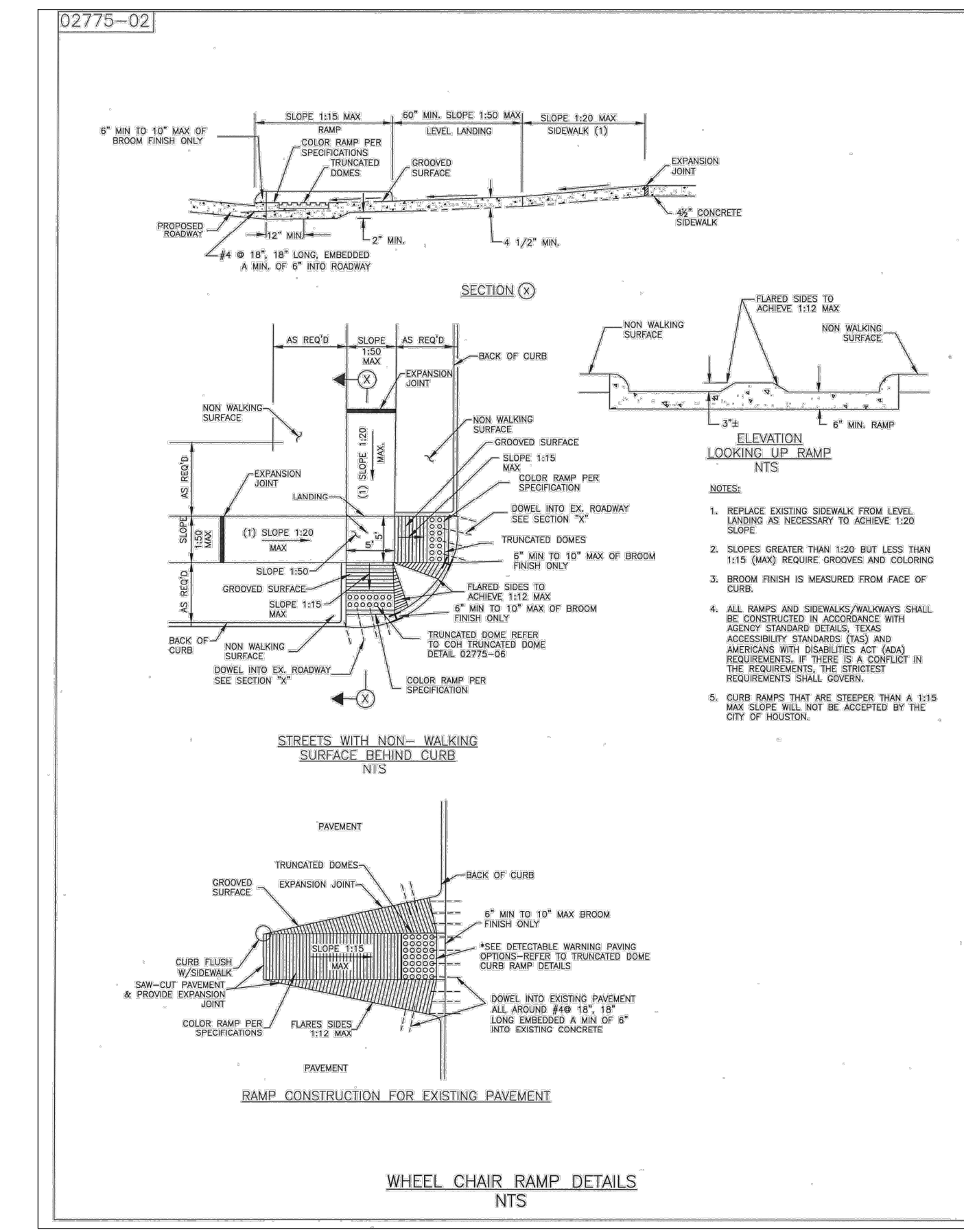
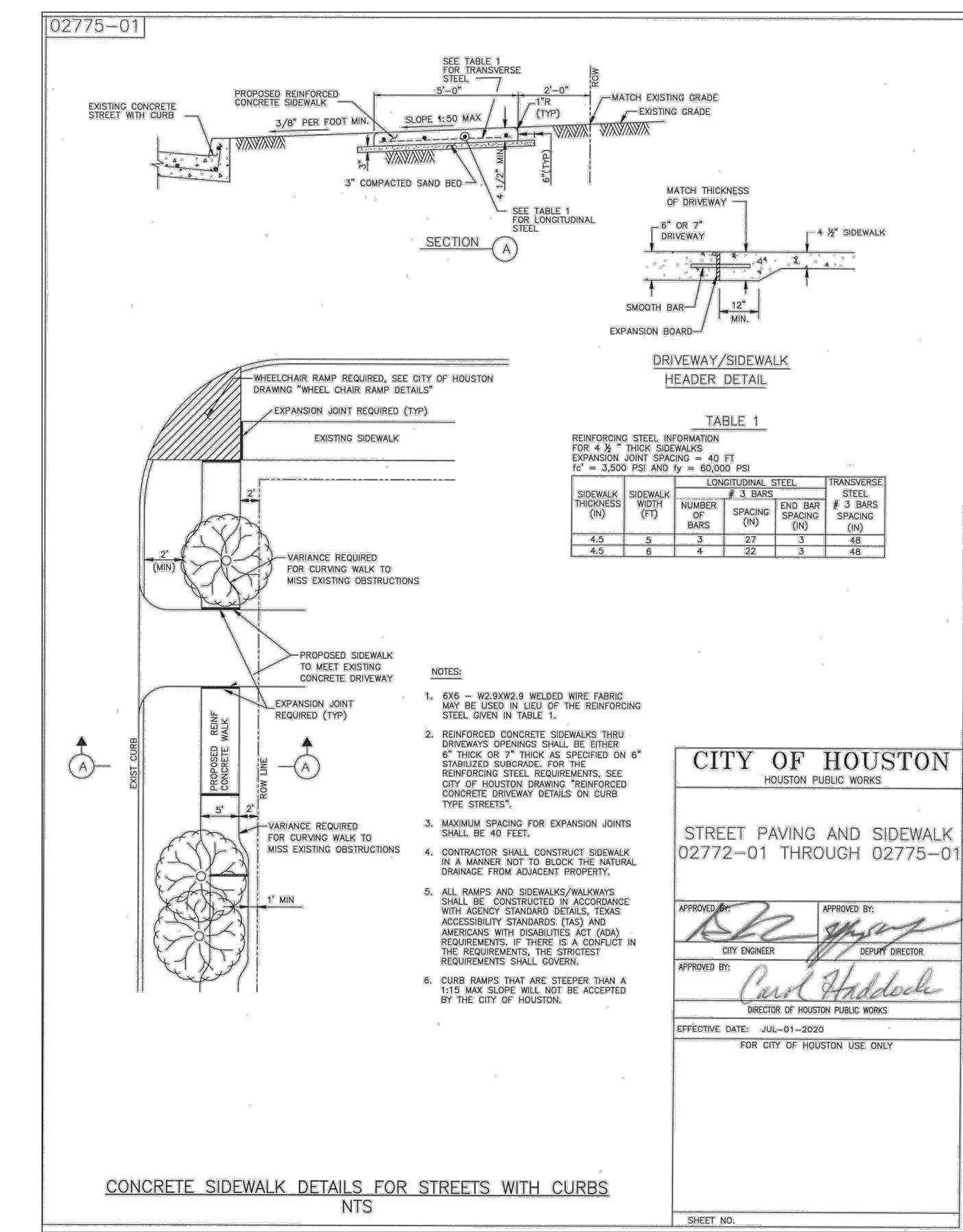
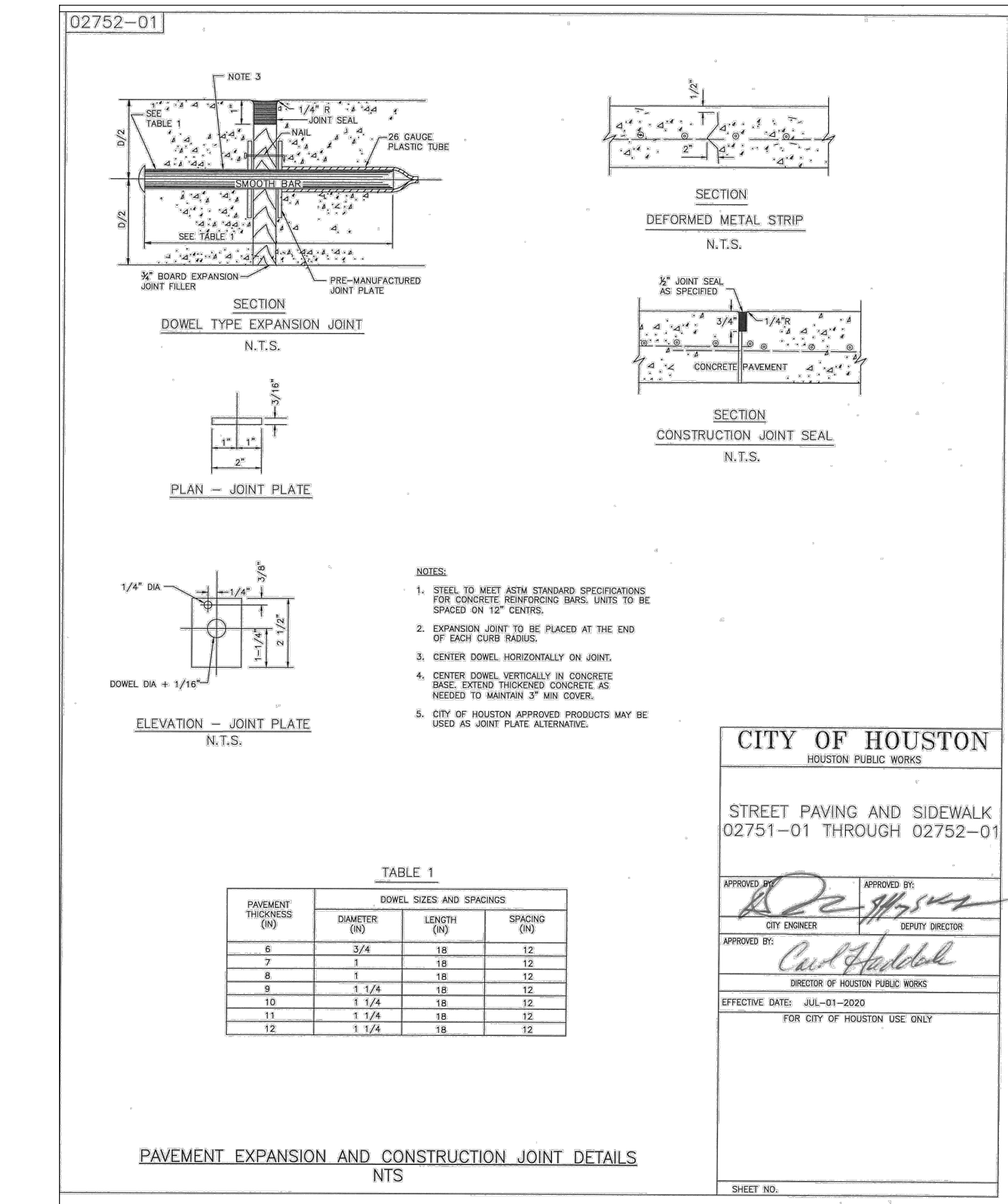
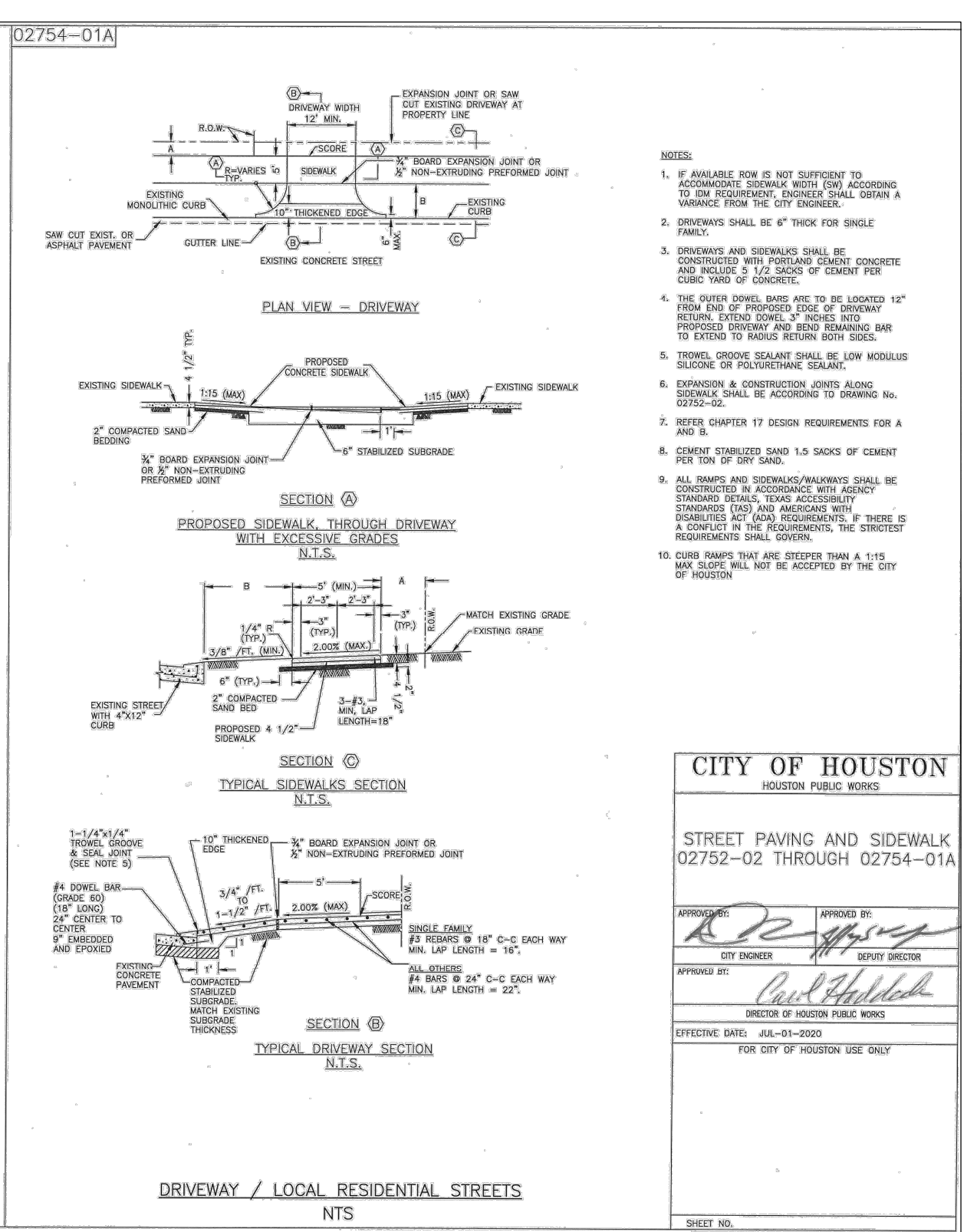
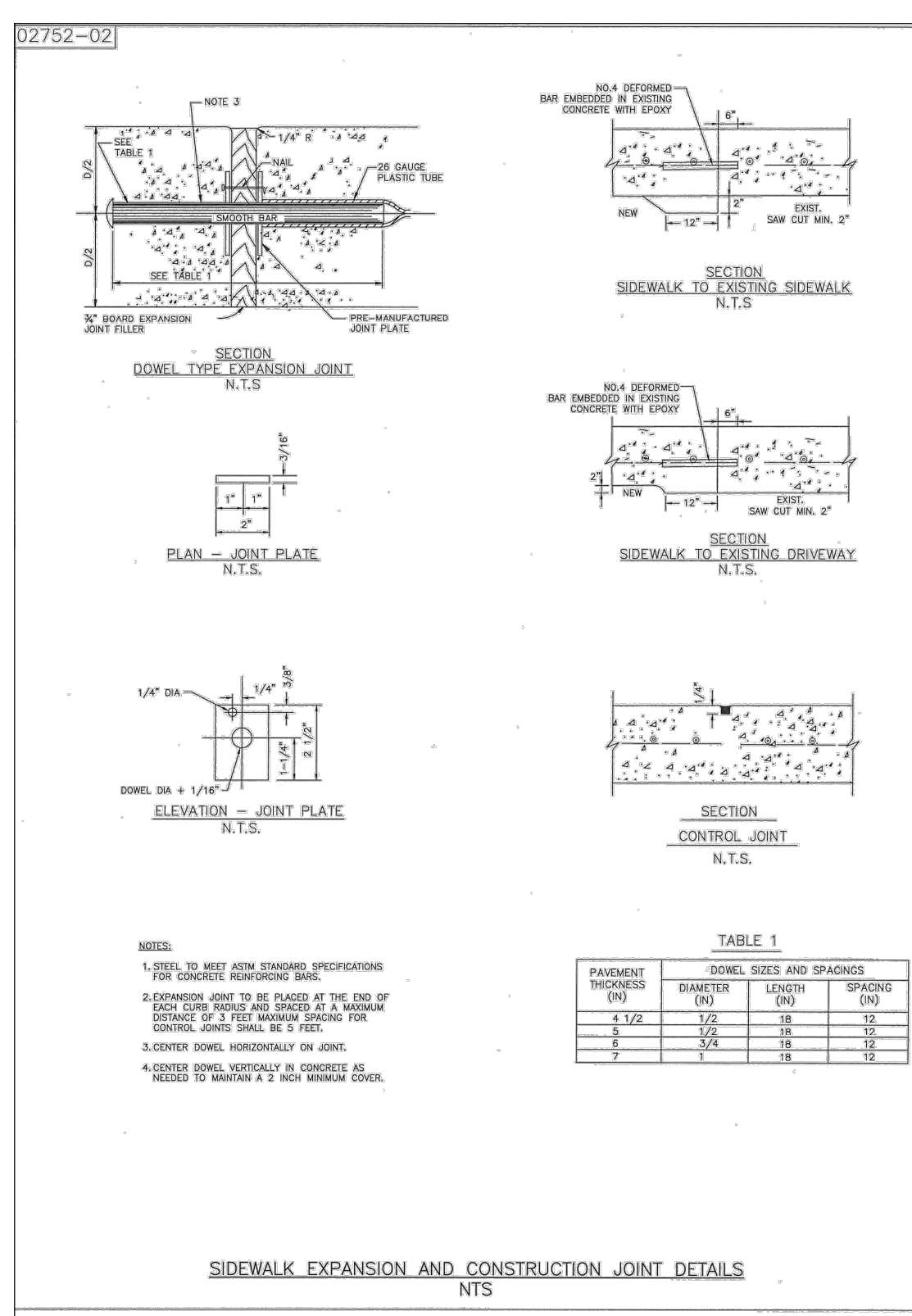
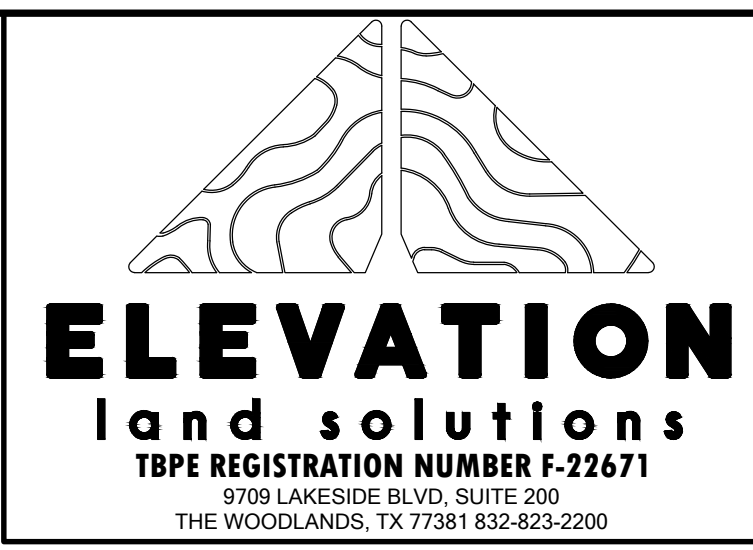
CITY OF MONTGOMERY CITY ENGINEER SIGNATURE BLOCK

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

DATE

PAVING DETAILS (1 OF 2)

SHEET 25 OF 29



DATE	REVISION	APP.

