

**Notice of City Council  
AGENDA**

**December 13, 2022 at 6:00 PM**

**NOTICE IS HEREBY GIVEN** that a Meeting of the Montgomery City Council will be held on **Tuesday, December 13, 2022**, at **6:00 PM** at the City of Montgomery City Hall, 101 Old Plantersville Road, Montgomery, Texas.

Members of the public may view the meeting live on the City's website 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 minutes:  
Special Called City Council meeting 11-14-2022; and  
Special Called City Council meeting 11-15-2022.
- 2.** Consideration and possible action on an Escrow Agreement by and between the City of Montgomery and RDM, Inc. / Lupe Holdings, LP / Lupe Tortilla (Dev. No. 2216).

**CONSIDERATION AND POSSIBLE ACTION:**

- 3.** Consideration and possible action on renewal of the annual permit for Cedar Crest Mobile Home Park.
- 4.** Presentation on the proposed Superior Properties at Lonestar mixed-use development.
- 5.** Consideration and possible action regarding an Escrow Agreement by and between the City of Montgomery, Texas and Superior Properties, LLC for a 15.46-acre mixed-use development (Dev. No. 2215) and authorizing the city engineer to prepare a Feasibility Study.
- 6.** Consideration and possible action on appointment of four MEDC Directors to serve a two-year term beginning January 1, 2023 and ending on December 31, 2024.
- 7.** Consideration and possible action on: AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF MONTGOMERY, TEXAS, AMENDING ITS MUNICIPAL BUDGET FOR THE FISCAL YEAR 2021-2022; APPROPRIATING THE VARIOUS AMOUNTS HEREIN, AS ATTACHED IN EXHIBIT A; CONTAINING FINDINGS AND A TEXAS OPEN MEETINGS ACT CLAUSE; AND PROVIDING AN IMMEDIATE EFFECTIVE DATE.

8. Consideration and possible action on: AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF MONTGOMERY, TEXAS AMENDING THE RATES TO BE CHARGED FOR SOLID WASTE COLLECTION SERVICE INSIDE THE CITY OF MONTGOMERY, TEXAS; PROVIDING FOR A PENALTY FOR FAILURE TO PAY ACCOUNTS; PROVIDING CONDITIONS UPON WHICH SERVICE WILL BE RESUMED; REPEALING ALL CONFLICTING ORDINANCES; PROVIDING A SAVINGS CLAUSE; PROVIDING A TEXAS OPEN MEETINGS ACT CLAUSE; AND PROVIDING AN EFFECTIVE DATE.
9. Consideration and possible action on sponsorship letter for proposed Silver Spur Lane connection to FM 1097 to serve the proposed Montgomery Bend Development (Dev. No. 2203).
10. Consideration and possible action on approval of the Certificate of Substantial Completion, commencement of the one-year warranty, and acceptance of the infrastructure for the Clepper Sidewalks project.
11. Consideration and possible action on approval of the Certificate of Substantial Completion, and acceptance of the results for the 2022 Sanitary Sewer Cleaning and Televising project.
12. Consideration and possible action regarding Change Order No. 2 for the Sanitary Sewer and Drainage Improvements General Land Office grant project.
13. Consideration and possible action regarding acceptance of a sanitary sewer easement for Lot 6, Block 1 of Lone Star Estates.

**DEPARTMENTAL REPORTS:**

14. City Administrator's Report.
15. Utility Report.
16. Sales Tax Report.
17. Financial Report and Quarterly Investment Report.
18. Police Report.
19. Municipal Court Report.
20. Public Works Report.
21. Utility Operations Report.
22. City Engineer's Report.

**EXECUTIVE SESSION:**

Adjourn into Closed Session in compliance with §551.011 etseq. Texas Government Code, to wit:

Section §551.074 - Personnel Matters

1. Appointment of the City Administrator position.

**POSSIBLE ACTION FROM EXECUTIVE SESSION:**

23. Consideration and possible action on matters deliberated in Closed 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/ Diana Cooley

Diana Cooley, Deputy City Secretary

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 December 9, 2022 at 3:00 p.m.

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

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Special City Council Meeting  
MINUTES  
November 14, 2022 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
- Cheryl Fox City Council Place #4
- Patricia Easley City Council Place #5
- Absent: T.J. Wilkerson City Council Place #3
- Also Present: Nici Browe City Secretary & Director of Administrative Services

**INVOCATION**

Mayor, Byron Sanford provided the Invocation.

**PLEDGE OF ALLEGIANCE TO FLAGS**

**EXECUTIVE SESSION:**

Adjourn into Closed Session in compliance with §551.011 etseq. Texas Government Code, to wit:

Section §551.074 - Personnel Matters

- 1. Conduct in-person interviews for the City Administrator position.

**Council convened into Executive Session at 6:01 P.M.**

**Council Reconvened into Regular Session at 8:50 P.M.**

No action was taken.

**ADJOURNMENT**

Councilmember Casey Olson moved to adjourn the meeting. Councilmember Cheryl Fox seconded the motion. Motion passed (4-0).

**ADJOURNED 8:50 P.M.**

Submitted by: \_\_\_\_\_  
Nici Browe, City Secretary

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

\_\_\_\_\_  
Byron Sanford, Mayor

**Special City Council Meeting  
MINUTES**

**November 15, 2022 at 6:00 PM**

**CALL TO ORDER**

Mayor Byron Sanford called the meeting to order at 6:05 p.m.

- |               |                 |  |
|---------------|-----------------|--|
| Present:      | Byron Sanford   | Mayor  |
|               | Carol Langley   | City Council Place #1                                |
|               | Casey Olson     | City Council Place #2                                |
|               | Cheryl Fox      | City Council Place #4                                |
|               | Patricia Easley | City Council Place #5                                |
| Absent:       | T.J. Wilkerson  | City Council Place #3                                |
| Also Present: | Nici Browe      | City Secretary & Director of Administrative Services |

**INVOCATION**

Mayor, Byron Sanford provided the Invocation.

**PLEDGE OF ALLEGIANCE TO FLAGS**

**EXECUTIVE SESSION:**

Adjourn into Closed Session in compliance with §551.011 etseq. Texas Government Code, to wit:

Section §551.074 - Personnel Matters - Conduct in-person interviews for the City Administrator position.

**Council convened into Executive Session at 6:07 P.M.**

**Council Reconvened into Regular Session at 8:55 P.M.**

Mayor Sanford provided thanks to Marsha of SGR for her patience and diligence in supporting the City throughout the process.

**ADJOURNMENT**

Councilmember Carol Langley moved to adjourn the meeting. Councilmember Cheryl Fox seconded the motion. Motion passed (4-0).

**ADJOURNED 8:56 P.M.**

Submitted by: \_\_\_\_\_  
Nici Browe, City Secretary

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

\_\_\_\_\_  
Byron Sanford, Mayor

Montgomery City Council  
**AGENDA REPORT**

<b>Meeting Date:</b> December 13, 2022	<b>Budgeted Amount:</b> N/A
<b>Department:</b> Admin	<b>Prepared By:</b> Dave McCorquodale

**Subject**

Consideration and possible action on an Escrow Agreement by and between the City of Montgomery and RDM, Inc. / Lupe Holdings, LP / Lupe Tortilla (Dev. No. 2216).

**Recommendation**

Motion to approve the escrow agreement as presented.

**Discussion**

The proposed project site is on the southeast corner of Eva Street and Buffalo Springs Drive inside The Shoppes at Montgomery development.

<b>Approved By</b>		
		Date:
Interim City Administrator	Dave McCorquodale	Date: 12/08/2022

**ESCROW AGREEMENT**

**BY AND BETWEEN**

**THE CITY OF MONTGOMERY, TEXAS,**

**AND**

**RDM, Inc./Lupe Holdings, LP/ Lupe Tortilla**

**Dev. No. 2216**

THE STATE OF TEXAS            ⤵

COUNTY OF MONTGOMERY    ⤵

This Escrow Agreement is made and entered into as of the 7th day December \_\_\_\_\_, 2022 by and between the CITY OF MONTGOMERY, TEXAS, a body politic, and a municipal corporation created and operating under the general laws of the State of Texas (hereinafter called the "City"), and RDM, Inc./Lupe Holdings, LP/ Lupe Tortilla, a Limited Liability Corporation, (hereinafter called the "Developer").

**RECITALS**

WHEREAS, the Developer desires to acquire and develop all or part of a Reserve "A" The Shoppes at Montgomery Section 2 sometimes referred to as the Lupe Tortilla 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 Lupe Tortilla Tract will require the City to utilize its own personnel, its professionals and consultants; and the Escrow Fund will be used to reimburse the City its costs associated with these services.

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

**ARTICLE II**

**FINANCING AND SERVICES**

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

Administrative	\$500
City Engineer	\$4,000
Legal	\$500
<hr/>	
TOTAL	\$5,000

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

Section 2.03 The total amount shown above for the Escrow Fund is intended to be a "Not



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

### ARTICLE III,

#### MISCELLANEOUS

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

Section 3.02 If either party is rendered unable, wholly or in part, by *force majeure* to carry out any of its obligations under this Escrow Agreement, then the obligations of such party, to the extent affected by such *force majeure* and to the extent that due diligence is being used to

resume performance at the earliest practicable time, shall be suspended during the continuance of any inability so caused to the extent provided but for no longer period. As soon as reasonably possible after the occurrence of the *force majeure* relied upon, the party whose contractual obligations are affected thereby shall give notice and full particulars of such *force majeure* relied upon to the other party. Such cause, as far as possible, shall be remedied with all reasonable diligence. The term "*force majeure*," as used herein, shall include without limitation of the generality thereof, acts of God, strikes, lockouts, or other industrial disturbances, acts of the public enemy, orders of any kind of the government of the United States or the State of Texas or any civil or military authority, insurrections, riots, epidemics, landslides, lightning, earthquakes, fires, hurricanes, storms, floods, washouts, droughts, arrests, restraint of government and people, civil disturbances, explosions, breakage, or accidents to machinery, which are not within the control of the party claiming such inability, which such party could not have avoided by the exercise of due diligence and care.

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

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

Section 3.05 Any notice, communication, request, reply or advice (hereafter referred to as "notice") herein provided or permitted to be given, made, or accepted by either party to the other

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

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

If to Developer, to: Scott Leach  
Lupe Tortilla  
11111 Katy Fwy, Suite 400  
Houston, Texas 77079

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.

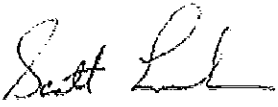
CITY OF MONTGOMERY, TEXAS

By: \_\_\_\_\_  
Byron Sanford, Mayor

ATTEST:

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

RDM, Inc. / Lupe Holdings, LP / Lupe Tortilla  
\_\_\_\_\_  
Developer

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

Title: Director of Construction

STATE OF TEXAS {

COUNTY OF MONTGOMERY {

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

GIVEN UNDER MY HAND AND SEAL OF OFFICE on this the \_\_\_\_ day of \_\_\_\_\_, 2022.

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

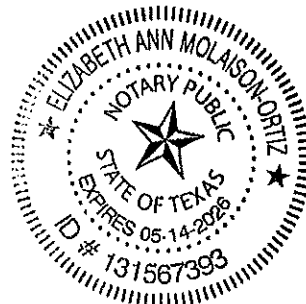
THE STATE OF TEXAS {

COUNTY OF HARRIS {

BEFORE ME, the undersigned, a Notary Public in and for the State of Texas, on this day personally appeared Scott Deach, Director of Construction of DOM, Inc, a employee, 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 7<sup>th</sup> day of December, 2022.

Elizabeth Ann Molaison-Ortiz  
Notary Public, State of Texas





# City of Montgomery Development Application

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

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

**A. GENERAL INFORMATION**

1. Name of proposed development:

2. Name of Owner:

Mailing Address:

City/State/Zip:

Telephone Number:  Fax Number:

Cell Phone:  Email:

3. Name of registered Professional Land Surveyor:

Firm Name & Registration No.:

Mailing Address:

City/State/Zip:

Telephone Number:  Fax Number:

Cell Phone:  Email:

4. Name of registered Professional Engineer:

Firm Name & Registration No.:

Mailing Address:

City/State/Zip:

Telephone Number:  Fax Number:

Cell Phone:  Email:

**B. DEVELOPMENT SPECIFICATIONS**

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

***If located in the ETJ:***

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

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

**2. Property Description:**

- a) Survey Name: John Corner Survey
- b) Abstract No.: 8
- c) Total Acreage: 1.10
- d) Current Zoning: Commercial
- e) Number of Lots: 1 Number of Blocks:      Estimated Commercial Value: \$574,990
- f) Number of Streets: 0 Type:      Public      Private
- g) Total Acreage in Other uses (any land within the boundaries of the plat that is not divided into lots):
- h) Estimated Total Taxable Value:      Land      Improvements
- i) Estimated Size(s) of Lots:
- j) Estimated Value of House and Lot:
- k) Water Capacity Requested: 2,645 gpd Wastewater Capacity Requested: 2,645 gpd

**3. Certification**

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

\_\_\_\_\_  
Signature of Owner/Agent

\_\_\_\_\_  
Date

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

\_\_\_\_\_  
Date

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



**For City Use Only**

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

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

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

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

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

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

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

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

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

\_\_\_\_\_

\_\_\_\_\_

\_\_\_\_\_

\_\_\_\_\_

\_\_\_\_\_

\_\_\_\_\_

\_\_\_\_\_

Montgomery City Council  
**AGENDA REPORT**

<b>Meeting Date:</b> December 13, 2022	<b>Budgeted Amount:</b> N/A
<b>Department:</b> Admin	<b>Prepared By:</b> Dave McCorquodale

**Subject**

Consideration and possible action on renewal of the annual permit for Cedar Crest Mobile Home Park.

**Recommendation**

Motion to renew the annual permit for Cedar Crest Mobile Home Park.

**Discussion**

Cedar Crest Mobile Home Park, located on Old Plantersville Road, is the only mobile home community within the City and receives an annual permit from the City for operation of the park. For a number of years the park was inspected annually for deficiencies such as loose skirting around trailers, debris, etc. The new owners of the park have provided a letter from the City dated July 21, 2000 that confirms the park’s status as “existing, non-conforming” park. Chapter 54 of the City Code of Ordinances prescribes the specific process for renewal of the annual permit for an existing, non-conforming park. In light of receiving this letter clarifying the park’s status, staff cannot require an inspection as part of the annual permit renewal. However, the City has the right to inspect the park at any time for code violations.

It is worth noting that the new owners have significantly improved the conditions and appearance of the park of the past several years and have been helpful and willing to address a small number of issues that have arisen.

Staff recommends approval of the annual permit as presented.

<b>Approved By</b>		
		Date:
Interim City Administrator	Dave McCorquodale	Date: 12/06/2022

November 10, 2022

David Mccorquodale  
Interim City Administrator  
101 Old Plantersville Rd  
Montgomery, TX 77316  
Sent via email: [dmccorquodale@ci.montgomery.tx.us](mailto:dmccorquodale@ci.montgomery.tx.us)

**Subject: Annual Permit Renewal Process for Cedar Crest Mobile Home Park located at Old Plantersville Rd, Montgomery, TX 77316**

To whom it may concern,

I am writing to clarify the annual permit renewal process for Cedar Crest Mobile Home Park located in the City of Montgomery. Please note that this process is summarized below and described in more detail in the enclosed City of Montgomery ordinances and the annual permit renewal application.

1. Cedar Crest TX, LLC must submit an annual permit renewal application prior to December 1 of each year.
  - a. If the application is submitted on behalf of an LLC, the application must be signed by an authorized partner or officer.
2. Requirements for the renewal application:
  - a. Submission of \$50.00 fee
  - b. Submission of a current copy of the HUD Code Manufactured Code Register (Park Roster)
3. The City of Montgomery must consider the renewal application at the next eligible meeting.

Please note that there is no inspection as part of the annual permit renewal process. This process was initially established to help the City of Montgomery confirm its tax base. We look forward to having the City Council confirm this process as part of the December 13, 2022 meeting.

Kind Regards,

DocuSigned by:

*Lilly Golden*

86369B4045A046F...

Lilly Golden  
Cedar Crest TX, LLC  
PO Box 9692  
Spring, TX 77387

**Enclosed:**

Exhibit A: The City of Montgomery sent a letter dated July 21, 2000 that designated the Cedar Crest Mobile Home Park as an existing, nonconforming park.

Exhibit B: City of Montgomery Ordinances – Highlighted sections are Section 54-58 and Section 54-55 (d) through (h). These are the only sections that apply to nonconforming parks.

Exhibit C: Annual Permit Renewal Application. Please note that Dave Mccorquodale has confirmed receipt of the \$50.00 fee.



# CITY OF MONTGOMERY

P. O. BOX 708 MONTGOMERY, TEXAS 77356

Telephone: (409) 597-6434 / 597-6866

July 21, 2000

Certified Mail  
Return Receipt Requested

Ms. Marcey Bennett  
P.O. Box 1031  
Montgomery, Texas 77356

Dear Ms. Bennett,

On April 20, 1999 the City Council of the City of Montgomery adopted Ordinance 1999-4 concerning HUD-Code manufactured homes. A copy of this ordinance is enclosed for your review.

The City of Montgomery is now fully implementing all provisions of this ordinance. As an owner of an existing manufactured home park, the ordinance requires you to comply with certain sections of the ordinance.

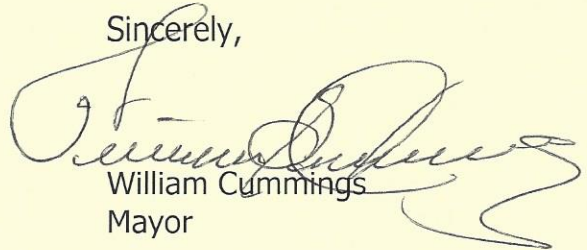
Since your park is designated as an existing, non-conforming park, you are required to complete a renewal application form. This form is enclosed.

Please complete this form and return to Carol Langley, our city secretary, together with the application fee of \$50.00 by September 1, 2000. A copy of a park register with the name, address and occupant of each home in the park and listing the model, serial number, year and dimensions of the home must accompany the application. The original must be kept in the park office and updated as necessary. The City Council will then act on your application at its next scheduled meeting.

This application will place you in compliance with the ordinance for calendar year 2000. You will need to submit a renewal application before December 1, 2000 for calendar year 2001.

Should you have any questions please contact our city secretary, Carol Langley.

Sincerely,

A handwritten signature in black ink, appearing to read 'William Cummings', is written over the typed name. The signature is fluid and cursive, with a large initial 'W' and a long, sweeping tail.

William Cummings  
Mayor

enclosures

- (c) *Hearing on denial.* Any person whose application for a license has been denied may request, in writing and within ten days, a rehearing, which shall be granted by the city council.
- (d) *Application for renewal.* Application for renewal of a license shall be made in writing by the licensee on forms furnished by the city council on or before December 1 of each year. The application shall contain any change in the information occurring after the original license was issued or the latest renewal granted, and be accompanied by the HUD code manufactured home park register as provided for in this article.
- (e) *License fee.* All original license applications or renewals thereof shall be accompanied by a fee as currently established or as hereafter adopted by resolution of the city council from time to time. All renewal fees shall be due on the issuance of the license.
- (f) *Procedure for transfer of license.* Every person holding a license shall give notice in writing to the city council within 15 days after having sold, transferred, given away or otherwise disposed of interest in or control of any HUD code manufactured home park. Application for transfer of license shall be made not later than 15 days after the date of the sale, transfer, or gift, or other disposition of interest in or control of the HUD code manufactured home park, and the city council shall act thereon at the next regularly scheduled meeting.
- (g) *Fee for transfer of license.* All applications for license transfer shall be accompanied by a fee as currently established or as hereafter adopted by resolution of the city council from time to time.
- (h) *Notice of violation; suspension.* Whenever the city council finds that conditions or practices exist which are in violation of any provisions of this article, it shall give notice in writing, in accordance with section 54-24, to the permittee or licensee, or the permittee's or licensee's agent, that unless conditions or practices in violation of this article are corrected within a reasonable period of time of not less than 30 days and not more than one year as specified in such notice, the license or permit shall be suspended. At the end of the period of time granted for correction, if the conditions or practices have not been corrected, the city council may suspend the license and give notice in writing of the suspension to the licensee or the licensee's agent at the address provided in the application. Upon receipt of a notice of suspension, the licensee shall cease operation of the HUD code manufactured home park within ten days after the notice is issued.

(Code 2002, § 54-62; Ord. No. 1999-4, § 4, 4-20-1999)

**Secs. 54-56—54-83. Reserved.**

***DIVISION 3. PARK REGULATIONS AND STANDARDS***

**Sec. 54-84. Responsibility for compliance.**

It shall be the responsibility of a licensee under this article to ensure that all requirements of this article are met and maintained. Any HUD code manufactured mobile home park issued an initial license after adoption of the ordinance from which this article is derived that is found to be in violation of any provisions of this article shall be notified in writing by the city council in accordance with section 54-24, and upon failure to comply, the license shall be revoked.

(Code 2002, § 54-81; Ord. No. 1999-4, § 8(P), 4-20-1999)

**Sec. 54-85. Nonconforming parks.**

- (a) Any HUD code manufactured home park in use and/or existence on the effective date of the ordinance from which this article is derived, and not complying with all applicable provisions of this article, shall be

(Supp. No. 5)

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considered a nonconforming HUD code manufactured home park. Nonconforming parks shall comply with the requirements of section 54-55(d) through (h).

- (b) Any land area added to a nonconforming HUD code manufactured home park shall conform to all requirements of this article.

(Code 2002, § 54-82; Ord. No. 1999-4, § 8(Q), 4-20-1999)

### **Sec. 54-86. Mobile homes prohibited.**

- (a) Mobile homes shall not be allowed in a HUD code manufactured home park.
- (b) Only HUD code manufactured homes manufactured no more than ten years prior to the date of installation in a HUD code manufactured home park shall be permitted in a HUD code manufactured home park.

(Code 2002, § 54-83; Ord. No. 1999-4, § 2(R)(3), (4), 4-20-1999; Ord. No. 2012-06, § 1, 5-8-2012)

### **Sec. 54-87. Minimum length and width of homes.**

Any manufactured home less than the length and/or width specified in section 54-21 shall not be allowed in a HUD code manufactured home park.

(Code 2002, § 54-84; Ord. No. 1999-4, § 2, 4-20-1999)

### **Sec. 54-88. Site plan.**

- (a) The site plan shall be filed as required by section 54-54(b) and shall show the following:
- (1) The name, address, fee owner and record owner of the proposed or existing HUD code manufactured home park.
  - (2) The name of the subdivision where the park is located.
  - (3) The names of adjacent public streets and roads.
  - (4) Contour lines at two-foot intervals.
  - (5) Locations and dimensions of all HUD code manufactured mobile home spaces, building lines, pipelines, easements, streams, watercourses, city utilities and elevations/locations of BFE must be on a signed and sealed CAD production. Each HUD code manufactured mobile home space shall be numbered.
  - (6) Scale of plan (no smaller than one inch equals 200 feet) and complete dimensions.
  - (7) Density in units per gross area.
  - (8) Area and dimensions of site.
  - (9) Areas defined for waste containers, and method of disposal of garbage and refuse.
  - (10) Location of shower and toilet facilities.
  - (11) Water and sewer plans. Water and sewer plans must be submitted showing the following:
    - a. Sewer line locations, grades and sizes.
    - b. Water line locations and sizes and source of water supply.



CITY OF MONTGOMERY
P.O. BOX 708 Montgomery, TX 77356
Telephone: (409) 597-6434 | 597-6436 | 597-6866

HUD-CODE MANUFACTURED HOMES PARK
RENEWAL/TRANSFER APPLICATION

This application is for any person desiring to renew or transfer license of a HUD-Code Manufactures Homes Park within the city boundaries of the City of Montgomery on or after April 20, 1999 in accordance with Ordinance No. 1999-4.

Type of Request: [X] Annual Renewal (Period: Year of 2023)
[ ] Transfer of License

1. Name of Applicant:
Cedar Crest TX, LLC
PO Box 9692
Spring, TX 77387

2. Street Address of the Park:
Old Plantersville Rd

3. Legal Description of the Park (as it appears in the Deed Records):
A TRACT OR PARCEL CONTAINING 5.674 ACRES OR 247,141 SQUARE FEET OF LAND SITUATED IN THE Z. LANDRUM SURVEY, ABSTRACT NO. 22 MONTGOMERY COUNTY, TEXAS. AS RECORDED UNDER MONTGOMERY COUNTY CLERK'S FILE NO. 91-32744.



4. A current, accurate copy of the HUD-Code Manufactured Homes Park Register, as required by Section 4(D) and as described in Section 8(o) of Montgomery City Ordinance 1999-4 shall be attached to this application form.
5. A permit fee in the amount of Fifty Dollars (\$50.00) shall accompany submission of this application to the City of Montgomery.
6. Renewal of License applications must be completed and submitted to the City of Montgomery on or before December 1<sup>st</sup> of the year preceding the calendar year for which license renewal is being requested.
7. A transfer of License application must be submitted to the City of Montgomery within fifteen (15) days of the said Park having transferred ownership to the new owner. Approved applications are valid only for the remainder of the calendar of the year.
8. This application shall be considered by the City Council of the City of Montgomery at its next eligible meeting.
9. If this application is on behalf of a corporation or limited liability company the application must be signed by an authorized partner or officer. In the case of a corporation, a copy of the corporate board authorization and a copy of a "Certificate in Good Standing" from the Secretary of State (or its equivalent) of the state in which the corporation is registered must be attached to this application.

DocuSigned by:  
  
 86369B4045A046F...

Signature of Applicant

10/11/2022

Date of Application

Lilly Golden

Printed Name of Applicant

**Cedar Crest Mobile Home Park Roster****Cedar Crest Mobile Home Park Roster  
(License Renewal)**

Lot	Tenant(s)	Mailing Address	Primary Phone
Lot 1	Carolyn Taylor & Robert Fullen	1 Powell Cir, Montgomery, TX 77316	936-218-4414
Lot 2	Richard ("Jack") & Susan Hellman	2 Powell Cir Montgomery, TX 77316-4405	219-331-8366
Lot 3	Jamie Leden	3 Powell Cir Montgomery, TX 77316-4405	936-520-2077
Lot 4	Nain Rodriguez	1403 S 1st St Conroe, TX 77301-4503	936-445-0881
Lot 5	Matt Wisenbaker	21090 Blue Goose Dr Montgomery, TX 77316-2919	713-816-3685
Lot 6	Dusty & Katelynn Thomas	6 Powell Cir Montgomery, TX 77316-4405	936-718-2414
Lot 7	Camelia Candelas	7 Powell Cir Montgomery, TX 77316-4405	936-443-4698
Lot 8	Maria Velazquez	8 Powell Cir Montgomery, TX 77316-4405	936-333-4836
Lot 9	Aimee Armstrong	9 Powell Cir Montgomery, TX 77316-4405	832-508-5642
Lot 10	Teresa Ray	10 Powell Cir Montgomery, TX 77316-4405	936-539-5848
Lot 11	Tabitha Lawson	11 Powell Cir Montgomery, TX 77316-4405	979-888-0074
Lot 12	Andrea Gonzalez	12 Powell Cir Montgomery, TX 77316-4405	936-444-9102
Lot 13	Edward Flint	15340 Shady Oaks Dr Stagecoach, TX 77355-2909	832-275-0212
Lot 14	Mel & Bobbie Benedict	16203 Barbara Ln Magnolia, TX 77355-3795	281-639-8159
Lot 15-16	Juan & Nancy Saldana	15 Powell Cir Montgomery, TX 77316-4405	936-648-6733
Lot 17	Ronald & Theresa Segrest	17 Powell Cir Montgomery, TX 77316-4406	936-727-3310
Lot 18	Marilyn Clanton	18 Powell Cir Montgomery, TX 77316-4406	512-536-0088
Lot 19	Jorge Macias	10321 Montgomery, TX 77316-2072	936-672-3263
Lot 20	Domingo Moreno	20 Powell Cir Montgomery, TX 77316-4406	936-499-7049
Lot 21	Sergio & Berenice Muniz	11815 Chanteloup Dr Houston, TX 77047-4437	832-923-2863
Lot 22	John Connealy	22 Powell Cir Montgomery, TX 77316-4406	281-541-7289
Lot 23	Tom & Linda Jenkins	396 Bayshore Dr Montgomery, TX 77356-4738	936-445-7662
Lot 24	Michael Bellard Jr & Lindsey Hildebrand	24 Powell Cir Montgomery, TX 77316-4406	830-765-1848
Lot 25	Christopher Morgan	PO Box 343 Montgomery, TX 77356-0343	936-597-9249
Lot 26	Raul Fabian Navarrete	26 Powell Cir Montgomery, TX 77316-4406	936-597-5736
Lot 27	Nain Rodriguez	1403 S 1st St Conroe, TX 77301-4503	936-445-0881
Lot 28	Chandra Hicks	28 Powell Cir Montgomery, TX 77316-4406	936-718-1408
Lot 29	Glen Childress	29 Powell Cir Montgomery, TX 77316-4406	469-810-6691
Lot 30	Robert Brewer & Jessica Jenkins	30 Powell Cir Montgomery, TX 77316-4406	936-499-7015

Name	Mailing Address	Phone Number	Model	Serial Number	Label	Year	Dimensions	Serial Number (2)	Label (2)	Dimensions (2)
Carolyn Taylor & Robert Fullen	1 Powell Cir, Montgomery, TX 77316	936-218-4414	98TRU28724RH18	BL2002387TXA	NTA1794013	2017	13x72	BL2002387TXB	NTA1794014	13x72
Richard ("Jack") & Susan Hellman	2 Powell Cir Montgomery, TX 77316-4405	219-331-8366	Premier	MSB981672SN32979	TRA0365093	1997	16x68	N/A (Unit is Single Wide)	N/A (Unit is Single Wide)	N/A
Jamie Leden	3 Powell Cir Montgomery, TX 77316-4405	936-520-2077		0 TXS0607126	TXS0607126		15x64	N/A (Unit is Single Wide)	N/A (Unit is Single Wide)	N/A
Nain Rodriguez	1403 S 1st St Conroe, TX 77301-4503	936-445-0881	Cameo	C3268T	TEX0183298		14x68	N/A (Unit is Single Wide)	N/A (Unit is Single Wide)	N/A
Matt Wisenbaker	21090 Blue Goose Dr Montgomery, TX 77316-2919	713-816-3685	Riverbend	MP227071	PFS0635542	1999	16x56	N/A (Unit is Single Wide)	N/A (Unit is Single Wide)	N/A
Dustin and Katelynn Thomas	6 Powell Cir Montgomery, TX 77316-4405	936-718-2414	31ANN16763AH20	CLW047853TX	NTA1903344	2019	16x76	N/A (Unit is Single Wide)	N/A (Unit is Single Wide)	N/A
Camelia Candelas	7 Powell Cir Montgomery, TX 77316-4405	936-443-4698	Forrest Oak	SCAR19365625802	ARK0043154		16x56	N/A (Unit is Single Wide)	N/A (Unit is Single Wide)	N/A
Maria Velazquez	8 Powell Cir Montgomery, TX 77316-4405	936-333-4836	Guerdon	GDWSGA50806321A	TXS0557547	1981	12x52	GDWSGA50806321B	TXS0557548	12x52
Aimee Armstrong	9 Powell Cir Montgomery, TX 77316-4405	832-508-5642	240VE16683V	FLE240TX1638354A	PFS1171411	2016	16x68	N/A (Unit is Single Wide)	N/A (Unit is Single Wide)	N/A
Teresa Ray	10 Powell Cir Montgomery, TX 77316-4405	936-539-5848	31ANN16763AH20	CLW049538TX	NTA1965110	2020	16x76	N/A (Unit is Single Wide)	N/A (Unit is Single Wide)	N/A
Tabitha Lawson	11 Powell Cir Montgomery, TX 77316-4405	979-888-0074	31ANN16682AH20	CLW048344TX	NTA1919954	2019	16x68	N/A (Unit is Single Wide)	N/A (Unit is Single Wide)	N/A
Andrea Gonzalez	12 Powell Cir Montgomery, TX 77316-4405	936-444-9102	Laredo	CLW023454TX	HWC0366597	2005	16x76	N/A (Unit is Single Wide)	N/A (Unit is Single Wide)	N/A
Edward Flint	15340 Shady Oaks Dr Stagecoach, TX 77355-2909	832-275-0212		0 SK0165		0	0	N/A (Unit is Single Wide)	N/A (Unit is Single Wide)	N/A
Melvin and Bobbie Benedict	16203 Barbara Ln Magnolia, TX 77355-3795	281-639-8159	09-TC1656A	125000HA007951A	NTA1857638	2018	16x56	N/A (Unit is Single Wide)	N/A (Unit is Single Wide)	N/A
Juan & Nancy Saldana	15 Powell Cir Montgomery, TX 77316-4405	936-648-6733	Festival Ltd	TXFLT12A50983FD11	RAD0865353	1996	16x76	N/A (Unit is Single Wide)	N/A (Unit is Single Wide)	N/A
Ronald & Theresa Segrest	17 Powell Cir Montgomery, TX 77316-4406	936-727-3310	S 1664 32 C	L27552	NTA1716967	2016	16x60	N/A (Unit is Single Wide)	N/A (Unit is Single Wide)	N/A

Marilyn Clanton	18 Powell Cir Montgomery, TX 77316-4406	936-221-4085	97TRU14663AH17	BEL006949TX	NTA1757736	2017	14x66	N/A (Unit is Single Wide)	N/A (Unit is Single Wide)	N/A
Jorge Macias	10321 Montgomery, TX 77316-2072	936-672-3263	Champion	2648134420	TEX0308155	1984	14x66	N/A (Unit is Single Wide)	N/A (Unit is Single Wide)	N/A
Domingo Moreno	20 Powell Cir Montgomery, TX 77316-4406	936-499-7049	31SEV16482AH09	CLW029475TX	HWC0404123	2009	16x48	N/A (Unit is Single Wide)	N/A (Unit is Single Wide)	N/A
Sergio & Berenice Muniz	11815 Chanteloup Dr Houston, TX 77047-4437	832-923-2863	Festival Ltd	TXFLS12A74257FD11	TEX0559661	1995	14x76	N/A (Unit is Single Wide)	N/A (Unit is Single Wide)	N/A
John Connealy	22 Powell Cir Montgomery, TX 77316-4406	281-541-7289	97TRU14562AH15	BEL002509TX	NTA1657522	2015	14x56	N/A (Unit is Single Wide)	N/A (Unit is Single Wide)	N/A
Tom & Linda Jenkins	396 Bayshore Dr Montgomery, TX 77356-4738	936-445-7662	98TRU28443RH18	BL2002337TXA	NTA1787866	2017	13x14	BL2002337TXB	NTA1787867	13x14
Michael Bellard Jr & Lindsey Hildebrand	24 Powell Cir Montgomery, TX 77316-4406	830-765-1848	Southridge	1SRP16656AAL	NTA1114251	2001	14x56	1SRP16656BAL	NTA1114252	14x56
Christopher Morgan	PO Box 343 Montgomery, TX 77356-0343	936-597-9249	Lake Springs	TXFLW86A00349LS11	RAD1061279		14x56	TXFLW86B00349LS12	RAD1061280	14x56
Raul Fabian Navarrete	26 Powell Cir Montgomery, TX 77316-4406	936-597-5736	Manatee	2038846023	TEX0251055	1983	14x76	N/A (Unit is Single Wide)	N/A (Unit is Single Wide)	N/A
Nain Rodriguez	1403 S 1st St Conroe, TX 77301-4503	936-445-0881	Pinecrest	3137	TEX0049165	1980	14x60	N/A (Unit is Single Wide)	N/A (Unit is Single Wide)	N/A
Chandra Hicks	28 Powell Cir Montgomery, TX 77316-4406	936-718-1408	Cavalier	ALCA0998680S50018	NTA0846337	1998	16x76	N/A (Unit is Single Wide)	N/A (Unit is Single Wide)	N/A
Glen Childress	29 Powell Cir Montgomery, TX 77316-4406	469-810-6691	97TRU14602AH17	BEL005923TX	NTA1729766	2016	14x60	N/A (Unit is Single Wide)	N/A (Unit is Single Wide)	N/A
Robert Brewer & Jessica Jenkins	30 Powell Cir Montgomery, TX 77316-4406	936-499-7015	MILLENNIA 330SM18763E	PHH330TX1923040A	PFS1241650	2019	18X76	N/A (Unit is Single Wide)	N/A (Unit is Single Wide)	N/A

**Montgomery City Council  
AGENDA REPORT**

<b>Meeting Date:</b> December 13, 2022	<b>Budgeted Amount:</b> N/A
<b>Department:</b> Admin	<b>Prepared By:</b> Dave McCorquodale

**Subject**

Presentation on the proposed Superior Properties at Lonestar mixed-use development.

**Recommendation**

Listen to the presentation and provide feedback to the developer.

**Discussion**

The proposed project is located along Lone Star Parkway just west of FM 149 / Liberty Street. The developer is proposing a mixed-use project including a 2-acre commercial component at the hard corner and a 13-acre residential component.

The residential units are proposed to be 2 and 3 bedroom duplex rental properties owned and managed by the developer. The developer has indicated two phases of development. Phase One is 8 acres and includes 66 residential units. Phase Two includes the 2 acres of commercial at the corner and 40 residential units.

The proposed development is not one that has been proposed in the City and staff recommended that the developer present the idea to City Council to get feedback before proceeding with the development process.

The next agenda item is for the escrow agreement and feasibility study. If Council does not want to consider the project, the developer should know that before incurring the cost of the feasibility study and engineering review.

**Approved By**

		Date:
Interim City Administrator	Dave McCorquodale	Date: 12/09/2022



26111 Upper Beacon Pl  
Montgomery, TX 77316

[www.superiorpropertiestx.com](http://www.superiorpropertiestx.com)

## SERVICE SUMMARY

Our all inclusive housing services are 100% turnkey and include the following service stages:

- Proposed Area Studies and Trends
  - Feasibility Studies
  - Land Acquisition
    - Design
- Land Infrastructure and Utilities
  - Land Development
  - Site Construction
  - Marketing and Leasing
  - Property Management
- Day to Day Facility Operation

# WHO WE ARE

Superior Properties focuses on developing unique neighborhoods with homes we design, build, own, and manage, bringing superior comfort through comprehensive services to each community.

Our team takes the time to gain an understanding of the needs of each community, allowing us to provide a neighborhood that provides a superior living solution for every individual, family and corporation. We strive to maximize satisfaction by providing first class amenities for every family to enjoy in a safe and comfortable neighborhood.