GARRET J. DUHON
9709 LAKESIDE BLVD.
SUITE 200
THE WOODLANDS, TX 77381
(832) 823-2200

TBPE NO. F-22671
CITY OF MONTGOMERY CITY ENGINEER SIGNATURE BLOCK

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DATE

PAVING DETAILS
(2 OF 2)

SHEET 26 OF 29

P:\610.126 Mabry and Faulkner Tract\005_Sec.1.dwg - Plan Set Drawings\DETAILS.dwg 6/9/2023 4:17 PM GDUHON

ELEVATION LAND SOLUTIONS - MONTGOMERY BEND SEC 1 - PROJECT NO. 610.126.005.00

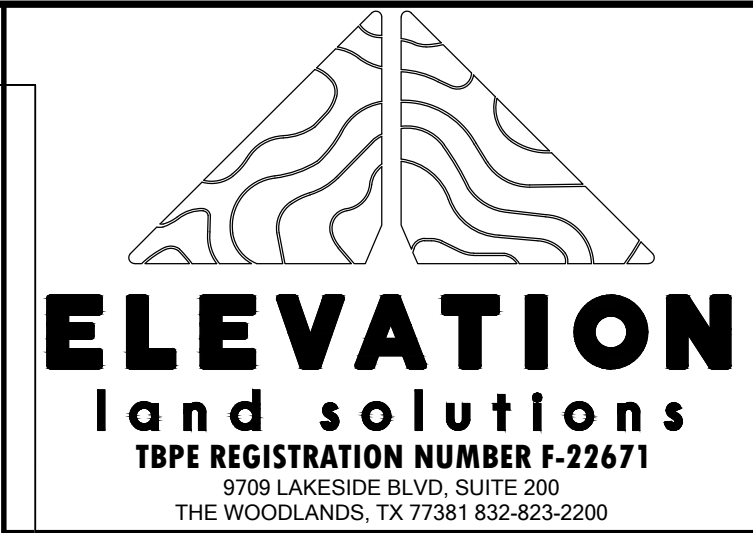
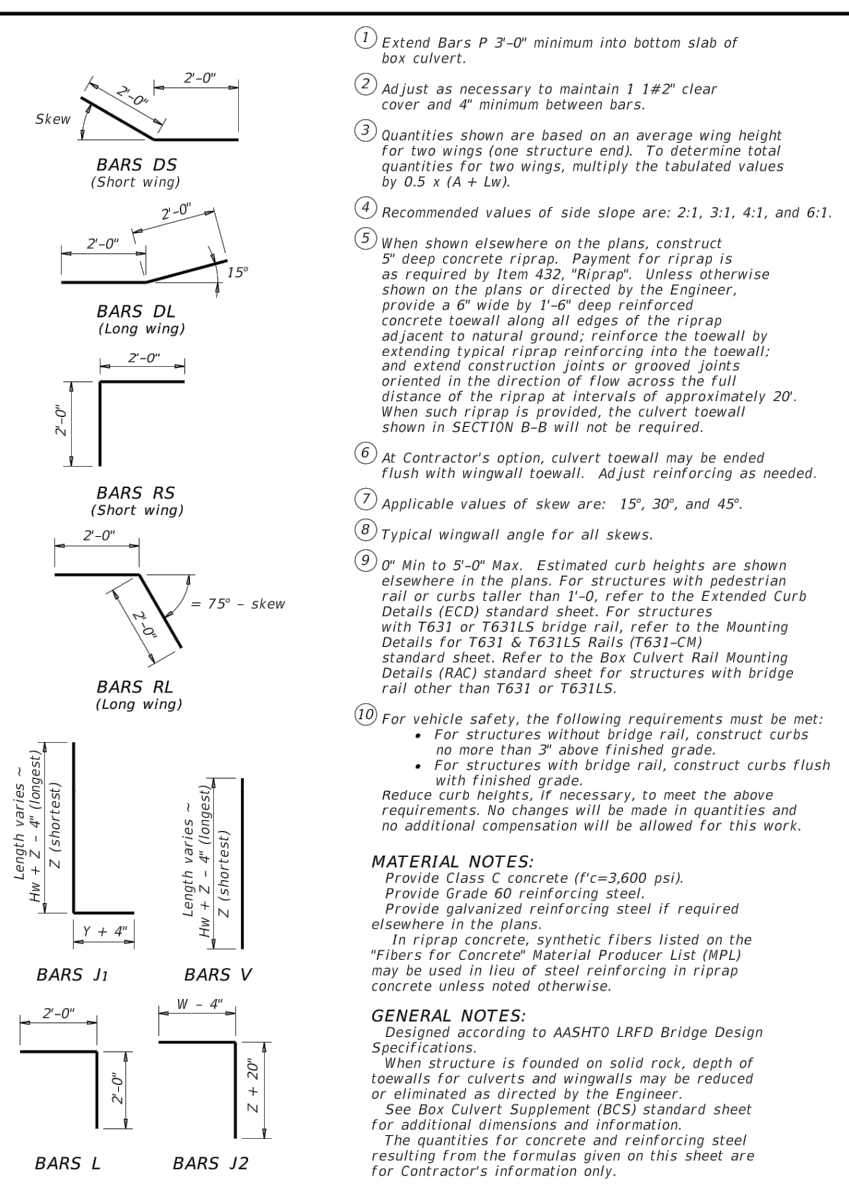


TABLE OF DIMENSIONS AND REINFORCING STEEL (Wings for one structure end) and TABLE OF ESTIMATED CULVERT TOWALL QUANTITIES

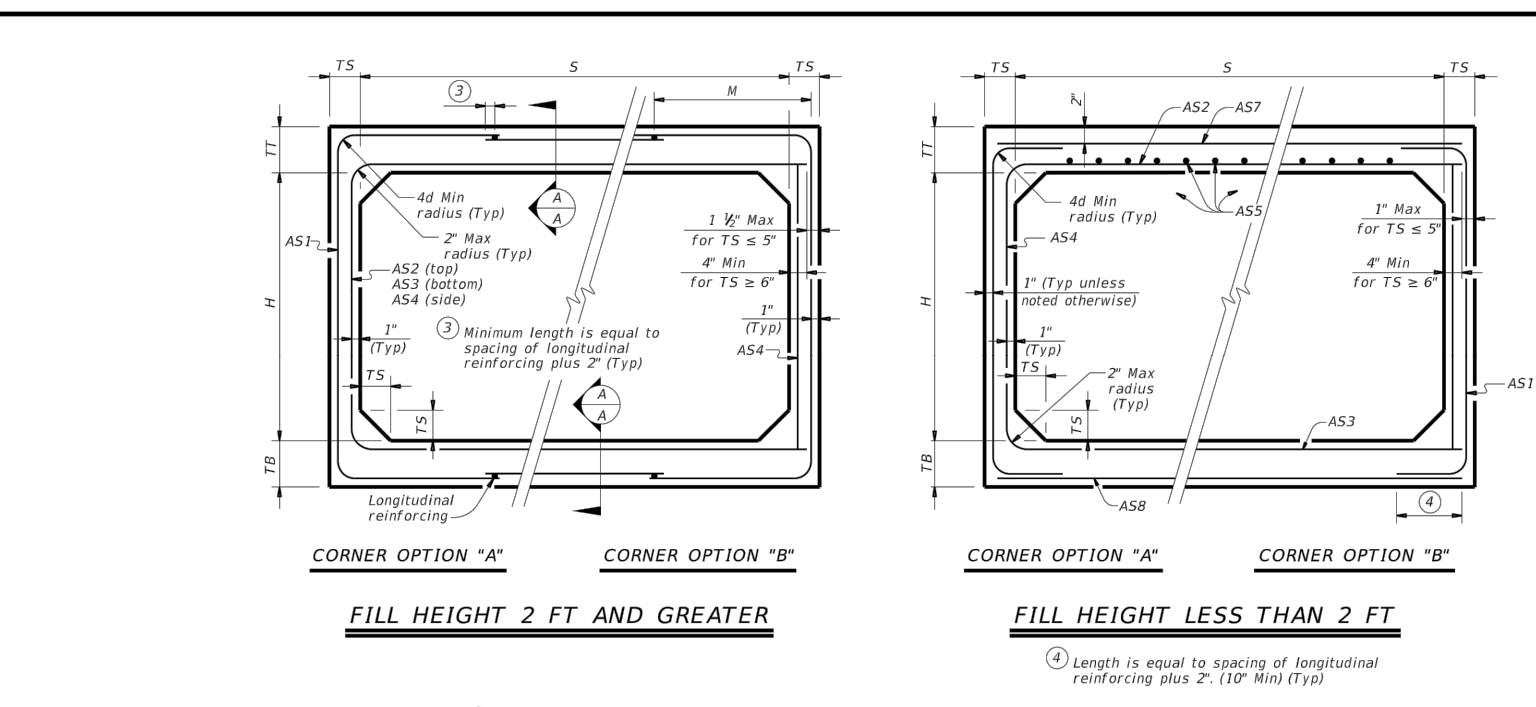
TABLE OF ESTIMATED CULVERT TOWALL QUANTITIES

WING DIMENSION FORMULAS: (W) = H + 4 + C - 0.25D, A = (W - 0.25D) / 2, B = (W) / (cosine B + 15%)

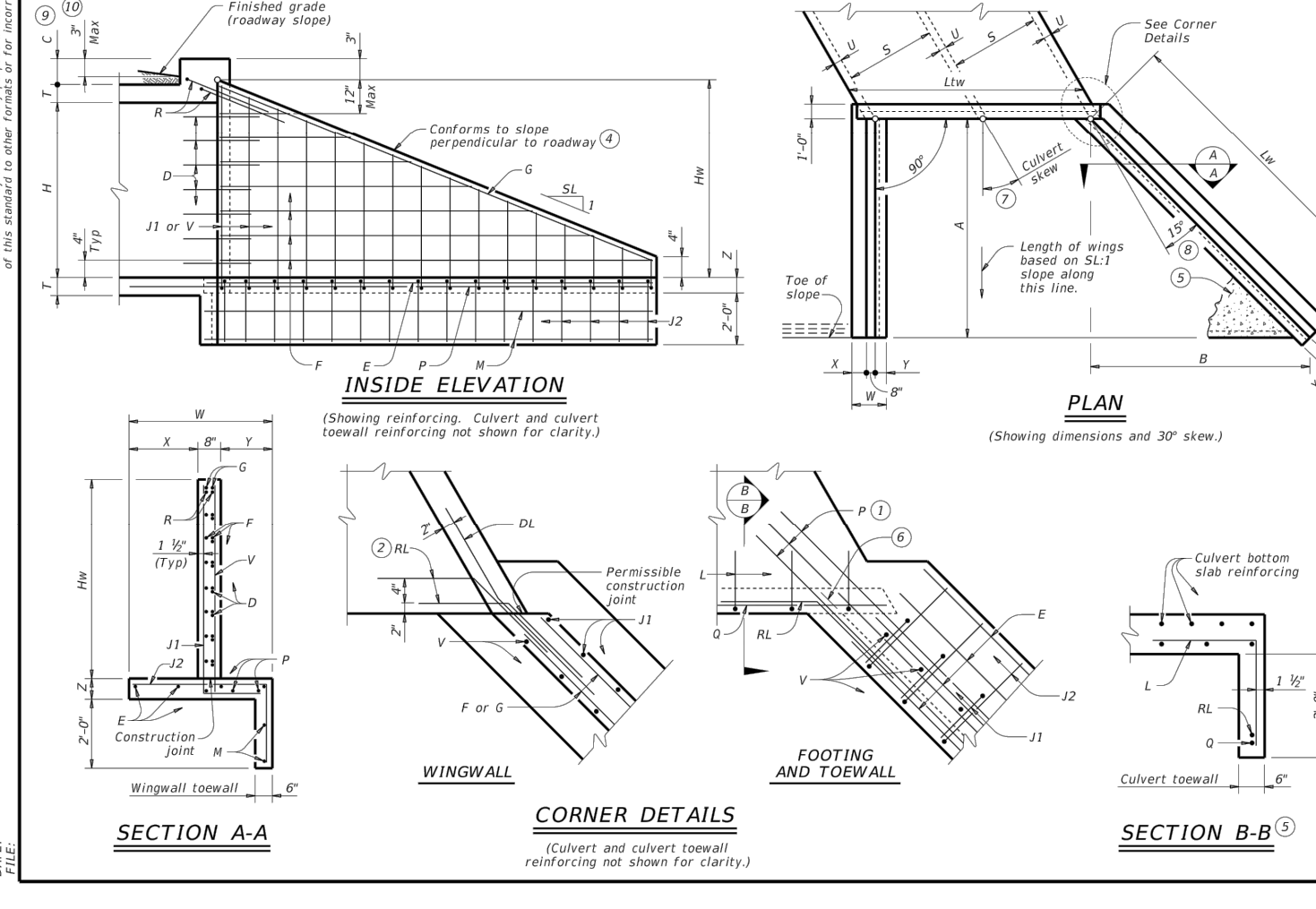


- 1. Extend Bars P 3'-0" minimum into bottom slab of box culvert. 2. Adjust as necessary to maintain 1 1/2" clear cover...

BOX DATA table with columns for SECTION DIMENSIONS (S, H, TT, TB, TS) and REINFORCING (AS1, AS2, AS3, AS4, AS5, AS7, AS8)

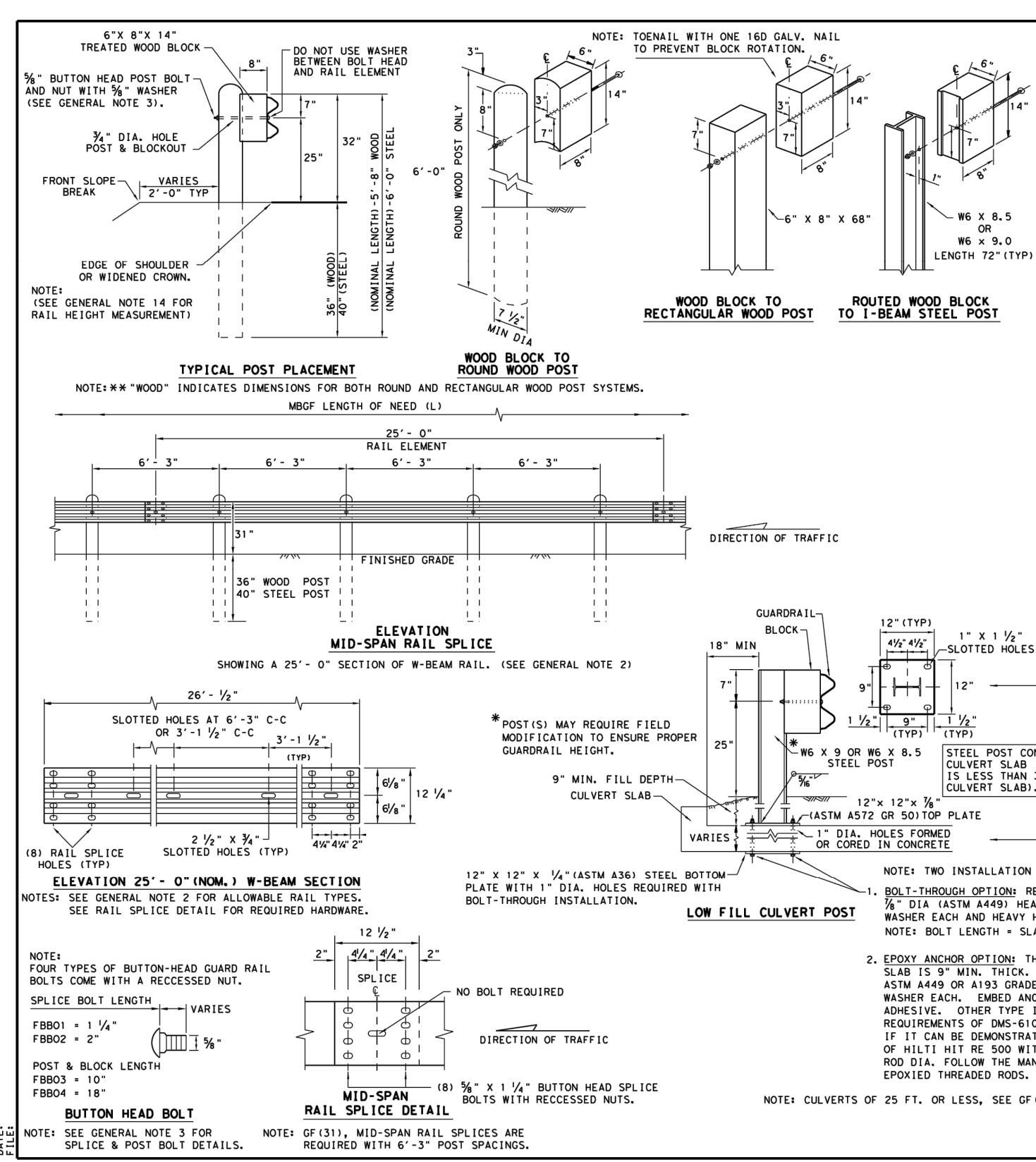


MATERIAL NOTES: Provide Class II concrete (f'c = 5000 psi). GENERAL NOTES: Design shall conform to ASTM C1577. Refer to ASTM C1577 for information on details not shown.