Superior Properties brings superior management! Our in-house property management team is personally involved at each of our properties. Our skilled and experienced staff work closely with each home buyer and tenant to provide diligent feedback and immediate response to questions or services needed.

Superior Properties of Texas values maintenance to insure problems are prevented and our properties are always ready to weather whatever storm may arise.



# CUSTOM STANDARDS & AMENITIES

## CUSTOM STANDARDS

- Stone/Brick/Hardie Elevations
- Granite countertops throughout
- Wood Cabinets
- Custom Tile Showers
- His and Hers vanities
- Hardwood Floors in Common Areas
- Custom Tile Flooring in Bathrooms
- Custom Tile Shower Surrounds
- Large Walk in Master Closets
- Stainless Appliance package included
- Custom Hardware package included (brush nickel or aged bronze)
- Individual Fenced Back Yard
- Pets Allowed
- Wall mount tv outlets
- 2" Faux wood blinds and window treatments

## AMENITIES

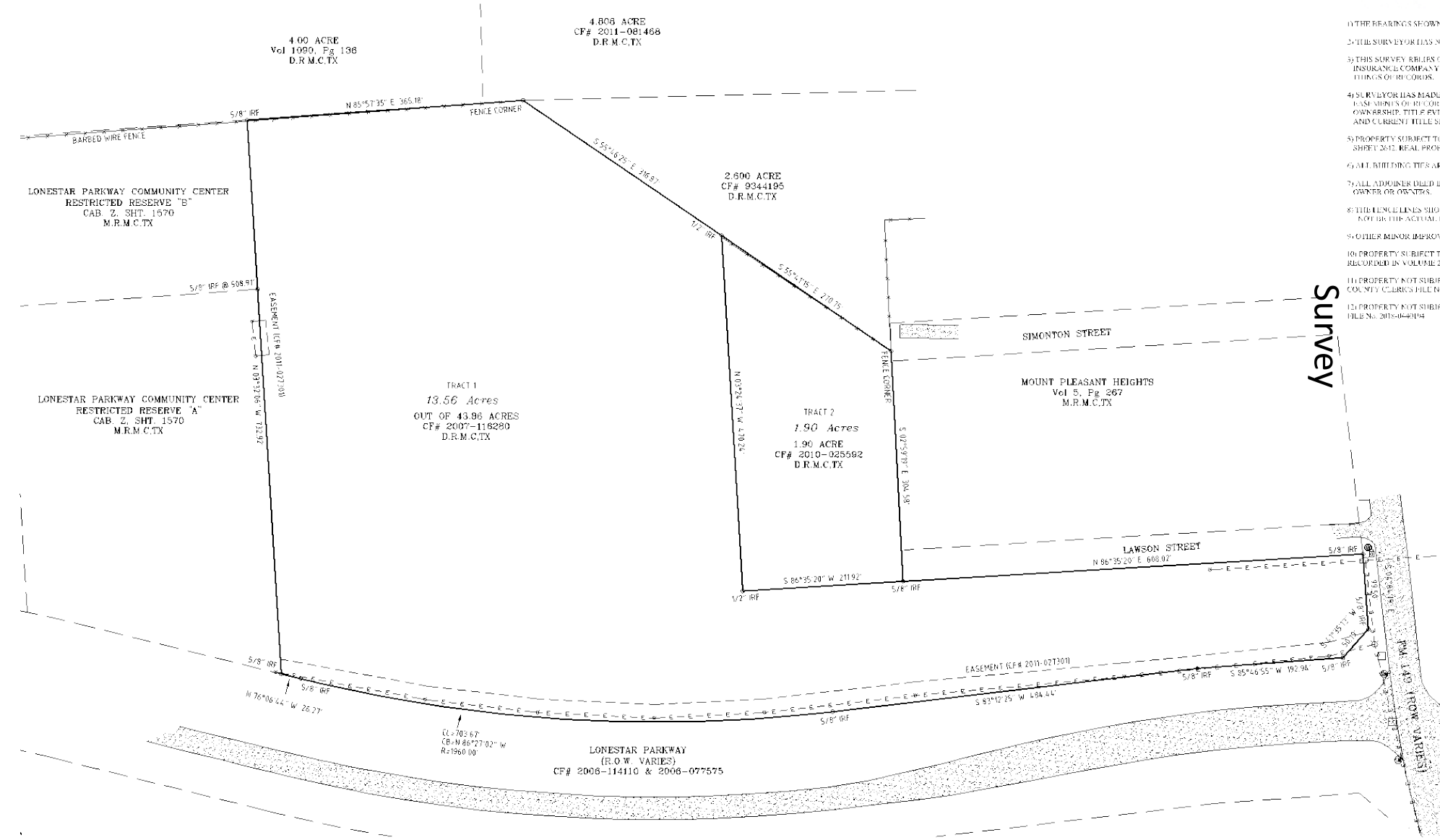
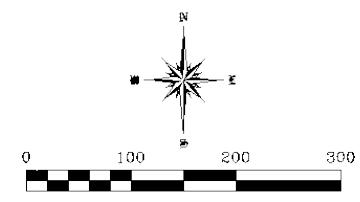
- Concrete Roads and Driveways
- Minimum 2 Individual Parking spaces at each front door
- 24 hour monitored and recorded property – including all roads and driveways
- Fenced and Gated properties
- Large Back Yards and Green Areas
- Lawn service included
- Built in detention and drainage plans to maintain city, county and local planning
- Covered mail centers
- Water, Sewer, Trash included

(Tenant responsible for Energy and Data costs)

**SURVEY OF**  
 13.56 ACRES OUT OF CALLED 43.86 ACRES (TRACT 1)  
 1.90 ACRES OUT OF CALLED 1.90 ACRES (TRACT 2)

LOCATED IN THE R. BIGSBY SURVEY, ABSTRACT NO. 31  
 BASED ON THE DEED THEREOF RECORDED IN  
 COUNTY CLERK'S FILE: 2007-118280 (TRACT 1) & 2010-025592 (TRACT 2)  
 THE DEED RECORDS MONTEGOMERY COUNTY, TEXAS  
 REF: JACOBS & WISE, G.F. 180901 DATE: NOV. 12, 2018  
 FOR LARRY D. JACOBS, MICHAEL V. WISE, FIRST FINANCIAL BANK, N.A., & OLD REPUBLIC TITLE INSURANCE COMPANY.

I HEREBY CERTIFY THAT THIS SURVEY WAS MADE ON THE GROUND, AND TO THE BEST OF MY KNOWLEDGE, THIS PLAT CORRECTLY REPRESENTS THE FACTS AT THE TIME OF THE SURVEY AND THAT THERE ARE NO VISIBLE ENCROACHMENTS, OVERTLAPS, DISCREPANCIES, OR CONFLICTS EXCEPT AS SHOWN HEREON.

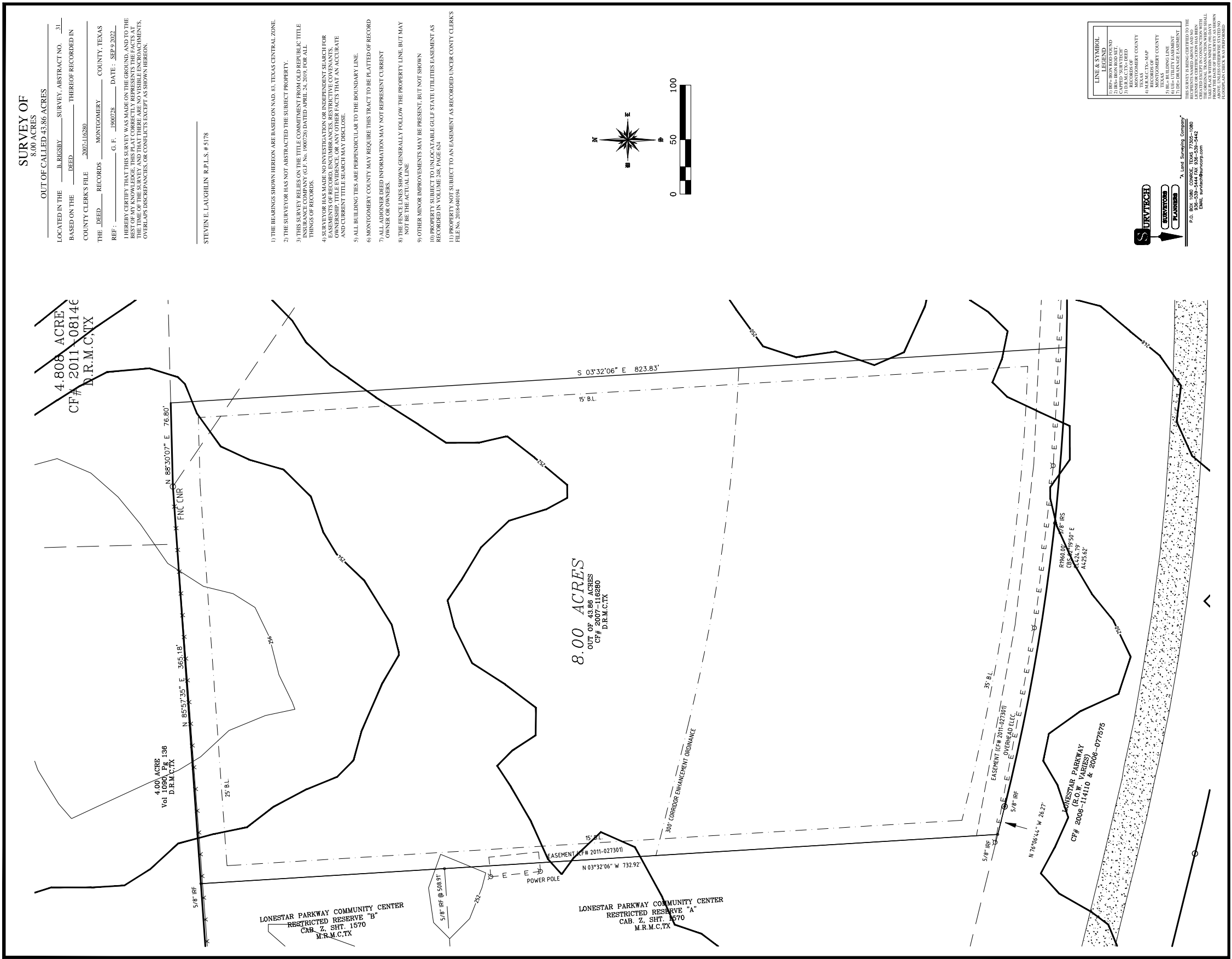


Survey

- 1) THE BEARINGS SHOWN HEREON ARE BASED ON NAD 83, TEXAS CENTRAL ZONE.
- 2) THE SURVEYOR HAS NOT ABSTRACTED THE SUBJECT PROPERTY.
- 3) THIS SURVEY RELIES ON THE TITLE COMMITMENT FROM OLD REPUBLIC TITLE INSURANCE COMPANY (G.F. No. 180901) DATED NOVEMBER 2, 2015, FOR ALL THINGS OF RECORD.
- 4) SURVEYOR HAS MADE NO INVESTIGATION OR INDEPENDENT SEARCH FOR EASEMENTS OR EROSION ENCROACHMENTS, DISTURBANCE, OR OTHER OWNERSHIP, TITLE EVIDENCE, OR ANY OTHER FACTS THAT AN ACCURATE AND CURRENT TITLE SEARCH MAY DISCLOSE.
- 5) PROPERTY SUBJECT TO THE RESTRICTIONS AS RECORDED IN CABINET 77, SHEET 201, REAL PROPERTY RECORDS, MONTEGOMERY COUNTY, TEXAS.
- 6) ALL BUILDINGS ARE REPRESENTED AS TO THE BOUNDARY LINE.
- 7) ALL ADJOINER DEED INFORMATION MAY NOT REPRESENT CURRENT OWNER OR OWNERS.
- 8) THE FENCE LINES SHOWN GENERALLY FOLLOW THE PROPERTY LINE, BUT MAY NOT BE THE ACTUAL LINE.
- 9) OTHER MINOR IMPROVEMENTS MAY BE PRESENT, BUT NOT SHOWN.
- 10) PROPERTY SUBJECT TO UNLOCATABLE GULF STATE UTILITIES BASEMENT AS RECORDED IN VOLUME 248, PAGE 624.
- 11) PROPERTY NOT SUBJECT TO RIGHT OF WAY EASEMENT AS RECORDED UNDER COUNTY CLERK'S FILE NO. 2006-114111.
- 12) PROPERTY NOT SUBJECT TO AN EASEMENT AS RECORDED UNDER COUNTY CLERK'S FILE NO. 2018-04094.

LINE & SYMBOL	LEGEND
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**SURVITECH**  
 A Land Surveying Company  
 P.O. BOX 1080 CONROE, TEXAS 77305-1080  
 281-339-5444 FAX 281-339-5442  
 EMAIL: [service@survitech.com](mailto:service@survitech.com)



**SURVEY OF**  
8.00 ACRES  
OUT OF CALLED 43.86 ACRES

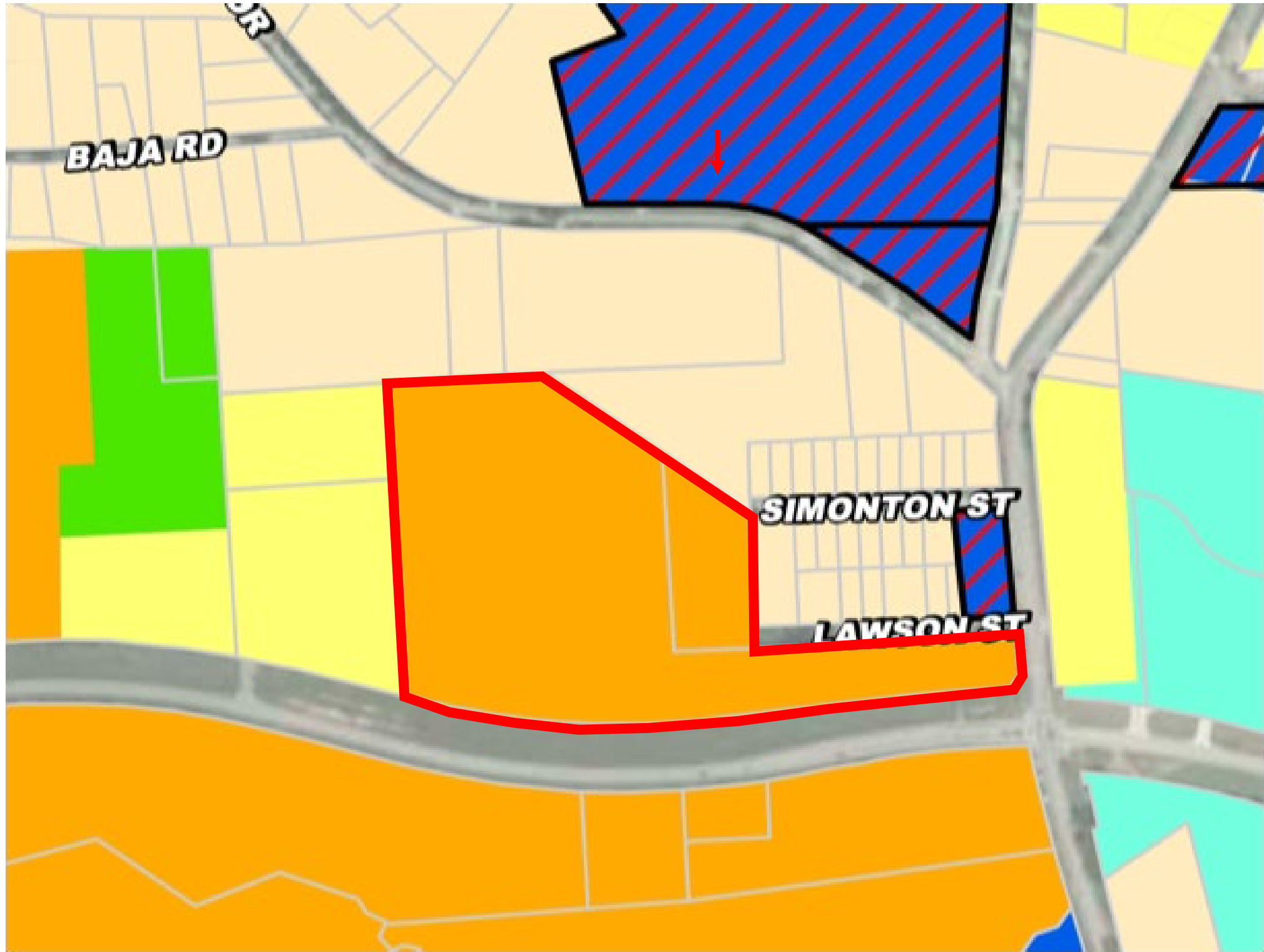
LOCATED IN THE \_\_\_\_\_ B. BIGSBY \_\_\_\_\_ SURVEY, ABSTRACT NO. \_\_\_\_\_ 31  
BASED ON THE \_\_\_\_\_ DEED \_\_\_\_\_ THEREOF RECORDED IN  
COUNTY CLERK'S FILE \_\_\_\_\_ 2002-116280  
THE \_\_\_\_\_ RECORDS \_\_\_\_\_ MONTGOMERY \_\_\_\_\_ COUNTY, TEXAS  
REF: \_\_\_\_\_ G. F. \_\_\_\_\_ DATE: SEP 9 2022

I HEREBY CERTIFY THAT THIS SURVEY WAS MADE ON THE GROUND, AND TO THE BEST OF MY KNOWLEDGE, THIS PLAT CORRECTLY REPRESENTS THE FACTS AT THE TIME THE SAME WERE MADE. I AM NOT AWARE OF ANY INSTRUMENTS, AGREEMENTS, OR AGREEMENTS, OVERLAYS, DISCREPANCIES, OR CONFLICTS EXCEPT AS SHOWN HEREON.

STEVEN E. LAUGHLIN, R.P.L.S. # 5178

- 1) THE BEARINGS SHOWN HEREON ARE BASED ON NAD 83, TEXAS CENTRAL ZONE.
- 2) THE SURVEYOR HAS NOT ABSTRACTED THE SUBJECT PROPERTY.
- 3) THIS SURVEY RELIES ON THE TITLE COMMITMENT FROM OLD REPUBLIC TITLE COMPANY (O.T.C. No. 1960729) DATED APRIL 24, 2015, FOR ALL THINGS OF RECORD.
- 4) SURVEYOR HAS MADE NO INVESTIGATION OR INDEPENDENT RESEARCH FOR EASEMENTS OF RECORD, ENCUMBRANCES, RESTRICTIVE COVENANTS, OWNERSHIP, TITLE EVIDENCE, OR ANY OTHER FACTS THAT AN ACCURATE AND CURRENT TITLE SEARCH MAY DISCLOSE.
- 5) ALL BUILDINGS ARE PERPENDICULAR TO THE BOUNDARY LINE.
- 6) MONTGOMERY COUNTY MAY REQUIRE THIS TRACT TO BE PLATTED OF RECORD.
- 7) ALL ADJOINER DEED INFORMATION MAY NOT REPRESENT CURRENT OWNER OR OWNERS.
- 8) THE FENCE LINES SHOWN GENERALLY FOLLOW THE PROPERTY LINE, BUT MAY NOT BE THE ACTUAL LINE.
- 9) OTHER MINOR IMPROVEMENTS MAY BE PRESENT, BUT NOT SHOWN.
- 10) PROPERTY SUBJECT TO UNLOCATABLE GULF STATE UTILITIES EASEMENT AS RECORDED IN VOLUME 248, PAGE 624.
- 11) PROPERTY NOT SUBJECT TO AN EASEMENT AS RECORDED UNDER COUNTY CLERK'S FILE NO. 2018-640194.

Phase 1 Survey



**LEGEND**

Overlay Zone	
	Historic Preservation District
	Historical Landmark

Base Layers	
	City Limits
	City of Conroe ETJ
	City ETJ

Zone Classification	
	Commercial (B)
	Industrial (ID)
	Institutional (I)
	Multi-Family (R2)
	Planned Development (PD)
	Residential (R1)



**PLANNED 66 UNITS**

40 EACH	1-STORY TWO-BEDROOM
26 EACH	1 1/2-STORY THREE-BEDROOM
A1 - A40	1-STORY TWO-BEDROOM
B1 - B26	1 1/2-STORY THREE-BEDROOM

**PARKING REQUIREMENTS**

80 SPACES	1-STORY TWO-BEDROOM
52 SPACES	1 1/2-STORY THREE-BEDROOM

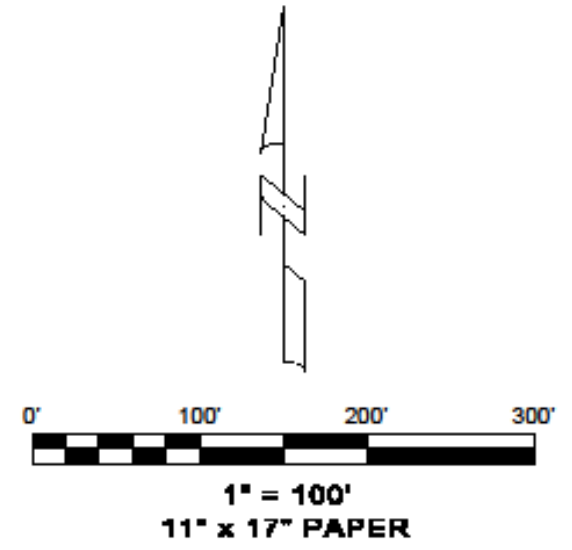
**STORM WATER DETENTION REQUIREMENTS**  
 EST. REQUIRED STORAGE RATE: 0.72 AC-FT/ACRE  
 7.95 ACRES @ 0.72 AC-FEET/ACRE = 5.73 AC-FT

**WATER AND WASTEWATER CONNECTIONS**  
**PROPOSED SEWER REQUIREMENTS**  
 165 GPD/UNIT 1-STORY TWO-BEDROOM  
 200 GPD/UNIT 1 1/2-STORY THREE-BEDROOM  
 11,800 GPD TOTAL WASTEWATER CAPACITY  
 48 E.S.F.C. AT 250 GPD/E.S.F.C.

**PROPOSED WATER REQUIREMENTS**  
 200 GPD/UNIT 1-STORY TWO-BEDROOM  
 240 GPD/UNIT 1 1/2-STORY THREE-BEDROOM  
 14,240 GPD TOTAL WATER CAPACITY  
 48 E.S.F.C. AT 300 GPD/E.S.F.C.

**LAND DESCRIPTION:**  
 CALLED 7.95 ACRES OUT OF CALLED 13.56 ACRES RECORDED UNDER MCCF NO. 2007-116280  
 B. RIGSBY SURVEY, A-031, MONTGOMERY COUNTY, TEXAS  
 CITY OF MONTGOMERY, MONTGOMERY COUNTY, TX 77316

**OWNER/DEVELOPER:**  
 SUPERIOR PROPERTIES OF TEXAS  
 26111 UPPER BEACON PLACE  
 MONTGOMERY, TX 77316  
 (936) 647-0420



**SUPERIOR PROPERTIES AT LONESTAR  
 A DUPLEX LIVING COMMUNITY  
 PLANNED UNIT DEVELOPMENT**

ON  
**CALLED 7.95 ACRE TRACT  
 CITY OF MONTGOMERY  
 MONTGOMERY COUNTY, TEXAS**

**J COSTANZA & ASSOCIATES**  
 ENGINEERING, INC.  
 TPELS FIRM REGISTRATION NO. F-652  
 4301 CENTER ST. DEER PARK, TX 77308 281-630-9328

# SUPERIOR PROPERTIES AT LONESTAR PHASE 1 AND 2 MASTER GENERAL LANDPLAN

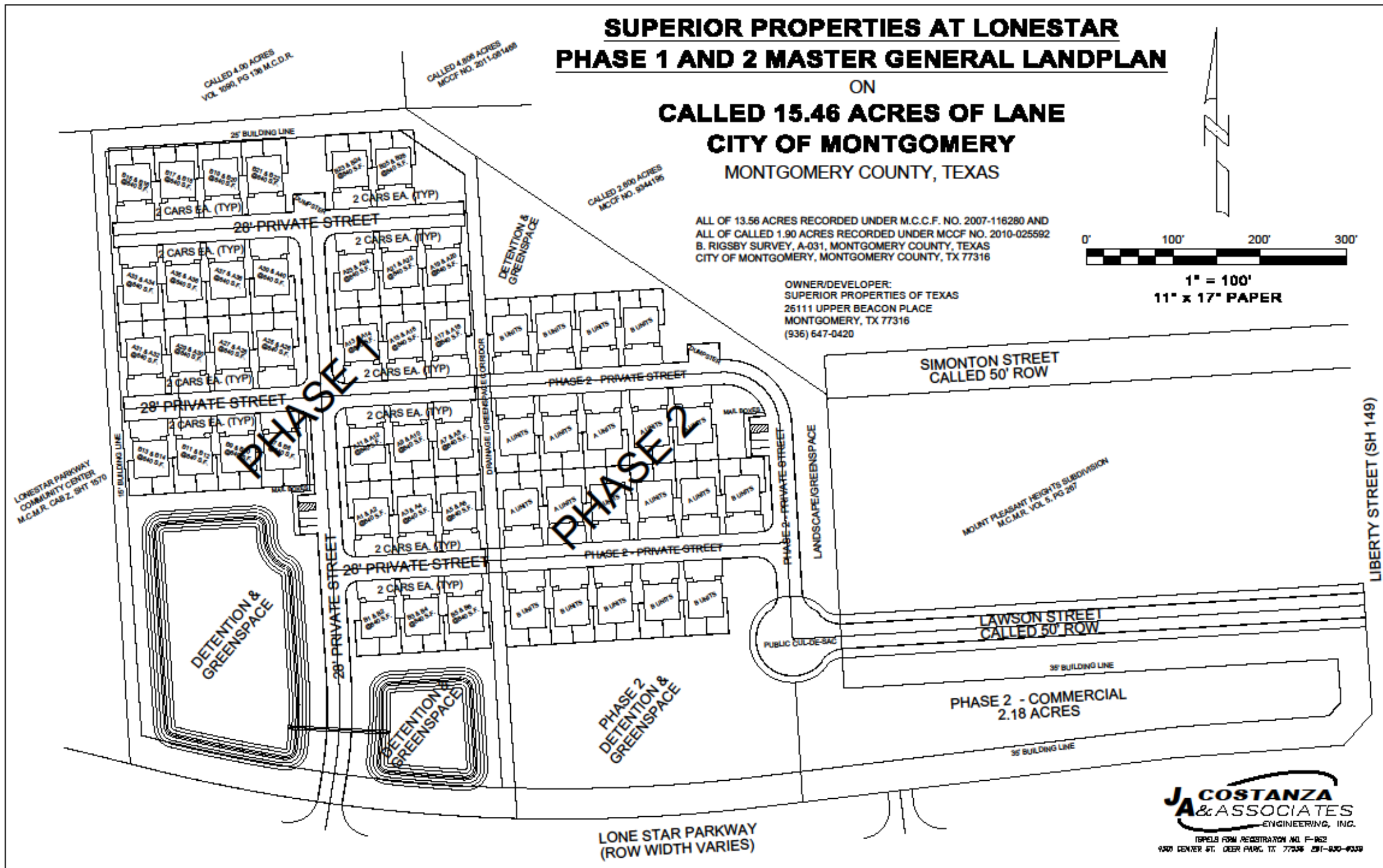
ON  
**CALLED 15.46 ACRES OF LANE**  
**CITY OF MONTGOMERY**  
MONTGOMERY COUNTY, TEXAS

ALL OF 13.56 ACRES RECORDED UNDER M.C.C.F. NO. 2007-116280 AND  
ALL OF CALLED 1.90 ACRES RECORDED UNDER MCCF NO. 2010-025592  
B. RIGSBY SURVEY, A-031, MONTGOMERY COUNTY, TEXAS  
CITY OF MONTGOMERY, MONTGOMERY COUNTY, TX 77316

OWNER/DEVELOPER:  
SUPERIOR PROPERTIES OF TEXAS  
26111 UPPER BEACON PLACE  
MONTGOMERY, TX 77316  
(936) 647-0420

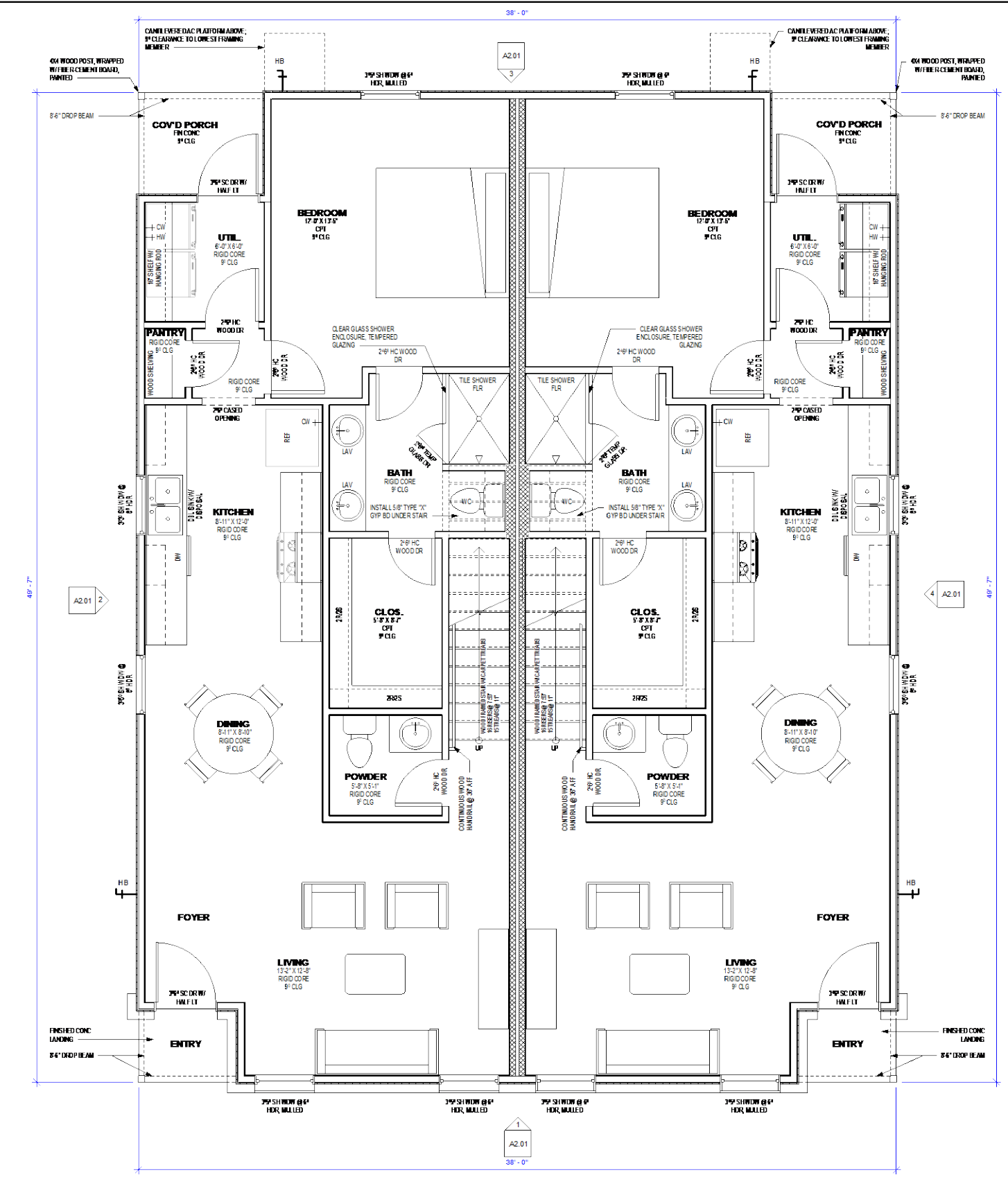


1" = 100'  
11" x 17" PAPER



**J. COSTANZA**  
**A&ASSOCIATES**  
ENGINEERING, INC.

TOPOLS FORM REGISTRATION NO. F-952  
6300 CENTER ST. DEER PARK TX 77066 281-330-4339



1 FIRST FLOOR PLAN  
3/8" = 1'-0"

**WALL LEGEND**

- 4" STUD WALL
- 6" STUD WALL
- FIRE PARTITION, SEE DETAILS ON A3.02

NOTE: ALL WALLS SHALL BE FRAMED USING 2X4 STUDS UNLESS NOTED OTHERWISE.

**AREA CALCULATIONS BY UNIT**

AIR CONDITIONED SPACE	
FIRST FLOOR AC	901 SF
SECOND FLOOR AC	365 SF
TOTAL AC SPACE	1,266 SF
UN-CONDITIONED SPACE	
COVD PORCH	52 SF
MECHANICAL CHASERS	85 SF
TOTAL UN-CONDITIONED SPACE	60 SF
TOTAL COVD AREA PER UNIT	1,325 SF

**AREA CALCULATIONS BY BUILDING**

AIR CONDITIONED SPACE	
FIRST FLOOR AC	1,802 SF
SECOND FLOOR AC	733 SF
TOTAL AC SPACE	2,535 SF
UN-CONDITIONED SPACE	
COVD PORCH	104 SF
MECHANICAL CHASERS	18 SF
TOTAL UN-CONDITIONED SPACE	122 SF
TOTAL COVD AREA PER BUILDING	2,657 SF

- FLOOR PLAN GENERAL NOTES**
- REFER TO A6.01 FOR FIRE RATED ASSEMBLY DETAILS.
  - REFER TO INTERIOR ELEVATIONS FOR HEIGHTS OF COUNTERTOPS, CABINETS, AND WALL TILES.
  - ALL EXTERIOR WALLS SHALL BE INSULATED WITH A MINIMUM OF R-13 BATT INSULATION IN 2X4 WALLS, & R-19 BATT INSULATION IN 2X6 WALLS. MINIMUM R-38 CEILING INSULATION REQUIRED IN ATTIC SPACE, AS WELL AS SPACES BETWEEN PLATFORS & WALKWAYS.
  - ALL EXTERIOR CORNERS SHALL BE "CALIFORNIA" OR "OPEN" CORNERS TO ALLOW FOR INSULATION. EXTERIOR T-WALLS & HEADERS SHALL BE FRAMED TO ALLOW INSULATION.
  - PER CODE SECTION R011.3 FLOORS AND LANDINGS AT EXTERIOR DOORS, THERE SHALL BE A LANDING OR FLOOR ON EACH SIDE OF EACH EXTERIOR DOOR. THE WIDTH OF EACH LANDING SHALL NOT BE LESS THAN THE DOOR SERVED. EVERY LANDING SHALL HAVE A MINIMUM DIMENSION OF 36 INCHES MEASURED IN THE DIRECTION OF TRAVEL. EXTERIOR LANDINGS SHALL BE PERMITTED TO HAVE A SLOPE NOT TO EXCEED 1/4 UNIT VERTICAL IN 12 UNITS HORIZONTAL.
  - PER CODE SECTION R02.2 BATH/TUB & SHOWER SPACES: BATH/TUB AND SHOWER FLOORS AND WALLS ABOVE BATH/TUBS WITH INSTALLED SHOWER HEADS AND IN SHOWER COMPARTMENTS SHALL BE FINISHED WITH A NONABSORBENT SURFACE EXTENDING TO A HEIGHT OF NOT LESS THAN 6 FEET ABOVE THE FLOOR.
  - ATTIC ACCESS APPLIANCES PER SECTION M1305.1.3 2012 IRC AMENDMENTS: PROVIDE AN UNOBSTRUCTED PASSAGE WAY NOT MORE THAN 20 FEET IN LENGTH WHEN MEASURED ALONG THE CENTERLINE OF THE PASSAGE WAY FROM THE OPENING TO THE APPLIANCE WITH A MINIMUM HEADROOM HEIGHT OF 30 INCHES AND A MINIMUM WIDTH OF 30 INCHES. A LEVEL SURFACE SPACE OF AT LEAST 30 INCHES DEEP AND 30 INCHES WIDE SHALL BE PROVIDED AT ALL SIZES OF THE APPLIANCE WHERE ACCESS IS REQUIRED. GC TO INSTALL PLYWOOD DECKING IN ATTIC SPACE AS REQUIRED TO COMPLY WITH THESE CODES.
  - PER R703.6.3 WATER RESISTIVE BARRIERS: WATER RESISTIVE BARRIERS SHALL BE INSTALLED AS REQUIRED IN SECTION R703.2 AND WHERE APPLIED OVER WOOD-BASED SHEATHING, SHALL INCLUDE A WATER-RESISTIVE VAPOR-PERMEABLE BARRIER WITH A PERFORMANCE AT LEAST EQUIVALENT TO TWO LAYERS OF GRADE D PAPER.
  - PER R703.1 ITEM 3 2012 IRC: SILL AND SLEEPERS ON A CONCRETE OR MASONRY SLAB THAT IS IN DIRECT CONTACT WITH THE GROUND SHALL BE OF NATURAL OR TREATED LUMBER OR WOOD THAT IS PRESERVATIVELY TREATED IN ACCORDANCE WITH AIAA U1 FOR THE SPECIES UNLESS SEPARATED FROM SUCH SLAB BY AN IMPEVIOUS MOISTURE BARRIER.
  - PER R403.1.6 FOUNDATION ANCHORAGE: WHEN BRACED WALL PANELS ARE SUPPORTED DIRECTLY ON CONTINUOUS FOUNDATIONS, THE WALL WOOD SILL PLATE SHALL BE ANCHORED TO THE FOUNDATION IN ACCORDANCE WITH THIS SECTION. SEE STRUCTURAL ENGINEERING.
  - PER R404.1.6 HEIGHT ABOVE FINISHED GRADE: CONCRETE AND MASONRY FOUNDATION WALLS SHALL EXTEND ABOVE THE FINISHED GRADE ADJACENT TO THE FOUNDATION AT ALL POINTS A MINIMUM OF 4 INCHES WHERE MASONRY VENEER IS USED AND A MINIMUM OF 6 INCHES ELSEWHERE.
  - R02.7 2012 IRC UNDER-STAIR PROTECTION: PROVIDE UNDER STAIR PROTECTION TO ENCLOSE ACCESSIBLE SPACE WITH 1/2 INCH GYPSUM BOARD.
  - PER R312.1.3 OPENING LIMITATIONS: REQUIRED GUARDS SHALL NOT HAVE OPENINGS FROM THE WALKING SURFACE TO THE REQUIRED GUARD HEIGHT WHICH ALLOW PASSAGE OF A SPHERE 4 INCHES IN DIAMETER. EXCEPTIONS: TRIANGULAR OPENINGS AT THE OPEN SIDE OF STAIR, FORMED BY THE RISE, TREAD, AND BOTTOM RAIL OF A GUARD, SHALL NOT ALLOW PASSAGE OF A SPHERE 6 INCHES IN DIAMETER.
  - PER R317.8.3 STAIR HANDRAIL GRIP SIZE: ALL REQUIRED HANDRAILS SHALL BE OF ONE OF THE FOLLOWING TYPES OR PROVIDE EQUIVALENT GRASPABILITY: 1. TYPE 1: HANDRAILS WITH A CIRCULAR CROSS SECTION SHALL HAVE AN OUTSIDE DIAMETER OF AT LEAST 1 1/8 INCHES AND NOT GREATER THAN 2 INCHES. IF THE HANDRAIL IS NOT CIRCULAR, IT SHALL HAVE A PERIMETER DIMENSION OF AT LEAST 4 INCHES AND NOT GREATER THAN 25 INCHES WITH A MINIMUM CROSS SECTION OF DIMENSION 2 2/8 INCHES. EDGES SHALL HAVE A MINIMUM RADIUS OF 0.01 INCH.
  - PER R317.8.1 HANDRAIL HEIGHT: MEASURED VERTICALLY FROM THE SLOPED PLANE ADJOINING THE TREAD NOSING, OR FINISH SURFACE OF RAMP SLOPE, SHALL BE NOT LESS THAN 34 INCHES AND NOT MORE THAN 38 INCHES.
  - PER R317.8.2 HANDRAILS FOR STAIRWAYS SHALL BE CONTINUOUS FOR THE FULL LENGTH OF THE FLIGHT FROM A POINT DIRECTLY ABOVE THE TOP RISE OF THE FLIGHT TO A POINT DIRECTLY ABOVE THE LOWEST RISE OF THE FLIGHT. HANDRAIL ENDS SHALL BE RETURNED OR SHALL TERMINATE IN NEWELDS OR SAFETY TERMINALS. HANDRAILS ADJACENT TO A WALL SHALL HAVE A SPACE OF NOT LESS THAN 1-1/2 INCH BETWEEN THE WALL AND THE HANDRAILS.
  - PER R317.1.2 2012 IRC: RESIDENTIAL STAIRWAYS SHALL NOT BE LESS THAN 36 INCHES IN CLEAR WIDTH AT ALL POINTS ABOVE THE PERMITTED HANDRAIL HEIGHT AND BELOW THE REQUIRED HEADROOM HEIGHT.
  - PER R703.6.2.1 WEEP SCREEDS SHALL BE PLACED A MINIMUM OF 4 INCHES ABOVE THE EARTH OR 2 INCHES ABOVE PAVED AREAS AND SHALL BE OF A TYPE THAT WILL ALLOW TRAPPED WATER TO DRAIN TO THE EXTERIOR OF THE BUILDING.
  - PER 2015 ICC: ALL SUPPLY AND RETURN AIR DUCTS IN ATTIC SPACE SHALL HAVE MINIMUM R4 INSULATION AND MINIMUM R4 INSULATION IN ALL OTHER SPACES.
  - HVAC MECHANICAL UNITS SHALL HAVE A MINIMUM SEER RATING OF 14.
  - WALL & CEILING INSULATION SHALL BE INSTALLED IN ACCORDANCE WITH THE MANUFACTURER'S INSTRUCTIONS. BLOWN INSULATION SHALL BE MARKED EVERY 100 SQUARE FEET.
  - ATTIC ACCESS HATCH SHALL HAVE THE SAME R-VALUE AS THE ADJACENT ASSEMBLY.
  - U-FACTORS OF PENETRATION PRODUCTS SHALL BE DETERMINED IN ACCORDANCE WITH THE NFRC TEST PROCEDURE OR TAKEN FROM THE DEFAULT TABLE.
  - THE AIR BARRIER & THERMAL BARRIER SHALL BE INSTALLED PER THE MANUFACTURER'S INSTRUCTIONS.
  - FENESTRATION THAT IS NOT SITE BUILT IS LISTED AND LABELED AS AIAA/WDMA/CSA 1011.5 2/440, OR HAS INFILTRATION RATES PER NFRC 400 THAT DO NOT EXCEED CODE LIMITS.
  - AUTOMATIC OR GRAVITY DAMPERS SHALL BE INSTALLED ON ALL OUTDOOR AIR INTAKES & EXHAUSTS.
  - A BLOWER DOOR TEST SHALL BE PERFORMED @ 50 PA <= 6 ACH IN CLIMATE ZONE 1-2 AND <= 3 ACH IN CLIMATE ZONE 3-8.
  - ALL DIMENSIONS ARE TO WOOD STUDS UNLESS NOTED OTHERWISE.
  - ALL INTERIOR WALLS SHALL HAVE WOOD BASEBOARDS UNLESS NOTED OTHERWISE.

PROJECT:

**SUPERIOR PROPERTIES - PLAN A**  
MONTGOMERY, TX

ARCHITECT:

**MOMENT architects**  
25700 145th N, Suite 4023  
The Woodlands, TX 77380  
www.momentarchitects.com  
832.844.0066

LANDSCAPE ARCHITECT:

STRUCTURAL ENGINEER:

M/E/P ENGINEER:

**NOT FOR CONSTRUCTION, PERMITTING, OR REGULATORY APPROVAL**  
12.06.2022

ESRI#	DATE	ESRI#	DESCRIPTION

PROJECT NO: 22115

FIRST FLOOR PLAN

SHEET NO:

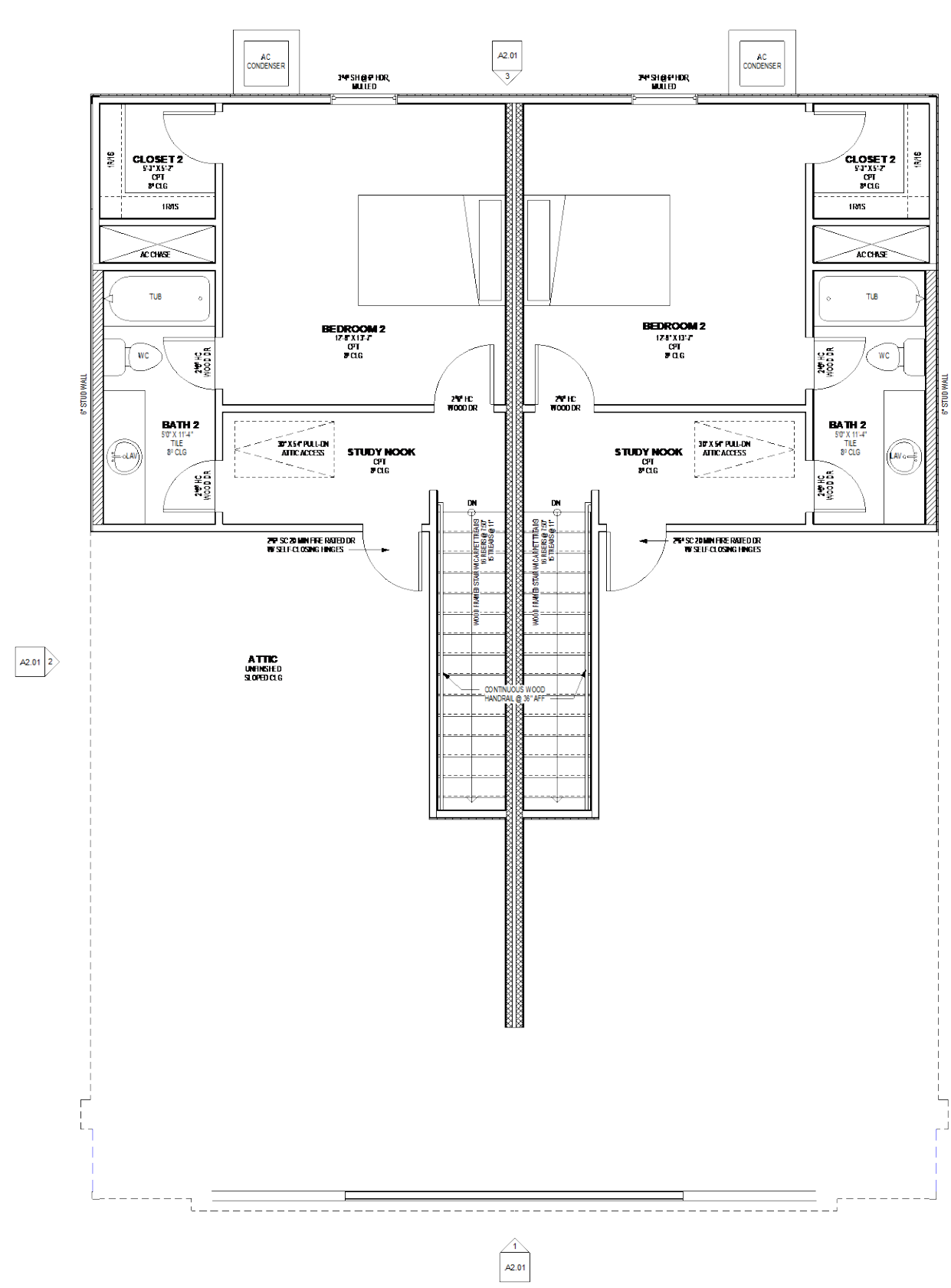
**A1.03**

DRAWN BY: CGC

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2 Bedroom – 1st Floor

1 SECOND FLOOR PLAN  
3/8" = 1'-0"



**WALL LEGEND**

- 4" STUD WALL
- 6" STUD WALL
- FIRE PARTITION, SEE DETAILS ON A1.01

NOTE: ALL WALLS SHALL BE FRAMED USING 2X4 STUDS UNLESS NOTED OTHERWISE.

**AREA CALCULATIONS BY UNIT**

AIR-CONDITIONED SPACE	
FIRST FLOOR AC	801 SF
SECOND FLOOR AC	381 SF
TOTAL AC SPACE	1,282 SF
UN-CONDITIONED SPACE	
COVID PORCH	52 SF
MECHANICAL CHASES	8 SF
TOTAL UN-CONDITIONED SPACE	60 SF
TOTAL COVID AREA PER UNIT	1,325 SF

**AREA CALCULATIONS BY BUILDING**

AIR-CONDITIONED SPACE	
FIRST FLOOR AC	1,802 SF
SECOND FLOOR AC	718 SF
TOTAL AC SPACE	2,520 SF
UN-CONDITIONED SPACE	
COVID PORCH	104 SF
MECHANICAL CHASES	16 SF
TOTAL UN-CONDITIONED SPACE	120 SF
TOTAL COVID AREA PER BUILDING	2,650 SF

- FLOOR PLAN GENERAL NOTES**
- REFER TO A6.01 FOR FIRE RATED ASSEMBLY DETAILS.
  - REFER TO INTERIOR ELEVATIONS FOR HEIGHTS OF COUNTERTOPS, CABINETS, AND WALL TILES.
  - ALL EXTERIOR WALLS SHALL BE INSULATED WITH A MINIMUM OF R-13 BATT INSULATION IN 2X4 WALLS, & R-19 BATT INSULATION IN 2X6 WALLS. MINIMUM R-38 CEILING INSULATION REQUIRED IN ATTIC SPACE, AS WELL AS SPACES BENEATH PLATFORMS & WALKWAYS.
  - ALL EXTERIOR CORNERS SHALL BE "CALFORNIA" OR "OPEN" CORNERS TO ALLOW FOR INSULATION. EXTERIOR WALLS & HEADERS SHALL BE FRAMED TO ALLOW INSULATION.
  - PER CODE SECTION R311.3 FLOORS AND LANDINGS AT EXTERIOR DOORS: THESE SHALL BE A LANDING OR FLOOR ON EACH SIDE OF EACH EXTERIOR DOOR. THE WIDTH OF EACH LANDING SHALL NOT BE LESS THAN THE DOOR SERVED. EVERY LANDING SHALL HAVE A MINIMUM DIMENSION OF 36 INCHES MEASURED IN THE DIRECTION OF TRAVEL. EXTERIOR LANDINGS SHALL BE PERMITTED TO HAVE A SLOPE NOT TO EXCEED 1:4 UNIT VERTICAL IN 12 UNITS HORIZONTAL.
  - PER CODE SECTION R317.2 BATHUBS & SHOWER SPACES: BATHUBS AND SHOWER FLOORS AND WALLS ABOVE BATHUBS WITH IN-TAILED SHOWER HEADS AND IN SHOWER COMPARTMENTS SHALL BE FINISHED WITH A NON-SLIP SURFACE EXTENDING TO A HEIGHT OF NOT LESS THAN 6 FEET ABOVE THE FLOOR.
  - ATTIC ACCESS APPLIANCES PER SECTION M1305.1.3 2012 IRC AMENDMENTS: PROVIDE AN UNOBSTRUCTED PASSAGEWAY NOT MORE THAN 20 FEET IN LENGTH WHEN MEASURED ALONG THE CENTERLINE OF THE PASSAGEWAY FROM THE OPENING TO THE APPLIANCE WITH A MINIMUM HEADROOM HEIGHT OF 30 INCHES AND A MINIMUM WIDTH OF 30 INCHES. A LEVEL SURFACE SPACE OF AT LEAST 30 INCHES DEEP AND 20 INCHES WIDE SHALL BE PRESENT ALONG ALL SIDES OF THE APPLIANCE WHERE ACCESS IS REQUIRED. DO NOT INSTALL PLYWOOD DECKING IN ATTIC SPACE AS REQUIRED TO COMPLY WITH THESE CODES.
  - PER R703.6.3 WATER RESISTIVE BARRIERS: WATER RESISTIVE BARRIERS SHALL BE INSTALLED AS REQUIRED IN SECTION R710.2 AND WHERE APPLIED TO WOOD-BASED SHEATHING, SHALL INCLUDE A WATER RESISTIVE VAPOR-PERMEABLE BARRIER WITH A PERFORMANCE AT LEAST EQUIVALENT TO TWO LAYERS OF GRADE D PAPER.
  - PER R1711.1 ITEM 3 2012 IRC: SILL AND SLEEPERS ON A CONCRETE OR MASONRY SLAB THAT IS IN DIRECT CONTACT WITH THE GROUND SHALL BE OF NATURALLY DURABLE WOOD OR WOOD THAT IS PRESERVATIVE TREATED IN ACCORDANCE WITH AHP-111 FOR THE SPECIES, UNLESS SEPARATED FROM SUCH SLAB BY AN IMPERVIOUS MOISTURE BARRIER.
  - PER R402.1.6 FOUNDATION ANCHORAGE: WHEN BRACED WALL PANELS ARE SUPPORTED DIRECTLY ON CONTINUOUS FOUNDATIONS, THE WALL WOOD SILL PLATE SHALL BE ANCHORED TO THE FOUNDATION IN ACCORDANCE WITH THIS SECTION. SEE STRUCTURAL ENGINEERING.
  - PER R404.1.6 HEIGHT ABOVE FINISHED GRADE: CONCRETE AND MASONRY FOUNDATION WALLS SHALL EXTEND ABOVE THE FINISHED GRADE ADJACENT TO THE FOUNDATION AT ALL POINTS A MINIMUM OF 4 INCHES WHERE MASONRY VENEER IS USED AND A MINIMUM OF 6 INCHES ELSEWHERE.
  - PER R302.2 2012 IRC UNDER-STAIR PROTECTION: PROVIDE UNDER STAIR PROTECTION TO ENCLOSE ACCESSIBLE SPACE WITH 1/2 INCH GYP-SUM BOARD.
  - PER R12.13 OPENING LIMITATIONS: REQUIRED GUARDS SHALL NOT HAVE OPENINGS FROM THE WALKING SURFACE TO THE REQUIRED GUARD HEIGHT WHICH ALLOW PASSAGE OF A SPHERE 4 INCHES IN DIAMETER. EXCEPTIONS: TRIANGULAR OPENINGS AT THE OPEN SIDE OF STAIR, FORMED BY THE RISER, TREAD, AND BOTTOM RAIL OF A GUARD, SHALL NOT ALLOW PASSAGE OF A SPHERE 4 INCHES IN DIAMETER.
  - PER R117.8.3.5 STAR HANDRAIL GRIP-SIZE: ALL REQUIRED HANDRAILS SHALL BE ONE OF THE FOLLOWING TYPES OR PROVIDE EQUIVALENT GRASPABILITY: 1. TYPE 1: HANDRAILS WITH A CIRCULAR CROSS SECTION SHALL HAVE AN OUTSIDE DIAMETER OF AT LEAST 1 1/4 INCHES AND NOT GREATER THAN 2 INCHES. IF THE HANDRAIL IS NOT CIRCULAR, IT SHALL HAVE A PERIMETER DIMENSION OF AT LEAST 4 INCHES AND NOT GREATER THAN 6 25 INCHES WITH A MAXIMUM CROSS SECTION OF DIMENSION 2 25 INCHES. EDGES SHALL HAVE A MINIMUM RADIUS OF 0.01 INCH.
  - PER R117.8.1 HANDRAIL HEIGHT: MEASURED VERTICALLY FROM THE SLOPED PLANE ADJOINING THE TREAD NOSING, OR FINISH SURFACE OF RAMP SLOPE, SHALL BE NOT LESS THAN 34 INCHES AND NOT MORE THAN 38 INCHES.
  - PER R117.8.2 HANDRAILS FOR STAIRWAYS SHALL BE CONTINUOUS FOR THE FULL LENGTH OF THE FLIGHT, FROM A POINT DIRECTLY ABOVE THE TOP RISER OF THE FLIGHT TO A POINT DIRECTLY ABOVE THE LOWEST RISER OF THE FLIGHT. HANDRAIL ENDS SHALL BE RETURNED OR SHALL TERMINATE IN NEWEL POSTS OR SAFETY TERMINALS. HANDRAILS ADJACENT TO A WALL SHALL HAVE A SPACE OF NOT LESS THAN 1-1/2 INCH BETWEEN THE WALL AND THE HANDRAILS.
  - PER R117.1 2012 IRC: RESIDENTIAL STAIRWAYS SHALL NOT BE LESS THAN 36 INCHES IN CLEAR WIDTH AT ALL POINTS ABOVE THE PERMITTED HANDRAIL HEIGHT AND BELOW THE REQUIRED HEADROOM HEIGHT.
  - PER R710.6.2.1 WEEP SCREEDS SHALL BE PLACED A MINIMUM OF 4 INCHES ABOVE THE EARTH OR 2 INCHES ABOVE PAVED AREAS AND SHALL BE OF A TYPE THAT WILL ALLOW TRAPPED WATER TO DRAIN TO THE EXTERIOR OF THE BUILDING.
  - PER 2015 E.C.C. ALL SUPPLY AND RETURN AIR DUCTS IN ATTIC SPACE SHALL HAVE MINIMUM R-8 INSULATION, AND MINIMUM R-6 INSULATION IN ALL OTHER SPACES.
  - HVAC MECHANICAL UNITS SHALL HAVE A MINIMUM SEER RATING OF 14.
  - WALL & CEILING INSULATION SHALL BE INSTALLED IN ACCORDANCE WITH THE MANUFACTURER'S INSTRUCTIONS. BLOWN INSULATION SHALL BE MARKED EVERY 300 SQUARE FEET.
  - ATTIC ACCESS HATCH SHALL HAVE THE SAME R-VALUE AS THE ADJACENT ASSEMBLY.
  - U-FACTORS OF FENESTRATION PRODUCTS SHALL BE DETERMINED IN ACCORDANCE WITH THE NFRC TEST PROCEDURE OR TAKEN FROM THE DEFAULT TABLE.
  - THE AIR BARRIER & THERMAL BARRIER SHALL BE INSTALLED PER THE MANUFACTURER'S INSTRUCTIONS.
  - FENESTRATION THAT IS NOT SITE BUILT IS LISTED AND LABELED AS AIAA WDMA CSA 1011.5.2 AHJ, OR HAS INFILTRATION RATES PER NFRC 400 THAT DO NOT EXCEED CODE LIMITS.
  - AUTOMATIC OR GRAVITY DAMPERS SHALL BE INSTALLED ON ALL OUTDOOR AIR INTAKES & EXHAUSTS.
  - A BLOWER DOOR TEST SHALL BE PERFORMED @ 50 PA <math>\pm</math> 6 ACH IN CLIMATE ZONE 1-2, AND @ 3 ACH IN CLIMATE ZONE 3-8.
  - ALL DIMENSIONS ARE TO WOOD STUDS UNLESS NOTED OTHERWISE.
  - ALL INTERIOR WALLS SHALL HAVE WOOD BASEBOARDS UNLESS NOTED OTHERWISE.

PROJECT:

**SUPERIOR PROPERTIES - PLAN A**  
MONTGOMERY, TX

ARCHITECT:

**MOMENT architects**  
25700-45 N. Suite 4023  
The Woodlands, TX 77380  
www.momentarchitects.com  
832.844.0066

LANDSCAPE ARCHITECT:

STRUCTURAL ENGINEER:

MEP ENGINEER:

**NOT FOR CONSTRUCTION, PERMITTING, OR REGULATORY APPROVAL**  
12-06-2022

REVISION #	DATE	DESCRIPTION

PROJECT NO: 221115

SECOND FLOOR PLAN

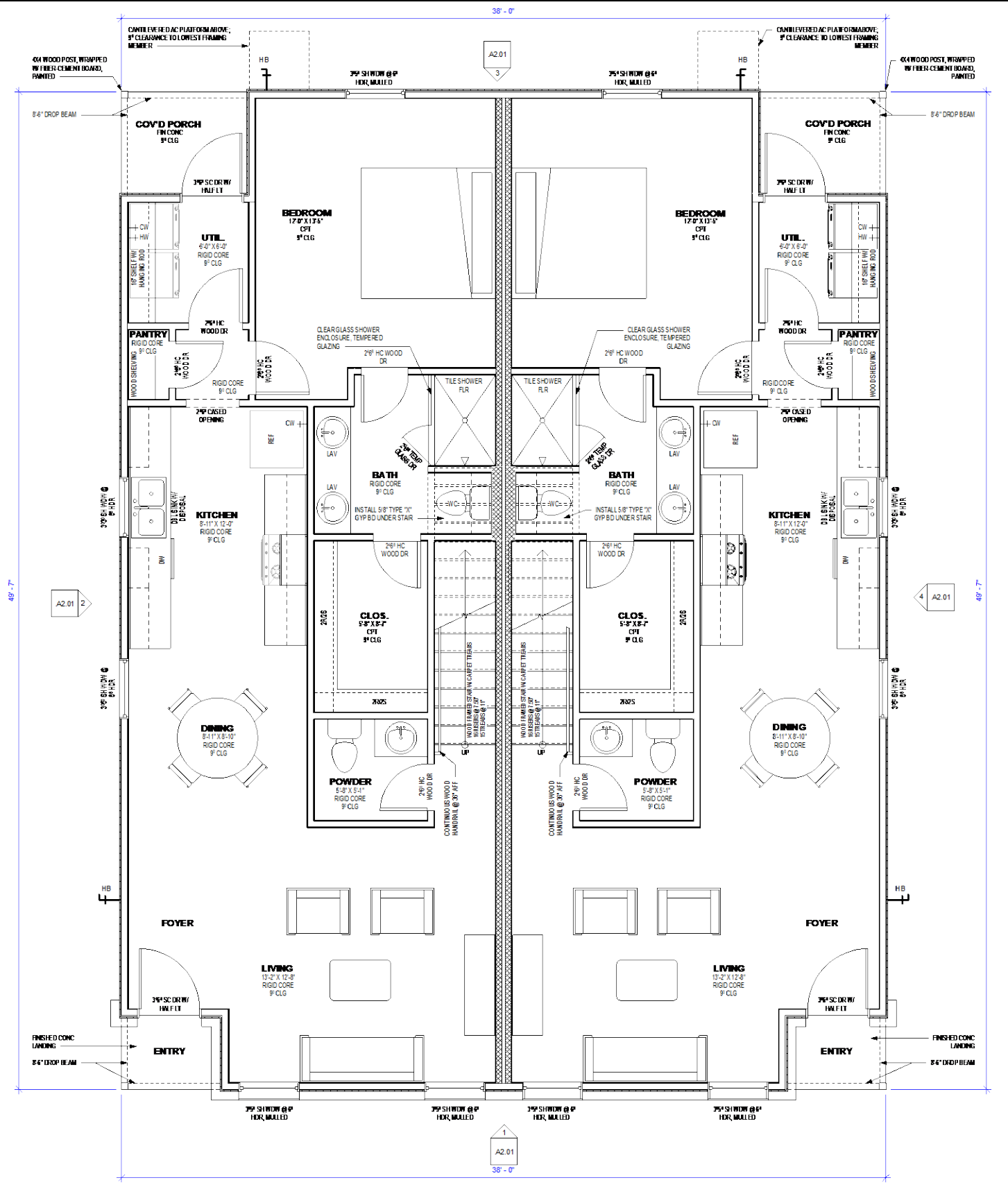
SHEET NO:

**A1.04**

DRAWN BY: Author

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1 FIRST FLOOR PLAN  
3/8" = 1'-0"

**WALL LEGEND**

- 4" STUD WALL
- 6" STUD WALL
- FIRE PARTITION, SEE DETAILS ON A2.02

NOTE: ALL WALLS SHALL BE FRAMED USING 2X STUDS UNLESS NOTED OTHERWISE.

**AREA CALCULATIONS BY UNIT**

AIR CONDITIONED SPACE	901 SF
FIRST FLOOR AC	563 SF
SECOND FLOOR AC	338 SF
TOTAL AC SPACE	1,444 SF
UNCONDITIONED SPACE	52 SF
COVID PORCH	52 SF
MECHANICAL CHASERS	33 SF
TOTAL UNCONDITIONED SPACE	46 SF
TOTAL COVID AREA PER UNIT	1,529 SF

**AREA CALCULATIONS BY BUILDING**

AIR CONDITIONED SPACE	1,802 SF
FIRST FLOOR AC	1,128 SF
SECOND FLOOR AC	674 SF
TOTAL AC SPACE	2,938 SF
UNCONDITIONED SPACE	104 SF
COVID PORCH	23 SF
MECHANICAL CHASERS	33 SF
TOTAL UNCONDITIONED SPACE	130 SF
TOTAL COVID AREA PER BUILDING	3,068 SF

**FLOOR PLAN GENERAL NOTES**

- REFER TO A6.01 FOR FIRE RATED ASSEMBLY DETAILS.
- REFER TO INTERIOR ELEVATIONS FOR HEIGHTS OF COUNTERTOPS, CABINETS, AND WALL TILES.
- ALL EXTERIOR WALLS SHALL BE INSULATED WITH A MINIMUM OF R-13 BATT INSULATION IN 2X WALLS, & R-19 BATT INSULATION IN 2X WALLS. MINIMUM R-38 CEILING INSULATION REQUIRED IN ATTIC SPACE, AS WELL AS SPACES BENEATH PLATFORMS & WALKWAYS.
- ALL EXTERIOR CORNERS SHALL BE "CAL FORM" OR "OPEN" CORNERS TO ALLOW FOR INSULATION. EXTERIOR T-WALLS & HEADERS SHALL BE FRAMED TO ALLOW INSULATION.
- PER CODE SECTION R311.3 FLOORS AND LANDINGS AT EXTERIOR DOORS: THERE SHALL BE A LANDING OR FLOOR ON EACH SIDE OF EACH EXTERIOR DOOR. THE WIDTH OF EACH LANDING SHALL NOT BE LESS THAN THE DOOR SERVICE. EXTERIOR LANDINGS SHALL HAVE A MINIMUM DIMENSION OF 36 INCHES MEASURED IN THE DIRECTION OF TRAVEL. EXTERIOR LANDINGS SHALL BE PERMITTED TO HAVE A SLOPE NOT TO EXCEED 1/4 UNIT VERTICAL IN 12 UNITS HORIZONTAL.
- PER CODE SECTION R307.2 BATHTUB & SHOWER SPACES: BATHTUB AND SHOWER FLOORS AND WALLS ABOVE BATHTUBS WITH INSTALLED SHOWER HEADS AND IN SHOWER COMPARTMENTS SHALL BE FINISHED WITH A NONABSORBENT SURFACE EXTENDING TO A HEIGHT OF NOT LESS THAN 6 FEET ABOVE THE FLOOR.
- ATTIC ACCESS APPLIANCES PER SECTION M1105.13 2012 IRC AMENDMENTS: PROVIDE AN UNOBSTRUCTED PASSAGE WAY NOT MORE THAN 20 FEET IN LENGTH WHEN MEASURED ALONG THE CENTERLINE OF THE PASSAGE WAY FROM THE OPENING TO THE APPLIANCE WITH A MINIMUM HEADROOM HEIGHT OF 30 INCHES AND A MINIMUM WIDTH OF 30 INCHES. ALL LEVEL SURFACE SPACE OF AT LEAST 30 INCHES DEEP AND 30 INCHES WIDE SHALL BE PRESENT ALONG ALL SIDES OF THE APPLIANCE WHERE ACCESS IS REQUIRED. GC TO INSTALL PLYWOOD DECKING IN ATTIC SPACE AS REQUIRED TO COMPLY WITH THESE CODES.
- PER R703.3 WATER-RESISTIVE BARRIERS: WATER-RESISTIVE BARRIERS SHALL BE INSTALLED AS REQUIRED IN SECTION R703.2 AND, WHERE APPLIED OVER WOOD-BASED SHEATHING, SHALL INCLUDE A WATER-RESISTIVE VAPOR-PERMEABLE BARRIER WITH A PERFORMANCE AT LEAST EQUIVALENT TO TWO LAYERS OF GRADE D PAPER.
- PER R317.1 ITEM 3 2012 IRC: SILL AND SLEEPERS ON A CONCRETE OR MASONRY SLAB THAT IS IN DIRECT CONTACT WITH THE GROUND SHALL BE OF NATURALLY DURABLE WOOD OR WOOD THAT IS PRESERVATIVE TREATED IN ACCORDANCE WITH AWPA U1 FOR THE SPECIES UNLESS SEPARATED FROM SUCH SLAB BY AN IMPERVIOUS MOISTURE BARRIER.
- PER R403.1 FOUNDATION ANCHORAGE: WHEN BRACED WALL PANELS ARE SUPPORTED DIRECTLY ON CONTIGUOUS FOUNDATIONS, THE WALL WOOD SILL PLATE, SHALL BE ANCHORED TO THE FOUNDATION IN ACCORDANCE WITH THIS SECTION. SEE STRUCTURAL ENGINEERING.
- PER R401.1 HEIGHT ABOVE FINISHED GRADE: CONCRETE AND MASONRY FOUNDATION WALLS SHALL EXTEND ABOVE THE FINISHED GRADE ADJACENT TO THE FOUNDATION AT ALL POINTS A MINIMUM OF 4 INCHES WHERE MASONRY VENEER IS USED AND A MINIMUM OF 6 INCHES ELSEWHERE.
- R302.7 2012 IRC: UNDERSTAIR PROTECTION: PROVIDE UNDER STAIR PROTECTION TO ENCLOSE ACCESSIBLE SPACE WITH 1/2" INCH GYPSUM BOARD.
- PER R312.1.3 OPENING LIMITATIONS: REQUIRED GUARDS SHALL NOT HAVE OPENINGS FROM THE WALKING SURFACE TO THE REQUIRED GUARD HEIGHT WHICH ALLOW PASSAGE OF A SPHERE 4 INCHES IN DIAMETER. EXCEPTIONS: TRIANGULAR OPENINGS AT THE OPEN SIDE OF STAIR, FORMED BY THE RISER, TREAD AND BOTTOM RAIL OF A GUARD, SHALL NOT ALLOW PASSAGE OF A SPHERE 6 INCHES IN DIAMETER.
- PER R311.7.3 STAIR HANDRAIL GRIP-SIZE: ALL REQUIRED HANDRAILS SHALL BE OF ONE OF THE FOLLOWING TYPES OR PROVIDE EQUIVALENT GRASPABILITY. 1. TYPE 1: HANDRAILS WITH A CIRCULAR CROSS SECTION SHALL HAVE AN OUTSIDE DIAMETER OF AT LEAST 1 1/8 INCHES AND NOT GREATER THAN 2 INCHES. IF THE HANDRAIL IS NOT CIRCULAR, IT SHALL HAVE A PERIMETER DIMENSION OF AT LEAST 4 INCHES AND NOT GREATER THAN 2 1/8 INCHES WITH A MAXIMUM CROSS SECTION DIMENSION 2 1/8 INCHES. EDGES SHALL HAVE A MINIMUM RADIUS OF 0.01 INCH.
- PER R311.7.1 HANDRAIL HEIGHT: MEASURED VERTICALLY FROM THE SLOPED PLANE ADJOINING THE TREADSINGING OR FINISH SURFACE OF RAMP SLOPE, SHALL BE NOT LESS THAN 34 INCHES AND NOT MORE THAN 38 INCHES.
- PER R311.7.2 HANDRAILS FOR STAIRWAYS SHALL BE CONTINUOUS FOR THE FULL LENGTH OF THE FLIGHT FROM A POINT DIRECTLY ABOVE THE TOP RISER OF THE FLIGHT TO A POINT DIRECTLY ABOVE THE LOWEST RISER OF THE FLIGHT. HANDRAIL ENDS SHALL BE RETURNED OR SHALL TERMINATE IN NEIGHBORING OR SAFETY TERMINALS. HANDRAILS ADJACENT TO A WALL SHALL HAVE A SPACE OF NOT LESS THAN 1-1/2 INCH BETWEEN THE WALL AND THE HANDRAILS.
- PER R311.7.1 2012 IRC: RESIDENTIAL STAIRWAYS SHALL NOT BE LESS THAN 36 INCHES IN CLEAR WIDTH AT ALL POINTS ABOVE THE PERMITTED HANDRAIL HEIGHT AND BELOW THE REQUIRED HEADROOM HEIGHT.
- PER R703.6.2 WEAP SCREEDS SHALL BE PLACED A MINIMUM OF 4 INCHES ABOVE THE EARTH OR 2 INCHES ABOVE PAVED AREAS AND SHALL BE OF A TYPE THAT WILL ALLOW TRAPPED WATER TO DRAIN TO THE EXTERIOR OF THE BUILDING.
- PER 2015 IECC: ALL SUPPLY AND RETURN AIR DUCTS IN ATTIC SPACE SHALL HAVE MINIMUM R-8 INSULATION AND MINIMUM R-8 INSULATION IN ALL OTHER SPACES.
- HVAC MECHANICAL UNITS SHALL HAVE A MINIMUM SEER RATING OF 14.
- WALL & CEILING INSULATION SHALL BE INSTALLED IN ACCORDANCE WITH THE MANUFACTURER'S INSTRUCTIONS. BLUWIN INSULATION SHALL BE MARKED EVERY 300 SQUARE FEET.
- ATTIC ACCESS HATCH SHALL HAVE THE SAME R-VALUE AS THE ADJACENT ASSEMBLY.
- FACTORS OF FENESTRATION PRODUCTS SHALL BE DETERMINED IN ACCORDANCE WITH THE NFRC TEST PROCEDURE OR TAKEN FROM THE DEFAULT TABLE.
- THE AIR BARRIER & THERMAL BARRIER SHALL BE INSTALLED PER THE MANUFACTURER'S INSTRUCTIONS.
- FENESTRATION THAT IS NOT SITE BUILT IS LISTED AND LABELED AS AAW-1011.5.2/440, OR HAS INFILTRATION RATES PER NFRC 400 THAT DO NOT EXCEED CODE LIMITS.
- AUTOMATIC OR GRAVITY DAMPERS SHALL BE INSTALLED ON ALL OUTDOOR AIR INTAKES & EXHAUSTS.
- BLOWER DOOR TEST SHALL BE PERFORMED @ 50 PA. <= 4 ACH IN CLIMATE ZONE 1-2 AND <= 3 ACH IN CLIMATE ZONE 3-8.
- ALL DIMENSIONS ARE TO WOOD STUDS, UNO.
- ALL INTERIOR WALLS SHALL HAVE WOOD BASEBOARDS, UNO.

PROJECT: **SUPERIOR PROPERTIES - PLAN B**  
MONTGOMERY, TX

ARCHITECT: **MOMENT architects**  
25700 E 43rd N, Suite 4023  
The Woodlands, TX 77380  
TheWoodlands.com  
832-944-0066

LANDSCAPE ARCHITECT:

STRUCTURAL ENGINEER:

MEP ENGINEER:

NOT FOR CONSTRUCTION, PERMITTING, OR REGULATORY APPROVAL.

ISSUE # DATE ISSUE DESCRIPTION

PROJECT NO. 221115

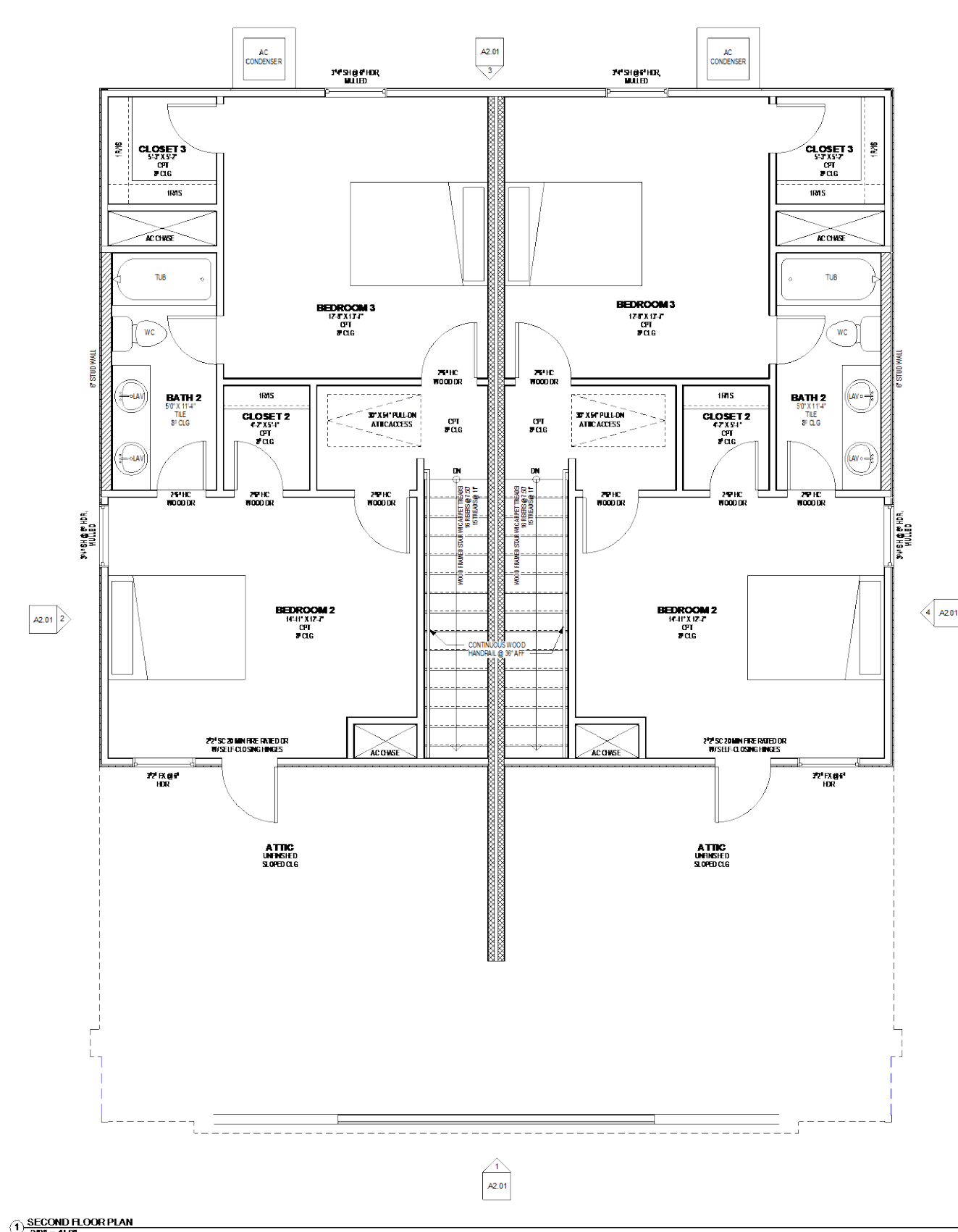
FIRST FLOOR PLAN

SHEET NO. **A1.03**

DRAWN BY: CGC

© 2022, Moment Architects, PLLC

3 Bedroom – 1st Floor



1 SECOND FLOOR PLAN  
3/8" = 1' 0"

**WALL LEGEND**

- 4" STUD WALL
- 6" STUD WALL
- FIRE PARTITION, SEE DETAILS ON A1.02

NOTE: ALL WALLS SHALL BE FRAMED USING 2X4 STUDS UNLESS NOTED OTHERWISE.