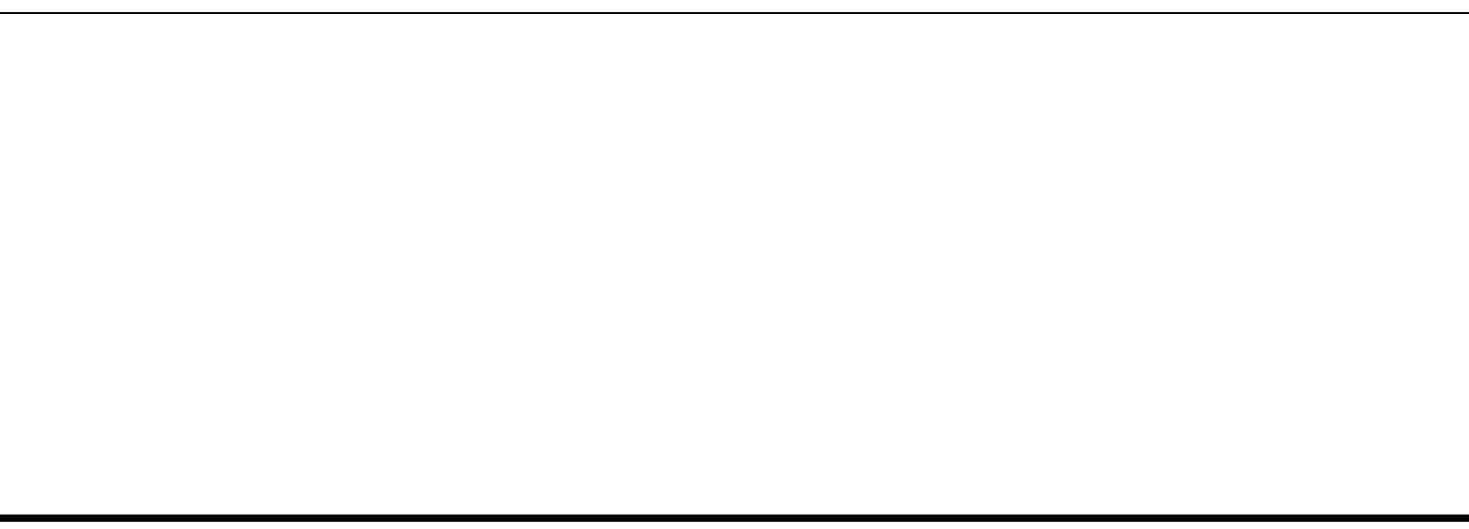
COVER DIMENSIONS ARE CLEAR DIMENSIONS, UNLESS NOTED OTHERWISE. REINFORCING DIMENSIONS ARE OUT-TO-OUT OF BARS.

Concrete Wingwalls with Flared Wings for Skewed Box Culverts. Texas Department of Transportation. Bridge Division Standard. FW-S.



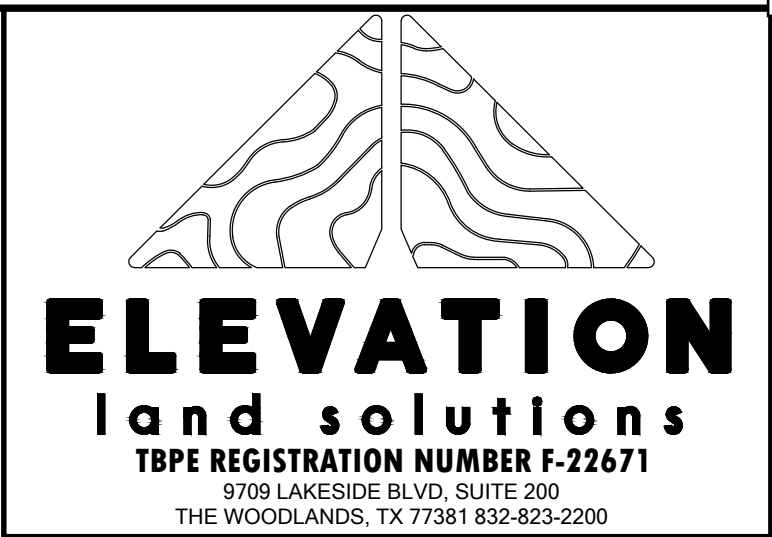
GENERAL NOTES: 1. THE TYPE OF POST (ROUND WOOD POST, RECTANGULAR WOOD POST, OR STEEL POST) WILL BE AS SHOWN IN THE PLANS...

Metal Beam Guard Fence. Texas Department of Transportation. Design Division Standard. TL-3 MASH COMPLIANT. GF (31)-19.

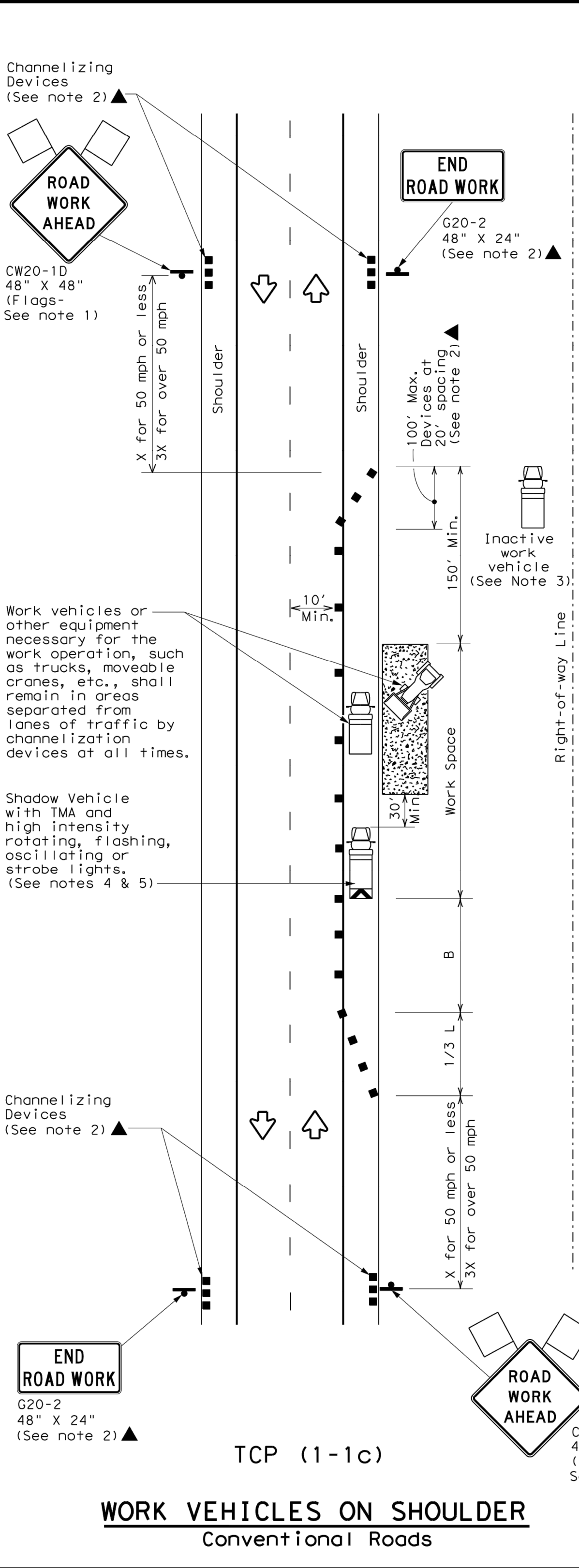
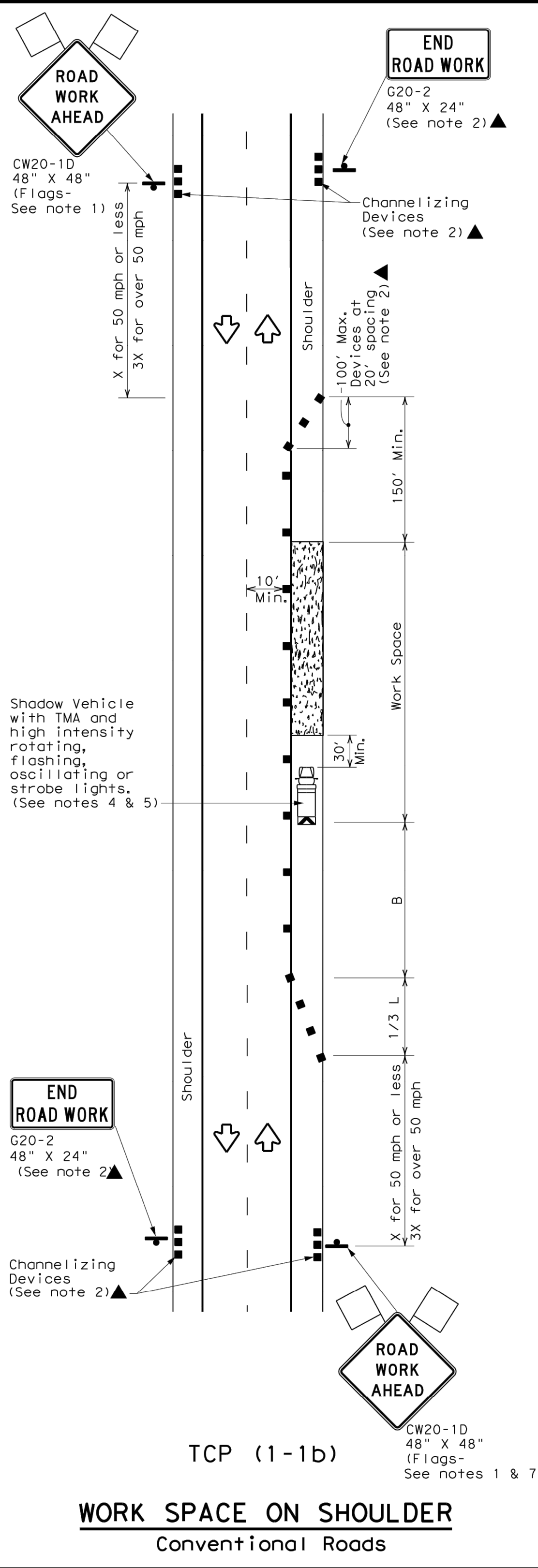
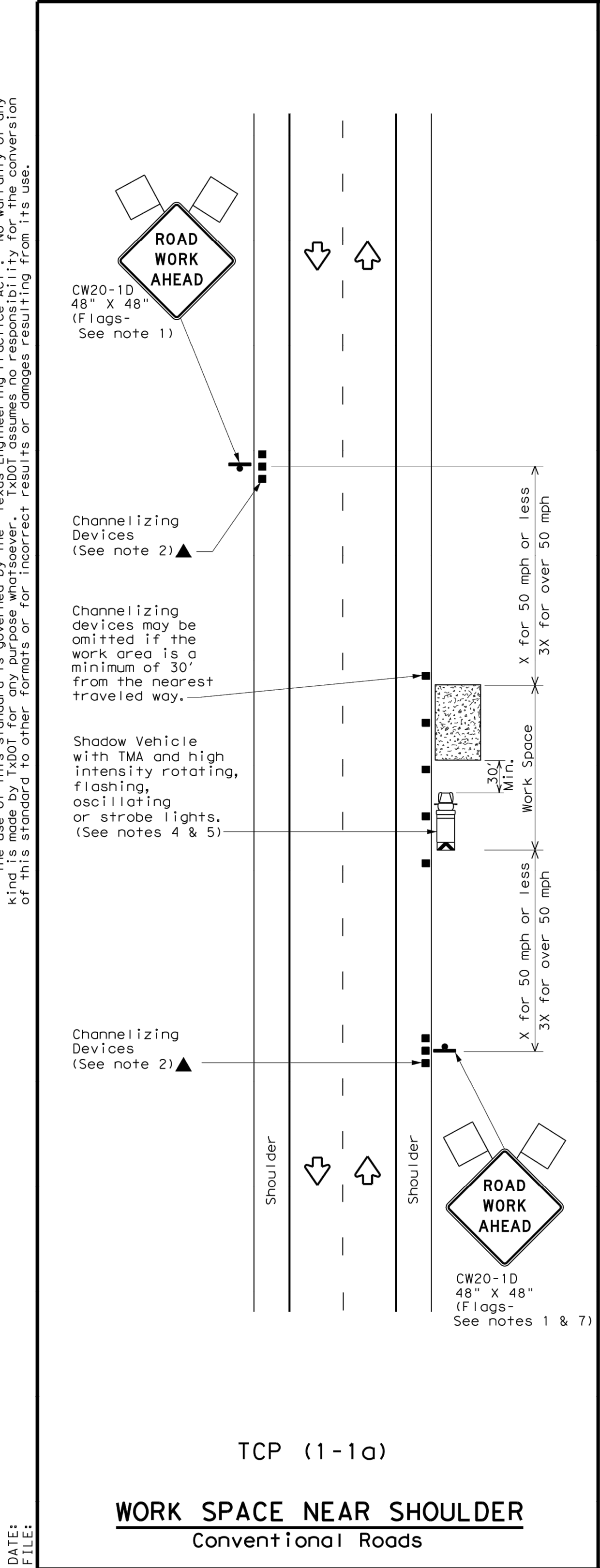


NOTE: CULVERTS OF 25 FT. OR LESS, SEE GF1311S STANDARD FOR "LONG SPAN" OPTION.

Project information block including DATE, REVISION, APP, GARRET J. DUHON (City Engineer), TBPE NO. F-22671, CITY OF MONTGOMERY CITY ENGINEER SIGNATURE BLOCK, and SHEET 27 OF 29.



DISCLAIMER: This standard is covered by the "Texas Engineering Practice Act". No warranty of any kind is made by TxDOT for any purpose whatsoever. TxDOT assumes no responsibility for the conversion of this standard to other formats or for incorrect results or damages resulting from its use.



LEGEND

	Type 3 Barricade		Channelizing Devices
	Heavy Work Vehicle		Truck Mounted Attenuator (TMA)
	Trailer Mounted Flashing Arrow Board		Portable Changeable Message Sign (PCMS)
	Sign		Traffic Flow
	Flag		Flagger

Posted Speed *	Formula	Minimum Desirable Taper Lengths **			Suggested Maximum Spacing of Channelizing Devices		Minimum Sign Spacing "X" Distance	Suggested Longitudinal Buffer Space "B"
		10' Offset	11' Offset	12' Offset	On a Taper	On a Tangent		
30	L = WS ² / 60	150'	165'	180'	30'	60'	120'	90'
35		205'	225'	245'	35'	70'	160'	120'
40		265'	295'	320'	40'	80'	240'	155'
45	L = WS	450'	495'	540'	45'	90'	320'	195'
50		500'	550'	600'	50'	100'	400'	240'
55		550'	605'	660'	55'	110'	500'	295'
60		600'	660'	720'	60'	120'	600'	350'
65		650'	715'	780'	65'	130'	700'	410'
70	700'	770'	840'	70'	140'	800'	475'	
75	750'	825'	900'	75'	150'	900'	540'	

* Conventional Roads Only
 ** Taper lengths have been rounded off.
 L=Length of Taper (FT) W=Width of Offset (FT) S=Posted Speed (MPH)

TYPICAL USAGE

MOBILE	SHORT DURATION	SHORT TERM STATIONARY	INTERMEDIATE TERM STATIONARY	LONG TERM STATIONARY
	✓	✓		

- GENERAL NOTES**
- Flags attached to signs where shown are REQUIRED.
 - All traffic control devices illustrated are REQUIRED, except those denoted with the triangle symbol may be omitted when stated elsewhere in the plans, or for routine maintenance work, when approved by the Engineer.
 - Inactive work vehicles or other equipment should be parked near the right-of-way line and not parked on the paved shoulder.
 - A Shadow Vehicle with a TMA should be used anytime it can be positioned 30 to 100 feet in advance of the area of crew exposure without adversely affecting the performance or quality of the work. If workers are no longer present but road or work conditions require the traffic control to remain in place, Type 3 Barricades or other channelizing devices may be substituted for the Shadow Vehicle and TMA.
 - Additional Shadow Vehicles with TMAs may be positioned off the paved surface, next to those shown in order to protect wider work spaces.
 - See TCP(5-1) for shoulder work on divided highways, expressways and freeways.
 - CW21-5 "SHOULDER WORK" signs may be used in place of CW20-1D "ROAD WORK AHEAD" signs for shoulder work on conventional roadways.