**AREA CALCULATIONS BY UNIT**

AIR CONDITIONED SPACE	901 SF
FIRST FLOOR AC	891 SF
SECOND FLOOR AC	10 SF
TOTAL AC SPACE	1,484 SF
UN-CONDITIONED SPACE	52 SF
COVERED PORCH	13 SF
MECHANICAL CHASES	65 SF
TOTAL UN-CONDITIONED SPACE	1,528 SF

**AREA CALCULATIONS BY BUILDING**

AIR CONDITIONED SPACE	1,802 SF
FIRST FLOOR AC	1,128 SF
SECOND FLOOR AC	674 SF
TOTAL AC SPACE	2,802 SF
UN-CONDITIONED SPACE	101 SF
COVERED PORCH	26 SF
MECHANICAL CHASES	139 SF
TOTAL UN-CONDITIONED SPACE	3,068 SF

- FLOOR PLAN GENERAL NOTES**
- REFER TO A8.01 FOR FIRE RATED ASSEMBLY DETAILS.
  - REFER TO INTERIOR ELEVATIONS FOR HEIGHTS OF COUNTERTOPS, CABINETS, AND WALL TILES.
  - ALL EXTERIOR WALLS SHALL BE INSULATED WITH A MINIMUM OF R-13 BATT INSULATION IN 2X4 WALLS, & R-19 BATT INSULATION IN 2X6 WALLS. MINIMUM R-38 CEILING INSULATION REQUIRED IN ATTIC SPACE, AS WELL AS SPACES BENEATH PLATFORMS & WALKWAYS.
  - ALL EXTERIOR CORNERS SHALL BE "CALIFORNIA" OR "OPEN CORNERS" TO ALLOW FOR INSULATION. EXTERIOR T-WALLS & HEADERS SHALL BE FRAMED TO ALLOW INSULATION.
  - PER CODE SECTION R011.3 FLOORS AND LANDINGS AT EXTERIOR DOORS, THERE SHALL BE A LANDING OR FLOOR ON EACH SIDE OF EACH EXTERIOR DOOR. THE WIDTH OF EACH LANDING SHALL NOT BE LESS THAN THE DOOR SERVED. EVERY LANDING SHALL HAVE A MINIMUM DIMENSION OF 36 INCHES MEASURED IN THE DIRECTION OF TRAVEL. EXTERIOR LANDINGS SHALL BE PERMITTED TO HAVE A SLOPE NOT TO EXCEED 1/4 UNIT VERTICAL IN 12 UNITS HORIZONTAL.
  - PER CODE SECTION R072.2 BATH-TUB & SHOWER SPACES: BATH-TUB AND SHOWER FLOORS AND WALLS ABOVE BATH-TUBS WITH INSTALLED SHOWER HEADS AND IN SHOWER COMPARTMENTS SHALL BE FINISHED WITH A NONABSORBENT SURFACE EXTENDING TO A HEIGHT OF NOT LESS THAN 6 FEET ABOVE THE FLOOR.
  - ATTIC ACCESS APPLIANCES PER SECTION M105.1.3 2012 IRC AMENDMENTS: PROVIDE AN UNOBSTRUCTED PASSAGE WAY NOT MORE THAN 20 FEET IN LENGTH WHEN MEASURED ALONG THE CENTERLINE OF THE PASSAGE WAY FROM THE OPENING TO THE APPLIANCE WITH A MINIMUM HEADROOM HEIGHT OF 30 INCHES AND A MINIMUM WIDTH OF 30 INCHES. A LEVEL SURFACE SPACE OF AT LEAST 30 INCHES DEEP AND 30 INCHES WIDE SHALL BE PRESENT ALONG ALL SIDES OF THE APPLIANCE WHERE ACCESS IS REQUIRED. GC TO INSTALL PLYWOOD DECKING IN ATTIC SPACE AS REQUIRED TO COMPLY WITH THESE CODES.
  - PER R703.6.3 WATER RESISTIVE BARRIERS: WATER RESISTIVE BARRIERS SHALL BE INSTALLED AS REQUIRED IN SECTION R703.6 AND WHERE APPLIED OVER WOOD-BASED SHEATHING, SHALL INCLUDE A WATER RESISTIVE VAPOR-PERMEABLE BARRIER WITH A PERFORMANCE AT LEAST EQUIVALENT TO TWO LAYERS OF GRADE D PAPER.
  - PER R317.1 ITEM 3 2012 IRC: SILL AND SLEEPERS ON A CONCRETE OR MASONRY SLAB THAT IS IN DIRECT CONTACT WITH THE GROUND SHALL BE OF NATURAL OR TREATED LUMBER OR WOOD THAT IS SPECIALLY TREATED IN ACCORDANCE WITH AN APA U1 FOR THE SPECIES UNLESS SEPARATED FROM SUCH SLAB BY AN IMPERVIOUS MOISTURE BARRIER.
  - PER R403.1.6 FOUNDATION ANCHORAGE: WHEN BRACED WALL PANELS ARE SUPPORTED DIRECTLY ON CONTINUOUS FOUNDATIONS, THE WALL WOOD SILL PLATE SHALL BE ANCHORED TO THE FOUNDATION IN ACCORDANCE WITH THIS SECTION. SEE STRUCTURAL ENGINEERING.
  - PER R404.1.6 HEIGHT ABOVE FINISHED GRADE: CONCRETE AND MASONRY FOUNDATION WALLS SHALL EXTEND ABOVE THE FINISHED GRADE ADJACENT TO THE FOUNDATION AT ALL POINTS A MINIMUM OF 4 INCHES (WHERE MASONRY VENEER IS USED AND A MINIMUM OF 6 INCHES ELSEWHERE).
  - R002.7 2012 IRC UNDER STAIR PROTECTION: PROVIDE UNDER STAIR PROTECTION TO ENCLOSE ACCESSIBLE SPACE WITH 1/2" INCH GYPSUM BOARD.
  - PER R312.1.3 OPENING LIMITATIONS: REQUIRED GUARDS SHALL NOT HAVE OPENINGS FROM THE WALKING SURFACE TO THE REQUIRED GUARD HEIGHT WHICH ALLOW PASSAGE OF A SPHERE 4 INCHES IN DIAMETER. EXCEPTIONS: TRIANGULAR OPENINGS AT THE OPEN SIDE OF STAIR FORMED BY THE RISER, TREAD AND BOTTOM RAIL OF A GUARD, SHALL NOT ALLOW PASSAGE OF A SPHERE 6 INCHES IN DIAMETER.
  - PER R317.8.3 STAIR HANDRAIL GRIP-SIZE: ALL REQUIRED HANDRAILS SHALL BE OF ONE OF THE FOLLOWING TYPES OR PROVIDE EQUIVALENT GRASPABILITY: 1. TYPE 1: HANDRAILS WITH A CIRCULAR CROSS SECTION SHALL HAVE AN OUTSIDE DIAMETER OF AT LEAST 1 1/8 INCHES AND NOT GREATER THAN 2 INCHES. IF THE HANDRAIL IS NOT CIRCULAR, IT SHALL HAVE A PERIMETER DIMENSION OF AT LEAST 4 INCHES AND NOT GREATER THAN 2 1/2 INCHES WITH A MINIMUM CROSS SECTION OF DIMENSION 2 1/2 INCHES. EDGES SHALL HAVE A MINIMUM RADIUS OF 0.01 INCH.
  - PER R317.8.1 HANDRAIL HEIGHT: MEASURED VERTICALLY FROM THE SLOPE PLANE ADJOINING THE TREAD NOSING, OR FINISH SURFACE OF RAUP SLOPE, SHALL BE NOT LESS THAN 34 INCHES AND NOT MORE THAN 38 INCHES.
  - PER R317.8.2 HANDRAILS FOR STAIRWAYS SHALL BE CONTINUOUS FOR THE FULL LENGTH OF THE FLIGHT, FROM A POINT DIRECTLY ABOVE THE TOP RISER OF THE FLIGHT TO A POINT DIRECTLY ABOVE THE LOWEST RISER OF THE FLIGHT. HANDRAIL ENDS SHALL BE RETURNED OR SHALL TERMINATE IN NEWEL POSTS OR SAFETY TERMINALS. HANDRAILS ADJACENT TO A WALL SHALL HAVE A SPACE OF NOT LESS THAN 1-1/2 INCH BETWEEN THE WALL AND THE HANDRAILS.
  - PER R317.7.1 2012 IRC: RESIDENTIAL STAIRWAYS SHALL NOT BE LESS THAN 36 INCHES IN CLEAR WIDTH AT ALL POINTS ABOVE THE PERMITTED HANDRAIL HEIGHT AND BELOW THE REQUIRED HEADROOM HEIGHT.
  - PER R703.8.2.1 WEEP SCREDS SHALL BE PLACED A MINIMUM OF 4 INCHES ABOVE THE EARTH OR 2 INCHES ABOVE PAVED AREAS AND SHALL BE OF A TYPE THAT WILL ALLOW TRAPPED WATER TO DRAIN TO THE EXTERIOR OF THE BUILDING.
  - PER 2015 IECC: ALL SUPPLY AND RETURN AIR DUCTS IN ATTIC SPACE SHALL HAVE MINIMUM R-8 INSULATION AND MINIMUM R-4 INSULATION IN ALL OTHER SPACES.
  - HVAC MECHANICAL UNITS SHALL HAVE A MINIMUM SEER RATING OF 14.
  - WALL & CEILING INSULATION SHALL BE INSTALLED IN ACCORDANCE WITH THE MANUFACTURER'S INSTRUCTIONS. BLOWN INSULATION SHALL BE MARKED EVERY 100 SQUARE FEET.
  - ATTIC ACCESS HATCH SHALL HAVE THE SAME R-WALL AS THE ADJACENT ASSEMBLY.
  - LI-FACTORS OFFENSE STRATION PRODUCTS SHALL BE DETERMINED IN ACCORDANCE WITH THE NFRC TEST PROCEDURE OR TAKEN FROM THE DEFAULT TABLE.
  - THE AIR BARRIER & THERMAL BARRIER SHALL BE INSTALLED PER THE MANUFACTURER'S INSTRUCTIONS.
  - FENESTRATION THAT IS NOT SITE BUILT IS LISTED AND LABELED AS AAWI WDMAN CSA 1011.5.2 A440, OR HAS INFILTRATION RATES PER NFRC 400 THAT DO NOT EXCEED CODE LIMITS.
  - AUTOMATIC OR GRAVITY DAMPERS SHALL BE INSTALLED ON ALL OUTDOOR AIR INTAKES & EXHAUSTS.
  - A BLOWER DOOR TEST SHALL BE PERFORMED @ 30 PA. <= 4 ACH IN CLIMATE ZONE 1-2, AND <= 3 ACH IN CLIMATE ZONE 3-8.
  - ALL DIMENSIONS ARE TO WOOD STUDS UNLESS NOTED OTHERWISE.
  - ALL INTERIOR WALLS SHALL HAVE WOOD BASEBOARDS UNLESS NOTED OTHERWISE.

PROJECT:

**SUPERIOR PROPERTIES - PLAN B**  
MONTGOMERY, TX

ARCHITECT:

**MOMENT architects**  
25700 145th N, Suite 4023  
The Woodlands, TX 77380  
www.momentarchitects.com  
832.844.0966

LANDSCAPE ARCHITECT:

STRUCTURAL ENGINEER:

MEP ENGINEER:

**NOT FOR CONSTRUCTION, PERMITTING, OR REGULATORY APPROVAL**  
12-06-2022

PROJECT NO: 221115

**SECOND FLOOR PLAN**

SHEET NO:  
**A1.04**

DRAWN BY: Author

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3 Bedroom – 2nd Floor



Kitchen with sit at bar/Stainless Appliance package



Open Living/Dining/Kitchen Concept



Master Bedroom



Spare Guest Bedroom



Master Bathroom with His & Hers



Common Bathroom with Tub Shower Combo

Montgomery City Council  
**AGENDA REPORT**

<b>Meeting Date:</b> December 13, 2022	<b>Budgeted Amount:</b> N/A
<b>Department:</b> Admin	<b>Prepared By:</b> Dave McCorquodale

**Subject**

Consideration and possible action regarding an Escrow Agreement by and between the City of Montgomery, Texas and Superior Properties, LLC for a 15.46-acre mixed-use development (Dev. No. 2215) and authorizing the city engineer to prepare a Feasibility Study.

**Recommendation**

Motion to approve the Escrow Agreement and authorize the city engineer to prepare a Feasibility Study.

**Discussion**

The engineer’s memo is attached. If City Council has no objections to the project after listening to the presentation, the agreement should be approved. If City Council does not want to consider the project, do not approve the agreement.

<b>Approved By</b>		
		Date:
Interim City Administrator	Dave McCorquodale	Date: 12/09/2022

# Superior Properties, LLC

## Superior Properties at Lonestar (15.46 Ac)

### City of Montgomery

#### (Dev. No. 2215)

**Request:** Council Authorization on December 13, 2022

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

#### SCOPE OF WORK

- *Feasibility Study Report – Preparation of a feasibility study report to analyze the feasibility to serve the proposed 15.46-acre mixed use development situated along Lone Star Parkway just west of FM 149. WGA will analyze the City’s water, wastewater, and drainage system and note whether any upgrades need to be made or if any utility extensions will be required to serve the tract. If any upgrades to the City’s facilities are needed or any utility extensions are required, WGA will prepare a cost estimate to be included in this feasibility study. A preliminary site exhibit showing the extent of the 15.46-acre tract, and any utility extensions/upgrades necessary to serve the tract will be prepared by WGA to be included in this feasibility study.*

#### ENGINEERING COST

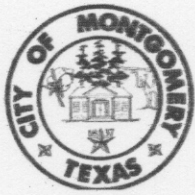
The cost to perform the Superior Properties, LLC Feasibility Study described above is \$5,000, to be billed lump sum.

#### SCHEDULE

Milestone 1: Authorization to Proceed	1	calendar day*
Milestone 2: Kick-off Meeting	1	calendar day
Milestone 3: Report Preparation	45	calendar days
<b>TOTAL DURATION</b>	<b>47</b>	<b>calendar days</b>

\* If approved, the effective start date is the day all required documents, deposits, and authorization to proceed by the Developer are received.





# City of Montgomery Development Application

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

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

## A. GENERAL INFORMATION

1. **Name of proposed development:** Superior Properties at Lonestar  
Larry D. Jacobs and Michael D. Wise
2. **Name of Owner:** Anthony Broussard, Manager, Superior Properties of Texas, LLC (acting as agent)

**Mailing Address:** 2611 Upper Beacon Place

**City/State/Zip:** Montgomery TX 77316

**Telephone Number:** \_\_\_\_\_ **Fax Number:** \_\_\_\_\_

**Cell Phone:** (832) 658-6098 **Email:** superiorpropertiesoftexas@gmail.com

3. **Name of registered Professional Land Surveyor:** Gregory E. Phipps TxRPLS 5661

**Firm Name & Registration No.:** J.A. Costanza & Associates Engineering, Inc.

**Mailing Address:** 431 Center Street

**City/State/Zip:** Deer Park TX 77536

**Telephone Number:** (281) 930-9339 **Fax Number:** \_\_\_\_\_

**Cell Phone:** (281) 658-2765 **Email:** gehipps@jac-ce.com

4. **Name of registered Professional Engineer:** E John Schumacher TxPE No 129767

**Firm Name & Registration No.:** J.A. Costanza & Associates Engineering, Inc.

**Mailing Address:** 4301 Center Street

**City/State/Zip:** Deer Park TX 77536

**Telephone Number:** (281) 930-9339 **Fax Number:** \_\_\_\_\_

**Cell Phone:** \_\_\_\_\_ **Email:** ejschumacher@jac-ce.com

## B. DEVELOPMENT SPECIFICATIONS

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

Project is within the City Limits. The site is located on the north side of Lonestar Parkway, approximately 1,200 feet west of Liberty Street (SH 149). The site is east of and adjacent to the Lonestar Community Center.



**If located in the ETJ:**

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

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

**2. Property Description:**

- a) Survey Name: B. Rigsby
- b) Abstract No.: 031
- c) Total Acreage: 7.95
- d) Current Zoning: Industrial (ID)
- e) Number of Lots: NA Number of Blocks: 1 Estimated Commercial Value: \$1,219,680
- f) Number of Streets: 4 Type: Public  Private
- g) Total Acreage in Other uses (any land within the boundaries of the plat that is not divided into lots): 2.64 Acres (Detention)
- h) Estimated Total Taxable Value: \$1,219,680 Land \$9,900,000 Improvements
- i) Estimated Size(s) of Lots: Proposed Restricted Reserve (7.95 acres) 40 Two-Bedroom and 26 Three-Bedroom Units
- j) Estimated Value of House and Lot: \$11,119,680
- k) Water Capacity Requested: 14,240 gpd Wastewater Capacity Requested: 11,800 gpd

**3. Certification**

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

Anthony Broussard, Manager, Superior Properties of Texas LLC, acting as agent for submittal of development application. Owners of tract are Larry D. Jacobs and Michael V. Wise; Larry D. Jacobs at Jacobs Properties (936) 597-3317

[Signature]  
Signature of Owner/Agent

11-29-2022  
Date

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

\_\_\_\_\_ Date

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

**For City Use Only**

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

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

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

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

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

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

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

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

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

\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_  
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Montgomery City Council  
**AGENDA REPORT**

<b>Meeting Date:</b> December 13, 2022	<b>Budgeted Amount:</b> N/A
<b>Department:</b> Admin	<b>Prepared By:</b> Dave McCorquodale

**Subject**

Consideration and possible action on appointment of four MEDC Directors to serve a two-year term beginning January 1, 2023 and ending on December 31, 2024.

**Recommendation**

Motion to reappoint **Rebecca Huss, Carol Langley, Jeffrey Angelo, and Ryan Londeen** to the MEDC Board of Directors.

**Discussion**

The City Council appoints MEDC Directors to serve two-year terms on the MEDC Board. There are seven Directors in total. Four terms end in even-numbered years and three terms end in odd-numbered years. The terms ending on December 31, 2022 are:

1. Rebecca Huss
2. Carol Langley
3. Jeffrey Angelo
4. Ryan Londeen

City Council can proceed two ways:

- Reappoint the four Directors to serve another two-year term

OR

- Direct staff to solicit applications for appointment for City Council to review and select from (likely appointing Directors at the second January meeting).

As I mentioned with the recent Planning & Zoning Commissioner reappointments, someone who has demonstrated a willingness to serve could and should be considered for reappointment. All four members have confirmed they would like to serve another term.

<b>Approved By</b>		
		Date:
Interim City Administrator	Dave McCorquodale	Date: 12/08/2022

Montgomery City Council  
**AGENDA REPORT**

<b>Meeting Date:</b> December 13, 2022	<b>Budgeted Amount:</b> N/A
<b>Department:</b> Admin	<b>Prepared By:</b> Dave McCorquodale

### Subject

Consideration and possible action on: AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF MONTGOMERY, TEXAS, AMENDING ITS MUNICIPAL BUDGET FOR THE FISCAL YEAR 2021-2022; APPROPRIATING THE VARIOUS AMOUNTS HEREIN, AS ATTACHED IN EXHIBIT A; CONTAINING FINDINGS AND A TEXAS OPEN MEETINGS ACT CLAUSE; AND PROVIDING AN IMMEDIATE EFFECTIVE DATE.

### Recommendation

Motion to adopt the Ordinance as presented.

### Discussion

This is the final Budget Amendment for last fiscal year's budget that reconciles expenditures. Attached is the exhibit showing individual line items that are being adjusted. As a summary:

#### General Fund:

##### Admin Department:

- Additional legal fees incurred that were not budgeted for.
- Moving \$30,000 budgeted for code enforcement expenses from Admin to Police

##### Police Department:

- Wages Part 1: Incoming \$30,000 for code enforcement from Admin
- Wages Part 2: \$170,000 over budget for police department wages. Roughly \$64,000 of this was the COLA pay increase approved by City Council in the spring of 2022. Roughly \$106,000 was due to incorrect timesheet calculations resulting in overpayment of wages.
- Computer Technology: IT expenses not budgeted for.
- Police cars: City Council approved the purchase of police cars that were not budgeted for.
- Traffic equipment: City Council approved purchasing mobile message trailers that were not budgeted for.

MEDC Fund: This is the property purchase the MEDC approved and used cash on hand for.

Debt Service Fund: This is the additional debt service payments needed for the 213 Prairie Street property purchase approved by City Council. Debt service costs were not in the budget since the property purchase was not planned for at the time the budget was adopted.

Court Technology: Hand-held ticket writers were budgeted and were the biggest purchase from the fund. Total year-end expenses for the fund as a whole were several thousand dollars over budget.

Montgomery City Council  
**AGENDA REPORT**

Approved By		
		Date:
Interim City Administrator	Dave McCorquodale	Date: 12/09/2022

**ORDINANCE NO. 2022-30**

**AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF MONTGOMERY, TEXAS, AMENDING ITS MUNICIPAL BUDGET FOR THE FISCAL YEAR 2021-2022; APPROPRIATING THE VARIOUS AMOUNTS HEREIN, AS ATTACHED IN EXHIBIT A; CONTAINING FINDINGS AND A TEXAS OPEN MEETINGS ACT CLAUSE; AND PROVIDING AN IMMEDIATE EFFECTIVE DATE.**

**WHEREAS**, the City of Montgomery, Texas Fiscal Year 2021-2022 on September 14, 2021 Budget was adopted by Ordinance 2021-15 and later amended by Ordinance 2021-18 on October 26, 2021.

**WHEREAS**, the Mayor and the City Administrator of the City have submitted to the City Council certain proposed amendments to the municipal budget as permitted by law, which amended budget is set forth in and incorporated herein in the attached Exhibit "A;" and

**WHEREAS**, the City Council finds and determines that the change in the Budget for the stated municipal purpose is warranted and necessary, and that the amendment of the Budget to fund these lines items due to unforeseen situations and a matter of public necessity warranting action at this time;

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

**SECTION 1.** That such proposed municipal budget as amended is hereby approved and adopted as Budget Amendment No. 2 for the City of Montgomery for the fiscal year 2021-2022, as detailed in Exhibit "A."

**SECTION 2.** That the amended municipal budget may be amended from time to time as provided by law for the purposes of authorizing emergency expenditures or for other municipal purposes; provided, however, no obligation shall be incurred or any expenditure made except in conformity with the budget.

**SECTION 3.** It is hereby officially found and determined that the meeting at which this Ordinance was considered was open to the public as required and that the public notice of the time, place, and purpose of said meeting was given as required by the Open Meetings Act, Chapter 551 of the Texas Government Code.

**SECTION 5.** This Ordinance shall become effective immediately from the date of its adoption.

**PASSED AND APPROVED this 13<sup>th</sup> day of December 2022.**

\_\_\_\_\_  
Byron Sanford, Mayor

**ATTEST:**

\_\_\_\_\_  
Nici Browe, TMRC, City Secretary

**APPROVED AS TO FORM:**

\_\_\_\_\_  
Alan P. Petrov, City Attorney

**Exhibit A**  
**Ord. No. - 2022 -**

Account Number	Account Name	Budget Amendment #1	Budget Amendment #2	% Change
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**Amended Expense Items**  
**General Fund**

	Account Number	Account Name	Budget Amendment #1	Budget Amendment #2	% Change
			10/26/2022		
Admin - Contract Services	100-10-16213-0000000	Legal Fees	\$ 40,000	\$ 80,000	100.0%
	100-10-16252-0000000	Code Enforcement	\$ 30,000	\$ -	-100.0%
Police - Personnel	100-11-16009-0000000	Wages - Part 1	\$ 965,000	\$ 995,000	3.1%
	100-11-16009-0000000	Wages - Part 2	\$ 995,000	\$ 1,165,000	17.1%
Police - Contract Services	100-11-16249-0000000	Computer Technology	\$ 10,000	\$ 46,000	360.0%
Police - Capital Outlay	100-11-16906-0000000	Police Cars	\$ 40,000	\$ 200,000	400.0%
	100-11-16920-0000000	Traffic Equipment	\$ 27,000	\$ 75,000	177.8%
<b>Total</b>			<b>\$ 2,067,000</b>	<b>\$ 2,481,000</b>	<b>20.0%</b>
		Original Budget Total		\$ 5,405,374	
		New Budget Total		\$ 5,819,374	

**Amended Expense Items**  
**MEDC Fund**

MEDC - Public Infrastructure	400-40-46112-0000000	Land Investments	\$ -	\$ 600,000	100.0%
<b>Total</b>			<b>\$ -</b>	<b>\$ 600,000</b>	<b>100.0%</b>
		Original Budget Total		\$ 1,004,250	
		New Budget Total		\$ 1,604,250	

**Amended Expense Items**  
**Debt Service Fund**

Debt Service - Payments	500-50-56220-0000000	Interest Payments on Notes	\$ 193,250	\$ 220,000	13.8%
<b>Total</b>			<b>\$ 193,250</b>	<b>\$ 220,000</b>	<b>13.8%</b>
		Original Budget Total		\$ 625,750	
		New Budget Total		\$ 652,500	

### Amended Expense Items Court Technology Fund

Court Technology - Contract Services

Total

750-75-76240-0000000	Computer Website Services	\$ 12,710	\$ 15,000	18.0%
		<hr/>	<hr/>	
		\$ 12,710	\$ 15,000	18.0%
	Original Budget Total		\$ 12,710	
	New Budget Total		\$ 15,000	





Montgomery City Council  
**AGENDA REPORT**

<b>Meeting Date:</b> December 13, 2022	<b>Budgeted Amount:</b> n/a
<b>Department:</b> Administration	<b>Prepared By:</b> Nici Browe

**Subject**

Consideration and possible action on the following:

AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF MONTGOMERY, TEXAS AMENDING THE RATES TO BE CHARGED FOR SOLID WASTE COLLECTION SERVICE INSIDE THE CITY OF MONTGOMERY, TEXAS; PROVIDING FOR A PENALTY FOR FAILURE TO PAY ACCOUNTS; PROVIDING CONDITIONS UPON WHICH SERVICE WILL BE RESUMED; REPEALING ALL CONFLICTING ORDINANCES; PROVIDING A SAVINGS CLAUSE; PROVIDING A TEXAS OPEN MEETINGS ACT CLAUSE; AND PROVIDING AN EFFECTIVE DATE.

**Recommendation**

Staff recommends approval of the new rate increase as laid out in Schedule A from Waste Management.

**Discussion**

Waste Management has submitted a rate increase as follows:

	<b>Current Fees</b>	<b>New Fees</b>
<b>Residential Cart</b>	\$21.16	\$22.21
Additional cart	\$8.00	\$8.61
Lost or stolen replacement		\$80.73
<b>Commercial:</b>	\$26.28	\$27.60
Additional cart	\$8.00	\$8.61
Lost or stolen replacement		\$80.73

**Approved By**

City Secretary & Director of Administrative Services	Nici Browe, TRMC	Date: 12/01/2022
City Administrator	Dave McCorquodale	Date: 12/01/2022



Waste Management  
2749 N Loop 336 East  
Conroe, TX 77301

May 31, 2022

Richard Tramm  
City Administrator  
City of Montgomery  
P.O. Box 708  
Montgomery, TX 77356

Ref: Contract- Price Adjustment- "2022 Annual Review and Adjustment"

Dear Mr. Tramm;

Waste Management has completed its annual review. Contained within is the rate adjustment data outlined under ARTICLE 9- MODIFICATION TO RATES. This information specifies the scheduled for the Annual Adjustment Date for Consumer Price Index adjustment and Fuel Adjustment is for August 1, 2022.

Presented herein are the Department of Labors US City Average All Urban area consumer price index numbers, along with an adjustment for Department of Energy-Gulf Coast Diesel Hwy fuel cost increases over the last year. I trust that the 2022 Price Matrix and rate calculation provided herein for your review simplifies the adjustments in fees which would be effective August 1, 2022.

**CPI-U** April 2021: 518.579 to April 2022: 542.564 = Increase 4.625%  
**Fuel** Trigger \$4.00- April 2022 Fuel was 4.916 per gal = 3%

Request a total "Adjustment Amount of =7.625 %  
Resulting in a per cart rate of \$ 22.21

Attached are copies of the terms of the agreement and of the WEB Sites for your review and Price Matrix. Please feel free to contact me with any questions or comments to the request at [twoodson@wm.com](mailto:twoodson@wm.com) or 713-202-1334.

Sincerely,

*Terry R Woodson*

Terry R Woodson  
Public Sector Solutions Manager  
Waste Management of Texas, Inc.

*Tiana Smith*

Tiana Smith  
Public Sector Solutions Manager  
Waste Management of Texas, Inc.

9. MODIFICATION TO RATES:

**9.01 CPI Adjustment.** Base Rates charged by Contractor for services will remain fixed as set forth in Section 4 above and will not be adjusted for changes in the CPI (as hereinafter defined), until August 1, 2016. Commencing on August 1, 2016, and continuing annually on each anniversary date of the Commencement Date of this Agreement, upon thirty (30) days' notice to the City, the Base Rates for services shall be adjusted by the same percentage as the Consumer Price Index for All Urban Consumers (published by the United States Bureau of Labor Statistics, Consumer Price Index, U.S. City Average, All Urban Consumers, Garbage and Trash Collection, Not Seasonally Adjusted, Base Period December 1983 = 100) (the "C.P.I.") shall have increased during the preceding twelve months. In the event the U.S. Department of Labor, Bureau of Labor Statistics ceases to publish the C.P.I., the parties hereto agree to substitute another equally authoritative measure of change in the purchasing power of the U.S. dollar as may be then available so as to carry out the intent of this provision.

**9.2 Fuel Adjustment.** Every anniversary date, the Base Rates shall be subject to a fuel surcharge as follows: an additional one percent (1%) for every twenty five cent (\$0.25) increase in the price of diesel fuel above and including \$4.00 per gallon (with a 1% surcharge beginning at \$4.25 per gallon and a 2% surcharge at \$4.50 per

gallon, etc.). The diesel fuel price shall be as determined by reference to the Energy Information Administration of the US Department of Energy ("EIA/DOE")'s Weekly Retail On Highway Diesel Prices for the Gulf Coast. The EIA/DOE currently publishes these prices on their website at the following location: <http://tonto.eia.doe.gov/oog/info/wohdp/diesel.asp>. The determination of the average price of diesel fuel from the aforesaid website shall be made on the first Monday prior to the end of the quarter (or the first business day thereafter if such Monday is a Federal Holiday).

**9.3 Additional Adjustments.** Contractor shall also be entitled to an increase in Base Rates from time to time during the term of this Agreement, and upon sixty (60) days' written notice to the City, to offset any change in conditions which increase the Contractor's costs, including but not limited to, increases in disposal costs, increases in landfill fees, changes in the ordinances under which the Contractor is to operate, or changes in federal, state or local laws, rules or regulations. Documentation of such increases shall be submitted to the City at its request. The City's consent to increase pursuant to this Section 9.03 shall not be unreasonably withheld;

2010	2.813	2.833	2.790	2.897	3.019	3.022	3.000	2.993	3.040	3.136	3.008	2.907
2019	2.797	2.803	2.874	2.901	2.908	2.834	2.802	2.761	2.786	2.804	2.790	2.774
2020	2.802	2.674	2.502	2.274	2.174	2.182	2.196	2.179	2.167	2.145	2.181	2.339
2021	2.443	2.604	2.940	2.925	2.995	3.040	3.080	3.070	3.116	3.361	3.471	3.361
2022	3.463	3.804	4.937	4.885								

-- No Data Reported, -- = Not Applicable; NA = Not Available; W = Withheld to avoid disclosure of individual company data.

Release Date: 5/16/2022  
 Next Release Date: 5/23/2022

Referring Pages:  
 • Gulf Coast (PADD 3) Gasoline and Diesel Retail Prices

## City of Montgomery

Effective 7-1-2022

### SCHEDULE A

Base Rates

#### Residential Single Family Collection Rates

Price Per Home Per Month (combined collection services)	\$ 22.21
Additional Solid Waste or/and Recycling Cart Per Cart Per Month	\$ 8.61
Lost or Stolen Replacement (direct billed to resident per cart)	\$ 80.73

#### Commercial Hand Load Collection Rates

Price per WM 96 gal cart	\$ 27.60
Additional Solid Waste Cart Per Cart Per Month	\$ 8.61
Lost or Stolen Replacement (direct billed to resident per cart)	\$ 80.73

#### City of Montgomery ROLL OFF Rates City Use ONLY

##### Roll Off Solid Waste Haul Rates

Size	Delivery	Per Haul
20 yard	\$ 115.80	\$384.06
30 yard	\$ 115.80	\$448.05
40 yard	\$ 115.80	\$577.33

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

**AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF MONTGOMERY, TEXAS AMENDING THE RATES TO BE CHARGED FOR SOLID WASTE COLLECTION SERVICE INSIDE THE CITY OF MONTGOMERY, TEXAS; PROVIDING FOR A PENALTY FOR FAILURE TO PAY ACCOUNTS; PROVIDING CONDITIONS UPON WHICH SERVICE WILL BE RESUMED; REPEALING ALL CONFLICTING ORDINANCES; PROVIDING A SAVINGS CLAUSE; PROVIDING A TEXAS OPEN MEETINGS ACT CLAUSE; AND PROVIDING AN EFFECTIVE DATE.**

**WHEREAS**, the City Council of the City of Montgomery, Texas has entered into a contract with Waste Management of Texas, Inc. for the collection of garbage within the City in those areas served by the City; and

**WHEREAS**, all residential, commercial and industrial customers of the City are required to use the service provided by Waste Management of Texas, Inc.; and

**WHEREAS**, Waste Management of Texas, Inc. has notified the City of a contract renewal price adjustment for Residential and Commercial service rates;

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

**Section 1. Garbage Rates.**

There shall be charged and collected by the City from each resident user and commercial customer for garbage and trash pickup the following rates (see Schedule A attached – Base Rates):

- a. Residential:**
  - Price per home per month (combined collection services): \$22.21
  - Additional solid waste or/and recycling cart per cart per month: \$8.61
  - Lost or stolen replacement (direct billed to resident per cart): \$80.73
  
- b. Commercial:**
  - Price per WM 96 gal cart: \$27.60
  - Additional solid waste cart per cart per month: \$8.61
  - Lost or stolen replacement (direct billed to resident per cart) \$80.73

**Section 2. Time and Place of Payment.**

All customer accounts for garbage and trash pickup service shall be billed on a monthly basis. Payments shall be due and payable within fifteen (15) days after the bill is mailed. Payment shall be made at the City Hall, City of Montgomery, Texas, located at 101 Old Plantersville Road, or by mail at 101 Old Plantersville Road, Montgomery, Texas 77316. It shall be prima facie evidence that a billing has been received by a customer if the bill has been deposited in the U.S. Mail, postage paid.

**Section 3. Penalties for Late Payment.**

There shall be added to each account for garbage and trash services which are not paid as provided in Section I herein, a sum equal to ten percent (10%) of the amount of said account, as a penalty for late payment more than fifteen (15) days past the due date.

**Section 4. Discontinuance of Service.**

Garbage and trash service to any customer whose account is more than twenty (20) days delinquent shall be cut-off, and the charge therefore will be Twenty-Five Dollars (\$25.00) for resumption of service.

**Section 5. Repealing Clause.**

Any conflicting provisions of any other City ordinance are hereby repealed.

**Section 6. Savings Clause.**

If any section, subsection, sentence, clause or phrase of this Ordinance is for any reason held to be unconstitutional, void, or invalid, the validity of the remaining portion of this Ordinance shall not be affected hereby, it being the intention of the City Council of the City of Montgomery in adopting and of the Mayor in approving this Ordinance, that no portion hereof or provisions or regulation contained herein shall become inoperative or fail by reason of any unconstitutionality or invalidity of any other portion, provision or regulation.

**Section 7. Texas Open Meetings Act.**

It is hereby officially found and determined that the meeting at which this Ordinance was considered was open to the public as required and that the public notice of the time, place, and purpose of said meeting was given as required by the Open Meetings Act, Chapter 551 of the Texas Government Code.

**Section 8. Effective Date.**

This Ordinance shall take effect and be in force after City Council approval.

**PASSED AND APPROVED** by the City Council of the City of Montgomery, Texas, on the \_\_\_\_ day of \_\_\_\_\_ 2022.

ATTEST:

\_\_\_\_\_  
Nici Browe, City Secretary

\_\_\_\_\_  
Byron Sanford, Mayor

DRAFT



Montgomery City Council  
**AGENDA REPORT**

<b>Meeting Date:</b> December 13, 2022	<b>Budgeted Amount:</b> N/A
<b>Department:</b> Admin	<b>Prepared By:</b> Dave McCorquodale

**Subject**

Consideration and possible action on sponsorship letter for proposed Silver Spur Lane connection to FM 1097 to serve the proposed Montgomery Bend Development (Dev. No. 2203).

**Recommendation**

Motion to approve the letter as presented.

**Discussion**

As the draft letter states, the city received the request from the developer requesting sponsorship of the connection of the subdivision entrance to FM 1097. The engineers will be at the meeting to review details of the request and answer any questions you may have.

**Approved By**

		Date:
Interim City Administrator	Dave McCorquodale	Date: 12/08/2022



101 OLD PLANTERSVILLE ROAD, MONTGOMERY, TEXAS 77316

Telephone: (936) 597-6434

December 13, 2022

Ms. Eliza Paul, PE  
District Engineer, Houston District  
7600 Washington Ave.  
Houston, Texas 77007

Re: Sponsorship of Proposed Silver Spur Lane Connection at FM 1097  
Montgomery Bend (Dev. No. 2203)  
City of Montgomery

Dear Ms. Paul:

The City of Montgomery has received and reviewed a request from Elevation Land Solution for City sponsorship of a developer constructed, public street connection to a Texas Department of Transportation facility on behalf of Pulte Homes. The proposed tie-in of Silver Spur Lane and FM 1097 is located approximately 1,000 linear feet northeast of the Terra Vista Drive and FM 1097 intersection.

The request was approved by the City of Montgomery City Council at our meeting held on December 13, 2022. We request that a permit for the tie-in paving connection be issued with the City of Montgomery as the sponsor for this project.

If there are any questions or need for additional information, please contact Katherine Vu, PE or Chris Roznovsky, PE both of WGA, PLLC, the City's Engineer, at 713-789-1900.

Sincerely,

Dave McCorquodale  
Interim City Administrator

Cc (via email): Ms. Nici Browe – City of Montgomery, City Secretary  
Mr. Alan Petrov – Johnson Petrov, LLP, City Attorney  
Mr. Chris Roznovsky, PE – WGA, PLLC, City Engineer  
Mr. Garret Duhon, PE – Elevation Land Solutions  
Mr. Abraham Guzman, PE – TxDOT Area Engineer

**Mayor,** Byron Sanford  
**Councilmembers:** Carol Langley; Casey Olson; TJ Wilkerson; Cheryl Fox; Patricia Easley

Montgomery City Council  
**AGENDA REPORT**

<b>Meeting Date:</b> December 13, 2022	<b>Budgeted Amount:</b> \$233,459.52
<b>Department:</b> Admin	<b>Prepared By:</b> Dave McCorquodale

**Subject**

Consideration and possible action on approval of the Certificate of Substantial Completion, commencement of the one-year warranty, and acceptance of the infrastructure for the Clepper Sidewalks project.

**Recommendation**

Motion to approve the Certificate of Substantial Completion, accept the Clepper Street Sidewalk Project and commencement of the one-year warranty period to begin on November 23, 2022.

**Discussion**

As detailed in the attached engineer’s memo, the project is substantially complete and the engineers recommend acceptance of the project. Staff concurs with the engineer’s recommendation.

**Approved By**

		Date:
Interim City Administrator	Dave McCorquodale	Date: 12/06/2022



November 28, 2022

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

Re: Clepper Sidewalks From Prairie Street To Fernland Historical Park  
City of Montgomery  
TIN No. 74-2063592

Dear Mayor and Council,

Enclosed for your approval is Pay Estimate No. 4 & Final as submitted by Environmental Allies, Inc. We have reviewed Pay Estimate No. 4 & Final and find it to be in good order. Therefore, we recommend payment to Environmental Allies, Inc. in the amount of \$22,649.41 for work completed during the period of October 26, 2022 to November 23, 2022.

Please note the retainage has been reduced from 10% to 0%.

Should you have any questions or require additional information, please call me at (713) 789-1900.

Sincerely,

Sean Donahue, PE  
Construction Manager

SD:jmr

Z:\00574 (City of Montgomery)\003 Clepper Sidewalks\Docs\CA\6. Pay Estimates & Change Orders\Pay Estimates\Pay Estimate No. 4\Pay Estimate Letter.docx

Enclosures: Pay Estimate No. 4 & Final

- cc: Mr. Dave McCorquodale – City of Montgomery, Interim 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. Amanda Mayberry – Environmental Allies, Inc., Contractor



**APPLICATION AND CERTIFICATE FOR PAYMENT**

**Project:** Clepper Sidewalks From Prairie Street To Fernland Historical Park

**Project No.:** 00574-003-00

**Owner:** City of Montgomery

**Contractor:** Environmental Allies, Inc.  
9730 Winfern Rd.  
Houston, TX 77064

**Summary of Contract Period of Performance**

**ORIGINAL PERIOD OF PERFORMANCE**

Contract			Completion
Awarded	Notice to Proceed	Days	Final
6/17/2022	9/1/2022	90	11/30/2022

**THIS PERIOD OF PERFORMANCE**

Pay Estimate	Received	Pay Period		Change Order
4 & FINAL	10/26/2022	10/26/2022	11/23/2022	0

**PERIOD OF PERFORMANCE TO DATE**

Contract Days		Completion	Contract Time Used		Completed Work
Net Adjusted Days	Total Contract Days	Final	Days	%	By Value (%)
0	90	11/30/2022	83	92%	97%

**Summary of Contract Cost**

Original Contract Amount	\$ 231,279.20
Net Change Orders	\$ 2,180.32
Current Contract Amount	\$ 233,459.52
Work Completed to Date	\$ 226,494.14
Final Adjustment to Quantities	\$ (6,965.38)
Final Contract Amount	\$ 226,494.14
Less Amount Retained (0%)	\$ -
Less Previous Payment(s) to Contractor	\$ 203,844.72
<b>AMOUNT DUE THIS PAYMENT</b>	<b>\$ 22,649.41</b>

**CERTIFICATION AND APPROVAL OF WORK COMPLETED FOR PAYMENT**

The undersigned Contractor certifies that the work covered by this Application for Payment has been completed in accordance with the Contract Document, that all amounts have been paid by him for work for which previous Recommendation for Payments were issued and payments received from the Owner, and that the current payment shown herein is now due.

**CONTRACTOR:** Jennifer Akins  
Environmental Allies, Inc. Jennifer Akins, Director of Credit & Billing

Date: 12/2/2022

Job progress is satisfactory and the work appears to be in compliance with plans and specifications. In accordance with the Contract, the undersigned recommends payment to the Contractor of the amount due as shown above.

**ENGINEER:** [Signature]  
Ward, Getz & Associates, PLLC

Date: 11/28/2022

**OWNER:** \_\_\_\_\_  
City of Montgomery

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



APPLICATION AND CERTIFICATE FOR PAYMENT											
Project: Clepper Sidewalks From Prairie Street To Fernland Historical Park				Project No.: 00574-003-00				Period of Performance		Calendar Days	
Owner: City of Montgomery				Contractor: Environmental Allies, Inc.				Original	9/1/2022	11/30/2022	90
								Revised	9/1/2022	11/30/2022	0
								This	10/26/2022	11/23/2022	28

PAY ESTIMATE NO. 4 & FINAL											
ITEM NO.	DESCRIPTION	UNIT	QUANTITY	UNIT PRICE	THIS		PREVIOUS		QUANTITY TO DATE	% COMPLETE TO DATE	AMOUNT TO DATE
					QUANTITY	AMOUNT	QUANTITY	AMOUNT			
<b>Bid Items</b>											
1	Move-in and start up, including all permits, performance, payment, and maintenance bonds.	LS	1.0	\$10,865.69	0.00%	\$0.00	100.00%	\$10,865.69	100.00%	100.00%	\$10,865.69
<b>Site Preparation and Demolition</b>											
2	Site Preparation (to rid the areas to be paved & filled of vegetation, debris, asphalt, concrete, and organic matter, including stripping existing topsoil where fill is proposed, stockpiling topsoil, replacing topsoil over filled areas and to provide positive drainage).	LS	1.0	\$10,034.60	0.00%	\$0.00	100.00%	\$10,034.60	100.00%	100.00%	\$10,034.60
3	Construction Staking and As-Built Services Allowance (Minimum Unit Cost \$7,950.00).	LS	1.0	\$7,950.00	0.00%	\$0.00	100.00%	\$7,950.00	100.00%	100.00%	\$7,950.00
4	Removal and Disposal of Existing Gravel Driveway (all thicknesses). All material removed shall become the property of the Contractor and shall be disposed of offsite in a legal manner.	SY	9.1	\$51.51	0.00	\$0.00	9.10	\$468.74	9.10	100.00%	\$468.74
5	Removal and Disposal of Existing Concrete Curb (all thicknesses). All material removed shall become the property of the Contractor and shall be disposed of offsite in a legal manner.	LF	24.0	\$2.15	0.00	\$0.00	24.00	\$51.60	24.00	100.00%	\$51.60
6	Removal and Disposal of Asphalt Paving (all thicknesses). All material removed shall become the property of the Contractor and shall be disposed of offsite in a legal manner.	SY	44.6	\$51.51	0.00	\$0.00	44.60	\$2,297.35	44.60	100.00%	\$2,297.35
7	Removal and Disposal of Safety End Treatment System. All material removed shall become the property of the Contractor and shall be disposed of offsite in a legal manner.	EA	1.0	\$128.76	0.00	\$0.00	1.00	\$128.76	1.00	100.00%	\$128.76
8	Removal and Disposal of Rip Rap. All material removed shall become the property of the Contractor and shall be disposed of offsite in a legal manner.	CY	6.0	\$231.77	0.00	\$0.00	6.00	\$1,390.62	6.00	100.00%	\$1,390.62

## APPLICATION AND CERTIFICATE FOR PAYMENT

 Project: Clepper Sidewalks From Prairie Street To  
 Fernland Historical Park

Project No.: 00574-003-00

	Period of Performance		Calendar Days
Original	9/1/2022	11/30/2022	90
Revised	9/1/2022	11/30/2022	0
This	10/26/2022	11/23/2022	28

Owner: City of Montgomery

Contractor: Environmental Allies, Inc.

## PAY ESTIMATE NO. 4 &amp; FINAL

ITEM NO.	DESCRIPTION	UNIT	QUANTITY	UNIT PRICE	THIS		PREVIOUS		QUANTITY TO DATE	% COMPLETE TO DATE	AMOUNT TO DATE
					QUANTITY	AMOUNT	QUANTITY	AMOUNT			
9	Blast Clearing of Existing Pavement Marking.	LF	46.0	\$22.00	0.00	\$0.00	46.00	\$1,012.00	46.00	100.00%	\$1,012.00
10	Adjustment of existing Water Valve.	EA	1.0	\$1,000.00	0.00	\$0.00	1.00	\$1,000.00	1.00	100.00%	\$1,000.00
11	Clearing and Grubbing.	AC	0.1	\$8,760.00	0.00	\$0.00	0.10	\$876.00	0.10	100.00%	\$876.00
12	Tree and Plant Protection ( including tree pruning or tree removal).	LS	1.0	\$1,050.00	0.00%	\$0.00	100.00%	\$1,050.00	100.00%	100.00%	\$1,050.00
<b>Sidewalk Bid Items</b>											
13	Installation of 4 1/2" Sidewalk Pavement.	SF	9,200.0	\$9.97	0.00	\$0.00	9200.00	\$91,724.00	9,200.00	100.00%	\$91,724.00
14	Concrete Curb and Gutter Installation.	LF	92.0	\$18.94	0.00	\$0.00	92.00	\$1,742.48	92.00	100.00%	\$1,742.48
15	ADA Ramp Installation.	SF	395.0	\$10.80	0.00	\$0.00	395.00	\$4,266.00	395.00	100.00%	\$4,266.00
16	Type "B" Handrail Installation.	LF	140.0	\$27.50	0.00	\$0.00	0.00	\$0.00	0.00	0.00%	\$0.00
17	Select Fill.	CY	170.0	\$52.00	0.00	\$0.00	170.00	\$8,840.00	170.00	100.00%	\$8,840.00
<b>Storm Sewer System Bid Items</b>											
18	<b>CHANGE ORDER NO. 1</b> 18-inch storm sewer pipe (HDPE) by open cut construction, all depths (including testing, bedding and backfill and final adjustment), complete in place.	LF	21.0	\$120.00	0.00	\$0.00	20.00	\$2,400.00	20.00	95.24%	\$2,400.00
19	<b>CHANGE ORDER NO. 1</b> 18-inch RCP, ASTM C-76, Class III, all depths, (including bedding and backfill), complete in place.	LF	43.0	\$137.00	0.00	\$0.00	16.00	\$2,192.00	16.00	37.21%	\$2,192.00
20	<b>CHANGE ORDER NO. 1</b> 30-inch RCP, ASTM C-76, Class III, all depths, (including bedding and backfill), complete in place.	LF	0.0	\$156.00	0.00	\$0.00	0.00	\$0.00	0.00	0.00%	\$0.00
21	Regrade Existing Roadside Ditches, complete in place.	LF	1,100.0	\$21.50	0.00	\$0.00	1100.00	\$23,650.00	1,100.00	100.00%	\$23,650.00
22	Adjustment of Existing Storm Sewer Box to Match Proposed Grading.	EA	1.0	\$2,750.00	0.00	\$0.00	1.00	\$2,750.00	1.00	100.00%	\$2,750.00
23	Installation of Storm Box Grated Top.	EA	3.0	\$3,550.00	0.00	\$0.00	3.00	\$10,650.00	3.00	100.00%	\$10,650.00
24	<b>CHANGE ORDER NO. 1</b> TxDOT Standard Safety End Treatment for 30-inch RCP, complete in place.	EA	0.0	\$2,589.00	0.00	\$0.00	0.00	\$0.00	0.00	0.00%	\$0.00



**APPLICATION AND CERTIFICATE FOR PAYMENT**

Project: Clepper Sidewalks From Prairie Street To Fernland Historical Park

Project No.: 00574-003-00

	Original	Revised	This	Period of Performance	Calendar Days
	9/1/2022	9/1/2022	10/26/2022	11/30/2022	90
		11/30/2022			0
				11/23/2022	28

Owner: City of Montgomery

Contractor: Environmental Allies, Inc.

**PAY ESTIMATE NO. 4 & FINAL**

ITEM NO.	DESCRIPTION	UNIT	QUANTITY	UNIT PRICE	THIS		PREVIOUS		QUANTITY TO DATE	% COMPLETE TO DATE	AMOUNT TO DATE
					QUANTITY	AMOUNT	QUANTITY	AMOUNT			
<b>Signage and Marking Bid Items</b>											
25	Installation of Type W11-2 Crosswalk Sign per plans, complete in place.	EA	2.0	\$288.24	0.00	\$0.00	2.00	\$576.48	2.00	100.00%	\$576.48
26	Installation of Type W16-7P Crosswalk Sign per plans, complete in place.	EA	1.0	\$221.69	0.00	\$0.00	1.00	\$221.69	1.00	100.00%	\$221.69
27	Installation of Type W16-9P Crosswalk Sign per plans, complete in place.	EA	1.0	\$221.69	0.00	\$0.00	1.00	\$221.69	1.00	100.00%	\$221.69
28	Installation of Type WS-12 Permanent Pavement Marking per plans, complete in place.	LF	179.0	\$15.00	0.00	\$0.00	173.00	\$2,595.00	173.00	96.65%	\$2,595.00
29	Installation of Type WS-24 Permanent Pavement Marking per plans, complete in place.	LF	22.0	\$16.00	0.00	\$0.00	161.00	\$2,576.00	161.00	731.82%	\$2,576.00
30	Installation of Type WS-6 Permanent Pavement Marking per plans, complete in place.	LF	64.0	\$18.00	0.00	\$0.00	176.00	\$3,168.00	176.00	275.00%	\$3,168.00
31	Installation of ADA Symbol Permanent Pavement Marking per plans, complete in place.	EA	1.0	\$250.00	0.00	\$0.00	1.00	\$250.00	1.00	100.00%	\$250.00
32	Restoration of site affected by the Work in public or private property, including pavement, esplanades, sidewalks, driveways, fences, lawns and landscaping.	LF	1,540.0	\$11.70	0.00	\$0.00	1540.00	\$18,018.00	1,540.00	100.00%	\$18,018.00
<b>Storm Water Pollution Control Bid Items</b>											
33	Placement of reinforced filter fabric fence, as per Stormwater Pollution Prevention Site Plan and as directed by engineer (including installation, maintenance, and removal after construction).	LF	330.0	\$1.25	0.00	\$0.00	0.00	\$0.00	0.00	0.00%	\$0.00
34	Placement of Inlet Protection Barrier Type I, as per Stormwater Pollution Prevention Site Plan and as directed by engineer (including installation, maintenance, and removal after construction).	EA	3.0	\$75.00	0.00	\$0.00	3.00	\$225.00	3.00	100.00%	\$225.00
35	Concrete Truck Washout.	LS	1.0	\$1,850.00	0.00%	\$0.00	100.00%	\$1,850.00	100.00%	100.00%	\$1,850.00



APPLICATION AND CERTIFICATE FOR PAYMENT											
Project: Clepper Sidewalks From Prairie Street To Fernland Historical Park				Project No.: 00574-003-00				Period of Performance		Calendar Days	
Owner: City of Montgomery				Contractor: Environmental Allies, Inc.				Original	9/1/2022	11/30/2022	90
								Revised	9/1/2022	11/30/2022	0
								This	10/26/2022	11/23/2022	28
PAY ESTIMATE NO. 4 & FINAL											
ITEM NO.	DESCRIPTION	UNIT	QUANTITY	UNIT PRICE	THIS		PREVIOUS		QUANTITY TO DATE	% COMPLETE TO DATE	AMOUNT TO DATE
					QUANTITY	AMOUNT	QUANTITY	AMOUNT			
<b>Extra Pay Items</b>											
36	Installation of 4 1/2" Sidewalk Pavement.	SF	300.0	\$9.97	0.00	\$0.00	96.00	\$957.12	96.00	32.00%	\$957.12
37	Clearing (\$1000.00 per AC minimum).	AC	1.0	\$1,000.00	0.00	\$0.00	0.00	\$0.00	0.00	0.00%	\$0.00
38	<b>CHANGE ORDER NO. 1</b> TxDOT Standard Safety End Treatment for 18-inch RCP, complete in place.	EA	2.0	\$2,215.50	0.00	\$0.00	2.00	\$4,431.00	2.00	100.00%	\$4,431.00
39	<b>CHANGE ORDER NO. 1</b> 24-inch storm sewer pipe (HDPE) by open cut construction, all depths (including testing, bedding and backfill and final adjustment), complete in place.	LF	24.0	\$127.60	0.00	\$0.00	24.00	\$3,062.40	24.00	100.00%	\$3,062.40
40	<b>CHANGE ORDER NO. 1</b> Remove and replace existing fence, grade area to drain.	LS	1.0	\$3,001.92	0%	\$0.00	100%	\$3,001.92	100%	100.00%	\$3,001.92
<b>TOTAL WORK COMPLETED</b>						<b>\$0.00</b>	<b>\$226,494.14</b>	<b>\$226,494.14</b>			
Retainage					This (0%)	\$0.00	Previous (0%)	\$22,649.41	Net (0%)		\$0.00
										Less Previous Payment(s) to Contractor	\$203,844.72
										Final Adjustment to Quantities	-\$6,965.38
										<b>TOTAL AMOUNT DUE THIS PAY ESTIMATE</b>	<b>\$22,649.41</b>

PAY ESTIMATE DETAILS	August	September	October	November
	No. 01	No. 2	No. 3	No. 4
Status	Approved	Approved	Approved	Pending
This Pay Estimate	\$29,185.98	\$186,812.84	\$10,495.32	0.00
Total Previous Pay Estimate	\$0.00	\$29,185.98	\$215,998.82	226,494.14
Amount to Date	\$29,185.98	\$215,998.82	\$226,494.14	226,494.14
Retainage This Pay Estimate	\$2,918.60	\$18,681.28	\$1,049.53	0.00
Net Retainage/Pay Estimate	\$2,918.60	\$21,599.88	\$22,649.41	0.00
<b>Amount Approved/Pay Estimate</b>	<b>\$26,267.38</b>	<b>\$168,131.56</b>	<b>\$9,445.78</b>	<b>22,649.41</b>

CHANGE ORDER DETAILS	No. 01
Status	Approved
Days/Status	None
Original Days	90
Days/Change Order	0
Net Days/Change Order	90
<b>Amount/Status</b>	<b>Increase</b>
Original Amount	\$231,279.20
Amount/Change Order	\$2,180.32
Net Amount/Change Order	\$233,459.52



## CERTIFICATE OF SUBSTANTIAL COMPLETION

November 28, 2022

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

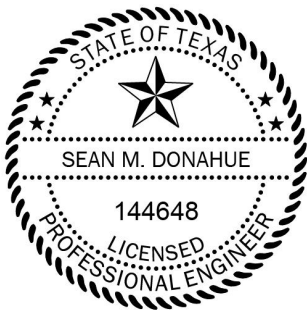
Contractor: Ms. Amanda Mayberry  
Environmental Allies, Inc.  
9730 Windfern Road  
Houston, TX 77064

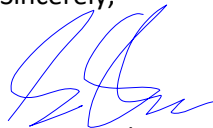
Re: Clepper Sidewalks From Prairie Street To Fernland Historical Park  
City of Montgomery  
TIN No. 74-2063592

Dear Mayor and Council,

We have observed the subject project constructed by the CONTRACTOR and find it to be substantially complete in accordance with the approved plans and specifications. The project was periodically observed during construction by our field project representative

We also recommend that the Contractor’s warranty period of one-year begin November 23, 2022.



Sincerely,  
  
Sean Donahue, PE  
Construction Manager

(Professional Engineer Seal of Approval)

## CERTIFICATE OF ACCEPTANCE

November 28, 2022

Ms. Amanda Mayberry  
Environmental Allies, Inc.  
9730 Windfern Road  
Houston, TX 77064

Re: Clepper Sidewalks From Prairie Street To Fernland Historical Park  
City of Montgomery  
TIN No. 74-2063592

Ms. Mayberry,

This is to certify that the City of Montgomery accepts the subject project on the basis of the Certificate of Substantial Completion issued by our Engineers at WGA, PLLC, and understands that a guarantee shall cover a period of one-year beginning, November 23, 2022.

Signature: \_\_\_\_\_  
Mr. Dave McCorquodale  
City of Montgomery, City Administrator

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

cc: 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. Amanda Mayberry – Environmental Allies, Inc., Contractor

**APPLICATION AND CERTIFICATION FOR PAYMENT**

AIA DOCUMENT G702

PAGE 1 OF 2

TO OWNER: City of Montgomery  
 c/o Ward, Getz & Associates, PLLC  
 4526 Research Forest Drive, Suite 175  
 The Woodlands, TX 77381

PROJECT: City of Montgomery  
 Clepper Sidewalks from Prairie St to Fernland Historical Park

APPLICATION NO: **4-Retainage**

Distribution to:

APPLICATION DATE: **11/23/2022**

OWNER  
 ENGINEER  
 CONTRACTOR

PERIOD TO: **11/23/2022**

PR00008207

FROM CONTRACTOR:  
 Environmental Allies  
 9730 Windfern Rd  
 Houston, TX 77064

VIA ENGINEER:

CONTRACT FOR:

PROJECT NO.:

CONTRACT DATE:

**CONTRACTOR'S APPLICATION FOR PAYMENT**

Application is made for payment, as shown below, in connection with the Contract. Continuation Sheet, AIA Document G703, is attached.

1. ORIGINAL CONTRACT SUM	\$	<u>231,279.20</u>
2. Net Change by Change Orders	\$	<u>2,180.32</u>
3. CONTRACT SUM TO DATE (LINE 1 + 2)	\$	<u>233,459.52</u>
4. TOTAL COMPLETED & STORED TO DATE (Column G on G703)	\$	<u>226,494.14</u>
5. RETAINAGE:		
a. <u>0</u> % of Completed Work (Column D + E on G703)	\$	<u>0.00</u>
b. _____% of Stored Material (Column F on G703)	\$	_____
Total Retainage (Lines 5a + 5b or Total in Column I of G703)	\$	<u>0.00</u>
6. TOTAL EARNED LESS RETAINAGE (Line 4 Less Line 5 Total)	\$	<u>226,494.14</u>
7. LESS PREVIOUS CERTIFICATES FOR PAYMENT (Line 6 from Prior Certificate)	\$	<u>203,844.72</u>
8. CURRENT PAYMENT DUE	\$	<b><u>22,649.41</u></b>
9. BALANCE TO FINISH, INCLUDING RETAINAGE (Line 3 Less Line 6)	\$	<u>6,965.38</u>

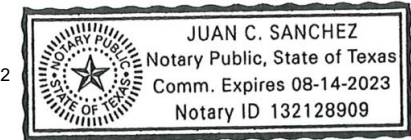
CHANGE ORDER SUMMARY	ADDITIONS	DEDUCTIONS
Total changes approved in previous months by Owner	\$2,180.32	\$0.00
Total changes approved this month by owner		\$0.00
TOTALS	\$2,180.32	\$0.00
NET CHANGES by Change Order		\$2,180.32

The undersigned Contractor certifies that to the best of the Contractor's knowledge, information and belief the Work covered by the Application for Payment has been completed in accordance with the Contract Documents, that all amounts have been paid by the Contractor for Work for which previous Certificates for Payment were issued and payments received from the Owner, and that current payment shown herein is now due.

CONTRACTOR:

By: Jennifer Akins Date: 11/23/2022

State of: Texas  
 County of: Harris  
 Subscribed and sworn to before me on: November 23, 2022  
 Notary Public:  
 My Commission expires: June 8



**ENGINEER'S CERTIFICATE FOR PAYMENT**

In accordance with the Contract Documents, based on on-site observations and the data comprising the application, the Engineer certifies to the Owner that to the best of the Engineer's knowledge, information and belief the Work has progressed as indicated, the quality of the Work is in accordance with the Contract Documents, and the Contractor is entitled to payment of the AMOUNT CERTIFIED.

AMOUNT CERTIFIED..... \$ 0.00

(Attach explanation if amount certified differs from the amount applied. Initial all figures on this Application and on the Continuation Sheet that are changed to conform with the amount certified).

ENGINEER: Sherrington, Inc.

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

This Certificate is not negotiable. The AMOUNT CERTIFIED is payable only to the Contractor named herein. Issuance, payment and acceptance of payment are without prejudice to any rights of the Owner or Contractor under this Contract.

CONTINUATION SHEET															Project			Clepper Sidewalks from Prairie St to Fernland Historical Park			PAGE 2 OF 2		
AIA Document G702, APPLICATION AND CERTIFICATE FOR PAYMENT, containing Contractor's signed Certification is attached										PROJECT NO.:			0.00			Application No:			4-Retainage				
In tabulations below, amounts are stated to the nearest dollar.																Application Date:			11/23/2022				
Use Column 1 on Contracts where variable retainage for line items may apply																Period To:			11/23/2022				
																Project No.:			0				
A	B	C				D				E				F			G		H				
ITEM NO.	DESCRIPTION OF WORK	SCHEDULED				WORK COMPLETED				TOTAL COMPLETED		PERCENT	BALANCE TO FINISH		RETAINAGE								
		QTY	UNIT	Unit Price	TOTAL	QTY	TOTAL	QTY	TOTAL	QTY	TOTAL	%											
1	Move-in and start up, including all permits, performance, payment, and maintenance bonds.	1	LS	10,865.69	\$ 10,865.69	1.00	\$ 10,865.69	0.00	\$ -	1.00	\$ 10,865.69	100%	\$ -	\$ -									
<b>Site Preparation and Demolition</b>																							
2	Site Preparation (to rid the areas to be paved & filled of vegetation, debris, asphalt, concrete, and organic matter, including stripping existing topsoil where fill is proposed, stockpiling topsoil, replacing topsoil over filled areas and to provide positive drainage).	1	LS	10,034.60	\$ 10,034.60	1.00	\$ 10,034.60	0.00	\$ -	1.00	\$ 10,034.60	100%	\$ -	\$ -									
3	Construction Staking and As-Built Services Allowance (Minimum Unit Cost \$7,950.00).	1	LS	7,950.00	\$ 7,950.00	1.00	\$ 7,950.00	0.00	\$ -	1.00	\$ 7,950.00	100%	\$ -	\$ -									
4	Removal and Disposal of Existing Gravel Driveway (all thicknesses). All material removed shall become the property of the Contractor and shall be disposed of offsite in a legal manner.	9.10	SY	51.51	\$ 468.74	9.10	\$ 468.74	0.00	\$ -	9.10	\$ 468.74	100%	\$ -	\$ -									
5	Removal and Disposal of Existing Concrete Curb (all thicknesses). All material removed shall become the property of the Contractor and shall be disposed of offsite in a legal manner.	24	LF	2.15	\$ 51.60	24.00	\$ 51.60	0.00	\$ -	24.00	\$ 51.60	100%	\$ -	\$ -									
6	Removal and Disposal of Asphalt Paving (all thicknesses). All material removed shall become the property of the Contractor and shall be disposed of offsite in a legal manner.	44.6	SY	51.51	\$ 2,297.35	44.60	\$ 2,297.35	0.00	\$ -	44.60	\$ 2,297.35	100%	\$ -	\$ -									
7	Removal and Disposal of Safety End Treatment System. All material removed shall become the property of the Contractor and shall be disposed of offsite in a legal manner.	1	EA	128.76	\$ 128.76	1.00	\$ 128.76	0.00	\$ -	1.00	\$ 128.76	100%	\$ -	\$ -									
8	Removal and Disposal of Rip Rap. All material removed shall become the property of the Contractor and shall be disposed of offsite in a legal manner.	6	CY	231.77	\$ 1,390.62	6.00	\$ 1,390.62	0.00	\$ -	6.00	\$ 1,390.62	100%	\$ -	\$ -									
9	Blast Clearing of Existing Pavement Marking	46	LF	22.00	\$ 1,012.00	46.00	\$ 1,012.00	0.00	\$ -	46.00	\$ 1,012.00	100%	\$ -	\$ -									
10	Adjustment of existing Water Valve	1	EA	1,000.00	\$ 1,000.00	1.00	\$ 1,000.00	0.00	\$ -	1.00	\$ 1,000.00	100%	\$ -	\$ -									
11	Clearing and Grubbing	0.10	AC	8,760.00	\$ 876.00	0.10	\$ 876.00	0.00	\$ -	0.10	\$ 876.00	100%	\$ -	\$ -									
12	Tree and Plant Protection ( including tree pruning or tree removal)	1	LS	1,050.00	\$ 1,050.00	1.00	\$ 1,050.00	0.00	\$ -	1.00	\$ 1,050.00	100%	\$ -	\$ -									
<b>Sidewalk Bid Items</b>																							
13	Installation of 4 1/2" Sidewalk Pavement	9,200	SF	9.97	\$ 91,724.00	9,200.00	\$ 91,724.00	0.00	\$ -	9,200.00	\$ 91,724.00	100%	\$ -	\$ -									
14	Concrete Curb and Gutter Installation	92	LF	18.94	\$ 1,742.48	92.00	\$ 1,742.48	0.00	\$ -	92.00	\$ 1,742.48	100%	\$ -	\$ -									
15	ADA Ramp Installation	395	SF	10.80	\$ 4,266.00	395.00	\$ 4,266.00	0.00	\$ -	395.00	\$ 4,266.00	100%	\$ -	\$ -									
16	Type "B" Handrail Installation	140	LF	27.50	\$ 3,850.00	0.00	\$ -	0.00	\$ -	0.00	\$ -	0%	\$ 3,850.00	\$ -									
17	Select Fill	170	CY	52.00	\$ 8,840.00	170.00	\$ 8,840.00	0.00	\$ -	170.00	\$ 8,840.00	100%	\$ -	\$ -									
<b>Storm Sewer System Bid Items</b>																							
18	18-inch storm sewer pipe (HDPE) by open cut construction, all depths (including testing, bedding and backfill and final adjustment), complete in place.	21	LF	120.00	\$ 2,520.00	20.00	\$ 2,400.00	0.00	\$ -	20.00	\$ 2,400.00	95%	\$ 120.00	\$ -									
19	18-inch RCP, ASTM C-76, Class III, all depths, (including bedding and backfill), complete in place	43	LF	137.00	\$ 5,891.00	16.00	\$ 2,192.00	0.00	\$ -	16.00	\$ 2,192.00	37%	\$ 3,699.00	\$ -									
20	18-inch RCP, ASTM C-76, Class III, all depths, (including bedding and backfill), complete in place.	0	LF	156.00	\$ -	0.00	\$ -	0.00	\$ -	0.00	\$ -	#DIV/0!	\$ -	\$ -									

ITEM NO.	SECTION No.	DESCRIPTION OF WORK	C SCHEDULED				D WORK COMPLETED				F TOTAL COMPLETED			G BALANCE TO FINISH		H RETAINAGE
			QTY	UNIT	Unit Price	TOTAL	PREVIOUS APPLICATION		THIS PERIOD		QTY	TOTAL	%	BALANCE TO FINISH		0%
							QTY	TOTAL	QTY	TOTAL						
21		Regrade Existing Roadside Ditches, complete in place.	1,100	LF	21.50	\$ 23,650.00	1,100.00	\$ 23,650.00	0.00	\$ -	1,100.00	\$ 23,650.00	100%	\$ -	\$ -	
22		Adjustment of Existing Storm Sewer Box to Match Proposed Grading	1	EA	2,750.00	\$ 2,750.00	1.00	\$ 2,750.00	0.00	\$ -	1.00	\$ 2,750.00	100%	\$ -	\$ -	
23		Installation of Storm Box Grated Top	3	EA	3,550.00	\$ 10,650.00	3.00	\$ 10,650.00	0.00	\$ -	3.00	\$ 10,650.00	100%	\$ -	\$ -	
24		TxDOT Standard Safety End Treatment for 30-inch RCP, complete in place.	0	EA	2,589.00	\$ -	0.00	\$ -	0.00	\$ -	0.00	\$ -	#DIV/0!	\$ -	\$ -	
<b>Signage and Marking Bid Items</b>																
25		Installation of Type W11-2 Crosswalk Sign per plans.	2	EA	288.24	\$ 576.48	2.00	\$ 576.48	0.00	\$ -	2.00	\$ 576.48	100%	\$ -	\$ -	
26		Installation of Type W16-7P Crosswalk Sign per plans, complete in place.	1	EA	221.69	\$ 221.69	1.00	\$ 221.69	0.00	\$ -	1.00	\$ 221.69	100%	\$ -	\$ -	
27		Installation of Type W16-9P Crosswalk Sign per plans, complete in place.	1	EA	221.69	\$ 221.69	1.00	\$ 221.69	0.00	\$ -	1.00	\$ 221.69	100%	\$ -	\$ -	
28		Installation of Type WS-12 Permanent Pavement Marking per plans, complete in place.	179	LF	15.00	\$ 2,685.00	173.00	\$ 2,595.00	0.00	\$ -	173.00	\$ 2,595.00	97%	\$ 90.00	\$ -	
29		Installation of Type WS-24 Permanent Pavement Marking per plans, complete in place.	22	LF	16.00	\$ 352.00	161.00	\$ 2,576.00	0.00	\$ -	161.00	\$ 2,576.00	732%	\$ (2,224.00)	\$ -	
30		Installation of Type WS-6 Permanent Pavement Marking per plans, complete in place.	64	LF	18.00	\$ 1,152.00	176.00	\$ 3,168.00	0.00	\$ -	176.00	\$ 3,168.00	275%	\$ (2,016.00)	\$ -	
31		Installation of ADA Symbol Permanent Pavement Marking per plans, complete in place.	1	EA	250.00	\$ 250.00	1.00	\$ 250.00	0.00	\$ -	1.00	\$ 250.00	100%	\$ -	\$ -	
32		Restoration of site affected by the Work in public or private property, including pavement, esplanades, sidewalks, driveways, fences, lawns and landscaping.	1,540	LF	11.70	\$ 18,018.00	1,540.00	\$ 18,018.00	0.00	\$ -	1,540.00	\$ 18,018.00	100%	\$ -	\$ -	
<b>Storm Water Pollution Control Bid Items</b>																
33		Placement of reinforced filter fabric fence, as per Stormwater Pollution Prevention Site Plan and as directed by engineer (including installation, maintenance, and removal after construction).	330	LF	1.25	\$ 412.50	0.00	\$ -	0.00	\$ -	0.00	\$ -	0%	\$ 412.50	\$ -	
34		Placement of Inlet Protection Barrier Type I, as per Stormwater Pollution Prevention Site Plan and as directed by engineer (including installation, maintenance, and removal after construction).	3	EA	75.00	\$ 225.00	3.00	\$ 225.00	0.00	\$ -	3.00	\$ 225.00	100%	\$ -	\$ -	
35		Concrete Truck Washout	1	LS	1,850.00	\$ 1,850.00	1.00	\$ 1,850.00	0.00	\$ -	1.00	\$ 1,850.00	100%	\$ -	\$ -	
<b>Extra Pay Items</b>																
36		Installation of 4 1/2" Sidewalk Pavement	300	SF	9.97	\$ 2,991.00	96.00	\$ 957.12	0.00	\$ -	96.00	\$ 957.12	32%	\$ 2,033.88	\$ -	
37		Clearing (\$1000.00 per AC minimum).	1	AC	1,000.00	\$ 1,000.00	0.00	\$ -	0.00	\$ -	0.00	\$ -	0%	\$ 1,000.00	\$ -	
38		TxDOT Standard Safety End Treatment for 18-inch RCP, complete in place.	2	EA	2,215.50	\$ 4,431.00	2.00	\$ 4,431.00	0.00	\$ -	2.00	\$ 4,431.00	100%	\$ -	\$ -	
39		24-inch storm sewer pipe (HDPE) by open cut construction, all depths (including testing, bedding and backfill and final adjustment), complete in place	24	LF	127.60	\$ 3,062.40	24.00	\$ 3,062.40	0.00	\$ -	24.00	\$ 3,062.40	100%	\$ -	\$ -	
40		Remove and replace existing fence, grade area to drain	1	LS	3,001.92	\$ 3,001.92	1.00	\$ 3,001.92	0.00	\$ -	1.00	\$ 3,001.92	100%	\$ -	\$ -	
<b>TOTAL</b>						<b>\$ 233,459.52</b>	<b>\$ 226,494.14</b>	<b>\$ -</b>	<b>\$ 226,494.14</b>	<b>97%</b>	<b>\$ 6,965.38</b>	<b>\$ -</b>				

### Affidavit of Bills Paid

State of Texas County  
of Harris

OWNER: City of Montgomery

PROJECT: Clepper Sidewalks from Prairie

CONTRACTOR: Environmental Allies

Affiant swears individually and on behalf of Contractor that the following statements are true and within the personal knowledge of Affiant:

- 1. Affiant has personal knowledge of the facts stated in this affidavit. Affiant has full authority to make the agreements in this affidavit on behalf of Contractor.
- 2. Affiant understands that Owner has required this affidavit as a condition of payment for labor or materials used in construction of the Improvements.
- 3. Contractor has paid each of Contractor's subcontractors, laborers, and materialmen in full for all labor and materials provided to Owner or Contractor for construction of the Improvements on Owner's property prior to acceptance of payments for the Owner, **excepting only the amounts owed to the persons identified below:**

N/A

4. Contractor warrants and represents that the above specified bills will be paid by Contractor from the funds paid to Contractor by Owner in reliance on this affidavit:

5. Contractor agrees to indemnify, defend, and hold Owner harmless from any loss or expense resulting from false or incorrect information in this affidavit.