Texas Department of Transportation
TRAFFIC CONTROL PLAN
CONVENTIONAL ROAD
SHOULDER WORK
TCP (1-1) - 18

DATE: tcpl-1-18.dgn
 REVISIONS: 2-94 4-98, 8-95 2-12, 1-97 2-18

City of Montgomery City Engineer Signature Block

DATE	REVISION	APP.

GARRET J. DUHON
 9709 LAKESIDE BLVD.
 SUITE 200
 THE WOODLANDS, TX 77381
 (832) 823-2200

DATE: _____

TRAFFIC CONTROL PLAN

ELEVATION LAND SOLUTIONS - MONTGOMERY BEND SEC 1 - PROJECT NO. 610.126.005.00

Montgomery Bend Landscape Concept Plan

March 2023



REQUIREMENTS

309 LOTS WITHIN DEVELOPMENT
2 TREES MINIMUM PER LOT REQUIRED

Per Section 78-167
20% OF GROSS PROPERTY AREA OF RESERVES (RI
ZONING)

GROSS PROPERTY AREA OF RESERVES=1.57 Acres
20% OF RESERVE AREA=13,678 square feet

16 PARKING SPACES (1 TREE REQUIRED)

PROPOSED

618 TREES PROVIDED IN LOTS (2 PER LOT)
104 TREES WITHIN DEVELOPMENT

15 QUALIFYING TREES (3" OR ABOVE) EQUAL TO 18,000
square feet canopy equivalent

2 QUALIFYING PARKING LOT TREES (3" OR ABOVE)
722 PROVIDED TREES

NOTE: MIN. TREE SIZE IS 30 GAL.

PLANT SCHEDULE

NSA GOLD LANTANA	SOUTHERN HAZYBETLE-30 GAL
DRIFT ROSE	HONTERKEY OAK-45 GAL
RED TURKIE CAP	CHASTE TREE-30 GAL
ROSEMARY	LIVE OAK-45 GAL
POND GRASS	TEXAS OLIVE-10 GAL
BLACK-EYED RUSSET	LIVE OAK-30 GAL
ADISS MAIDEN GRASS	YALPON HOLLY-30 GAL
RED TUSSA	LOBLOLY PIN-30 GAL
AGAVE	LOBLOLY PIN-45 GAL
SHARP MAX MYRTLE	
INDIAN GRASS	
BUTTERFLY BIR	
SHARP YALPON HOLLY	
BLUE FENUGRASS	
GLAD CROST THICK GRASS	
SWITCH GRASS	



DATE	REVISION	APP.
GARRET J. DUHON 9709 LAKESIDE BLVD. SUITE 200 THE WOODLANDS, TX 77381 (832) 823-2200		
TBPE NO. F-22671 CITY OF MONTGOMERY CITY ENGINEER SIGNATURE BLOCK		
CITY OF MONTGOMERY CITY ENGINEER SIGNATURE VALID FOR ONE (1) YEAR		DATE
LANDSCAPE PLAN		
SHEET 29 OF 29		

P:\610.126 Mabry and Faulkner Tract\005_Sec.1\dwg\Plan_Sett_Drawings\LANDSCAPE PLAN.dwg_6/9/2023 4:18 PM -NRDRGUEJZ

ELEVATION LAND SOLUTIONS - MONTGOMERY BEND SEC 1 - PROJECT NO. 610.126.005.00

Montgomery City Council
AGENDA REPORT

Meeting Date: June 27, 2023	Budgeted Amount: N/A
Department: Admin	Prepared By: Dave McCorquodale

Subject

Acceptance of Certification of Additional Sales and Use Tax to Pay Debt Services.

Recommendation

Accept the Certification form as presented.

Discussion

This is part of the Truth in Taxation process that is required by state law. In 1995, City held an election for and subsequently adopted an ordinance levying and imposing an additional sales and use tax in the amount of 0.5% sales tax to be used to reduce property taxes.

The City’s additional sales tax collected in lieu of property taxes is not utilized for debt service purposes, but offsets maintenance and operations. We contract with the Montgomery County Tax Assessor-Collector to provide tax assessment and collection services, of which this certification is a part. Mr. Carl Currie, CPA, our Interim Finance Director, is certifying that no portion of the sales and use tax the City collects in lieu of property tax will be used for debt service purposes.

The Truth in Taxation packet is due back to the county on July 3rd and is the first step in the process of setting the City’s tax rate for the new fiscal year.

Approved By		
Interim Finance Director	Carl Currie	Date: 06/22/2023
Assistant City Administrator & Planning & Development Director	Dave McCorquodale	Date: 06/22/2023



Tammy J. McRae

Tax Assessor-Collector Montgomery County

2023 Tax Rate Adoption Calendar

Entity Name: City of Montgomery

Please complete the following proposed calendar and return to Tammy McRae as soon as possible, but no later than July 3, 2023. You may email it to tammy.mcrae@mctx.org.

Date	Action
July 3	Deadline to submit 2023 Tax Rate Calculation Data to Montgomery County Tax Office
July 25	Deadline for Chief Appraiser to certify rolls to taxing entities
August 1	Tax Assessor-Collector submits appraisal roll to taxing unit. Tax Assessor-Collector shall certify the anticipated collection rate & excess debt collections. Sec. 26.04 (h) (h-1) (h-2)
August 7	Chief Appraiser shall deliver notice of property tax database to each property owner. Sec. 26.04 (e-2)
August 7	Submission of the No New Revenue and Voter Approval Rates to governing body Sec. 26.04 (e)
August 7	Taxing unit shall post Notice of Tax Rates (provided by Tax Assessor-Collector) prominently on the home page of the taxing unit's website Sec. 26.04 (e)
August 7	Tax Assessor-Collector shall post all rates to property tax database
Aug. 22	Meeting of the governing body to discuss tax rate; if proposed tax rate will exceed the voter approval rate or the no new revenue rate (whichever is lower), take a record vote and schedule public hearing.
Aug. 30	Publish Public Hearing Notice - Published in the newspaper and posted on taxing unit's website until the final tax rate is adopted. Sec. 26.06
Sept. 12	Date and time of Public Hearing (must be at least 5 days after the publication of notice & Chief Appraiser complies with Sec. 26.04 (e-2) & 26.17 (f)) <i>Rate can be adopted after public hearing</i>
Sept. 26	<i>*If Applicable*</i> - Date of meeting to adopt tax rate. Meeting is no later than 7 days after public hearing. (Only if rate was not adopted at public hearing)

Rate Adoption Deadline:

- August 21, 2023 – (78th day before the uniform election date) if adopting a tax rate that exceeds the Voter Approval Rate
- OR-
- September 15, 2023 if adopting a tax rate that does not exceed the Voter Approval Rate

Completed by: Carl Currie, CPA Signature: Carl Currie
Print Name

Email: ccurrie@ci.montgomerytx.us Phone: 936 597 4491

"Committed to providing the citizens of Montgomery County with excellent public service while maintaining the highest level of accountability"

400 N. San Jacinto St.
Conroe, Texas 77301

(936) 539-7897
(281) 354-5511 ext 7897



Tammy J. McRae

Tax Assessor-Collector
Montgomery County

2023 Municipality Tax Rate Information

Entity Name: City of Montgomery

Please complete the following information and return to Tammy McRae as soon as possible. The packet must be returned on or before July 3, 2023. You may email it to tammy.mcrae@mctx.org.

Contact Information for Truth in Taxation purposes:

Name: Carl Currie, CPA Title: Interim Finance Director
Phone Number: 936 597 4491 Email: ccurrie@ci.montgomery.tx.us

Property Tax Database Information:

PTC Section 26.17(d): The database must allow the property owner to electronically complete and submit to a taxing unit a form on which the owner may provide their opinion as to whether the proposed tax rate should be adopted.

Mailing Address: 101 Old Plantersville Rd. Montgomery, TX 77316-4416
Phone Number: 936 597 4491
Website: montgomerytexas.gov
Email Address: ccurrie@ci.montgomery.tx.us

Billing Information for payment of publications:

Name of Taxing Unit: City of Montgomery
Contact person or Department: Carl Currie
Billing Address: 101 Old Plantersville Rd. Montgomery, TX 77316-4416

Exemption Information:

Is your taxing unit adding or changing any exemptions? Yes No

If yes, please provide a copy of the approved resolution or ordinance.

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Conroe, Texas 77301

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(281) 354-5511 ext 7897



Tammy J. McRae

Tax Assessor-Collector
Montgomery County

2023 Municipality Tax Rate Calculation

Entity Name: City of Montgomery

Schedule A: Unencumbered Fund Balance:

The following estimated balances will be left in the unit's property tax accounts at the end of the fiscal year. These balances are not encumbered by a corresponding debt obligation. Please list this information in whole dollar amounts. The information will be used to complete your publication notices, so please list each fund (if more than one) separately. Use additional pages if necessary.

Type of Property Tax Fund	Balance
Debt Service Fund	\$ 109,602
General Fund	\$ 2,005,154

Schedule B: Debt Service Information:

Please list this information in whole dollars only. This information will be used to complete your published notice, so please list the principle, interest, fees, and total separately. Use additional pages if necessary.

Debt incurred prior to September 1, 2021:

Total FY24 debt to be paid with property taxes and additional sales tax revenue.

"Debt" means the interest and principal that will be paid on debts that:

- (1) are paid by property taxes,
- (2) are secured by property taxes,
- (3) are scheduled for payment over a period longer than one year and
- (4) are not classified in the unit's budget as M&O expenses

Debt also includes contractual payments to other taxing units that have incurred debts on behalf of this taxing unit, if those debts meet the four conditions above. Include only amounts that will be paid from property tax revenue (or additional sales tax revenue). Do not include appraisal district budget payments.

Debt incurred after September 1, 2021:

Total FY24 debt to be paid with property taxes and additional sales tax revenue.

"Debt" means a bond, warrant, certificate of obligation, or other evidence of indebtedness owed by a taxing unit that:

- (1) is payable from property taxes in installments over a period of more than one year, not budgeted for payment from M&O funds, and secured by a pledge of property tax; AND meets one of the following requirements:
 - (a) has been approved at an election;
 - (b) includes self-supporting debt;
 - (c) evidences a loan under a state or federal financial assistance program;

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Conroe, Texas 77301

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- (d) is issued for designated infrastructure;
- (e) is a refunding bond;
- (f) is issued in response to an emergency under Section 1431.015, Government Code;
- (g) is issued for renovating, improving, or equipping existing buildings or facilities;
- (h) is issued for vehicles or equipment;
- (i) is issued for a project under Chapter 311, Tax Code, or Chapter 222, Transportation Code, that is located in a reinvestment zone created under one of those chapters; OR

(2) a payment made under contract to secure indebtedness of a similar nature issued by another political subdivision on behalf of the taxing unit.

Include only amounts that will be paid from property tax revenue (or additional sales tax revenue). Do not include appraisal district budget payments.

Description of Debt	Principal or Contract Payment to be paid from Property Taxes	Interest to be paid from Property Taxes	Other amounts to be paid	Total Payment
G.O. Rev. Bd. 2015 R	90,000	3,853	180	94,033
Tax + Rev. C.O. 2017A	50,000	9,220	400	59,620
Tax + Rev. C.O. 2017 B	80,000	18,259	400	98,659
G.O. Rev. Bd. 2021 R	245,000	133,225	180	378,405
Tax Notes 2022	200,000	64,000	400	264,400
Total Debt Amount:				895,117

Do you plan to use any of your Unencumbered Fund Balance towards your debt? ___ Yes No

If yes, please list amount \$ _____

Sales Tax Reduction Rate Information:

Does your taxing unit have a sales tax to reduce property tax rate as defined by Section 26.041 of the Texas Property Tax Code? Yes No

If yes, please provide sales tax rate (.01, .005, or .0025) .005

If yes, please list your sales tax revenue for the last 4 quarters. \$ 3,644,292
How much of the sales tax revenue listed above is dedicated to M&O? \$ 3,644,292

Meeting Dates & Location:

Discuss & Propose Tax Rate

Date: August 22, 2023 Time 6:00 pm

Location: 101 Old Plantersville Rd., Montgomery, TX 77316

Public Hearing

Date: September 12, 2023 Time 6:00 pm

Location: 101 Old Plantersville Rd., Montgomery TX 77316

Adopt Tax Rate (if not adopted at public hearing)

Date: September 26, 2023 Time 6:00 pm

Location: 101 Old Plantersville Rd., Montgomery, TX 77316

I hereby certify that the above information is true and correct to the best of my knowledge.

Completed by: Carl Currie AAA Signature: Carl Currie
(Print Name)

Email: c.currie@ci.montgomery.tx.us Phone: 936 597 4491

Certification of Additional Sales and Use Tax to Pay Debt Services

THE STATE OF TEXAS,

County of Montgomery

Chief Financial Officer or Auditor: Carl Currie, CPA

For the taxing unit: City of Montgomery

Hereby certifies that the amount of additional sales and use tax revenue collected to pay debt service has been deducted from the total amount described by Tax Code Section 26.05(e-1), 26.04(e)(3)(C) and 26.05(a)(1).

This certification is submitted to the governing body of City of Montgomery on 6/27/2023.



Signature of Financial Officer or Auditor

Montgomery City Council
AGENDA REPORT

Meeting Date: June 27, 2023	Budgeted Amount: \$50,000
Department: Public Works	Prepared By: Mike Muckleroy

Subject

Consideration and possible action authorizing the City Administrator to approve expenses for roof replacement and repairs at Fernland Park.

Recommendation

Authorize the City Administrator to approve the expenditures for the replacement of on wooden shingle roof and repairs to another at Fernland Park in the amount of \$49,718.00

Discussion

The Crane Cabin needs a complete roof replacement, and the Jardine Cabin needs minor repairs to its roof. These are both wooden shake style shingles and are not provided by many roofing contractors. We received an original recommendation from Mr. Mikey Sproat with Sam Houston Memorial Museum for Contractors Plus. He said at that time they had used this contractor for multiple jobs, and they have always performed well. We did budget \$50,000 for this project in the Fernland-Maintenance line item. We received three quotes, and they are as follows:

\$49,718.00 Contractors Plus (Recommended by Sam Houston Museum)
 \$64,800.00 Reliable Roofing (not wooden shingle quote. They quoted composite shingles.)
 \$112,125 Braun’s Roofing

Approved By		
Public Works Director	Mike Muckleroy	Date: 06/21/2023
Asst. City Administrator	Dave McCorquodale	Date: 06/21/2023

Montgomery City Council
AGENDA REPORT

Meeting Date: June 27, 2023	Budgeted Amount: \$500,000
Department: Admin	Prepared By: Dave McCorquodale

Subject

Consideration and possible action on a Recommendation of Award for bids received for the 2023 Sanitary Sewer Rehabilitation Project.

Recommendation

Motion to award the 2023 Sanitary Sewer Rehabilitation Project to Cruz Tec, Inc. with a contract amount of \$837,528.00.

Discussion

The engineer's memo is attached for review and recommends award of the project to Cruz Tec, Inc.

Approved By

Assistant City Administrator & Planning & Development Director	Dave McCorquodale	Date: 06/22/2023



June 21, 2023

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

Re: Results of Bidding
 2023 Sanitary Sewer Rehabilitation
 City of Montgomery

Dear Mayor and Council:

As a reminder, bids for the referenced project were received at City Hall on June 6, 2023, as further discussed in the attached Recommendation of Award. During the post-bid review of the bid results, we realized an error in the unit quantities for Bid Item Nos. 16 and 17, as listed below. This quantity difference was a result of a unit conversion error from square feet of pavement replacement to square yards. Based on the unit prices provided by Cruz Tec, Inc., the low bidder, this would result in a total expected construction cost reduction of \$132,497.00 from the contract price.

Bid Item	Description	Unit	Original Quantity	Unit Price	Original Price	Revised Quantity	Revised Price	Difference
16	REMOVE AND REPLACE concrete pavement to match existing as per TxDOT specifications.	SY	800.0	\$120.00	\$96,000.00	88.9	\$10,668.00	-\$85,832.00
17	REMOVE AND REPLACE asphalt pavement to match existing as per City specifications.	SY	700.0	\$75.00	\$52,500.00	77.8	\$5,835.00	-\$46,665.00
TOTAL DIFFERENCE								-\$132,497.00



Because these bid items are to be paid based on actual square yards of pavement replaced, we expect the actual quantity of pavement replacement to be at or around the estimated quantity listed above and no change order would be needed to account for the change. The project scope of work does not allow for the original quantity of pavement replacement to be performed, as it is only included as a function of required dig repairs in existing pavement. During construction, we will closely monitor the amount of pavement being replaced to ensure that it is being constructed properly and billed appropriately.

The enclosed Recommendation of Award includes a recommendation to award the project based on the Base Bid + Alternate as submitted by Cruz Tec, Inc in the amount of \$837,528.00. With the anticipated quantity change of actual vs bid taken into consideration, Cruz Tec, Inc. would remain the lowest bidder on the basis of Base Bid + Alternate. After actual pavement replacement quantities are considered, the anticipated construction cost of the project is \$705,031.00.

The current FY 2023 budget includes \$500,000.00 for the project. This project will carry into FY 2024, and the remaining anticipated project cost will be included in the FY 2024 budget as well.

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

Sincerely,

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

Chris Roznovsky, PE
Engineer for the City

CR/zlgt

Z:\00574 (City of Montgomery)_900 General Consultation\Correspondence\Letters\2023\06.21.2023 MEMO to Council 2023 Sanitary Sewer Rehabilitation Bidding Results.docx

Enclosure: Recommendation of Award – 2023 Sanitary Sewer Rehabilitation
Bid Summary

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



June 20, 2023

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

Re: 2023 Sanitary Sewer Rehabilitation
 City of Montgomery
 TIN No. 74-2063592

Dear Mayor and Council,

We received bids for the referenced project for the City of Montgomery at the City Hall on June 6, 2023, at 10:00 am. Bids were publicly opened and read at that time. Four (4) bid proposals were received. For your convenience, a summary of the bid tabulation is enclosed. Cruz Tec, Inc. submitted the lowest base bid plus alternate proposal in the amount of \$837,528.00 and 150 calendar days to achieve final completion.