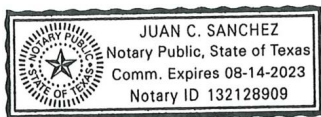
Contractor Environmental Allies

By Jennifer Atkins

Title Director of Credit & Billing

Date 12/2/2022

Subscribed and Sworn to before me, the undersigned authority, on this the 2nd day of December, 2022.



(SEAL)

*Juan C. Sanchez*

\_\_\_\_\_  
Notary Public for the State of Texas

**CONDITIONAL WAIVER AND RELEASE ON FINAL PAYMENT**

Project: Clepper Sidewalks from Prairie

Job No: \_\_\_\_\_

On receipt by the signer of this document of a check from City of Montgomery (maker of check) in the sum of \$ 200,226.75 payable to Environmental Allies, and when the check has been properly endorsed and has been paid by the bank on which it is drawn, this document becomes effective to release any mechanic's lien right, any right arising from a payment bond that complies with a state or federal statute, any common law payment bond right, any claim for payment, and any common law rights or rights under any similar ordinance, rule, or statute related to claim or payment rights for persons in the signer's position that the signer has on the property of (owner) located at Clepper Sidewalks(location) to the following extent: Labor, Svc,s Equipment & (job description).

This release covers final payment for all labor, services, equipment, or <sup>Material</sup>materials furnished to the property, to City of Montgomery (person with whom signer contracted).

Before any recipient of this document relies on this document, the recipient should verify evidence of payment to the signer.

The signer warrants that the signer has already paid or will use the funds received from this final payment to promptly pay in full all of the signer's laborers, subcontractors, materialmen, and suppliers for all work, materials, equipment, or services provided for or to the above-referenced project up to the date of this waiver and release.

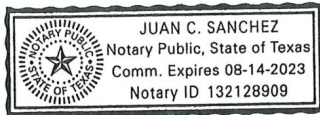
Date: 12/2, 2022

**Environmental Allies, Inc.**

By: Jennifer Akins  
Name: Jennifer Akins  
Title: Director of Credit & Billing

THE STATE OF TEXAS       §  
  §  
COUNTY OF Harris       §

This instrument was acknowledged before me on 22nd day of December, 2022, by Jennifer Akins, Director of Credit & Billing of Environmental Allies, Inc., a Texas Corporation, on behalf of said company.



Juan C Sanchez  
\_\_\_\_\_  
Notary Public, State of Texas



Montgomery City Council  
**AGENDA REPORT**

<b>Meeting Date:</b> December 13, 2022	<b>Budgeted Amount:</b> N/A
<b>Department:</b> Admin	<b>Prepared By:</b> Dave McCorquodale

**Subject**

Consideration and possible action on approval of the Certificate of Substantial Completion, and acceptance of the results for the 2022 Sanitary Sewer Cleaning and Televising project.

**Recommendation**

Motion to approve the Certificate of Substantial Completion and accept the results for the 2022 Sanitary Sewer Cleaning and Televising project.

**Discussion**

The engineer's memo is attached.

**Approved By**

		Date:
Interim City Administrator	Dave McCorquodale	Date: 12/09/2022

# WGA

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CONSULTING ENGINEERS

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December 2, 2022

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

Re: 2022 Sanitary Sewer Cleaning and Televising  
 City of Montgomery  
 TIN No. 74-2063592

Dear Mayor and Council,

Enclosed is Progress Pay Request No. 2 & Final from CCML, LLC dba Pinnacle Pumping Services for the referenced project. The estimate is in order, and we recommend payment in the amount of \$32,597.86 to CCML, LLC dba Pinnacle Pumping Services.

Also enclosed is Construction Progress Report No. 2 & Final, which is submitted in accordance with Texas Commission on Environmental Quality Rule No. 293.62. This report covers construction activities for the referenced project during the period from March 29, 2022, to November 30, 2022.

Please note the retainage has been reduced from 10% to 0%.

Should you have any questions or require additional information, please call me at (713) 789-1900.

Sincerely,



Sean Donahue, PE  
 Construction Manager

SD/jmr

Z:\00574 (City of Montgomery)\002 2022 CCTV\Docs\CA\6. Pay Estimates & Change Orders\Pay Estimates\Pay Estimate No. 1\Pay Estimate Letter.docx

Enclosure: Pay Estimate No. 2 & Final

cc (via email): Mr. Dave McCorquodale – City of Montgomery, Interim City Administrator  
 Ms. Nici Browe – City of Montgomery, City Secretary  
 Mr. Alan Petrov – Johnson Petrov, LLP, City Attorney  
 Mr. Mike Muckleroy – City of Montgomery, Director of Public Works  
 Mr. Chris Roznovsky, PE – Ward, Getz & Associates, PLLC, City Engineer

**APPLICATION AND CERTIFICATE FOR PAYMENT**

**Project:** 2022 Sanitary Sewer Cleaning and Televising

**Project No.:** 00574-002-00

**Owner:** City of Montgomery  
101 Old Plantersville Road  
Montgomery, Texas 77316

**Contractor:** CCML, LLC dba Pinnacle Pumping Services  
1707 Townhurst  
Houston, TX 77043

**Summary of Contract Period of Performance**

**ORIGINAL PERIOD OF PERFORMANCE**

Contract			Completion
Awarded	Notice to Proceed	Days	Final
1/18/2022	3/12/2022	90	6/10/2022

**THIS PERIOD OF PERFORMANCE**

Pay Estimate	Received	Pay Period		Change Order
2 & Final	11/30/2022	3/29/2022	11/30/2022	None

**PERIOD OF PERFORMANCE TO DATE**

Contract Days		Completion	Contract Time Used		Completed Work
Net Adjusted Days	Total Contract Days	Final	Days	%	By Value (%)
0	90	6/10/2022	263	292%	67%

**Summary of Contract Cost**

Original Contract Amount	\$ 62,032.00
Net Change Orders	\$ -
Current Contract Amount	\$ 62,032.00
Work Completed to Date	\$ 41,389.36
Final Adjustment to Quantities	\$ (20,642.64)
Final Contract Amount	\$ 41,389.36
Less Amount Retained (0%)	\$ -
Less Previous Payment(s) to Contractor	\$ 8,791.50
<b>AMOUNT DUE THIS PAYMENT</b>	<b>\$ 32,597.86</b>

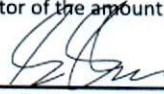
**CERTIFICATION AND APPROVAL OF WORK COMPLETED FOR PAYMENT**

The undersigned Contractor certifies that the work covered by this Application for Payment has been completed in accordance with the Contract Document, that all amounts have been paid by him for work for which previous Recommendation for Payments were issued and payments received from the Owner, and that the current payment shown herein is now due.

**CONTRACTOR:**   
CCML, LLC dba Pinnacle Pumping Services

Date: 12/5/22

Job progress is satisfactory and the work appears to be in compliance with plans and specifications. In accordance with the Contract, the undersigned recommends payment to the Contractor of the amount due as shown above.

**ENGINEER:**   
Ward, Getz & Associates, PLLC

Date: 12/2/22

**OWNER:** \_\_\_\_\_  
City of Montgomery

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

**APPLICATION AND CERTIFICATE FOR PAYMENT**

Project: 2022 Sanitary Sewer Cleaning and Televising

Project No.: 00574-002-00

	Period of Performance		Calendar Days
Original	3/12/2022	6/10/2022	90
Revised	3/12/2022	6/10/2022	0
This	3/29/2022	11/30/2022	246

Owner: City of Montgomery

Contractor: CCML, LLC dba Pinnacle Pumping Services

**PAY ESTIMATE NO. 2 & FINAL**

ITEM NO.	DESCRIPTION	UNIT	QUANTITY	UNIT PRICE	THIS		PREVIOUS		QUANTITY TO DATE	% COMPLETE TO DATE	AMOUNT TO DATE
					QUANTITY	AMOUNT	QUANTITY	AMOUNT			
<b>BID ITEMS</b>											
1	Move-in and start-up, including performance and payment bonds for 100 percent (100%) of the contract amount, a certificate of insurance, distribution of door hangers, and weekly project schedules as directed by Engineer.	LS	1.0	\$3,250.00	0.0%	\$0.00	100.0%	\$3,250.00	1.0	100%	\$3,250.00
2	Sanitary sewer cleaning and televising, 6-inch (6") diameter, all depths, including sewer flow control, removal of roots and other obstructions by regular cleaning methods, disposal of sludge & solid materials, removal, and replacement of fencing as necessary, and site restoration, complete as specified.	LF	9,720.0	\$1.60	1267.432	\$2,027.89	2,446.17	\$3,913.87	3,713.600	38%	\$5,941.76
3	Sanitary sewer cleaning and televising, 8-inch (8") diameter, all depths, including sewer flow control, removal of roots and other obstructions by regular cleaning methods, disposal of sludge & solid materials, removal, and replacement of fencing as necessary, and site restoration, complete as specified.	LF	18,540.0	\$1.60	15031.91	\$24,051.06	1,627.79	\$2,604.46	16,659.70	90%	\$26,655.52
4	Sanitary sewer cleaning and televising, 10-inch (10") diameter, all depths, including sewer flow control, removal of roots and other obstructions by regular cleaning methods, disposal of sludge & solid materials, removal, and replacement of fencing as necessary, and site restoration, complete as specified.	LF	7,010.0	\$1.60	3463.8	\$5,542.08	0.00	\$0.00	3,463.8	49%	\$5,542.08
5	Traffic Control Plan, as needed.	LS	1.0	\$1,500.00	0.0%	\$0.00	0.0%	\$0.00	0.0	0%	\$0.00
6	PROJECT REPORT for the total contract, include one (1) copy submitted on the USB drive per monthly pay request, as well as one (1) external hard drive or USB drive for the entire project to be submitted with the final pay requests. USB and/or hard drive to be in format as schematic on Attachment A. Project report also includes providing redlined project layouts of the actual locations and sizes of the sanitary sewer lines and manholes.	LS	1.0	\$100.00	0.0%	\$0.00	0.0%	\$0.00	0.0	0%	\$0.00

APPLICATION AND CERTIFICATE FOR PAYMENT												
Project: 2022 Sanitary Sewer Cleaning and Televising			Project No.: 00574-002-00					Period of Performance		Calendar Days		
								Original	3/12/2022	6/10/2022	90	
Owner: City of Montgomery			Contractor: CCML, LLC dba Pinnacle Pumping Services					Revised	3/12/2022	6/10/2022	0	
								This	3/29/2022	11/30/2022	246	
PAY ESTIMATE NO. 2 & FINAL												
ITEM NO.	DESCRIPTION	UNIT	QUANTITY	UNIT PRICE	THIS		PREVIOUS		QUANTITY TO DATE	% COMPLETE TO DATE	AMOUNT TO DATE	
					QUANTITY	AMOUNT	QUANTITY	AMOUNT				
<b>SUPPLEMENTAL BID ITEMS</b>												
7	Heavy cleaning of 6-inch (6") sanitary sewer lines to remove mineral deposits, heavy roots, heavy grease, and other stabilized debris by remote control cutting device, complete in place, as directed by Engineer.	LF	150.0	\$1.25	0.0	\$0.00	0.0	\$0.00	0.0	0%	\$0.00	
8	Heavy cleaning of 8-inch (8") sanitary sewer lines to remove mineral deposits, heavy roots, heavy grease, and other stabilized debris by remote control cutting device, complete in place, as directed by Engineer.	LF	300.0	\$1.25	0.0	\$0.00	0.0	\$0.00	0.0	0%	\$0.00	
9	Heavy cleaning of 10-inch (10") sanitary sewer lines to remove mineral deposits, heavy roots, heavy grease, and other stabilized debris by remote control cutting device, complete in place, as directed by Engineer.	LF	150.0	\$1.25	0.0	\$0.00	0.0	\$0.00	0.0	0%	\$0.00	
<b>TOTAL WORK COMPLETED</b>					<b>\$31,621.03</b>		<b>\$9,768.33</b>		<b>\$41,389.36</b>			
Retainage					(0%) \$ 3,162.10		(0%) \$ 976.83		(0%) \$ -			
											Less Previous Payment(s) to Contractor	\$ 8,791.50
											Final Adjustment to Quantities	\$ (20,642.64)
											<b>TOTAL AMOUNT DUE THIS PAY ESTIMATE</b>	<b>\$ 32,597.86</b>

PAY ESTIMATE DETAILS	No. 01	No. 02 & Final
	Approved	Approved
This Pay Estimate	\$ 9,768.33	\$ 31,621.03
Total Previous Pay Estimate	\$ -	\$ 9,768.33
Amount to Date	\$ 9,768.33	\$ 41,389.36
Retainage This Pay Estimate	\$ 976.83	\$ 3,162.10
Net Retainage/Pay Estimate	\$ 976.83	\$ -
<b>Amount Approved/Pay Estimate</b>	<b>\$ 8,791.50</b>	<b>\$ 32,597.86</b>



# CERTIFICATE OF SUBSTANTIAL COMPLETION

December 2, 2022

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

Contractor: Mr. Alan Falik  
CCML, LLC dba Pinnacle Pumping Services  
1707 Townhurst  
Houston, TX 77043

Re: 2022 Sanitary Sewer Cleaning and Televising  
City of Montgomery  
TIN No. 74-2063592

Dear Mayor and Council,

We have observed the subject project constructed by the CONTRACTOR and find it to be substantially complete in accordance with the approved plans and specifications. The project was periodically observed during construction by our field project representative

We also recommend that the Contractor's warranty period of one-year begin November 30, 2022.



Sincerely,  
  
Sean Donahue, PE  
Construction Manager

(Professional Engineer Seal of Approval)

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## CERTIFICATE OF ACCEPTANCE

December 2, 2022

Mr. Alan Falik  
CCML, LLC dba Pinnacle Pumping Services  
1707 Townhurst  
Houston, TX 77043

Re: 2022 Sanitary Sewer Cleaning and Televising  
City of Montgomery  
TIN No. 74-2063592

Dear Mr. Falik,

This is to certify that the City of Montgomery accepts the subject project on the basis of the Certificate of Substantial Completion issued by our Engineers at WGA, PLLC, and understands that a guarantee shall cover a period of one-year beginning, November 30, 2022.

Signature: \_\_\_\_\_

Mr. Dave McCorquodale  
City of Montgomery, City Administrator

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

cc: 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

Montgomery City Council  
**AGENDA REPORT**

<b>Meeting Date:</b> December 13, 2022	<b>Budgeted Amount:</b> \$515,370.00
<b>Department:</b> Admin	<b>Prepared By:</b> Dave McCorquodale

**Subject**

Consideration and possible action regarding Change Order No. 2 for the Sanitary Sewer and Drainage Improvements General Land Office grant project.

**Recommendation**

Motion to approve the Change Order as presented.

**Discussion**

The engineer's memo is attached. This Change Order adjusts final quantities for the project and reduces the total project cost by \$13,601.

**Approved By**

		Date:
Interim City Administrator	Dave McCorquodale	Date: 12/06/2022





December 5, 2022

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

Re: Sanitary Sewer and Drainage Improvements Along Dr. Martin Luther King Jr. Drive, Baja Road, McGinnis Lane, and Community Center Church Road  
GLO Contract No. 19-076-017-B366  
Change Order No. 2  
City of Montgomery

Dear Mayor and Council:

We received and concur with Quiddity's recommendation of approval of Change Order No. 2 to the Sanitary Sewer and Drainage Improvements contract. This change order includes the addition of 6 vertical manhole adjustments, the replacement of 14 manhole infiltration dishes and adjusting final quantities of completed items. There is no requested change to the contract period of performance.

Approval of the change order will result in a \$13,601.00 decrease to the contract amount, from \$515,370.00 to \$501,769.00. This is a decrease of 3.19%. Approval will not change the current contract period of performance of 180 calendar days.

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

Sincerely,

Chris Roznovsky, PE  
Engineer for the City

CVR:zigt

Z:\00574 (City of Montgomery)\\_900 General Consultation\Correspondence\Letters\2022.12.05 MEMO to Council RE GLO Sanitary Sewer and Drainage Improvements Change Order No. 2.docx

Enclosures: Change Order No. 2 – GLO Sanitary Sewer and Drainage Improvements

Cc (via email): Mr. Dave McCorquodale – City of Montgomery, Interim City Administrator  
Ms. Nicola Browe – City of Montgomery, City Secretary  
Mr. Alan Petrov – Johnson Petrov, LLP, City Attorney



**COMMUNITY DEVELOPMENT & REVITALIZATION**  
**The Texas General Land Office**  
*Construction Change Order Request*

**NOTE: Texas Local Government Code Sec. 262.031 "CHANGES IN PLANS AND SPECIFICATIONS" regulations apply. Generally, a cumulative increase in the contract price in excess of 25% or a cumulative decrease in excess of 18% are disallowed.**

Subrecipient:  GLO Contract Number:  Date:

Engineer Name Address & Phone Quiddity Engineering, LLC 1575 Sawdust Rd, Suite 400 The Woodlands, TX 77380 281-363-4039	Subrecipient Name, Address, & Phone Number: City of Montgomery 101 Old Plantersville Road Montgomery, Texas 77356	Contractor Name, Address & Phone Number: PM Construction & Rehab, LLC 131 North Richey Street Pasadena, TX 77056 346-455-3372
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Project #:  Bid Package #:  Change Order #:   
 Contract Origination Date:  Project Description:

**You are hereby requested to comply with the following changes from the contract plans and specifications.**

Item No.	Description of Changes: Quantities, Units, Unit Prices, Change in Completion Schedule etc.	Decrease in Contract Price	Increase in Contract Price
39	Add pay item for vertical adjustment of sanitary sewer manhole paid by each occurrence (6 EA)		\$ 3,450.00
40	Add pay item for replacment of stainless steel infiltration dishes with plastic paid by each occurrence ( 14 EA)		\$ 1,001.00
8	Decrease quantity to 94.3 vertical feet	\$ (9,085.00)	
10	Decrease quantity to 14 each	\$ (1,000.00)	
16	Decrease quantity to 186 linear feet	\$ (3,450.00)	
18	Increase quantity to 5,053 square feet		\$ 5,958.00
20	Decrease quantity to 156 square feet	\$ (140.00)	
21	Decrease quantity to 0 linear feet	\$ (7,875.00)	
35	Increase quantity to 14 each		\$ 1,040.00
38	Decrease quantity to 0	\$ (3,500.00)	

*See sheet 2 to add additional entries*

**Change in Construction Contract Price**

**Change in Contract Time (Calendar Days)**

Original Contract Price: <input type="text" value="\$ 518,319.00"/>	Original Contract Time in Days: <input type="text" value="180"/>
Cumulative Previous Change Order(s) Total: <input type="text" value="\$ (2,949.00)"/>	Net Change from Previous Change Order(s) in Days: <input type="text" value="0"/>
Contract Price Prior to this Change Order: <input type="text" value="\$ 515,370.00"/>	Contract Time Prior to this Change Order in Days: <input type="text" value="180"/>
Net Increase/Decrease of this Change Order: <input type="text" value="\$ 13,601.00"/>	Net Increase/Decrease of this Change Order in Days: <input type="text" value="0"/>



COMMUNITY DEVELOPMENT & REVITALIZATION
The Texas General Land Office
Construction Change Order Request

Contract Price with All Approved Change Orders: \$ 501,769.00

Contract Time with All Approved Change Orders in Days: 180

Cumulative Percent Change in Contract Price (+/-): -3.19%

Subrecipient Contract End Date: 12/31/2022

Construction Contract Start Date: 4/24/2022

Construction Contract End Date: 10/21/2022

Reimbursements of costs included in this change order are subject to review by GLO-CDR.

\*This document may be executed prior to submission for GLO-CDR review, but all parties involved will be held responsible if the change order or amendment warranted as a result of this change order is not in compliance with CDBG or HUD Requirements

Signature lines for Subrecipient, Engineer, and Contractor. Includes handwritten signatures for Dave McCorquodale, Nathaniel B. White, and Vayley Mauro.

Printed names and titles for Subrecipient (Dave McCorquodale, City Administrator), Engineer (Nathaniel B. White, PE, Project Manager), and Contractor (Vayley Mauro, Project Manger).

Empty signature lines for Subrecipient, Engineer, and Contractor.

Justification for Change Order

1. Will this change order increase or decrease the number of beneficiaries? [ ] Increase [ ] Decrease [x] No Change

If there is a change, how many beneficiaries will be affected?

Total [ ] LMI [ ]

2. Effect of this change on the scope of work: [ ] Increase [ ] Decrease [x] No Change

3. Effect on operation and maintenance costs: [ ] Increase [ ] Decrease [x] No Change

4. Are all prices in the change order dependent upon unit prices found in the original bid? [ ] Yes [x] No

If "no", explain:

There are two additional bid items that are being added, one for raising existing manholes to grade and another for replacing stainless steel infiltration dishes with plastic.

5. Has the change created new circumstances or environmental conditions which may affect the project's impact, such as concealed or unexpected conditions discovered during actual construction? [ ] Yes [x] No

If "yes", is an environmental assessment required?

N/A



**COMMUNITY DEVELOPMENT & REVITALIZATION**  
**The Texas General Land Office**  
*Construction Change Order Request*

- 
- 6. Is the Texas Council on Environmental Quality (TCEQ) clearance still valid (if applicable)?       Yes       No
  - 7. Is the CCN permit still valid? (*sewer projects only*)       Yes       No
  - 8. Are the disability access requirements/approval still valid (if applicable)?       Yes       No      N/A
  - 9. Are other Disaster Recovery contractual special condition clearances still valid?       Yes       No

If "no", explain:

N/A

**Disclaimer:** *The Texas General Land Office has made every effort to ensure the information contained on this form is accurate and in compliance with the most up-to-date CDBG-DR and/or CDBG-MIT federal rules and regulations, as applicable. It should be noted that the Texas General Land Office assumes no liability or responsibility for any error or omission on this form that may result from the interim period between the publication of amended and/or revised federal rules and regulations and the Texas General Land Office's standard review and update schedule.*

<b>Date:</b>	10/27/2022
<b>Project:</b>	Montgomery GLO - Sanitary Sewer & Drainage Improvements
<b>IPR Project No.</b>	22070100
<b>Subcontractor:</b>	
<b>P.O. Number</b>	

Additional Work					
Item #	Description	Qty	Unit	Unit Price	Total Price
-	Infiltration Dishes	14	EA	\$ 55.00	\$ 770.00
					\$ -
					\$ -
					\$ -
					\$ -
<b>Change Order Total</b>					\$ 770.00
<b>Mark up + Overhead Costs</b>					\$ 231.00
<b>Total</b>					<b>\$ 1,001.00</b>

<b>Date:</b>	10/27/2022
<b>Project:</b>	Montgomery GLO - Sanitary Sewer & Drainage Improvements
<b>IPR Project No.</b>	22070100
<b>Subcontractor:</b>	CDC Unlimited
<b>P.O. Number</b>	

Additional Work					
Item #	Description	Qty	Unit	Unit Price	Total Price
-	Raise MH to grade	6	EA	\$ 500.00	\$ 3,000.00
					\$ -
					\$ -
					\$ -
					\$ -
<b>Change Order Total</b>					\$ 3,000.00
<b>Mark up + Overhead Costs</b>					\$ 450.00
<b>Total</b>					<b>\$ 3,450.00</b>

Montgomery City Council  
**AGENDA REPORT**

<b>Meeting Date:</b> December 13, 2022	<b>Budgeted Amount:</b> N/A
<b>Department:</b> Admin	<b>Prepared By:</b> Dave McCorquodale

**Subject**

Consideration and possible action regarding acceptance of a sanitary sewer easement for Lot 6, Block 1 of Lone Star Estates.

**Recommendation**

Motion to accept the easement as presented.

**Discussion**

City Council was briefed on the disposition of the sanitary sewer line and lack of easement in late September. As a reminder, the sanitary sewer line in question was installed by the developer of the subdivision approximately 20 years ago. The sewer line was not installed within an easement, instead running diagonally across two lots in the subdivision. Acceptance of this easement ensures the line is protected from encroachment and gives the City access to the line. This same process will be used to obtain an easement on the second lot the sewer line is located on.

**Approved By**

		Date:
Interim City Administrator	Dave McCorquodale	Date: 12/06/2022



October 19, 2022

Samy and Stacey Morcos  
126 Del Monte Pines Drive  
Montgomery, Texas 77316

Re: (0.1267 acre) Public Sanitary Sewer Easement (the "Easement") located at 106 Jenny Lane, Montgomery, Texas 77356 (the "Property")

Dear Mr. and Mrs. Morcos,

The sole purpose of this letter is to memorialize the terms of agreement between the parties with respect to the conveyance of the Easement located on the Property. Therefore, the City of Montgomery, Texas and Samy and Stacey Morcos agree to the following terms and conditions:

1. City agrees to waive water and sanitary sewer tap fees and inspection fees for the new home on the Property. The fees are approximately \$3,945.00. This does not include the \$125.00 utility deposit;
2. The City agrees to promptly restore any and all of Grantor's driveways, fencing or landscaping areas that are damaged as a result of the City's construction, maintenance, repair, replacement, enlargement, removal, of the facilities, to substantially the same condition, and with the same material (i.e. gravel, asphalt, concrete), as the original; and
3. Mr. and Mrs. Morcos agree to convey the Easement (document enclosed herein) after City Council approval.

Sincerely,

Dave McCorquodale  
Interim City Administrator

SM



**PUBLIC SANITARY SEWER EASEMENT  
(0.1267 acres)**

THE STATE OF TEXAS           §  
  §       KNOW EVERYONE BY THESE PRESENTS:  
COUNTY OF MONTGOMERY   §

NOTICE OF CONFIDENTIALITY RIGHTS: IF YOU ARE NATURAL PERSON, YOU MAY REMOVE OR STRIKE ANY OF THE FOLLOWING INFORMATION FROM THIS INSTRUMENT BEFORE IT IS FILED FOR RECORD IN THE PUBLIC RECORDS: YOUR SOCIAL SECURITY NUMBER OR YOUR DRIVER'S LICENSE NUMBER.

That **SAMY AND STACEY MORCOS ("Grantor")**, whose address is 126 Del Monte Pines Drive, Montgomery, Texas 77316, for and in consideration of Ten and No/100 Dollars (\$10.00) and other good and valuable consideration, has GRANTED AND CONVEYED, and by these presents does hereby GRANT AND CONVEY unto **CITY OF MONTGOMERY, TEXAS, (the "Grantee")**, an unobstructed, permanent and perpetual easement and right-of-way (the "**Easement**") for access to and the construction, installation, maintenance, repair, replacement, enlargement, removal, and operation of underground sanitary sewer line or lines and all related appurtenances (the "**Facilities**"), across, along, under, and upon that certain tract of land consisting of 0.1267 of an acre (5,520 square feet), more or less, being more particularly described and depicted on **Exhibit A** attached hereto and made a part hereof for all purposes (the "**Property**").

It was discovered that the Grantee has existing sewer line in place across Grantor's Property that is outside of the sewer easement provided in the approved plat. Grantor agreed to relocate Grantor's proposed house location and grant a sewer easement to Grantee that includes the existing sewer line location. Grantee agreed to easement terms that limits the potential negative effects of the easement to Grantor. The Easement has been granted for the express purpose of giving **Grantee**, the right to construct, install, maintain, repair, replace, enlarge, remove, and operate the **Facilities** across, along, under, and upon the Grantor's Property. The City agrees to promptly restore any and all of Grantor's driveways, fences, landscaping areas that are damaged as a result of the City's construction, maintenance, repair, replacement, enlargement, removal, of the **Facilities**, to substantially the same condition, and with the same material (i.e. gravel, asphalt, concrete), as the original.

Grantor expressly reserves the right to the use and enjoyment of the surface of the Property for any and all purposes, except construction of houses, buildings and structures, other than sidewalks, fences, driveways, parking lots, landscaping, etc. ("Non-Structural Improvements"); provided that such use will not prevent the City or other governmental entity from constructing, installing, maintaining, repairing, replacing, enlarging, removing, or operating the **Facilities** thereon.

If the exercise of Grantee's rights damage or alter Grantor's allowed Non-Structural Improvements, Grantee agrees to promptly restore, at Grantee's cost, any and all of Grantor's Non-Structural Improvements to substantially the same condition, and with the same material (i.e. gravel, asphalt, concrete), as the original.

This conveyance is further made subject to any and all restrictions, covenants, easements, rights-of-way, encumbrances and mineral or royalty reservations or interests affecting the Property and appearing of record in the Real Property Records of Montgomery County, Texas and in the Official Public Records of Montgomery County, Texas, to the extent that said items and matters are in effect and validly enforceable against the Easement granted herein.

TO HAVE AND TO HOLD, subject to the matters set forth herein, the above-described Easement, together with all and singular the rights and appurtenances thereto in anywise

belonging, including all necessary rights to ingress, egress, and regress, unto Grantee, forever. Grantor does hereby bind itself, its successors and assigns to WARRANT AND FOREVER DEFEND, said Easement and right-of-way and other rights described herein unto Grantee, against every person whomsoever lawfully claiming or to claim the same or any part thereof.

(EXECUTION PAGES FOLLOW)

SM  
SDM

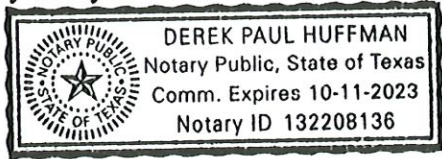
IN WITNESS WHEREOF this instrument is executed the 21 day of November, 2022.

By: [Signature]  
Name: Samy Morcos

By: [Signature]  
Name: Stacey Morcos

THE STATE OF TEXAS       §  
  §  
COUNTY OF MONTGOMERY   §

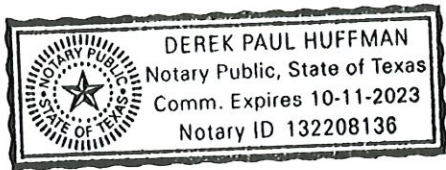
This instrument was acknowledged before me on the 21 day of November, 2022, by Samy Morcos.



[Signature]  
Notary Public, State of Texas

THE STATE OF TEXAS       §  
  §  
COUNTY OF MONTGOMERY   §

This instrument was acknowledged before me on the 21 day of November, 2022, by Stacey Morcos.



[Signature]  
Notary Public, State of Texas

AGREED TO AND ACCEPTED as of the \_\_\_\_ day of \_\_\_\_\_, 2022.

**CITY OF MONTGOMERY, TEXAS**, a political subdivision of the State of Texas

By: \_\_\_\_\_  
Name: Byron Sanford  
Title: Mayor

THE STATE OF TEXAS                   §  
  §  
COUNTY OF MONTGOMERY           §

This instrument was acknowledged before me on the \_\_\_\_ day of \_\_\_\_\_, 2022, by Byron Sanford, Mayor of the City of Montgomery, Texas, a political subdivision of the State of Texas.

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

After recording return to:  
Johnson Petrov LLP  
2929 Allen Parkway, Suite 3150  
Houston, Texas 77019  
Attention: Mirna Croon  
713-489-8977

**EXHIBIT "A"**



**METES AND BOUNDS DESCRIPTION  
0.1267 ACRE (5,520 SQ. FT.)  
SANITARY SEWER EASEMENT No.2  
BENJAMIN RIGBY SURVEY, A-31  
MONTGOMERY COUNTY, TEXAS**

BEING a 0.1267 acre (5,520 square feet) of land, out of Lot 6, Block 1, Lone Star Estates Subdivision, a subdivision recorded under Cabinet M, Sheet 74 of the Montgomery County Map Records (M.C.M.R.), located in the BENJAMIN RIGBY SURVEY, Abstract No. 31, Montgomery County, Texas, said 0.1267-acre tract of land being more particularly described by metes and bounds as follows:

**COMMENCING** at a MAG Nail found marking the common corner of Lots 5 and 6 of said Block 1, Lone Star Estates Subdivision;

**THENCE** North 49°15'37" West, 312.31 feet over and across said Lot 6 to a point for the west corner and **POINT OF BEGINNING** of the herein described tract;

**THENCE** North 06°50'43" West, 27.03 feet along the common line of said Lot 6 and Lot 7 of said Block 1, Lone Star Estates Subdivision, same being the west line of the herein described tract to a point for the north corner of the herein described tract;

**THENCE** South 54°34'32" East, 296.19 feet over and across said Lot 6 to a point for the beginning of a non-tangent curve to the left same being the east corner of the herein described tract;

**THENCE** along the north line of Jenny Lane (60-foot private access easement, drainage easement, and utility easement) of said Lone Star Estates Subdivision, continuing along said non-tangent curve to the left having a radius of 60.00 feet, a delta angle of 26°43'39", an arc length of 27.99 feet and a chord bearing and distance of South 79°16'49" West, 27.74 feet to a point for the south corner of the herein described tract;

**THENCE** North 54°34'32" West, 258.80 feet over and across said Lot 6 to the **POINT OF BEGINNING**, containing a computed 0.1267 acres (5,520 square feet) of land in Montgomery County, Texas.

Bearings based on Texas State Plane Coordinate System, Central Zone, North American Datum 1983 (NAD83).

An exhibit was prepared in conjunction with this property description.

  
\_\_\_\_\_  
Harold L. Moyer,  
Registered Professional Land Surveyor  
Texas Registration No. 5656  
Project Number: 21-2292  
Date: October 5, 2022



*SM*  
*[Handwritten initials]*





## City Administrator's Report October 2022

As this is my last Administrator's Report to provide to City Council, I want to say how humbled and appreciative I am for the opportunity to serve as Interim City Administrator for the past seven months. It has been a very challenging and rewarding experience and I am confident I leave our city government in a little better shape than I found it in. I could not have been successful without the support and hard work of an outstanding staff. I look forward to continuing to serve the City and working for the new city administrator when they are here. My sincerest thanks to each of you.

### October Calendar Activities:

- 1st City Council meeting of the month and Special Meeting on 10/3
- Planning & Zoning Meeting
- MEDC Meeting
- Met with staff on a variety of topics
- Meetings with developers and property owners
- Biweekly Operations and Development calls with staff & consultants
- Coordination meetings with city engineers and Public Works Director
- Meetings with GrantWorks on GLO grant activities
- Time out of office for vacation

## UTILITY/GENERAL FUND REPORT – NOVEMBER 2022

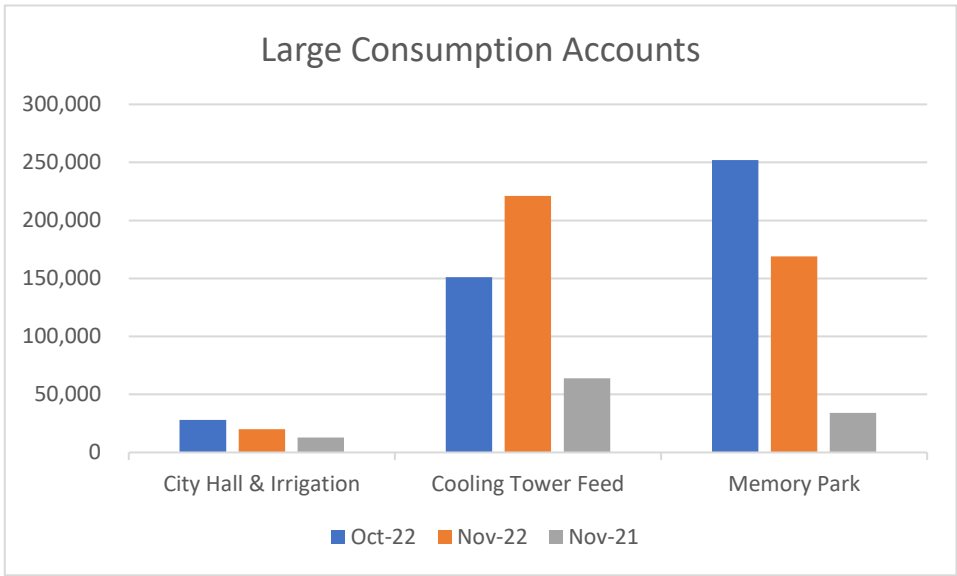
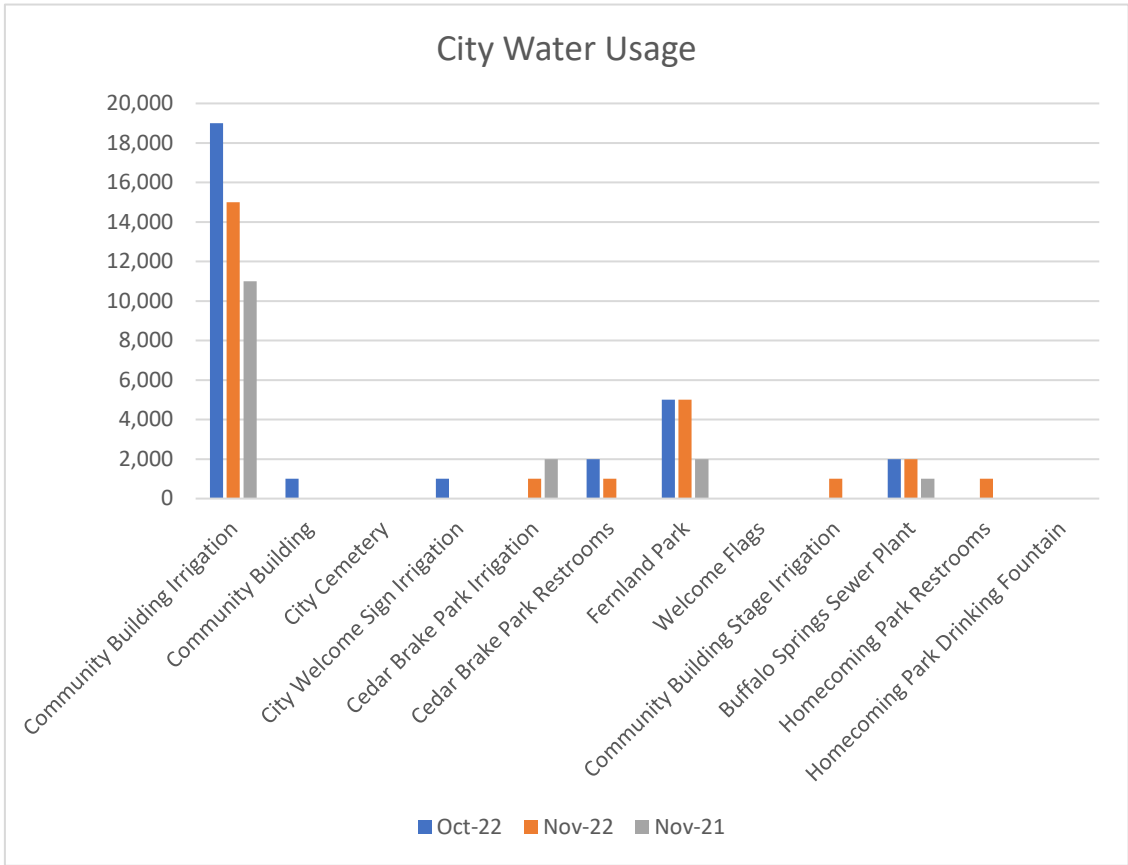
TOTAL REVENUE	
Utilities	\$156,377.05
Permits	\$16,506.00
PLAT/ZONING	\$545.00
Miscellaneous	\$10,462.58
Row Fees	\$1,559.17
<b>Monthly Total:</b>	<b>\$185,449.80</b>

<b>ARREARS</b>			
	<b>60 Days</b>	<b>90 Days</b>	<b>120+ Days</b>
<b>Number of Accounts</b>	2	7	9
<b>Amount</b>	\$213.27	\$307.51	\$778.27
<b>GRAND TOTAL:</b>			<b>\$1,299.05</b>

<b>PERMITS</b>	
<b>Type</b>	<b>Permit Total</b>
Building-Residential	2
Plumbing	9
Irrigation	11
Generator	0
Building-Commercial	15
Solar	1
Pool	0
Sign	2
Mechanical	8
Electrical	15
<b>TOTAL</b>	<b>63</b>

<b>UTILITIES</b>	
New Water Accts.	17
Disconnected Water Accts.	13
<b>Total Number of Active Accts.</b>	<b>1056</b>

CITY ACCOUNT WATER USAGE				
ACCOUNT NAME	ACCT #	Oct-22	Nov-22	Nov-21
Community Building Irrigation	(01-8732-00)	19,000	15,000	11,000
Community Building	(01-0130-00)	1,000	0	0
City Cemetery	(01-1110-00)	0	0	0
City Welcome Sign Irrigation	(01-8733-00)	1,000	0	0
Cedar Brake Park Irrigation	(01-8736-00)	0	1,000	2,000
Cedar Brake Park Restrooms	(01-8735-00)	2,000	1,000	0
Ferland Park	(01-8737-00)	5,000	5,000	2,000
Welcome Flags	(01-8734-00)	0	0	0
Community Building Stage Irrigation	(01-6180-00)	0	1,000	0
Buffalo Springs Sewer Plant	(01-8821-00)	2,000	2,000	1,000
Homecoming Park Restrooms	(01-8820-00)	0	1,000	0
Homecoming Park Drinking Fountain	(01-8738-00)	0	0	0
City Hall & Irrigation	(01-6190-00)	28,000	20,000	13,000
Cooling Tower Feed	(01-0355-00)	151,000	221,000	64,000
Memory Park	(01-5885-00)	252,000	169,000	34,000



<b>ACCOUNT NAME</b>	<b>Oct-22</b>	<b>Nov-22</b>	<b>Nov-21</b>
City Hall & Irrigation	28,000	20,000	13,000
Cooling Tower Feed	151,000	221,000	64,000
Memory Park	252,000	169,000	34,000



# **CITY OF MONTGOMERY, TEXAS**

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

**December 2022**

## Sales Taxpayer Information through November

A review of the monthly reports provided by the Comptroller of Public Accounts reflects **6,031** active taxpayer accounts coded to the City of Montgomery. Many of the accounts are either E-Commerce related, or are coded as active but have not made a sale yet, and therefore are not reflected in the monthly report(s).

## Total Sales Tax Payers by Month

YEAR	MONTH	SALES TAX FILERS
<b>2021</b>	<b>November</b>	<b>2,207</b>
2021	December	2,098
2022	January	2,232
<b>2022</b>	<b>February</b>	<b>2,296</b>
2022	March	2,157
2022	April	2,147
<b>2022</b>	<b>May</b>	<b>2,365</b>
2022	June	2,154
2022	July	2,195
<b>2022</b>	<b>August</b>	<b>2,385</b>
2022	September	2,213
2022	October	2,341
<b>2022</b>	<b>November</b>	<b>2,355</b>

The number of taxpayers filing local taxes fluctuates throughout the year. February and quarterly filing months have traditionally reflected the highest number of sales tax payers.

Represented here is a listing of each month and the number of taxpayer returns filed in the District, quarterly filing months are listed in **BOLD**.

Average number of taxpayers filing each month: 2,242  
**6% increase** in taxpayers over **November 2021**



## Sales Tax Allocations through November 2022

Reviewing the past twelve month reporting period, the City of Montgomery sales tax receipts were derived from an average of **2,242** taxpayers filing local tax returns each month with **August 2022** reflecting the highest taxpayer count of **2,385**.

## Top 25 Sales Tax Filers - Twelve Months Combined

No.	Permit Name	NAICS
1	MCCOY'S BUILDING SUPPLY CENTER #113	444190
2	KROGER # 142	445110
3	CHICK-FIL-A AT 105 & LONESTAR PKWY. FSR	722513
4	ENTERGY TEXAS INC.	221122
5	PIZZA SHACK	722511
6	BROOKSHIRE BROTHERS #73	445110
7	RISE COLLECTIVE LLC	236220
8	GOOGLE LLC	518210
9	JIM'S HARDWARE INC.	444130
10	MCDONALD'S 25405	722513
11	AMAZON.COM SERVICES INC (MARKETPLACE)	454110
12	PET SUPPLIES PLUS #4134	453910
13	O'REILLY AUTO PARTS #1838	441310
14	CHEWY INC.	453910
15	AT&T #R1AS	517312
16	K. HOVNANIAN OF HOUSTON II L.L.C.	236115
17	EXPRESSWAY	447110
18	BFI WASTE SERVICES OF TEXAS LP	562111
19	PANDA EXPRESS #3466	722513
20	STARBUCKS COFFEE #62996	722515
21	AMAZON.COM SERVICES LLC	454110
22	HAWK INSTALLATION AND CONSTRUCTION INC.	238292
23	SUMMIT PRECAST CONCRETE LLC	237310
24	INTUIT INC.	334614
25	MID-SOUTH ELECTRIC COOPERATIVE ASSOCIATION	221122

## Top 25 Sales Tax Filers - November 2022

No.	Permit Name	NAICS
1	KROGER # 142	445110
2	MCCOY'S BUILDING SUPPLY CENTER #113	444190
3	ENTERGY TEXAS INC.	221122
4	BROOKSHIRE BROTHERS #73	445110
5	CHICK-FIL-A AT 105 & LONESTAR PKWY. FSR	722513
6	AMAZON.COM SERVICES INC (MARKETPLACE)	454110
7	PIZZA SHACK	722511
8	K. HOVNANIAN OF HOUSTON II L.L.C.	236115
9	GOOGLE LLC	518210
10	CYPRESS TECHNOLOGIES LP	334111
11	MCDONALD'S 25405	722513
12	JIM'S HARDWARE INC.	444130
13	LAMBDA LABS INC.	454110
14	CHEWY INC.	453910
15	AMAZON.COM SERVICES LLC	454110
16	PET SUPPLIES PLUS #4134	453910
17	O'REILLY AUTO PARTS #1838	441310
18	STARBUCKS COFFEE #62996	722515
19	BFI WASTE SERVICES OF TEXAS LP	562111
20	EXPRESSWAY	447110
21	AT&T #R1AS	517312
22	WALMART INC.	452210
23	CIRCLE K #2742316	447110
24	RISE COLLECTIVE LLC	236220
25	RUTHIE GRACE	448120

## November 2022 | October 2022 Top 25 Taxpayer Comparison

### November 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	AMAZON.COM SERVICES INC (MARKETPLACE)
7	PIZZA SHACK
8	K. HOVNIANIAN OF HOUSTON II L.L.C.
9	GOOGLE LLC
10	CYPRESS TECHNOLOGIES LP
11	MCDONALD'S 25405
12	JIM'S HARDWARE INC.
13	LAMBDA LABS INC.
14	CHEWY INC.
15	AMAZON.COM SERVICES LLC
16	PET SUPPLIES PLUS #4134
17	O'REILLY AUTO PARTS #1838
18	STARBUCKS COFFEE #62996
19	BFI WASTE SERVICES OF TEXAS LP
20	EXPRESSWAY
21	AT&T #R1AS
22	WALMART INC.
23	CIRCLE K #2742316
24	RISE COLLECTIVE LLC
25	RUTHIE GRACE

### October 2022

#### Non-Quarterly Filer Month

1	MCCOY'S BUILDING SUPPLY CENTER #113
2	CHEWY INC.
3	CHICK-FIL-A AT 105 & LONESTAR PKWY. FSR
4	AMAZON.COM SERVICES INC (MARKETPLACE)
5	PIZZA SHACK
6	GOOGLE LLC
7	MID-SOUTH ELECTRIC COOPERATIVE ASSOCIATION
8	K. HOVNIANIAN OF HOUSTON II L.L.C.
9	PALADIN GATCO LLC
10	AMAZON.COM SERVICES LLC
11	MCDONALD'S 25405
12	O'REILLY AUTO PARTS #1838
13	JIM'S HARDWARE INC.
14	PET SUPPLIES PLUS #4134
15	AT&T #R1AS
16	SHELTER PRODUCTS INC.
17	BFI WASTE SERVICES OF TEXAS LP
18	EXPRESSWAY
19	BFS TEXAS SALES LLC
20	STARBUCKS COFFEE #62996
21	RISE COLLECTIVE LLC
22	CIRCLE K #2742316
23	PANDA EXPRESS #3466
24	MOODY'S ANALYTICS INC
25	AUTOZONE #6044

## December 2022 | 2021 Comparison

Receipts of Sales Tax Were as Follows:	December 2022	December 2021
	<b>\$349,953.86</b>	<b>\$288,957.75</b>

21% increase

Total Sales Tax Allocations Received:	2023 FYTD	2023 Budget	% of Budget
	<b>\$1,249,183.22</b>	<b>\$4,866,616</b>	<b>26%</b>

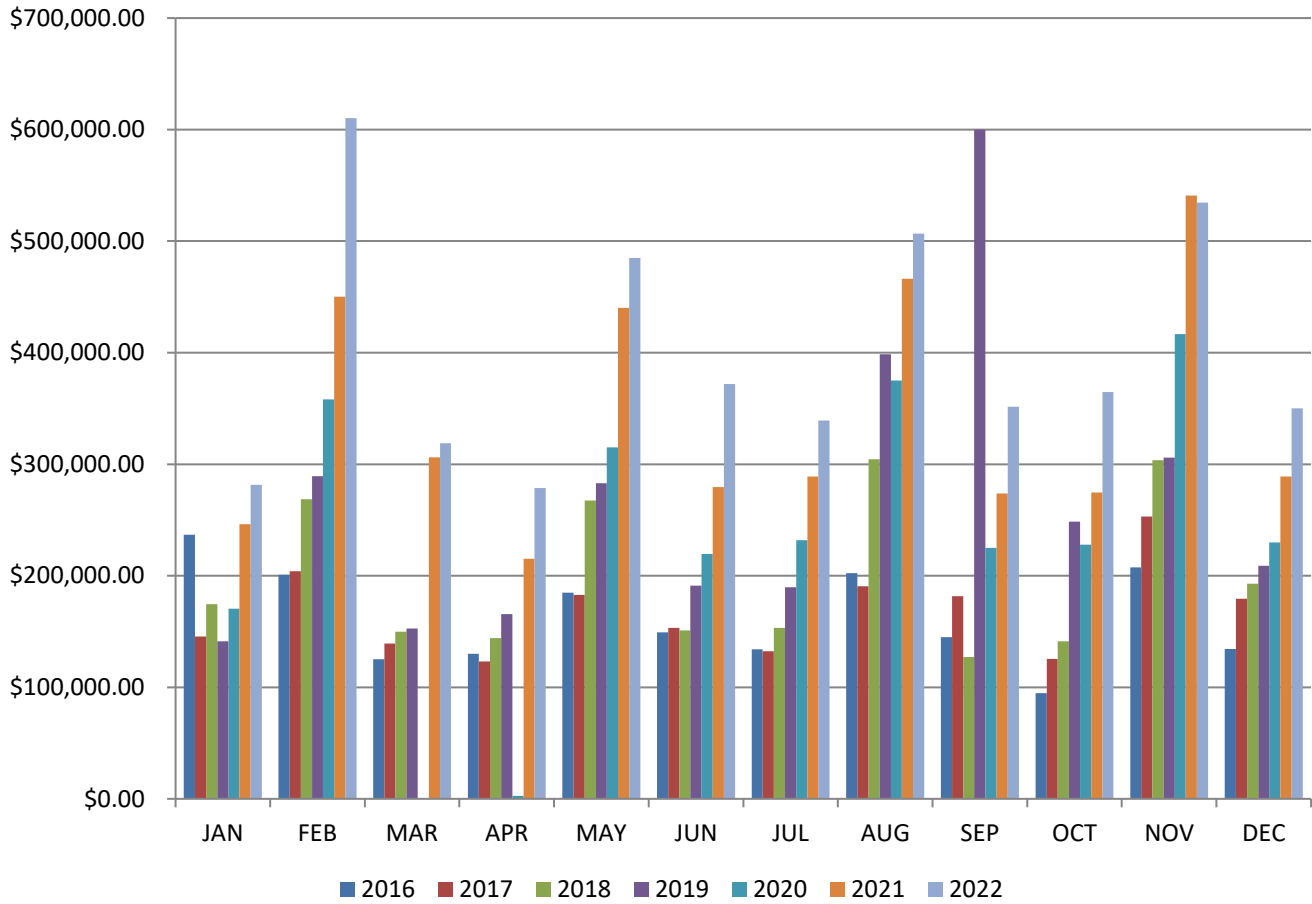
Fiscal Year Date Range: October-September

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

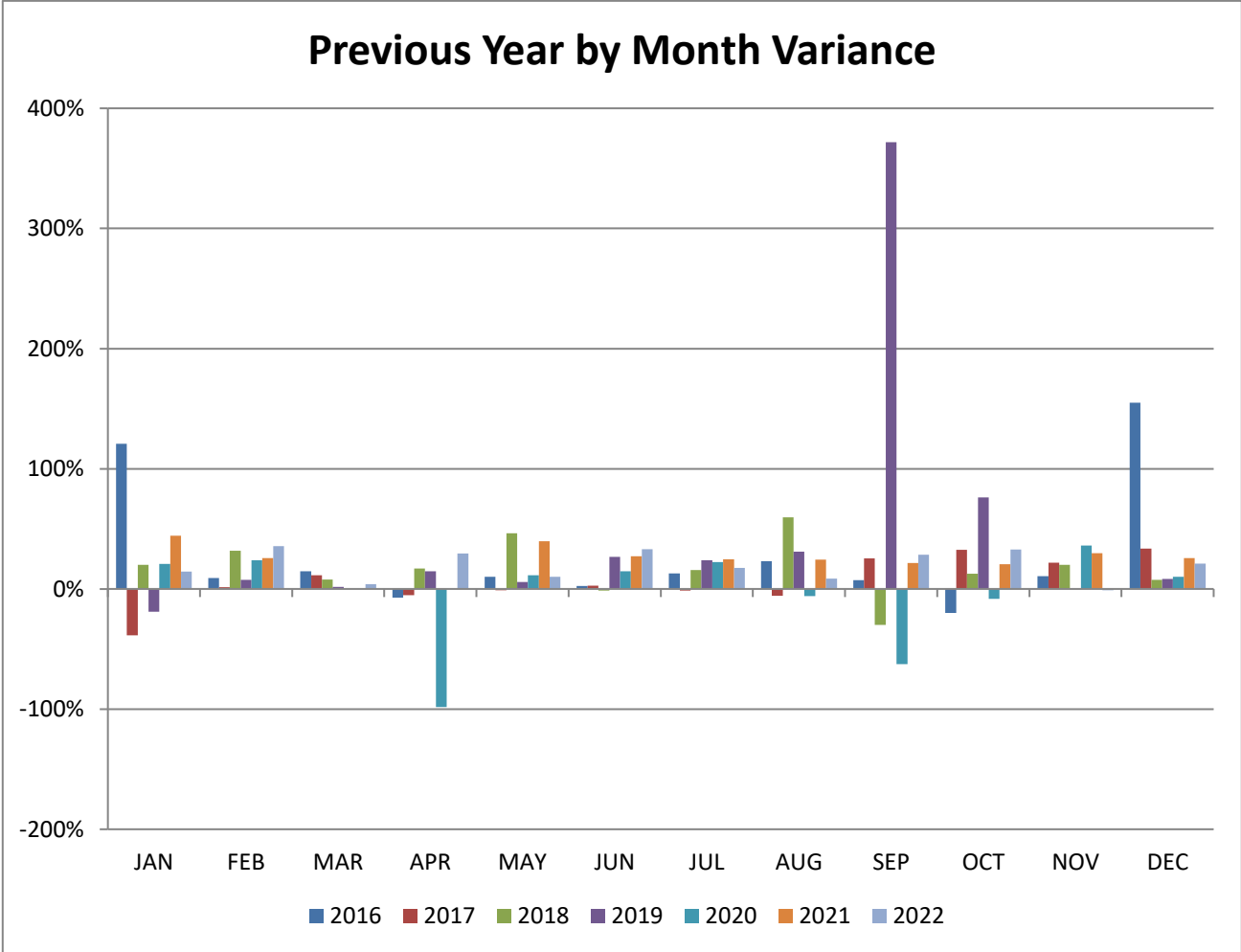
Total Allocations, 1995-Present
<b>\$41,846,769.51</b>

Calendar Year 2022 Sales Tax Averages		Calendar Year 2021 Sales Tax Averages	
Total: \$4,792,612.52		Total: \$4,071,078.89	
Mean Allocation:	\$399,384.38	Mean Allocation:	\$339,256.57
Median Allocation:	\$358,123.81	Median Allocation:	\$288,918.62

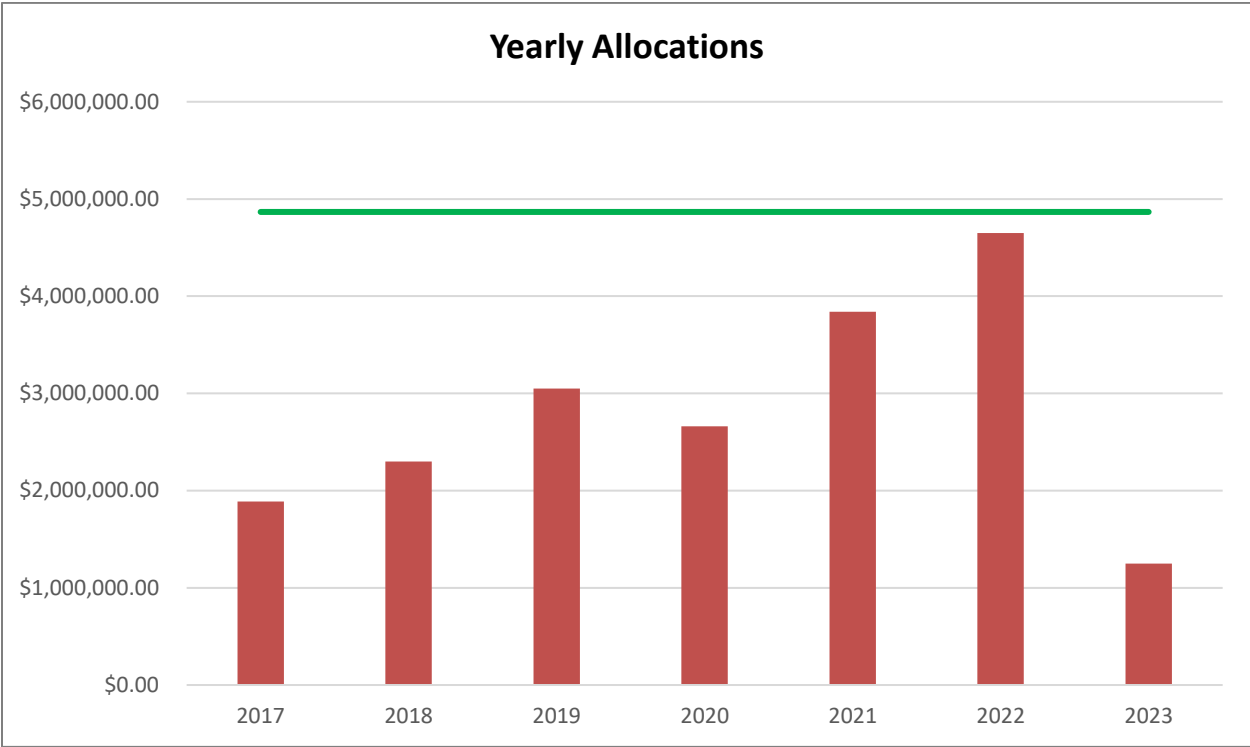
### Monthly Allocations



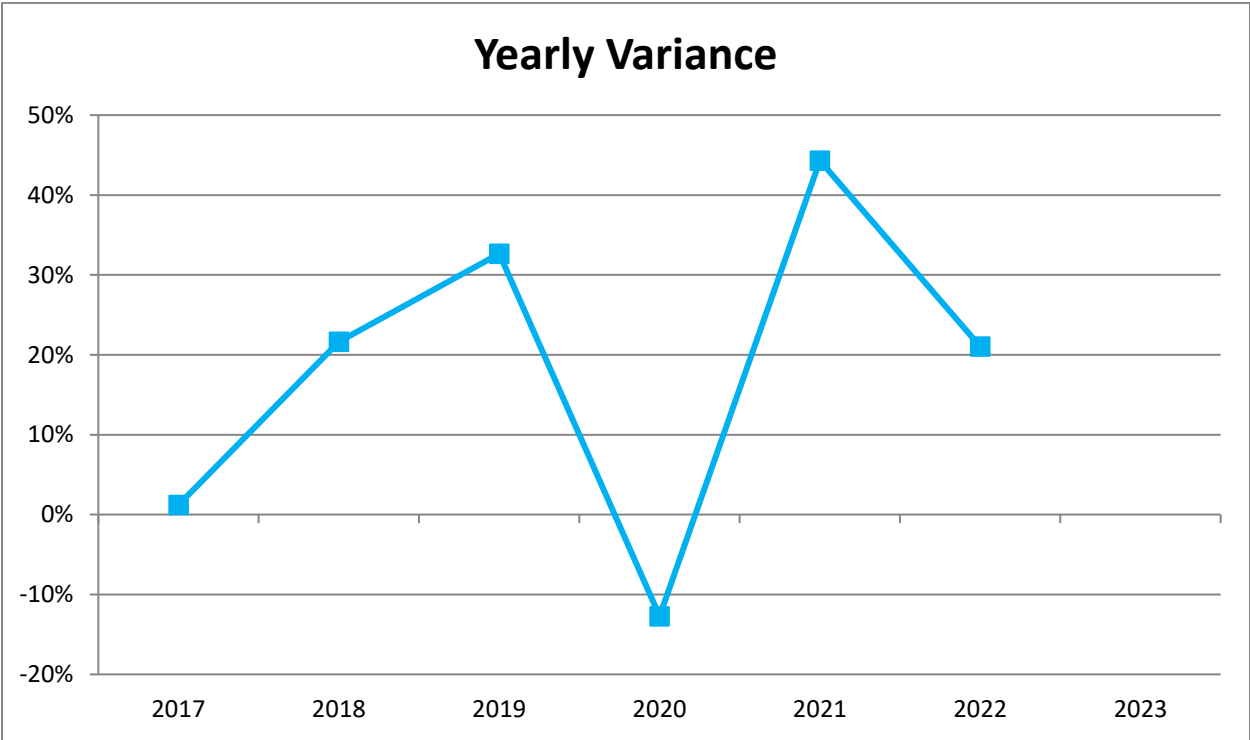
	2016	2017	2018	2019	2020	2021	2022
JAN	\$236,764.92	\$145,488.55	\$174,487.10	\$141,238.00	\$170,531.07	\$246,166.57	\$281,476.57
FEB	\$200,985.71	\$204,006.24	\$268,635.98	\$289,215.49	\$358,073.66	\$450,079.02	\$610,440.11
MAR	\$125,057.26	\$139,225.65	\$149,964.30	\$152,607.97	\$0.00	\$306,201.64	\$318,775.25
APR	\$130,098.69	\$123,234.01	\$144,205.61	\$165,516.81	\$2,724.55	\$215,206.50	\$278,593.13
MAY	\$184,955.47	\$182,757.15	\$267,397.74	\$283,049.52	\$315,099.96	\$440,192.71	\$484,876.92
JUN	\$149,145.60	\$153,336.53	\$151,071.81	\$191,260.13	\$219,615.98	\$279,583.10	\$371,794.81
JUL	\$134,137.44	\$132,394.32	\$153,156.83	\$189,741.79	\$231,928.50	\$288,879.49	\$339,253.53
AUG	\$202,380.82	\$190,648.43	\$304,422.57	\$398,641.13	\$375,019.12	\$466,305.61	\$506,663.87
SEP	\$144,903.50	\$181,625.33	\$127,165.52	\$599,991.27	\$225,114.39	\$273,783.75	\$351,555.11
OCT	\$94,652.13	\$125,361.52	\$141,162.59	\$248,593.82	\$227,917.54	\$274,762.64	\$364,692.50
NOV	\$207,611.58	\$253,111.48	\$303,708.43	\$305,939.66	\$416,557.44	\$540,960.11	\$534,536.86
DEC	\$134,305.68	\$179,308.88	\$192,957.46	\$208,806.76	\$229,773.80	\$288,957.75	\$349,953.86

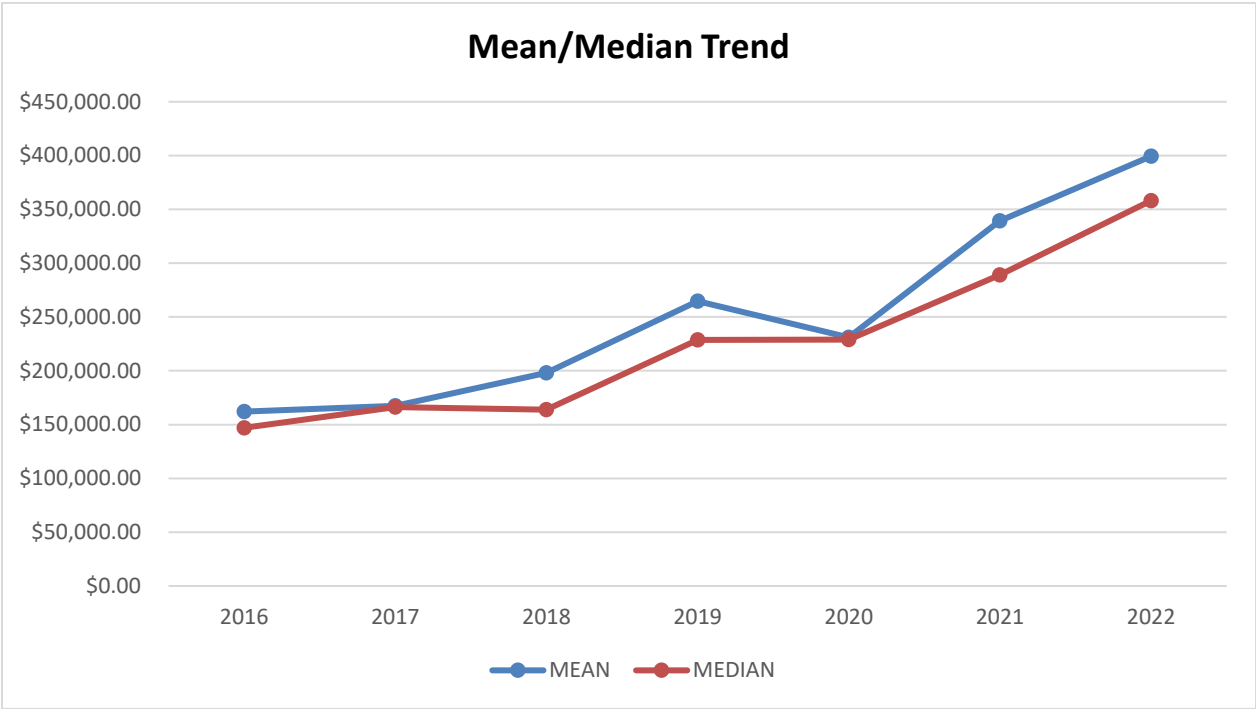


	2016	2017	2018	2019	2020	2021	2022
JAN	121%	-39%	20%	-19%	21%	44%	14%
FEB	9%	2%	32%	8%	24%	26%	36%
MAR	15%	11%	8%	2%	N/A	N/A	4%
APR	-7%	-5%	17%	15%	-98%	N/A	29%
MAY	10%	-1%	46%	6%	11%	40%	10%
JUN	3%	3%	-1%	27%	15%	27%	33%
JUL	13%	-1%	16%	24%	22%	25%	17%
AUG	23%	-6%	60%	31%	-6%	24%	9%
SEP	7%	25%	-30%	372%	-62%	22%	28%
OCT	-20%	32%	13%	76%	-8%	21%	33%
NOV	11%	22%	20%	1%	36%	30%	-1%
DEC	155%	34%	8%	8%	10%	26%	21%

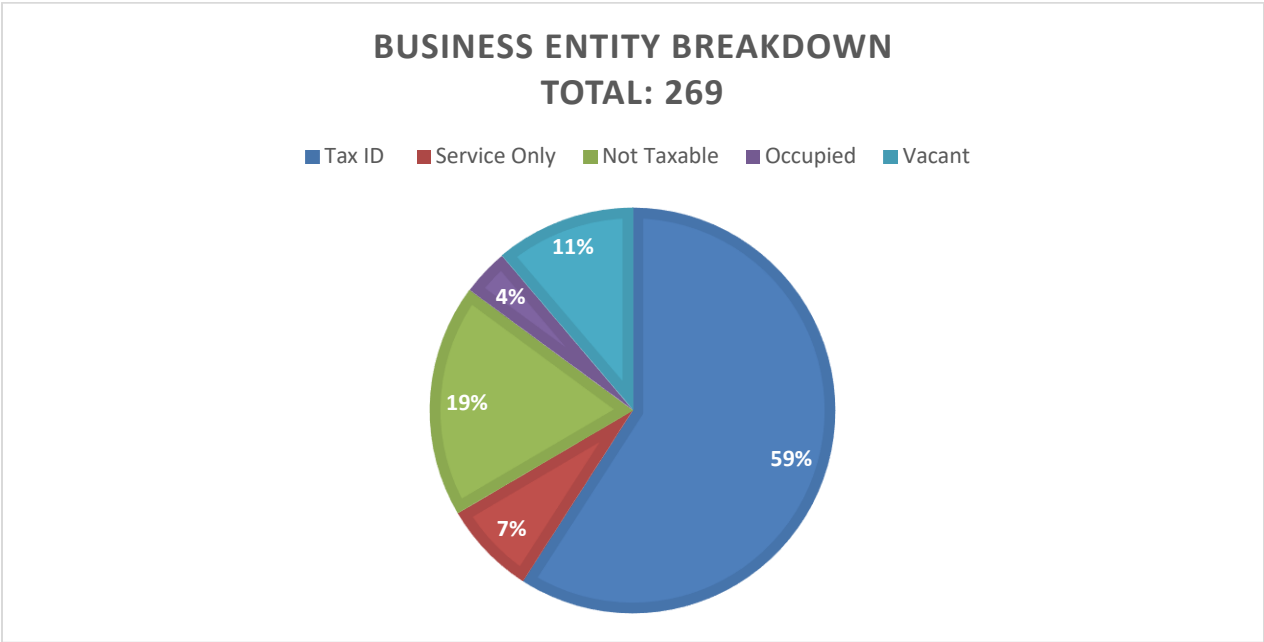


FY2017	FY2018	FY2019	FY2020	FY2021	FY2022	FY2023
\$1,889,285.60	\$2,298,289.34	\$3,049,090.59	\$2,661,447.47	\$3,840,647.17	\$4,648,109.80	\$1,249,183.22
1%	22%	33%	-13%	44%	21%	





	2016	2017	2018	2019	2020	2021	2022
<b>Mean</b>	\$162,083.23	\$167,541.51	\$198,194.66	\$264,550.20	\$231,029.67	\$339,256.57	\$399,384.38
<b>Median</b>	\$147,024.55	\$166,322.71	\$163,821.97	\$228,700.29	\$228,845.67	\$288,918.62	\$358,123.81



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



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

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



# City of Montgomery

## Financial Report

10/31/2022

**CITY OF MONTGOMERY  
ACCOUNT BALANCES 10-31-2022  
For Meeting of December 13, 2022**

	<u>CHECKING ACCT BALANCES</u>	<u>PRIOR MONTH END INVESTMENTS</u>	<u>TOTAL FUNDS AVAILABLE</u>
<b><u>GENERAL FUNDS</u></b>			
OPERATING FUND #1017375	\$ 425,008.20		\$ 425,008.20
HOME GRANT FUNDS /COPS UNIVERSAL #1032895	\$ 10.00		\$ 10.00
ESCROW FUND #1025873	\$ -		\$ -
PARK FUND #7014236	\$ -		\$ -
POLICE DRUG & MISC FUND #1025675	\$ 10,679.50		\$ 10,679.50
INVESTMENTS - GENERAL FUND		\$ -	\$ -
TEXPOOL - GENERAL FUND # 00003		\$ 1,622,980.31	\$ 1,622,980.31
TEXPOOL - RESERVE FUND # 00001		\$ 357,689.56	\$ 357,689.56
<b>TOTAL GENERAL FUND</b>	<b>\$ 435,697.70</b>	<b>\$ 1,980,669.87</b>	<b>\$ 2,416,367.57</b>
<b><u>CONSTRUCTION FUND</u></b>			
BUILDING FUND #1058528	\$ -		\$ -
CONSTRUCTION ACCOUNT #1058544	\$ 379,440.41		\$ 379,440.41
BOK FINANCIAL SERIES 2017A	\$ 103,513.73		\$ 103,513.73
BOK FINANCIAL SERIES 2017B	\$ 189,209.68		\$ 189,209.68
TEXPOOL - AMERICAN RESCUE PLAN # 00009		\$ 339,427.80	\$ 339,427.80
TEXPOOL - INFRASTRUCTURE # 0011		\$ 47,145.38	\$ 47,145.38
TEXPOOL - MOBILITY # 0012		\$ 10,095.34	\$ 10,095.34
TEXPOOL - BUILDING # 0013		\$ 719,142.37	\$ 719,142.37
INVESTMENTS - CONSTRUCTION		\$ -	\$ -
<b>TOTAL CONSTRUCTION FUND</b>	<b>\$ 672,163.82</b>	<b>\$ 1,115,810.89</b>	<b>\$ 1,787,974.71</b>
<b><u>DEBT SERVICE FUND</u></b>			
DEBT SERVICE FUND #7024730	\$ 8,561.83		\$ 8,561.83
TEXPOOL DEBT SERVICE # 00008	\$ -	\$ 100,732.17	\$ 100,732.17
<b>TOTAL DEBT SERVICE FUND</b>	<b>\$ 8,561.83</b>	<b>\$ 100,732.17</b>	<b>\$ 109,294.00</b>
<b><u>COURT SECURITY FUND</u> #1070580</b>			
	<b>\$ 3,384.35</b>	<b>\$ -</b>	<b>\$ 3,384.35</b>
<b><u>COURT TECHNICAL FUND</u> #1058361</b>			
	<b>\$ 37,890.00</b>	<b>\$ -</b>	<b>\$ 37,890.00</b>
<b><u>GRANT FUND</u></b>			
HOME GRANT ACCOUNT #1059104	\$ 10.00		\$ 10.00
GRANT ACCOUNT #1048479	\$ 10.00		\$ 10.00
<b>TOTAL GRANT FUND</b>	<b>\$ 20.00</b>	<b>\$ -</b>	<b>\$ 20.00</b>
<b><u>HOTEL OCCUPANCY TAX FUND</u> #1025253</b>			
	<b>\$ 20,824.72</b>	<b>\$ -</b>	<b>\$ 20,824.72</b>
<b><u>MEDC</u></b>			
CHECKING ACCOUNT #1017938	\$ 182,801.67		\$ 182,801.67
TEXPOOL - MEDC # 00006		\$ 1,304,387.35	\$ 1,304,387.35
TEXPOOL - MEDC # 00005		\$ 345,958.78	\$ 345,958.78
TEXPOOL - MEDC # 00010		\$ 201,921.47	\$ 201,921.47
<b>TOTAL MEDC</b>	<b>\$ 182,801.67</b>	<b>\$ 1,852,267.60</b>	<b>\$ 2,035,069.27</b>
<b><u>POLICE ASSET FORFEITURES</u> #1047745</b>			
	<b>\$ 13,257.86</b>		<b>\$ 13,257.86</b>
<b><u>UTILITY FUND</u></b>			
UTILITY FUND #1017383	\$ 471,957.66		\$ 471,957.66
INVESTMENTS - UTILITY FUND		\$ -	\$ -
TEXPOOL - UTILITY FUND # 00002		\$ 2,173,136.23	\$ 2,173,136.23
<b>TOTAL UTILITY FUND</b>	<b>\$ 471,957.66</b>	<b>\$ 2,173,136.23</b>	<b>\$ 2,645,093.89</b>
<b><u>TOTAL ALL FUNDS</u></b>			
	<b>\$ 1,846,559.61</b>	<b>\$ 7,222,616.76</b>	<b>\$ 9,069,176.37</b>
<b><u>INVESTMENTS</u></b>			
TEXPOOL - GENERAL FUND			\$ 1,980,669.87
INVESTMENTS - GENERAL FUND			\$ -
TEXPOOL - CONST # 00009			\$ 339,427.80
TEXPOOL - CONST # 00011			\$ 47,145.38
TEXPOOL - CONST # 00012			\$ 10,095.34
TEXPOOL - CONST # 00013			\$ 719,142.37
TEXPOOL - DEBT SERVICE # 00008			\$ 100,732.17
TEXPOOL - MEDC			\$ 1,304,387.35
INVESTMENTS - MEDC			\$ 345,958.78
INVESTMENTS - MEDC			\$ 201,921.47
TEXPOOL - UTILITY			\$ 2,173,136.23
INVESTMENTS - UTILITY			\$ -
<b>TOTAL ALL INVESTMENTS</b>			<b>\$ 7,222,616.76</b>