We have worked with Cruz Tec, Inc. and find them to be an acceptable contractor. We recommend the referenced project be awarded to Cruz Tec, Inc. based on their base bid plus alternate amount of \$837,528.00 and 150 calendar days to achieve final completion.

Upon your approval, we will prepare the appropriate contract documents for execution. Should you have any questions or require any additional information, please call me at 713-789-1900.

Sincerely,

A handwritten signature in black ink that reads 'Katherine Vu'. The signature is fluid and cursive in style.

Katherine Vu, PE
 Project Manager

KV/jmr

Z:\00574 (City of Montgomery)\011 2023 Sanitary Sewer Rehabilitation\Docs\CA\2. Bids & Bid Tab\Bid Summary & Bid Tabulation\ROA - City of Montgomery.docx

Enclosure: Bid Tabulation Summary

cc (via email): Mr. Gary Palmer – City of Montgomery, City Administrator
 Ms. Nici Browe – City of Montgomery, City Secretary
 Mr. Alan Petrov – Johnson Petrov, LLP, City Attorney
 Mr. Chris Roznovsky – Ward, Getz & Associates, PLLC, City Engineer
 Ms. Jennifer Soliz – Cruz Tec, Inc., Contractor



Bid Opener Name: _____

Signature: _____

BID SUMMARY								
2023 SANITARY SEWER REHABILITATION								
FOR								
CITY OF MONTGOMERY								
PROJECT NO.: 00574-011-00								
DATE: 06/06/2023 @ 10:00 AM								
	Bidder	Total Base Bid	Total Base Bid Plus Alternate Bids	Qualification Statement	Bid Form Signature Page	Bid Security	1295 Form	Addendum No. 1
1	Cruz Tec, Inc.	\$721,356.00	\$837,528.00	Yes	Yes	Yes	Yes	Yes
2	Texas Pride Utilities, LLC	\$736,328.00	\$880,364.00	No	Yes	Yes	No	Yes
3	Insituform Technologies, LLC	\$835,941.00	\$958,479.00	Yes	Yes	Yes	No	Yes
4	123 Builders Co.	N/A	N/A	Yes	No	Yes	No	No
5								
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Denotes mathematical error/discrepancy in calculation and/or missing requirement(s).



CITY OF MONTGOMERY, TEXAS

Sales and Use Tax Allocation Report

June 2023

Sales Taxpayer Information through June 2023

A review of the monthly reports provided by the Comptroller of Public Accounts reflects **5,877** active taxpayer accounts coded to the City of Montgomery. Many of the accounts are either E-Commerce related or are coded as active but have not made a sale yet, and therefore are not reflected in the monthly report(s).

Total Sales Tax Payers by Month

YEAR	MONTH	SALES TAX FILERS
2022	June	2,154
2022	July	2,195
2022	August	2,385
2022	September	2,213
2022	October	2,341
2022	November	2,355
2022	December	2,246
2023	January	2,398
2023	February	2,478
2023	March	2,333
2023	April	2,297
2023	May	2,437
2023	June	2,305

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: 2,318
7% increase in taxpayers over **June 2022**

Sales Tax Allocations through June 2023

Reviewing the past twelve month reporting period, the City of Montgomery sales tax receipts were derived from an average of **2,318** taxpayers filing local tax returns each month with **February 2023** reflecting the highest taxpayer count of **2,478**.

Top 25 Sales Tax Filers - Twelve Months Combined

No.	Permit Name	NAICS
1	MCCOY'S BUILDING SUPPLY CENTER #113	444190
2	KROGER # 142	445110
3	CHICK-FIL-A AT 105 & LONESTAR PKWY. FSR	722513
4	ENTERGY TEXAS INC.	221122
5	GOOGLE LLC	518210
6	PIZZA SHACK	722511
7	BROOKSHIRE BROTHERS #73	445110
8	AMAZON.COM SERVICES INC (MARKETPLACE)	454110
9	JIM'S HARDWARE INC.	444130
10	MCDONALD'S 25405	722513
11	PET SUPPLIES PLUS #4134	453910
12	CHEWY INC.	453910
13	O'REILLY AUTO PARTS #1838	441310
14	RISE COLLECTIVE LLC	236220
15	AT&T #R1AS	517312
16	AMAZON.COM SERVICES LLC	454110
17	K. HOVNANIAN OF HOUSTON II L.L.C.	236115
18	STARBUCKS COFFEE #62996	722515
19	EXPRESSWAY	447110
20	BFI WASTE SERVICES OF TEXAS LP	562111
21	MID-SOUTH ELECTRIC COOPERATIVE ASSOCIATION	221122
22	CIRCLE K #2742316	447110
23	PANDA EXPRESS #3466	722513
24	AUTOZONE #6044	441310
25	RANSOM'S	722410

Top 25 Sales Tax Filers - June 2023

No.	Permit Name	NAICS
1	MCCOY'S BUILDING SUPPLY CENTER #113	444190
2	CHICK-FIL-A AT 105 & LONESTAR PKWY. FSR	722513
3	GOOGLE LLC	518210
4	PIZZA SHACK	722511
5	HOME DEPOT U.S.A. INC.	444110
6	JIM'S HARDWARE INC.	444130
7	MCDONALD'S 25405	722513
8	PET SUPPLIES PLUS #4134	453910
9	A & A PLANTS AND PRODUCE INC.	111219
10	PEAK BUILDING MATERIALS LLC	236116
11	NORMAC KITCHENS INC.	238352
12	INTUIT INC.	334614
13	AMAZON.COM SERVICES INC (MARKETPLACE)	454110
14	O'REILLY AUTO PARTS #1838	441310
15	CHEWY INC.	453910
16	COPPERWELD BIMETALLICS LLC	454110
17	BFI WASTE SERVICES OF TEXAS LP	562111
18	SCITON INC.	339112
19	STARBUCKS COFFEE #62996	722515
20	EXPRESSWAY	447110
21	FULL-SWING GOLF INC.	713910
22	CIRCLE K #2742316	447110
23	HAIER US APPLIANCE SOLUTIONS INC.	423620
24	FUBO TV MEDIA INC	515210
25	AMAZON.COM SERVICES LLC	454110

Utilizing data provided by the Texas Comptroller of Public Accounts, this list reflects the top 25 businesses remitting the highest local tax filings within the District and represents **45%** of the total combined sales tax refunds for **June**.

Within City's most recent sales tax allocation, **73** businesses filed local taxes in excess of **\$1,000.00**. Taxpayer with returns over \$1,000.00 reflects **70%** of the total monthly allocation.

June 2023 | May 2023 Top 25 Taxpayer Comparison

June 2023

Non-Quarterly Filer Month

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

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	GOOGLE LLC
7	PIZZA SHACK
8	A & A PLANTS AND PRODUCE INC.
9	IDAHO PACIFIC LUMBER COMPANY INC.
10	JIM'S HARDWARE INC.
11	HOME DEPOT U.S.A. INC.
12	MCDONALD'S 25405
13	CHEWY INC.
14	PET SUPPLIES PLUS #4134
15	CCJM OPERATING
16	AMAZON.COM SERVICES INC (MARKETPLACE)
17	O'REILLY AUTO PARTS #1838
18	NORMAC KITCHENS INC.
19	AUTOZONE #6044
20	STARBUCKS COFFEE #62996
21	BFI WASTE SERVICES OF TEXAS LP
22	JKG LEIGH
23	EXPRESSWAY
24	STRICKSCAPES INC.
25	VISTA FINE ART LLC

June 2023 | 2022 Comparison

Receipts of Sales Tax Were as Follows:	June 2023	June 2022
	\$319,648.21	\$371,794.81

-14% Decrease

Total Sales Tax Allocations Received:	2023 FYTD	2023 Budget	% of Budget
	\$3,525,925.84	\$4,866,616	72%

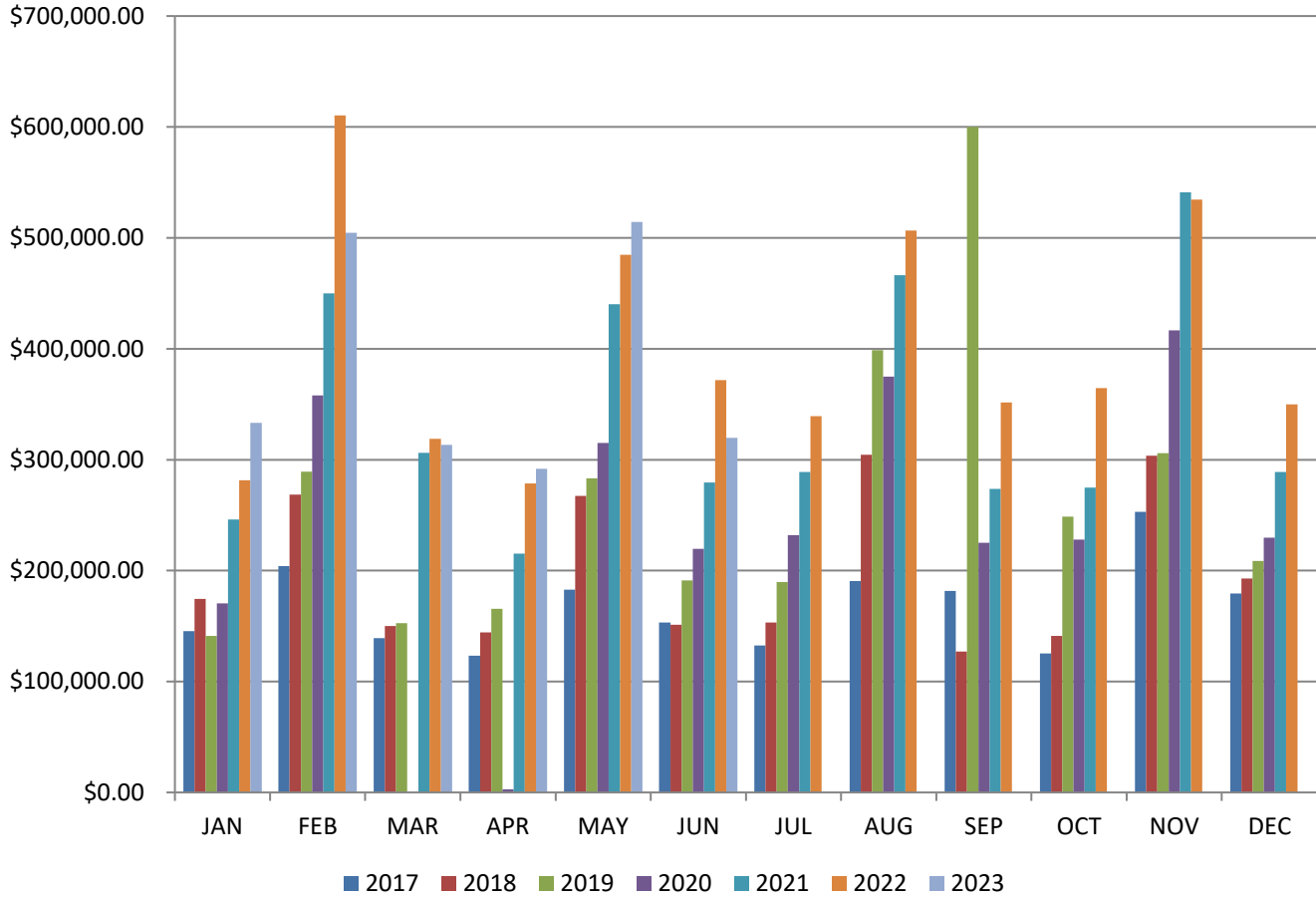
Fiscal Year Date Range: October-September

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

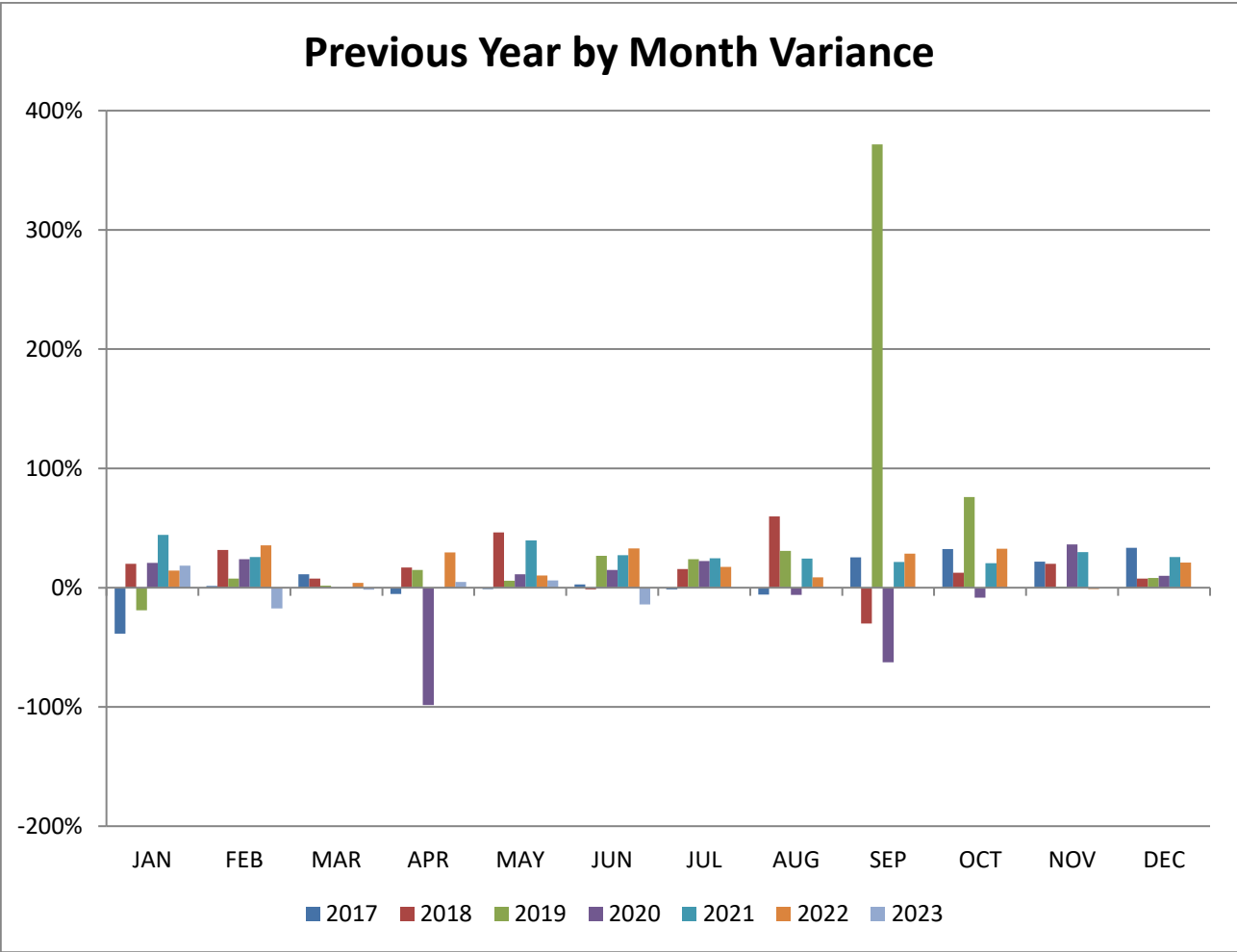
Total Allocations, 1995-Present
\$44,123,512.13

Calendar Year 2023 Sales Tax Averages	Calendar Year 2022 Sales Tax Averages
Total: \$2,276,742.62	Total: \$4,792,612.52
Mean Allocation: \$379,457.10	Mean Allocation: \$399,384.38
Median Allocation: \$326,490.82	Median Allocation: \$358,123.81

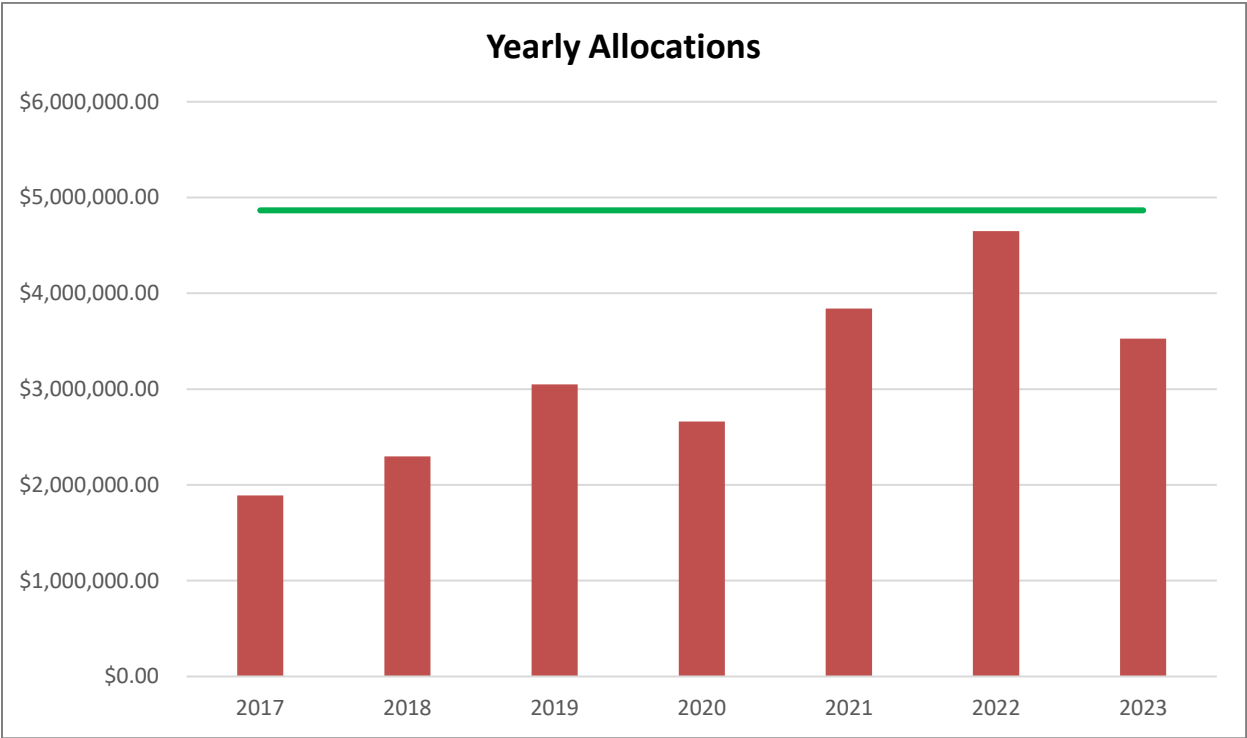
Monthly Allocations



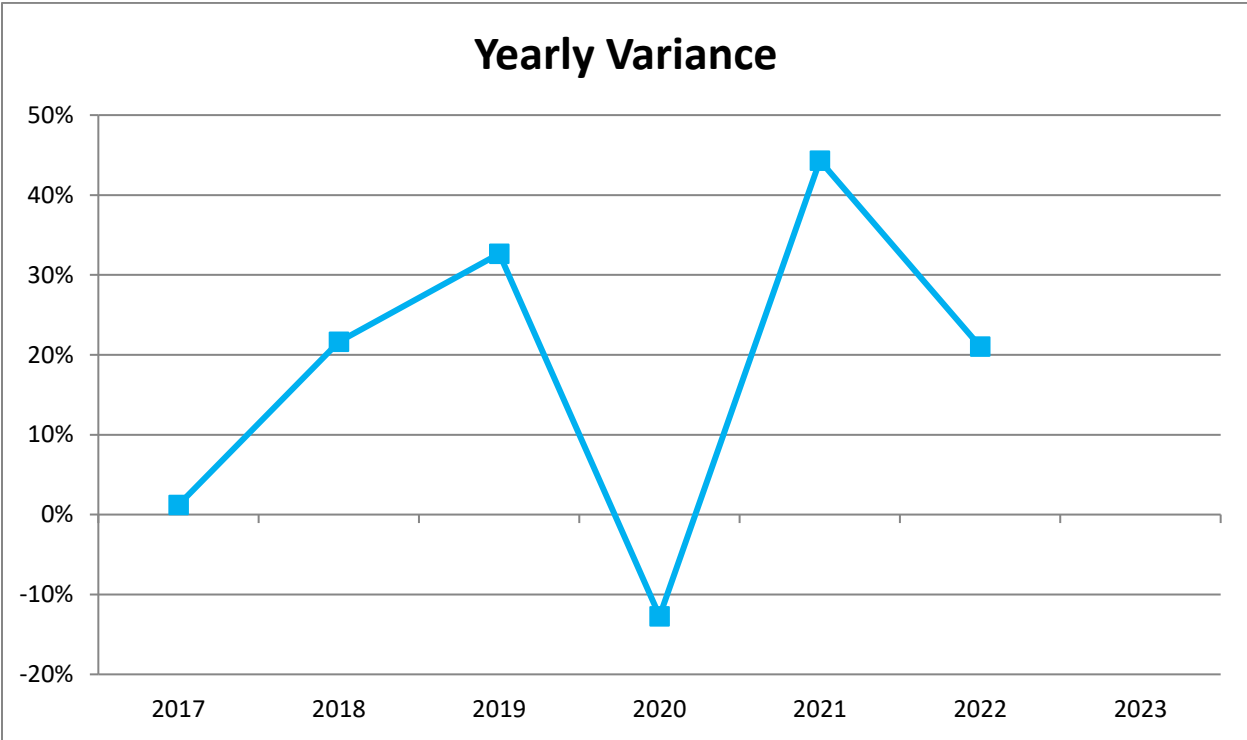
	2017	2018	2019	2020	2021	2022	2023
JAN	\$145,488.55	\$174,487.10	\$141,238.00	\$170,531.07	\$246,166.57	\$281,476.57	\$333,333.42
FEB	\$204,006.24	\$268,635.98	\$289,215.49	\$358,073.66	\$450,079.02	\$610,440.11	\$504,516.03
MAR	\$139,225.65	\$149,964.30	\$152,607.97	\$0.00	\$306,201.64	\$318,775.25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

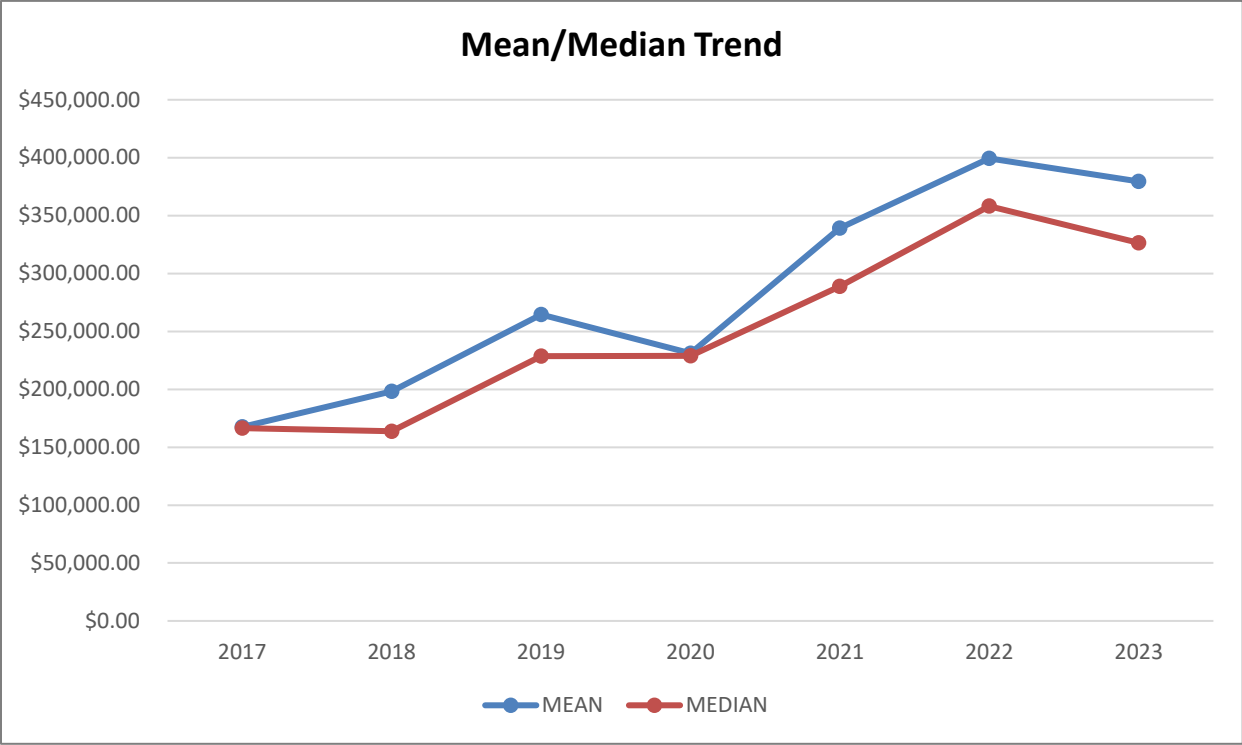


	2017	2018	2019	2020	2021	2022	2023
JAN	-39%	20%	-19%	21%	44%	14%	18%
FEB	2%	32%	8%	24%	26%	36%	-17%
MAR	11%	8%	2%	N/A	N/A	4%	-2%
APR	-5%	17%	15%	-98%	N/A	29%	5%
MAY	-1%	46%	6%	11%	40%	10%	6%
JUN	3%	-1%	27%	15%	27%	33%	-14%
JUL	-1%	16%	24%	22%	25%	17%	
AUG	-6%	60%	31%	-6%	24%	9%	
SEP	25%	-30%	372%	-62%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



FY2017	FY2018	FY2019	FY2020	FY2021	FY2022	FY2023
\$1,889,285.60	\$2,298,289.34	\$3,049,090.59	\$2,661,447.47	\$3,840,647.17	\$4,648,109.80	\$3,525,925.84
1%	22%	33%	-13%	44%	21%	





	2017	2018	2019	2020	2021	2022	2023
Mean	\$167,541.51	\$198,194.66	\$264,550.20	\$231,029.67	\$339,256.57	\$399,384.38	\$379,457.10
Median	\$166,322.71	\$163,821.97	\$228,700.29	\$228,845.67	\$288,918.62	\$358,123.81	\$326,490.82

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

454110	Electronic Shopping and Mail-Order Houses
454390	Other Direct Selling Establishments
511210	Software Publishers
515210	Cable and Other Subscription Programming
517311	Wired Telecommunications Carriers
517312	Wireless Telecommunications Carriers (except Satellite)
518210	Data Processing, Hosting, and Related Services
541410	Interior Design Services
561710	Exterminating and Pest Control Services
561730	Landscaping Services
561790	Other Services to Buildings and Dwellings
713940	Fitness and Recreational Sports Centers
722410	Drinking Places (Alcoholic Beverages)
722511	Full-Service Restaurants
722513	Limited-Service Restaurants
811111	General Automotive Repair



Montgomery Police Department

Chief Anthony Solomon

Activity Report

May 1, 2023 – May 31, 2023

Patrol Division

• Calls for Service	-	103
• Total Reports	-	34
• Citations Issued	-	128
• Warnings Issued	-	312
• Arrests	-	19
• Accidents	-	6

Breakdown by Offense Category

• DWI/DUI	-	6
• Drug Arrests/Citations	-	5
• Driving W/DL Suspended	-	2
• Warrant Arrests	-	3
• Assault	-	1
• Indecent Exposure	-	2
• Public Intoxication	-	1

Investigation Division

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

Personnel/Training

- Congratulations to Sergeant Investigator McRae and Sergeant Voytko on their promotions! They officially took on their new roles on June 11th.

Major Incidents

- No Major Incidents occurred in May.

Upcoming Events

- July 1st – Freedom Festival

Traffic and Safety Initiatives

- We are still running several traffic initiatives around town. Officers are monitoring multiple areas and making contact with violators. This will continue on a monthly basis, with monitored areas changing based on officer observations and civilian concerns.



City of Montgomery

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



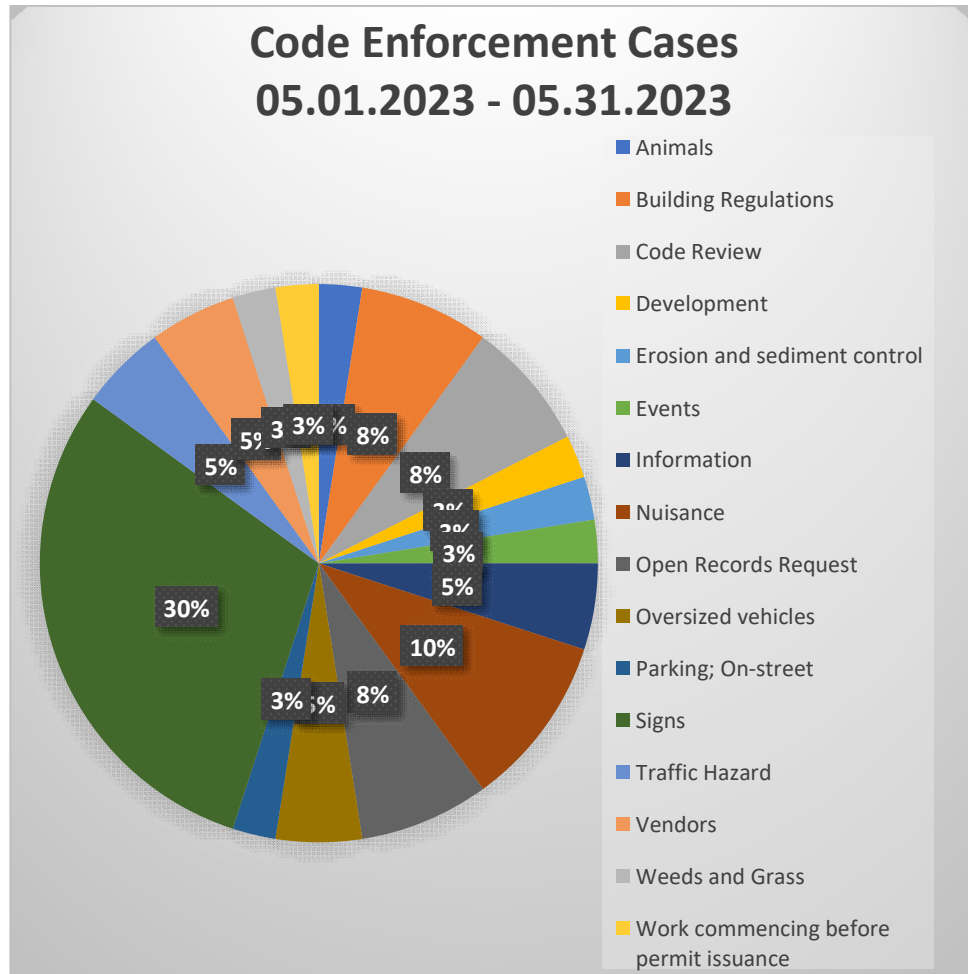
May 2023
Code Enforcement Officer
Monthly Report

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

Activity:

Nature of Call	Group Total
Animals	1
Building Regulations	3
Code Review	3
Development	1
Erosion and sediment control	1
Events	1
Information	2
Nuisance	4
Open Records Request	3
Oversized vehicles	2
Parking; On-street	1
Signs	12
Traffic Hazard	2
Vendors	2
Weeds and Grass	1
Work commencing before permit issuance	1

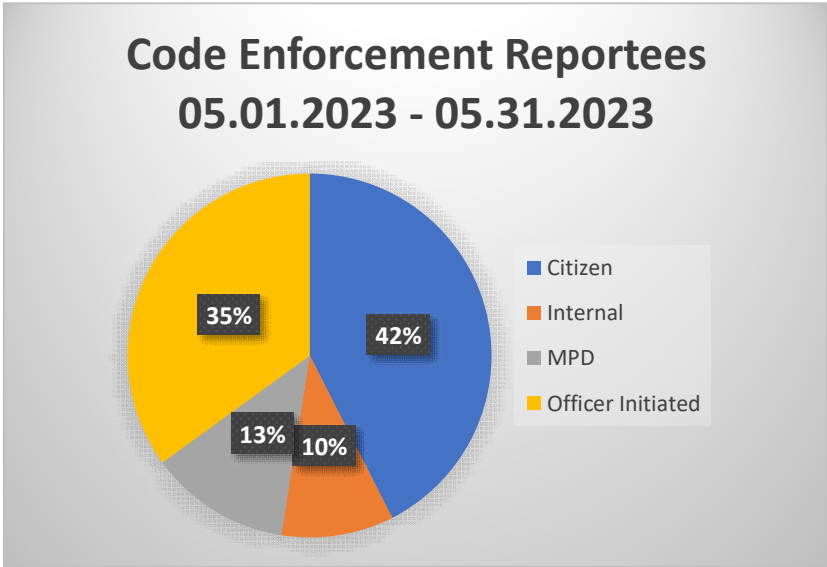
Total Records: 40



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

Citizen	17
Internal	4
MPD	5
Officer Initiated	14

Total Records: 40



Violations issued: 0
Warnings issued: 0

Training: 3 hours – AACE virtual training – 2021 ICC IPMC and IZC courses
8 hours – CEAT virtual training – Code Enforcement and Legislative Updates

Ordinance/Code projects:

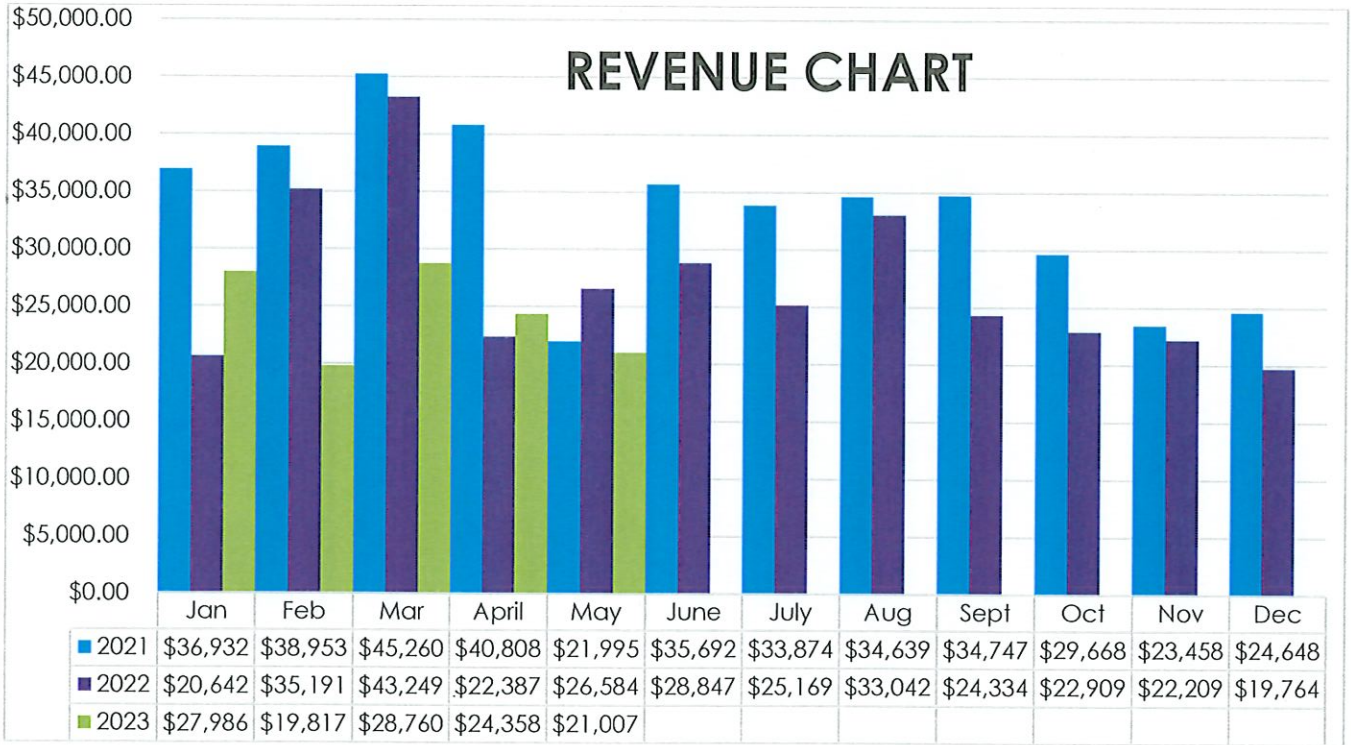
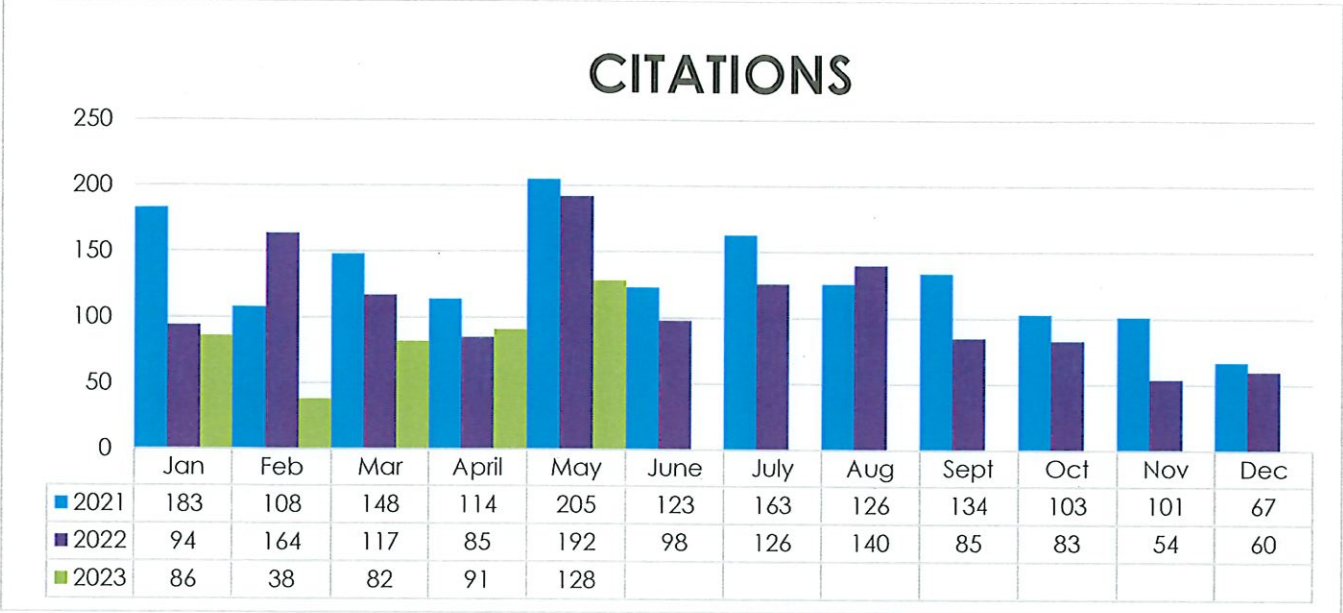
- Objective 1: Submit a proposal recommending modifications to the city code of ordinances to ensure clarity, alleviate conflicts, diminish inconsistencies, and conform to state laws.
- Objective 2: Educate the public regarding the code of ordinances.

- Delivered a code enforcement presentation at the Montgomery Police Department Citizens Police Academy.

City of Montgomery Municipal Court Report May 2023

Kimberly Duckett
Court Administrator





Comparison Chart

Citations and Revenue January 2021 - 2023

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

Totals 1575 1298 425

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

Totals \$400,679.26 \$324,332.05 \$121,930.09



101 OLD PLANTERSVILLE ROAD, MONTGOMERY, TEXAS 77316

Telephone: (936) 597-6434

Public Works Department

Monthly Report for May 2023

Water

- Completed monthly cutoff list for nonpayment.
- Completed monthly leak notification door hangers.
- Completed monthly meter verification list.
- Completed monthly check of idle meter list for consumption. No issues were found.
- Activated/deactivated 8 water accounts.
- Completed 4 work orders for endpoint maintenance issues.
- Completed 4 work orders for water leaks.
- Completed 9 work orders for miscellaneous water issues.
- Completed 4 work orders for water taps.
- Assisted with leak from boring contractor at Liberty and Lone Star Parkway.
- Assisted resident on Westway with determining potential leak.
- Replaced 2" blow off valve on Stewart Creek.
- Assisted resident on Harley with meter reading.

Wastewater

- Completed 1 work order for sewer taps.
- Assisted with Lift Station 8 Force Main repairs.
- Performed repairs to curb stop on Worsham.
- Repaired leak of hydrant behind school on Community Center Road.
- Assisted resident with location of leak on Community Center.
- Removed debris from Lift Station #8.
- Repaired 4" pipe in creek on Lone Star Parkway near Lift Station #8.

Streets/Drainage/ROW

- Completed 2 work orders for Street ROW – Ditch/Drainage.
- Completed daily utility locates as necessary.
- Completed daily removal of bandit signs as necessary.
- Completed items for weed patrol.
- Removed dead trees on Clepper, Simonton, Houston, Old Plantersville, Womack Cemetary and Worsham.
- Replaced bulb on light pole at McCown and College.
- Repaired potholes on Buffalo Springs Dr., Berkley, Waterstone and CB Stewart



@ Hwy 105.

- Straightened street sign pole on Community Center Dr.
- Removed and disposed of couch from Buffalo Springs.
- Removed debris and excavated top layer of mud from ditches along Baja and MLK.
- Removed debris from ditches and inlets following storms.

Building/Facility/Vehicle/Equipment Maintenance

- Conducted weekly Safety Inspection reports.
- Completed monthly light bulb check at all facilities.
- Delivered cases of water to City Hall as requested.
- Completed weekly cleaning of Community Center.
- Completed weekly pre-trip inspections of crew trucks.
- Completed monthly check of all irrigation systems and made repairs as necessary.
- Completed 12 work orders for general-City Hall maintenance.
- Flail mowed throughout town.
- Removed tree limbs and debris around town following the storm.
- Reinstalled repaired cylinder for Bobcat excavator.
- Installed new plug and wiring on PW-2301 (Dump Trailer).
- Balanced and rotated tires on PW1801.
- Replaced mirror light on PW1801.
- Installed visitor parking and public works office signs at WWTP#2.
- Re-directed speed limit sign on HWY 105 near fire station due to storms.
- Mowed grass at new well site on Emma's Way.
- Pulled weeds, added topsoil and planted flowers and seeds in the Welcome Sign flower bed.
- Removed vines from fence around well 3 at water plant 3.
- Performed routine AED inspections at City Hall and in all PW vehicles.
- Replaced light bulbs as needed inside all facilities.
- Refreshed paint on back wall at City Hall connecting kitchen and records room.
- Reduced flow of water in water fountain at City Hall as requested.
- Built new chair for Montgomery Police Chief.
- Assisted with repair of back-up light in patrol room.
- Repaired toilet in joint bathroom near administration at City Hall.
- Repaired AC overflow drain pan outside City Administrator's office window.
- Secured letters on each of the walls at City Hall.
- Re-leveled PW office building near eastern doorway.
- Built work bench for PW shop.
- Prepared burn pile at WWTP#1.
- Replaced rain sensors at City Hall and Community Center.
- Painted and installed bump stops at PW Office for visitor parking.

Parks/Recreation

- Posted all park reservation notices.
- Completed 31 work orders for maintenance-parks issues.
- M/W/F cleaning of all restrooms and grounds.
- Fernland docents reported 613 visitors and provided 57 tours for the month.
- Replaced all bulbs inside Fernland Park, Community Center facilities as needed.
- Treated Memory Park pump area under stairs with white crazy ant poison.
- Repaired light pole covers at Cedar Brake Park.
- Checked for wasps at Fernland Park including Jardine Cabin attic.



- Following storms at Fernland Park, emptied water from iron pots and removed tree limb near Jardine Cabin.
- Completed irrigation checklist at Memory Park, Cedar Brake, Fernland Park, City Hall, Rose bushes, Community Center, and Welcome Sign.
- Delivered trailer as requested by Rotary Club to Memory Park.
- Relocated pallet of stone at Memory Park.
- Repaired asphalt next to library at Memory Park.
- Performed annual removal of roots from Memory Park waterfall pump inlet box.
- Performed repairs on Hulon House hall door frames.
- Added rain sensor to Fernland Park.
- Re-piped 3" discharge line to waterfall pump at Memory Park.

General

- Attended weekly Leadership Team meetings.
- Completed 15 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.
- Lowered all flags to half staff and raised to honor shooting victims and military.
- Flew 2 ceremonial flags for new elected council members.
- Participated in the Fire Flow Test for Buffalo Springs.
- Attended RoadBotics Montgomery TX Map Confirmation walk through meeting.
- Participated in budget discussions in preparation of the 2023-2024 Budget.
- Attended Preconstruction Meeting for Flagship Blvd. Storm and Pavement Improvement.
- Participated in Town Creek Recap Strategy Alignment meeting.
- Attended 2023 Sanitary Sewer Rehabilitation meeting.
- Participated in Water Resources Planning Team meetings.
- Participated in meeting with Historical Society, Chamber of Commerce, MEDC and city representatives regarding planned and future event partnerships.





City of Montgomery
Operations Report
May 2023
05/01/23 – 05/31/23

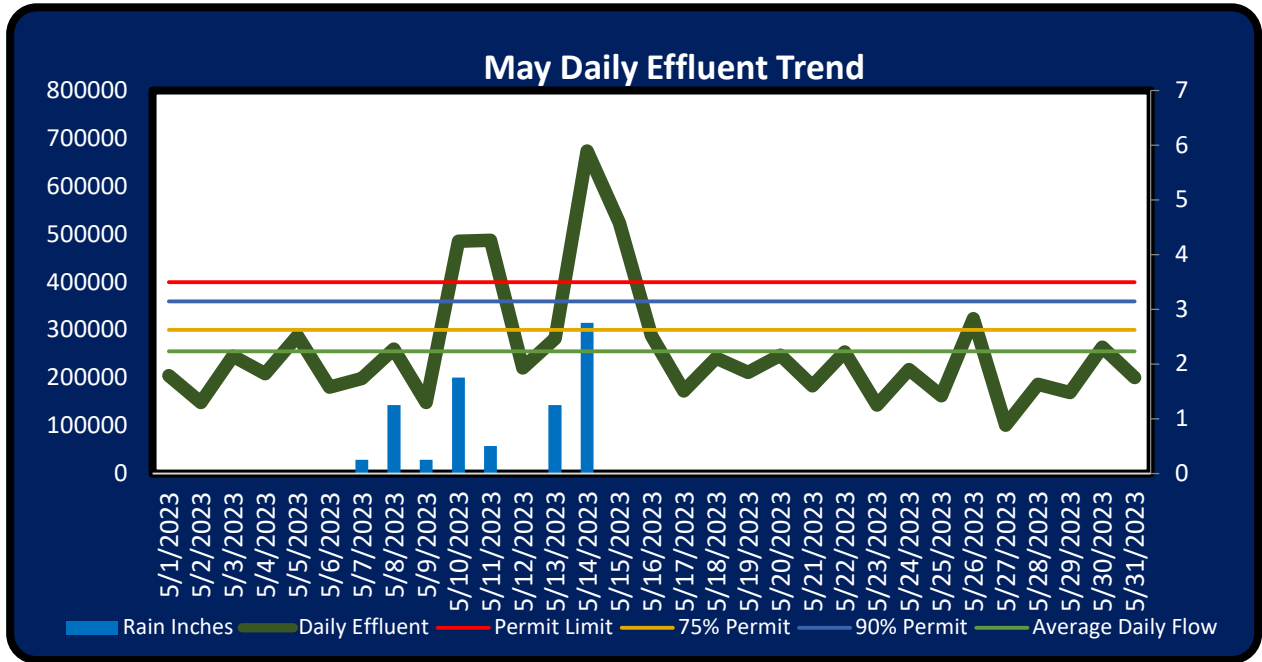
District Alerts**5/19/2023 – Low Water Pressure, Water Plant 3**

Operator responded to auto dialer call reporting low system pressure. Upon arrival operator located a main break on distribution line, repairs were made and system pressure was restored. No further issues reported.

5/30/2023 – Control Panel Failure, Lift Station C

City of Montgomery reported control panel failure. Upon arrival operator was unable to reset and was able to have it troubleshooted. Facility equipment was reset and no further issues were reported.

Wastewater Plant Flow Detail



- Flow for the month of May was 7,910,000 gallons
- Daily peak flow was May 14, 2023 was 674,000 gallons
- Average Daily Flow 255,200 gallons
 - 3-month average flow 240,033 gallons
 - 64% of permitted capacity


Discharge Limitations

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

Effluent

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

Buffalo Springs WWTP Effluent Monitoring Report

Effluent Permitted Values	Parameter		Measured	Excursion
Average Monthly CBOD	10	mg/l	2.40	no
Average Monthly T.S.S.	15	mg/l	4.90	no
Average Monthly NH3	2	mg/l	0.49	no
Minimal CL2 Residual	1	mg/l	1.47	no
Max CL2 Residual	4	mg/l	3.95	no
Rainfall for the Month		8.00	inches	

There were no excursions for the month of May.

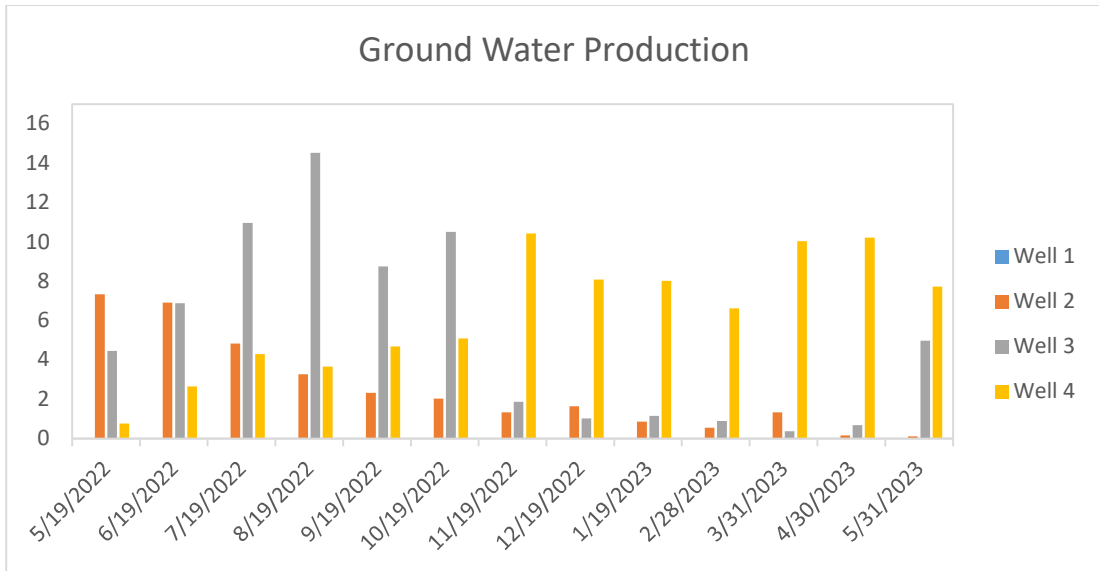
Water Report:

05/01/2023-05/31/2023

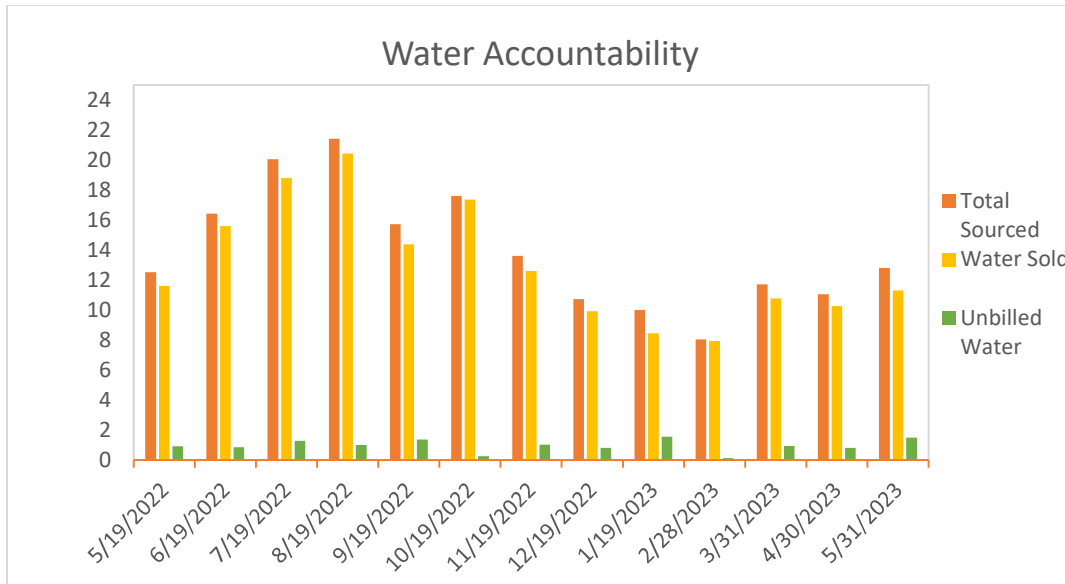
2023							
Well Name	Recorded Flow MGD	% of Total	Rating MGD/Day	YTD Pumpage MGD	YTD %	Permitted Value	Remaining Permit %
Well 2	0.106	0.83%	0.864	7.357	14.24%	92.930	84.32%
Well 3	5.062	38.84%	0.864	7.210	13.95%		
Well 4	7.575	60.33%	2.160	39.456	76.34%	90.000	56.16%
Total	12.743	100.00%	3.888	51.682	105%	182.930	
Flushing	0.772						
Subtotal	11.971						
Sold	11.306						
% Accounted	94%						

Accountability	
Total Water Sourced	12.743
Flushing	0.772
Subtotal	11.971
Sold	11.306
Accountability %	94%

CONNECTIONS	
School	12
Commercial Inside	176
Commercial Outside	2
Residential Inside	941
Residential Outside	31
Church	14
City	19
Hydrant	6
Multifamily	14
n/a	3
Total	1,218



Date	Total	Well_1	Well_2	Well_3	Well_4
AVG	13.966	0.000	2.502	5.146	6.318
5/19/2022	12.517	0.000	7.318	4.445	0.754
6/19/2022	16.410	0.000	6.894	6.876	2.640
7/19/2022	20.039	0.000	4.814	10.944	4.281
8/19/2022	21.419	0.000	3.265	14.505	3.649
9/19/2022	15.715	0.000	2.306	8.734	4.675
10/19/2022	17.598	0.000	2.024	10.497	5.077
11/19/2022	13.600	0.000	1.318	1.861	10.421
12/19/2022	10.712	0.000	1.623	1.018	8.071
1/19/2023	9.993	0.000	0.843	1.140	8.010
2/28/2023	8.041	0.000	0.546	0.886	6.609
3/31/2023	11.693	0.000	1.318	0.354	10.021
4/30/2023	11.040	0.000	0.154	0.676	10.210
5/31/2023	12.783	0.000	0.106	4.965	7.712
Total	181.560	0.000	32.529	66.901	82.130



Date	Accountability	Unaccounted	Total Sourced	Water Sold	Flushing/Leaks	Unbilled Water
5/19/2022	98%	0.202	12.517	11.603	0.712	0.914
6/19/2022	96%	0.594	16.410	15.579	0.237	0.831
7/19/2022	96%	0.774	20.039	18.777	0.488	1.262
8/19/2022	97%	0.706	21.419	20.422	0.291	0.997
9/19/2022	93%	1.058	15.715	14.364	0.293	1.351
10/19/2022	100%	-0.023	17.598	17.352	0.269	0.246
11/19/2022	95%	0.717	13.600	12.594	0.289	1.006
12/19/2022	96%	0.384	10.712	9.917	0.411	0.795
1/19/2023	88%	1.182	9.993	8.440	0.371	1.553
2/28/2023	103%	-0.214	8.041	7.927	0.328	0.114
3/31/2023	93%	0.845	11.693	10.770	0.078	0.923
4/30/2023	94%	0.684	11.040	10.242	0.114	0.798
5/31/2023	94%	0.665	12.743	11.306	0.772	1.437



CONSULTING ENGINEERS

June 22, 2023

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

Re: Monthly Engineering Report
City Council Meeting June 27, 2023

Dear Mayor and Council:

The following is a brief summary that describes our activities since the May 23, 2023 Council Meeting:

Capital Projects:

- 1. **Flagship Boulevard Storm Sewer & Pavement Replacement** – We received and recommend payment of Pay Estimate No. 1 in the amount of \$36,380.70. The project is 1% complete by time and 7% complete by value. The contractor is proceeding with the replacement of storm sewer and pavement along Flagship Blvd. According to the Contractor’s schedule, the project will be complete in mid-August.



Storm Sewer Installation on June 19, 2023



Pavement Backfilling on June 19, 2023

- 2. **Downtown Sanitary Sewer Rehabilitation** – We did not receive a pay estimate this month. The contractor is addressing punchlist items identified during the final walkthrough on May 24th.
- 3. **2023 Sanitary Sewer Rehabilitation Phase I** – We received bids for the project on June 6th. We plan to present our Recommendation of Award at the June 27th Council meeting.

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

Developments:

1. **Plan Reviews**
 - a. **Town Creek Storage II** – We did not receive revised plans this month.
 - b. **Pizza Shack Parking Expansion** – We did not receive a revised plan set this month.
 - c. **Montgomery Bend (Pulte Group) Section 1 Water, Sanitary and Drainage** – We received a revised set on May 23rd and offered no objection to the plans. We have since received an additional plan set on June 14th with revised finished grade elevations due to dirt quantity differences. We offer no objection to the plans. The Planning and Zoning Commission recommended approval of the plans at their June 6th meeting.
 - d. **Montgomery Bend (Pulte Group) Section 2 Water, Sanitary and Drainage** – We received plans for Section 2 on June 13th and are proceeding with our review.
 - e. **Lupe Tortilla** – We received a revised set on February 16th and offered conditional approval contingent upon receipt of the amended plat.

- f. **Athletic Complex Turf Improvements (MISD)** – We received a revised set on May 18th and provided plan approval on May 26th.
 - g. **Home Depot** – We received plans for review on May 10th and provided comments on May 26th. We have since received a revised plan set on June 7th and provided comments on June 16th.
 - h. **Texas and Beyond Plaza** – We received a revised plan set on June 6th and provided comments on June 15th. We received a revised plan set on June 16th and are proceeding with our review.
 - i. **Redbird Meadows Phase 1A Water, Sanitary and Drainage** – We received plans on January 25th and will proceed with our review once the requested variances are considered and the preliminary plats are approved.
 - j. **Redbird Meadows MCMUD 215 Lift Station No. 1** – We received plans on January 10th and provided comments on February 7th. We received clarification on February 22nd and will proceed with our review once the requested variances are considered and the preliminary plats are approved.
- 2. Plat Reviews**
- a. **Montgomery Brewing Minor Plat** – We did not receive a revised plat this month.
 - b. **Cornerstone Community Church Minor Plat** – The revised plat was signed on June 16th and is in the process of being recorded with the County.
 - c. **Shoppes at Montgomery Section 2 Amending Plat** – We received the amending plat on March 27th and offered no objection. It is our understanding that the plat is being prepared to be sent to the City for final approval.
 - d. **Lonestar Estates Partial Replat** – The revised plat was brought to City Hall on June 14th for signature following all necessary public hearings and approvals.
 - e. **Redbird Meadows Sections 1 Preliminary Plat** – We provided comments to the plat on November 15th, 2022. We have not received a revised plat.
 - f. **Redbird Meadows Sections 2 Preliminary Plat** – We provided comments to the plat on November 15th, 2022. We have not received a revised plat.
 - g. **Redbird Meadows Sections 3 Preliminary Plat** – We provided comments to the plat on November 15th, 2022. We have not received a revised plat.

3. Ongoing Construction

- a. **Montgomery Bend (Pulte Group) Mass Grading, Detention, and Offsite Utilities** – The contractor is nearing completion of construction of the mass grading, detention, and offsite waterline. We are providing periodic inspection services on behalf of the City.



Figure 1: Rip-Rap at Pond outfall and ditch crossing June 7th.

4. One-Year Warranty Inspections

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

General Ongoing Activities:

1. TxDOT:

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

- d. SH-105 and Buffalo Springs Drive Traffic Signal** – It is our understanding the signal design is approximately 90% complete. TxDOT does not currently have a construction schedule, but they do not expect construction to begin for a few years.
- 2. Biweekly Operations and Developments Call** – We are continuing the biweekly operations and developments calls with City Staff and H2O Innovations.
 - 3. Emergency Preparedness Plan** – No engineering update. We will continue to follow up until plan approval is received.
 - 4. 15-Year Infrastructure Plan** – We provided a draft of the sanitary sewer analysis to the TORC and plan to present the final analysis at the July 11th Council workshop and regular meeting.
 - 5. Impact Fee Updates** – We received all required files from Quiddity and are proceeding with Impact Fee updates as required per the City’s Code of Ordinances. We plan to meet with City Staff to review a draft of the updates next month.
 - 6. Lonestar Parkway Bridge Repair** – It is our understanding construction is scheduled to begin this week. It is also our understanding that the County will be requesting the City’s share of the project now that the construction contract is awarded.
 - 7. Lonestar Parkway and Buffalo Springs Intersection Improvements** – It is our understanding Montgomery County has ordered the signal equipment and expects to start construction on the signal improvements in Fall 2023. It is also our understanding that the county is in the process of designing and bidding an improvements project to add turn lanes on Lone Star Parkway.

Please let me know if you have any questions.

Sincerely,



Chris Roznovsky, PE
 City Engineer

CVR/kv:zlg

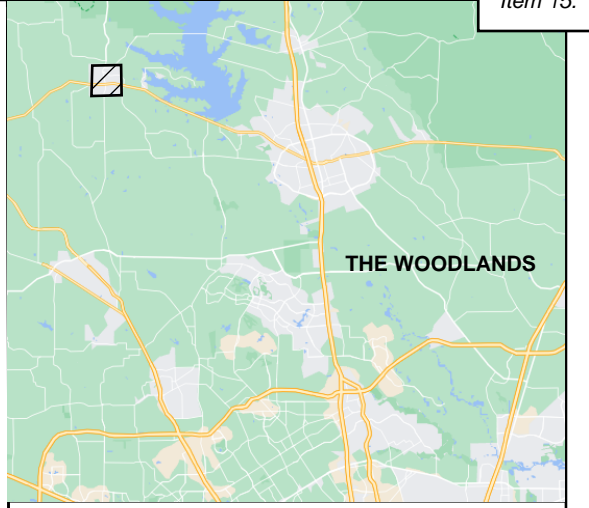
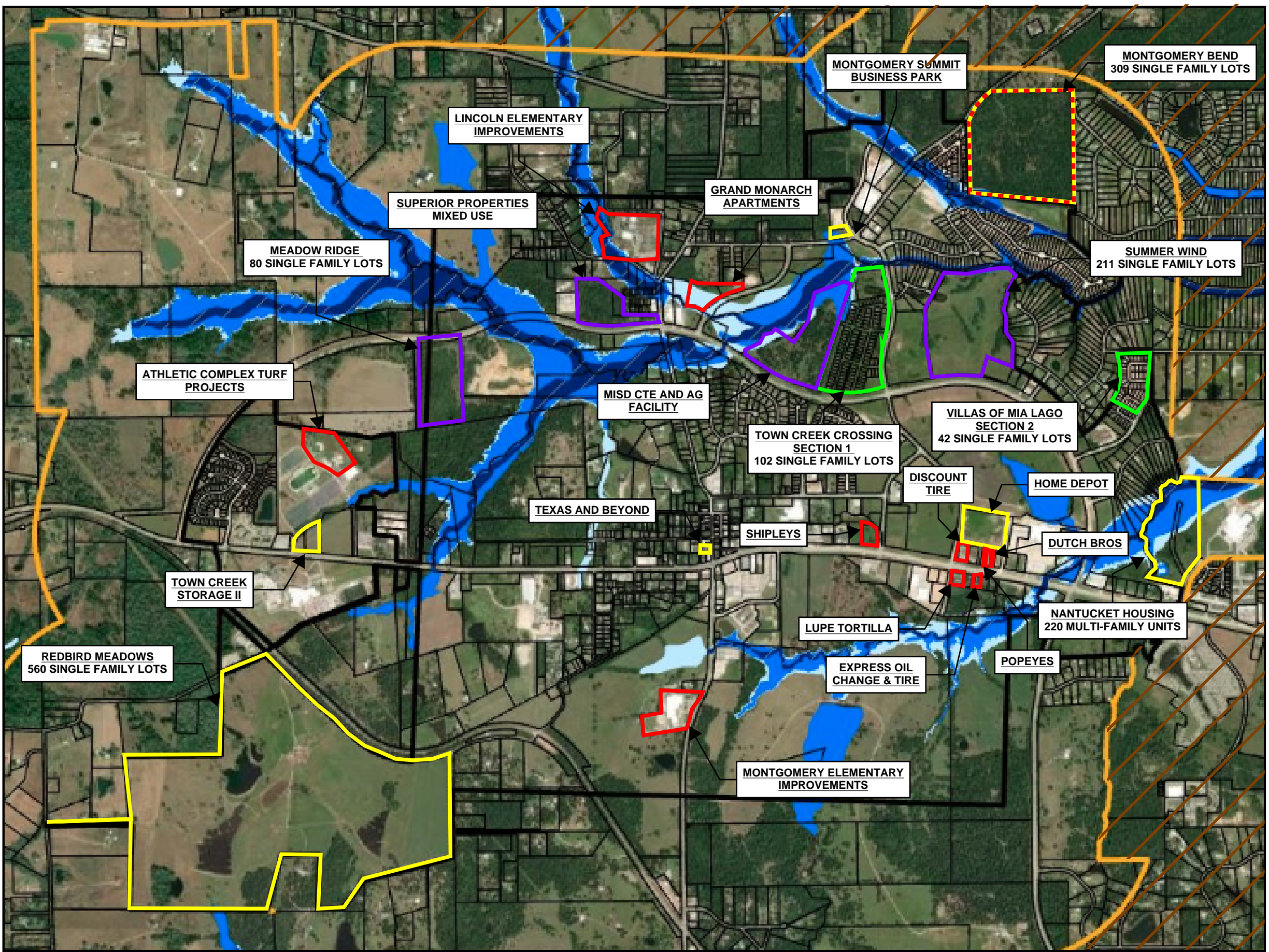
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Attachments – Active Developments Map
 Capital Projects Timeline

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

City of Montgomery Capital Project Schedule

Task	Start	End	Cal. Days	Work Days	Jun-23	Jul-23	Aug-23	Sep-23	Oct-23	Nov-23	Dec-23	Jan-24	Feb-24	Mar-24	Apr-24	May-24
McCown St. and Caroline St. Waterline Replacement																
Survey	7/7/2022	4/7/2023	275	196												
Design	4/7/2023	7/20/2023	104	74	█	█										
Approvals	7/21/2023	8/4/2023	14	10	█	█										
Bidding	8/5/2023	8/23/2023	18	13		█	█									
Present ROA to Client	8/24/2023	8/25/2023	1	1			█									
Prepare Contracts	8/26/2023	9/2/2023	7	5			█	█								
Execute Contracts	9/3/2023	10/9/2023	36	26				█	█							
Issue Notice to Proceed	10/14/2023	10/21/2023	7	5				█								
Construction	10/31/2023	12/15/2023	45	33					█	█						
Old Plantersville Waterline Extension																
Design	7/30/2022	7/15/2023	350	250	█	█										
Approvals	7/16/2023	8/15/2023	30	22		█	█									
Bidding	8/16/2023	10/8/2023	53	38			█	█								
Present ROA to Client	10/9/2023	10/11/2023	2	3				█								
Prepare Contracts	10/12/2023	10/19/2023	7	6					█	█						
Execute Contracts	10/20/2023	11/9/2023	20	15					█	█						
Issue Notice to Proceed	11/10/2023	11/17/2023	7	6						█						
Construction	11/18/2023	2/25/2024	99	70							█	█	█			
Old Plantersville Force Main Extension																
Design	8/13/2022	7/15/2023	312	240	█	█										
Approvals	7/16/2023	8/14/2023	29	21		█	█									
Bidding	8/15/2023	9/20/2023	36	27			█	█								
Present ROA to Client	9/21/2023	9/23/2023	2	2				█								
Prepare Contracts	9/24/2023	9/30/2023	6	5					█	█						
Execute Contracts	10/1/2023	10/21/2023	20	15					█	█						
Issue Notice to Proceed	10/22/2023	10/28/2023	6	5						█						
Construction	10/29/2023	2/6/2024	100	72							█	█	█			
Downtown Drainage Analysis																
Survey	7/7/2022	4/7/2023	274	196												
Analysis	4/7/2023	6/5/2023	60	42	█	█										
Report	6/6/2023	6/30/2023	25	19	█	█										
Flagship Blvd. Storm Sewer and Pavement Replacement																
Design	12/22/2022	3/3/2023	71	52												
Bidding	3/23/2023	4/11/2023	19	14												
Present ROA to Client	4/25/2023	4/25/2023	0	1												
Prepare Contracts	4/26/2023	5/12/2023	14	10												
Execute Contracts	5/13/2023	5/26/2023	13	10												
Issue Notice to Proceed	5/18/2023	5/30/2023	12	10												
Construction	5/30/2023	8/13/2023	75	54	█	█	█									
2023 Sanitary Sewer Rehabilitation Phase I																
Survey	11/11/2022	2/7/2023	88	63												
Design	2/7/2023	5/11/2023	93	68												
Bidding	5/18/2023	6/1/2023	14	11	█											
Present ROA to Client	6/13/2023	6/13/2023	0	1												
Prepare Contracts	6/14/2023	6/20/2023	6	5	█	█										
Execute Contracts	6/20/2023	8/27/2023	68	49	█	█	█									
Issue Notice to Proceed	8/28/2023	9/1/2023	4	5				█								
Construction	9/11/2023	2/8/2024	150	109					█	█	█	█	█			
2023 Sanitary Sewer Rehabilitation Phase II																
Survey	11/11/2022	2/7/2023	88	63												
Design	2/7/2023	6/5/2023	118	85	█	█	█									
Approvals	6/6/2023	7/16/2023	40	29	█	█	█									
Bidding	7/17/2023	7/31/2023	14	11				█	█							
Present ROA to Client	8/1/2023	8/1/2023	0	1					█							
Prepare Contracts	8/2/2023	8/8/2023	6	5					█	█						
Execute Contracts	8/9/2023	8/23/2023	14	11					█	█						
Issue Notice to Proceed	8/24/2023	8/24/2023	0	1						█						
Construction	8/25/2023	1/22/2024	150	107							█	█	█	█	█	
Lift Station No. 10 Improvements																
Design	2/27/2023	7/19/2023	142	103	█	█	█									
Bidding	7/20/2023	7/31/2023	11	8	█	█										
Present ROA to Client	8/1/2023	8/5/2023	4	4			█									
Prepare Contracts	8/6/2023	8/12/2023	6	5				█								
Execute Contracts	8/13/2023	8/19/2023	6	5					█	█						
Issue Notice to Proceed	8/31/2023	9/6/2023	6	5				█								
Construction	9/7/2023	12/3/2023	87	62					█	█	█					



VICINITY MAP NTS

LEGEND

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

Active Developments
June 2023