\*Note:

List of Disbursements / Receipts - City of Montgomery for period 10/01 to 10/31/2022

Account  
Fund: 100 - General Fund  
Cash In Bank - General Fund

Post Date	Transaction Type / Check #	Description	Amount
10/31/2022	Deposit	Miscellaneous Deposits October 2022	\$ 137,237.85
10/31/2022	Deposit	Miscellaneous Deposits October 2022	\$ 35,937.00
10/31/2022	Deposit	Miscellaneous Deposits October 2022	\$ 657.50
10/12/2022	Transfer	October 2022 Sales Tax Allocation	\$ 364,692.50
10/05/2022	Transfer	October 2022 Admin MEDC Transfers	\$ 4,583.33
10/21/2022	Deposit	Beverage Tax October 2022	\$ 2,278.93
10/31/2022	Transfer	Transfer From Court Security Fund	\$ 75.00
10/31/2022	Transfer	Transfer From MEDC Fund	\$ 57.06
10/31/2022	Transfer	Transfer From MEDC Fund	\$ 200.00
10/31/2022	Transfer	Transfer From MEDC Fund	\$ 1,650.00
10/31/2022	Transfer	Transfer From MEDC Fund	\$ 748.50
10/31/2022	Transfer	Transfer From Utility Fund	\$ 135.00
10/31/2022	Transfer	Transfer From Utility Fund	\$ 676.04
10/31/2022	Transfer	Transfer From Utility Fund	\$ 13,302.46
10/31/2022	Transfer	Transfer From Utility Fund	\$ 10,621.16
10/31/2022	Transfer	Transfer From Utility Fund	\$ 939.85
10/31/2022	Transfer	Transfer From Utility Fund	\$ 807.00
10/31/2022	Transfer	Transfer From Utility Fund	\$ 4,253.41
10/31/2022	Transfer	Transfer From Utility Fund	\$ 722.89
10/31/2022	Transfer	Transfer From Utility Fund	\$ 11,114.00
10/31/2022	Transfer	Transfer From Utility Fund	\$ 544.63
10/31/2022	Transfer	Transfer From Utility Fund	\$ 81.03
10/31/2022	Transfer	Transfer From Utility Fund	\$ 1,004.08
10/31/2022	Transfer	Transfer From Utility Fund	\$ 13,395.27
10/31/2022	Transfer	Transfer From Capital Projects Fund	\$ 98,932.50
10/31/2022	Deposit	Court Deposits October 2022	\$ 21,650.79
10/31/2022	Deposit	Court Deposits October 2022 - O/S	\$ 255.00
10/31/2022	Deposit	Tax Activity October 2022	\$ 17.52
10/31/2022	Deposit	Tax Activity October 2022	\$ 487.73
10/31/2022	Deposit	Tax Activity October 2022	\$ 0.32
10/31/2022	Deposit	Tax Activity October 2022	\$ 24,726.49
10/31/2022	Deposit	Tax Activity October 2022	\$ 9,918.30
		Total Receipts	\$ 761,703.14
10/07/2022	DD	Payroll EFT	\$ (57,476.42)
10/07/2022	ACH	Office of the Attorney General	\$ (1,205.54)
10/07/2022	ACH	Staples Business Credit	\$ (395.31)
10/12/2022	ACH	EFTPS	\$ (2,228.54)
10/12/2022	ACH	EFTPS	\$ (9,529.22)
10/12/2022	ACH	EFTPS	\$ (6,844.68)
10/13/2022	ACH	UBEO LLC	\$ (2,015.00)
10/21/2022	DD	Payroll EFT	\$ (55,369.15)
10/21/2022	ACH	Office of the Attorney General	\$ (1,205.54)
10/26/2022	ACH	EFTPS	\$ (2,464.90)
10/26/2022	ACH	EFTPS	\$ (10,539.74)
10/26/2022	ACH	EFTPS	\$ (8,832.07)
10/31/2022	ACH	Staples Business Credit	\$ (921.60)
10/12/2022	Transfer	October 2022 Sales Tax Allocation	\$ (91,173.12)
10/31/2022	Transfer	Transfer to Capital Project Fund	\$ (168,827.44)
10/31/2022	Transfer	Transfer to Texpool General Fund	\$ (400,000.00)
10/31/2022	Transfer	Transfer to Court Security Fund	\$ (21.00)
10/31/2022	Transfer	Transfer To Court Technical Fund	\$ (28.00)
10/31/2022	Transfer	Transfer To MEDC Fund	\$ (50.00)
10/31/2022	Transfer	Transfer To MEDC Fund	\$ (2,658.00)
10/31/2022	Transfer	Transfer to Capital Project Fund	\$ (110,000.00)
10/31/2022	Transfer	Transfer to Debt Service Fund Tax Activity October 2022	\$ (9,935.01)
10/31/2022	Bank Fees	Bank Charges for October 2022 General Fund	\$ (1,185.85)
10/03/2022	32843	Fun Jump Event Rentals	\$ (185.00)
10/03/2022	32844	Giovanna Guzman	\$ (250.00)
10/03/2022	32845	Kevin Smith	\$ (250.00)
10/07/2022	32846	Laurence Daspit	\$ (192.99)
10/05/2022	32847	VOID: 6879 Spring Branch Road	\$ -
10/05/2022	32848	Amazon Capital Services	\$ (236.30)
10/05/2022	32849	ArchiveSocial	\$ (2,994.00)
10/05/2022	32850	City of Montgomery - Utility Fund	\$ (2,681.13)
10/05/2022	32851	Consolidated Communications	\$ (145.74)
10/05/2022	32852	Eagle Mountain Flag & Flagpole	\$ (899.53)
10/05/2022	32853	Entergy	\$ (767.46)
10/05/2022	32854	Frazier's Concrete, Inc.	\$ (440.00)
10/05/2022	32855	Ger Nay Pest Control	\$ (212.00)
10/05/2022	32856	Home Depot	\$ (1,691.71)
10/05/2022	32857	Houston Chronicle	\$ (864.38)
10/05/2022	32858	Iron Mountain	\$ (169.79)
10/05/2022	32859	Municipal Accounts & Consulting, L.P.	\$ (3,814.74)
10/05/2022	32860	OCS	\$ (5,114.46)
10/05/2022	32861	Pat Morgan Plumbing	\$ (225.00)
10/05/2022	32862	PaveConnect Logistics, LLC	\$ (88,975.16)
10/05/2022	32863	Perdue, Brandon, Fielder, Collins, & Mott	\$ (760.15)
10/05/2022	32864	RCI Technologies Inc.	\$ (3,904.00)
10/05/2022	32865	Rick Hanna, CBO	\$ (12,981.12)

10/05/2022	32866	Sales Revenue, Inc.	\$	(1,400.00)
10/05/2022	32867	Texas Municipal Clerks Association, Inc.	\$	(200.00)
10/05/2022	32868	Texas Municipal Utilities Association	\$	(75.00)
10/05/2022	32869	Texas Workforce Commission	\$	(15.12)
10/05/2022	32870	Tim Bauer	\$	(160.00)
10/05/2022	32871	TransUnion	\$	(240.40)
10/05/2022	32872	UniFirst Holdings, Inc.	\$	(580.24)
10/05/2022	32873	Verizon Connect NWF, Inc	\$	(80.95)
10/06/2022	32874	Janice Smith	\$	(50.00)
10/13/2022	32875	Amazon Capital Services	\$	(103.27)
10/13/2022	32876	Coburn's Conroe Inc.	\$	(25.47)
10/13/2022	32877	Consolidated Communications	\$	(1,499.64)
10/13/2022	32878	Dog Waste Depot	\$	(149.99)
10/13/2022	32879	Entergy	\$	(1,531.79)
10/13/2022	32880	Houston Chronicle	\$	(244.40)
10/13/2022	32881	Johnson Petrov LLP	\$	(12,357.60)
10/13/2022	32882	Office Pride	\$	(1,039.20)
10/13/2022	32883	Optiquet Internet Services, Inc	\$	(160.61)
10/13/2022	32884	Sam's Club	\$	(88.98)
10/13/2022	32885	State Comptroller	\$	(26,365.23)
10/13/2022	32886	Thomas Printing & Publishing	\$	(144.50)
10/13/2022	32887	TML-IRP	\$	(11,429.87)
10/13/2022	32888	Tomball Auto Glass Inc.	\$	(230.00)
10/13/2022	32889	Tropical Attitudes, LLC	\$	(10,800.50)
10/13/2022	32890	Verizon	\$	(372.95)
10/13/2022	32891	Auto Trust Repairs	\$	(416.45)
10/13/2022	32892	Dani Plagens	\$	(150.00)
10/13/2022	32893	Daniel Lawson	\$	(200.00)
10/13/2022	32894	Dell Marketing L.P.	\$	(1,296.00)
10/13/2022	32895	GT Distributors, Inc	\$	(1,663.00)
10/13/2022	32896	Impact Promotional Services LLC	\$	(201.99)
10/13/2022	32897	Leads Online	\$	(2,635.00)
10/13/2022	32898	State Comptroller	\$	(302.80)
10/13/2022	32899	Stowe's Collision Repair LLC	\$	(127.50)
10/13/2022	32900	Tropical Attitudes, LLC	\$	(10,800.50)
10/13/2022	32901	Ultimate Lighting Solutions, LLC	\$	(1,860.00)
10/21/2022	32902	Albert Chambers	\$	(7,257.86)
10/19/2022	32903	Aflac	\$	(1,383.72)
10/19/2022	32904	Always Answer	\$	(107.74)
10/19/2022	32905	Amazon Capital Services	\$	(19.37)
10/19/2022	32906	Cody's Lawn Service LLC	\$	(12,245.65)
10/19/2022	32907	Grainger	\$	(109.26)
10/19/2022	32908	Jim's Hardware	\$	(1,009.81)
10/19/2022	32909	LDC	\$	(54.44)
10/19/2022	32910	Northwest Pest Patrol	\$	(229.92)
10/19/2022	32911	Royce Van Janik	\$	(22,915.95)
10/19/2022	32912	Wex Bank	\$	(1,213.37)
10/19/2022	32913	Amazon Capital Services	\$	(30.99)
10/19/2022	32914	Angie Pyles	\$	(150.00)
10/19/2022	32915	Card Service Center	\$	(12,175.03)
10/19/2022	32916	Daniel Trent Lozano	\$	(288.00)
10/19/2022	32917	Davis Investigation Services	\$	(78.65)
10/19/2022	32918	Gwendolyn K Buckmaster	\$	(420.00)
10/19/2022	32919	Jamie Castonguay	\$	(50.00)
10/19/2022	32920	Lorrie Parker	\$	(300.00)
10/19/2022	32921	MCCI, LLC	\$	(2,323.58)
10/19/2022	32922	Medical Air Services Association	\$	(140.00)
10/19/2022	32923	Pitney Bowes Global Financial Svcs, LLC	\$	(428.46)
10/19/2022	32924	Quiddity Engineering LLC	\$	(1,302.50)
10/19/2022	32925	Rick Hanna, CBO	\$	(10,561.10)
10/19/2022	32926	Royce Van Janik	\$	(22,219.95)
10/19/2022	32927	VOID: Texas Police Trainers LLC	\$	-
10/19/2022	32928	Tim Bauer	\$	(177.00)
10/19/2022	32929	TML-Health	\$	(26,159.32)
10/19/2022	32930	Ward, Getz and Associates	\$	(27,273.63)
10/19/2022	32931	Wex Bank	\$	(3,755.60)
10/20/2022	32932	Anthony Lasky	\$	(104.04)
10/20/2022	32933	Larry Evans	\$	(75.00)
10/20/2022	32934	Michael Shirley	\$	(450.00)
10/24/2022	32935	Larry Evans	\$	(200.00)
10/27/2022	32936	Allen's Safe & Lock, LLC	\$	(18.00)
10/27/2022	32937	Amazon Capital Services	\$	(86.28)
10/27/2022	32938	Axon Enterprises, Inc.	\$	(1,332.40)
10/27/2022	32939	CivicPlus	\$	(1,250.00)
10/27/2022	32940	Coburn's Conroe Inc.	\$	(491.57)
10/27/2022	32941	Consolidated Communications	\$	(152.61)
10/27/2022	32942	Defender Supply	\$	(1,600.00)
10/27/2022	32943	Diana Cooley.	\$	(52.01)
10/27/2022	32944	Entergy	\$	(1,190.99)
10/27/2022	32945	GT Distributors, Inc	\$	(513.65)
10/27/2022	32946	Hodge Podge Lodge/The Eatery at HPL	\$	(5,692.89)
10/27/2022	32947	JustFOIA, Inc.	\$	(4,455.00)
10/27/2022	32948	Luxury Air Commercial Services	\$	(3,940.62)
10/27/2022	32949	MCCI, LLC	\$	(5,535.17)
10/27/2022	32950	McCoy's Building Supply Corporation	\$	(177.74)
10/27/2022	32951	Montgomery County Sheriff's Office	\$	(3,870.00)
10/27/2022	32952	Motorola	\$	(13,079.55)
10/27/2022	32953	Northern Tool & Equipment	\$	(469.99)

10/27/2022	32954	Office Pride	\$ (67.98)
10/27/2022	32955	Omnibase Services of Texas, LP	\$ (282.00)
10/27/2022	32956	Optiquiest Internet Services, Inc	\$ (405.15)
10/27/2022	32957	O'Reilly Automotive, Inc.	\$ (137.83)
10/27/2022	32958	Pathmark Traffic Equipment	\$ (1,508.00)
10/27/2022	32959	RCI Technologies Inc.	\$ (968.50)
10/27/2022	32960	SGR-Strategic Govt Resource, Inc.	\$ (9,400.67)
10/27/2022	32961	Stowe's Collision Repair LLC	\$ (467.89)
10/27/2022	32962	Tracker Products LLC	\$ (4,860.00)
10/27/2022	32963	Tyler Technologies	\$ (1,360.00)
10/27/2022	32964	Verizon Connect NWF, Inc	\$ (80.95)
Total Disbursements			\$ (1,378,317.12)

Texpool - General	Transaction Type / Check #	Description	Amount
10/31/2022	Transfer	Wire Transfers To Texpool Accounts for October 2022	\$ 400,000.00
Total Receipts			\$ 400,000.00

Fund: 200 - Capital Projects  
Cash In Bank - Capital Projects

Post Date	Transaction Type / Check #	Description	Amount
10/31/2022	Transfer	Transfer from BOK Series 2017B to Construction Checking	\$ 21,001.36
10/31/2022	Deposit	Deposit from US Treasury	\$ 600.90
10/31/2022	Deposit	Deposit from US Treasury	\$ 529.18
10/31/2022	Deposit	Deposit from US Treasury	\$ 529.18
10/31/2022	Transfer	Transfer From General Fund	\$ 110,000.00
Total Receipts			\$ 132,660.62

10/31/2022	Transfer	Transfer to Texpool American Rescue Plan	\$ (168,827.44)
10/31/2022	Transfer	Transfer to General Fund	\$ (98,932.50)
10/19/2022	1403	Quiddity Engineering LLC	\$ (846.25)
10/19/2022	1404	Ward, Getz and Associates	\$ (20,024.65)
Total Disbursements			\$ (288,630.84)

Texpool - American Rescue Plan	Transaction Type / Check #	Description	Amount
10/31/2022	Transfer	Transfer from Construction Checking	\$ 168,827.44
Total Receipts			\$ 168,827.44

BOK Financial - Series 2017B	Transaction Type / Check #	Description	Amount
10/31/2022	Transfer	Transfer from BOK Series 2017B to Construction Checking	\$ (21,001.36)
Total Disbursements			\$ (21,001.36)

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

Post Date	Transaction Type / Check #	Description	Amount
10/31/2022	Deposit	October 2022 Utility Collections	\$ 171,489.20
10/31/2022	Deposit	October 2022 Utility Collections	\$ 40,510.26
10/31/2022	Deposit	October 2022 Utility Collections	\$ 12,135.58
10/31/2022	Deposit	October 2022 Utility Collections	\$ 82,442.80
Total Receipts			\$ 306,577.84

10/31/2022	Transfer	Transfer to Texpool Utility	\$ (400,000.00)
10/31/2022	Transfer	Transfer to General Fund	\$ (807.00)
10/31/2022	Transfer	Transfer to General Fund	\$ (5,524.96)
10/31/2022	Transfer	Transfer to General Fund	\$ (10,621.16)
10/31/2022	Transfer	Transfer to General Fund	\$ (13,302.46)
10/31/2022	Transfer	Transfer to General Fund	\$ (11,114.00)
10/31/2022	Transfer	Transfer to General Fund	\$ (544.63)
10/31/2022	Transfer	Transfer to General Fund	\$ (939.85)
10/31/2022	Transfer	Transfer to General Fund	\$ (135.00)
10/31/2022	Transfer	Transfer to General Fund	\$ (81.03)
10/31/2022	Transfer	Transfer to General Fund	\$ (4,253.41)
10/31/2022	Transfer	Transfer to General Fund	\$ (13,395.27)
10/31/2022	Transfer	Transfer to General Fund	\$ (1,004.08)
10/31/2022	Transfer	Transfer to General Fund	\$ (722.89)
10/31/2022	Transfer	Transfer to General Fund	\$ (676.04)
10/31/2022	Bank Fees	Bank Charges for October 2022	\$ (1,185.85)
10/05/2022	ACH	State Comptroller	\$ (1,551.37)
10/05/2022	15952	Dataprose LLC	\$ (742.75)
10/05/2022	15953	Entergy	\$ (291.52)
10/05/2022	15954	K-3 Resources, LP	\$ (3,992.63)
10/05/2022	15955	Missions On Wheels Inc	\$ (371.76)
10/05/2022	15956	Tyler Technologies	\$ (371.00)
10/13/2022	15957	Badger Meter	\$ (1,199.72)
10/13/2022	15958	Entergy	\$ (16,669.79)
10/13/2022	15959	Texas Excavation Safety System, Inc.	\$ (170.05)
10/13/2022	15960	Waste Management	\$ (35,795.20)
10/13/2022	15961	Waste Management (2)	\$ (1,159.25)
10/19/2022	15962	DSHS Central Lab MC2004	\$ (213.92)
10/19/2022	15963	Elite Pumps & Mechanical Services, LLC	\$ (15,472.00)
10/19/2022	15964	LDC	\$ (96.82)

10/19/2022	15965	TCEQ	\$ (2,249.70)
10/19/2022	15966	Ward, Getz and Associates	\$ (7,121.25)
10/19/2022	15967	TCEQ	\$ (620.00)
10/27/2022	15968	Accurate Utility Supply, LLC	\$ (4,250.00)
10/27/2022	15969	DXI Industries Inc.	\$ (100.00)
10/27/2022	15970	H2O Innovation	\$ (122,558.06)
10/27/2022	15971	Neil Technical Services, Corp.	\$ (3,740.00)
10/27/2022	15972	Online Directional Boring, LP	\$ (35,265.00)
10/27/2022	15973	Vulcan Materials Company	\$ (149.30)
10/27/2022	15974	Accurate Utility Supply, LLC	\$ (814.96)
10/27/2022	15975	Dataprose LLC	\$ (324.30)
10/27/2022	15976	Ward, Getz and Associates	\$ (5,657.50)
10/21/2022	15977	Leading Realty Group	\$ (68.44)
10/21/2022	15978	Camillo Properties	\$ (33.52)
10/21/2022	15979	Stylecraft Builders	\$ (94.78)
10/21/2022	15980	Anglia Homes, Lp	\$ (93.06)
10/21/2022	15981	Ann Shafer	\$ (139.27)
10/21/2022	15982	Hasan Alnafoosi	\$ (30.05)
10/21/2022	15983	Sylvia Brandon	\$ (15.49)
10/21/2022	15984	Crystal Bell	\$ (71.87)
10/21/2022	15985	Jessica Mahaffey	\$ (155.71)
10/21/2022	15986	Allyson Reed	\$ (179.28)
10/21/2022	15987	Juwoan Shim	\$ (73.59)
Total Disbursements			\$ (726,210.54)

Texpool - Utility	Transaction Type / Check #	Description	Amount
10/31/2022	Transfer	Wire Transfers To Texpool Accounts for October 2022	\$ 400,000.00
Total Receipts			\$ 400,000.00

Fund: 400 - MEDC  
Cash In Bank - MEDC Checking

Post Date	Transaction Type / Check #	Description	Amount
10/12/2022	Transfer	October 2022 Sales Tax Allocation	\$ 91,173.12
10/31/2022	Transfer	Transfer from General Fund	\$ 50.00
10/31/2022	Transfer	Transfer from General Fund - Quilt Walk	\$ 288.30
10/31/2022	Transfer	Transfer from General Fund - Quilt Walk	\$ 38.24
10/31/2022	Transfer	Transfer from General Fund	\$ 2,658.00
Total Receipts			\$ 94,207.66

10/05/2022	Transfer	October 2022 Admin MEDC Transfers	\$ (4,583.33)
10/31/2022	Transfer	Transfer to General Fund	\$ (200.00)
10/31/2022	Transfer	Transfer to General Fund	\$ (748.50)
10/31/2022	Transfer	Transfer to General Fund	\$ (57.06)
10/31/2022	Transfer	Transfer to Texpool MEDC	\$ (250,000.00)
10/31/2022	Transfer	Wire Fee - To be Refunded	\$ (25.00)
10/31/2022	Transfer	Transfer to General Fund	\$ (1,650.00)
10/03/2022	2237	Arrowhead Photography	\$ (100.00)
10/03/2022	2238	Best Donuts	\$ (100.00)
10/03/2022	2239	Burger Fresh	\$ (100.00)
10/03/2022	2240	Chick-Fil-A	\$ (100.00)
10/03/2022	2241	Dominion Pool Group	\$ (100.00)
10/03/2022	2242	Eatery At Hodge Podge Lodge	\$ (100.00)
10/03/2022	2243	H-Wines	\$ (100.00)
10/03/2022	2244	Jim's Hardware	\$ (100.00)
10/03/2022	2245	K9 Kuts	\$ (100.00)
10/03/2022	2246	Liberty Bell Antiques	\$ (100.00)
10/03/2022	2247	Lizzie Boutique & Salon	\$ (100.00)
10/03/2022	2248	Maddox Marketing Co.	\$ (100.00)
10/03/2022	2249	McDonalds	\$ (100.00)
10/03/2022	2250	Modern Skein	\$ (100.00)
10/03/2022	2251	Montgomery Original Snoballs	\$ (100.00)
10/03/2022	2252	Montgomery Quilt Company	\$ (100.00)
10/03/2022	2253	Montgomery Washateria WashNFold	\$ (100.00)
10/03/2022	2254	Oaks of Montgomery	\$ (100.00)
10/03/2022	2255	Old Montgomery Steakhouse.	\$ (100.00)
10/03/2022	2256	One Property Group	\$ (100.00)
10/03/2022	2257	Petz.	\$ (100.00)
10/03/2022	2258	Pop Pop's Dandy Dogs	\$ (100.00)
10/03/2022	2259	Ransoms Steakhouse	\$ (100.00)
10/03/2022	2260	RE/MAX Distinction	\$ (100.00)
10/03/2022	2261	Rustic Cashmere	\$ (100.00)
10/03/2022	2262	VOID: Samplers & Stitchin'	\$ -
10/03/2022	2263	Six Shooter Junction Boutique	\$ (100.00)
10/03/2022	2264	Slice of Amish	\$ (100.00)
10/03/2022	2265	Studio C Brows	\$ (100.00)
10/03/2022	2266	Texas Twist & Shakes	\$ (100.00)
10/03/2022	2267	The Gypsy Buffalo Boutique	\$ (100.00)
10/03/2022	2268	The Rancher's Daughter.	\$ (100.00)
10/03/2022	2269	Urban Coffee Culture	\$ (100.00)
10/03/2022	2270	Wine & Design	\$ (100.00)
10/03/2022	2271	Yo Mamas BBQ	\$ (100.00)
10/03/2022	2272	Amazon Capital Services, Inc	\$ (98.11)
10/03/2022	2273	Charlie Diggs Entertainment	\$ (8,000.00)
10/03/2022	2274	Gunda Corporation	\$ (150,000.00)
10/03/2022	2275	JK Graphics, Inc.	\$ (135.00)
10/03/2022	2276	Rebecca Huss	\$ (175.99)
10/05/2022	2277	VOID: Montgomery Lonestars / QOV / Montgomery Quilt Co.	\$ -
10/06/2022	2278	Jennifer Armentrout	\$ (315.45)



10/10/2022	2279	Montgomery Lonestars / Quilts of Valor	\$ (2,773.44)
10/13/2022	2280	Thomas Printing & Publishing	\$ (697.00)
10/17/2022	2281	The Skinny Taco	\$ (100.00)
10/17/2022	2282	Universal Cuts	\$ (100.00)
10/19/2022	2283	Coastal Environments, Inc.	\$ (950.00)
10/19/2022	2284	Kevin Smith.	\$ (795.00)
10/19/2022	2285	Shades Salon & Boutique	\$ (100.00)
10/24/2022	2286	Bobby Smalley	\$ (200.00)
10/24/2022	2287	George Hernandez.	\$ (200.00)
10/24/2022	2288	Jacob McRae.	\$ (200.00)
10/24/2022	2289	Justin Branch	\$ (200.00)
10/24/2022	2290	Kyle Hensley	\$ (200.00)
10/24/2022	2291	Marcus Bolden	\$ (200.00)
10/24/2022	2292	Trent Lozano	\$ (200.00)
10/24/2022	2293	Jacob McRae.	\$ (200.00)
10/24/2022	2294	Timothy Bauer	\$ (200.00)
10/25/2022	2295	Joe Belmares	\$ (200.00)
10/25/2022	2296	Kevin Smith.	\$ (225.00)
10/25/2022	2297	Honey Bucket	\$ (445.00)
10/25/2022	2298	JK Graphics, Inc.	\$ (180.00)
10/31/2022	2299	Kevin Smith.	\$ (450.00)
Total Disbursements			\$ (428,203.88)

Texpool - MEDC General		Transaction Type / Check #	Description	Amount
10/31/2022	Transfer	MEDC Transfers / Entries for October 2022		\$ 250,000.00
			Total Receipts	\$ 250,000.00

10/05/2022	Transfer	October 2022 MEDC Kroger Transfer	\$ (20,833.33)	
			Total Disbursements	\$ (20,833.33)

Texpool - Reimbursement / Kroger		Transaction Type / Check #	Description	Amount
10/05/2022	Transfer	October 2022 MEDC Kroger Transfer		\$ 20,833.33
			Total Disbursements	\$ 20,833.33

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

Post Date		Transaction Type / Check #	Description	Amount
10/31/2022	Transfer	Transfer From General Fund Tax Activity October 2022		\$ 9,935.01
			Total Receipts	\$ 9,935.01

10/31/2022	Transfer	Transfer to Debt Texpool	\$ (100,000.00)	
			Total Disbursements	\$ (100,000.00)

Texpool - Debt Service		Transaction Type / Check #	Description	Amount
10/31/2022	Transfer	Transfer From Debt Checking		\$ 100,000.00
			Total Receipts	\$ 100,000.00

Fund: 700 - Court Security  
Cash In Bank - Court Security

Post Date		Transaction Type / Check #	Description	Amount
10/31/2022	Transfer	Transfer from General Fund		\$ 21.00
			Total Receipts	\$ 21.00

10/31/2022	Transfer	Transfer to General Fund	\$ (75.00)	
			Total Disbursements	\$ (75.00)

Fund: 750 - Court Technology  
Cash In Bank - Court Technology

Post Date		Transaction Type / Check #	Description	Amount
10/31/2022	Transfer	Transfer from General Fund		\$ 28.00
			Total Receipts	\$ 28.00

Fund: 800 - Hotel Occupancy  
Cash In Bank - Hotel Occupancy

Post Date		Transaction Type / Check #	Description	Amount
10/31/2022	Deposit	Hotel Occupancy Taxes Collected October 2022		\$ 404.25
			Total Receipts	\$ 404.25

Fund: 850 - Police Asset - No Activity for Month of October

Interest on Bank Accounts :			Amount
BOK Financial 2124	Series 2017B		\$ 341.33
BOK Financial 2123	Series 2017A		\$ 168.08
Texpool XXXX0001	General Fund - Reimb		\$ 888.98
Texpool XXXX0002	Utility Fund		\$ 5,244.84
Texpool XXXX0003	General Fund		\$ 3,877.55
Texpool XXXX0005	MEDC Fund - Reimb		\$ 854.97
Texpool XXXX0006	MEDC Fund		\$ 3,149.12
Texpool XXXX0008	Debt Service Fund		\$ 211.31
Texpool XXXX0009	Capital Projects - American Rescue Plan		\$ 777.69
Texpool XXXX0010	MEDC Fund - Downtown Development		\$ 501.83
Texpool XXXX0011	Capital Projects - Mobility		\$ 117.19
Texpool XXXX0012	Capital Projects - Infrastructure		\$ 25.14

Texpool XXXX0013	Capital Projects - Building	\$	1,787.27
FFB XXXX7375	General Fund	\$	64.46
FFB XXXX7383	Utility Fund	\$	71.10
FFB XXXX7938	MEDC Fund	\$	35.98
FFB XXXX0580	Court Security Fund	\$	0.27
FFB XXXX8361	Court Tech Fund	\$	4.51
FFB XXXX5253	Hotel Occupancy	\$	2.44
FFB XXXX4730	Debt Service	\$	6.13
FFB XXXX8544	Construction Fund	\$	31.03
FFB XXXX7745	Police Asset Forfeiture	\$	1.06
FFB XXXX5675	Police Drug & Misc	\$	0.85



City of Montgomery, TX

# Budget Report 10/22

## Account Summary

For Fiscal: 2022-2023 Period Ending: 10/31/2022

	Original Total Budget	Current Total Budget	MTD Activity	YTD Activity	Budget Remaining	
<b>Fund: 100 - General Fund</b>						
<b>Revenue</b>						
<a href="#">100-00-14010-0000000</a>	Taxes & Franchise Fees - Beverage Tax	\$ 30,000.00	\$ 30,000.00	\$ 2,278.93	\$ 2,278.93	\$ 27,721.07
<a href="#">100-00-14020-0000000</a>	Taxes & Franchise Fees - Franchise Tax	\$ 100,000.00	\$ 100,000.00	\$ 1,729.00	\$ 1,729.00	\$ 98,271.00
<a href="#">100-00-14030-0000000</a>	Taxes & Franchise Fees - Ad Valorem Taxes	\$ 1,334,025.00	\$ 1,334,025.00	\$ 25,614.66	\$ 25,614.66	\$ 1,308,410.34
<a href="#">100-00-14050-0000000</a>	Taxes & Franchise Fees - Penalties & Interest	\$ 10,000.00	\$ 10,000.00	\$ 246.37	\$ 246.37	\$ 9,753.63
<a href="#">100-00-14060-0000000</a>	Taxes & Franchise Fees - Rendition Penalties	\$ 100.00	\$ 100.00	\$ 0.32	\$ 0.32	\$ 99.68
<a href="#">100-00-14070-0000000</a>	Taxes & Franchise Fees - Sales Tax	\$ 2,443,911.00	\$ 2,443,911.00	\$ 182,346.25	\$ 182,346.25	\$ 2,261,564.75
<a href="#">100-00-14080-0000000</a>	Taxes & Franchise Fees - Sales Tax ILO AdVal Tax	\$ 1,221,956.00	\$ 1,221,956.00	\$ 91,173.13	\$ 91,173.13	\$ 1,130,782.87
<a href="#">100-00-14110-0000000</a>	Permits & Licenses - Building Permits/MEP	\$ 250,000.00	\$ 250,000.00	\$ 50,873.50	\$ 50,873.50	\$ 199,126.50
<a href="#">100-00-14120-0000000</a>	Permits & Licenses - Vendor/Beverage Permits	\$ 2,500.00	\$ 2,500.00	\$ 140.00	\$ 140.00	\$ 2,360.00
<a href="#">100-00-14130-0000000</a>	Permits & Licenses - Sign Fee	\$ 1,000.00	\$ 1,000.00	\$ 200.00	\$ 200.00	\$ 800.00
<a href="#">100-00-14140-0000000</a>	Permits & Licenses - Plats, Zoning, Misc.	\$ 3,000.00	\$ 3,000.00	\$ 55.00	\$ 55.00	\$ 2,945.00
<a href="#">100-00-14150-0000000</a>	Permits & Licenses - Culverts	\$ 3,000.00	\$ 3,000.00	\$ -	\$ -	\$ 3,000.00
<a href="#">100-00-14210-0000000</a>	Fees for Service - Community Building Rental	\$ 10,000.00	\$ 10,000.00	\$ 1,000.00	\$ 1,000.00	\$ 9,000.00
<a href="#">100-00-14230-0000000</a>	Fees for Service - Right of Way Use Fees	\$ 5,000.00	\$ 5,000.00	\$ 5.67	\$ 5.67	\$ 4,994.33
<a href="#">100-00-14310-0000000</a>	Court Fines & Forfeitures - Collection Fees	\$ 12,000.00	\$ 12,000.00	\$ 1,356.64	\$ 1,356.64	\$ 10,643.36
<a href="#">100-00-14340-0000000</a>	Court Fines & Forfeitures - Child Belt/Safety	\$ 200.00	\$ 200.00	\$ -	\$ -	\$ 200.00
<a href="#">100-00-14360-0000000</a>	Court Fines & Forfeitures - Fines	\$ 305,000.00	\$ 305,000.00	\$ 20,358.65	\$ 20,358.65	\$ 284,641.35
<a href="#">100-00-14370-0000000</a>	Court Fines & Forfeitures - OMNI	\$ 1,200.00	\$ 1,200.00	\$ 91.70	\$ 91.70	\$ 1,108.30
<a href="#">100-00-14400-0000000</a>	Court Fines & Forfeitures - Judicial Efficiency	\$ 100.00	\$ 100.00	\$ 7.80	\$ 7.80	\$ 92.20
<a href="#">100-00-14530-0000000</a>	Other Revenues - Wrecker Service Fees	\$ 250.00	\$ 250.00	\$ -	\$ -	\$ 250.00
<a href="#">100-00-14570-0000000</a>	Other Revenues - Lease Funds - PD	\$ 1,300.00	\$ 1,300.00	\$ -	\$ -	\$ 1,300.00
<a href="#">100-00-14600-0000000</a>	Other Revenues - Shop with a Cop	\$ -	\$ -	\$ 1,980.00	\$ 1,980.00	\$ (1,980.00)
<a href="#">100-00-14650-0000000</a>	Other Revenues - Unanticipated Income	\$ 15,000.00	\$ 15,000.00	\$ 1,141.18	\$ 1,141.18	\$ 13,858.82
<a href="#">100-00-14670-0000000</a>	Other Revenues - Interest Income	\$ 1,750.00	\$ 1,750.00	\$ 65.31	\$ 65.31	\$ 1,684.69
<a href="#">100-00-14680-0000000</a>	Other Revenues - Interest on Investments	\$ 15,000.00	\$ 15,000.00	\$ 4,766.53	\$ 4,766.53	\$ 10,233.47
<a href="#">100-00-14950-0000000</a>	Transfers In - Admin from MEDC	\$ 55,000.00	\$ 55,000.00	\$ 4,583.33	\$ 4,583.33	\$ 50,416.67
<a href="#">100-00-14960-0000000</a>	Transfers In - Admin from Court Security	\$ 1,500.00	\$ 1,500.00	\$ -	\$ -	\$ 1,500.00
	<b>Revenue Total:</b>	<b>\$ 5,822,792.00</b>	<b>\$ 5,822,792.00</b>	<b>\$ 390,013.97</b>	<b>\$ 390,013.97</b>	<b>\$ 5,432,778.03</b>
<b>Expense</b>						
<a href="#">100-10-16002-0000000</a>	Personnel - Health Insurance	\$ 74,984.00	\$ 74,984.00	\$ 3,716.29	\$ 3,716.29	\$ 71,267.71
<a href="#">100-10-16003-0000000</a>	Personnel - Unemployment Insurance	\$ 1,108.00	\$ 1,108.00	\$ -	\$ -	\$ 1,108.00
<a href="#">100-10-16004-0000000</a>	Personnel - Workers Comp	\$ 3,878.00	\$ 3,878.00	\$ 133.18	\$ 133.18	\$ 3,744.82
<a href="#">100-10-16005-0000000</a>	Personnel - Dental & Vision Insurance	\$ 5,040.00	\$ 5,040.00	\$ 269.28	\$ 269.28	\$ 4,770.72
<a href="#">100-10-16006-0000000</a>	Personnel - Life & AD&D Insurance	\$ 784.00	\$ 784.00	\$ -	\$ -	\$ 784.00
<a href="#">100-10-16008-0000000</a>	Personnel - Payroll Taxes	\$ 50,000.00	\$ 50,000.00	\$ 2,132.06	\$ 2,132.06	\$ 47,867.94
<a href="#">100-10-16009-0000000</a>	Personnel - Wages	\$ 500,000.00	\$ 500,000.00	\$ 33,955.11	\$ 33,955.11	\$ 466,044.89
<a href="#">100-10-16010-0000000</a>	Personnel - Overtime	\$ 1,200.00	\$ 1,200.00	\$ 34.52	\$ 34.52	\$ 1,165.48
<a href="#">100-10-16011-0000000</a>	Personnel - Employee Assistance Program	\$ 500.00	\$ 500.00	\$ -	\$ -	\$ 500.00
<a href="#">100-10-16012-0000000</a>	Personnel - Retirement Expense	\$ 53,500.00	\$ 53,500.00	\$ 2,819.34	\$ 2,819.34	\$ 50,680.66
<a href="#">100-10-16013-0000000</a>	Personnel - MASA	\$ 400.00	\$ 400.00	\$ 2.16	\$ 2.16	\$ 397.84
<a href="#">100-10-16101-0000000</a>	Communications - Advertising / Promotion	\$ 6,500.00	\$ 6,500.00	\$ -	\$ -	\$ 6,500.00
<a href="#">100-10-16102-0000000</a>	Communications - Legal Notices & Publications	\$ 2,500.00	\$ 2,500.00	\$ 171.00	\$ 171.00	\$ 2,329.00
<a href="#">100-10-16103-0000000</a>	Communications - Recording Fees	\$ 2,000.00	\$ 2,000.00	\$ -	\$ -	\$ 2,000.00
<a href="#">100-10-16104-0000000</a>	Communications - Community Relations	\$ 4,000.00	\$ 4,000.00	\$ -	\$ -	\$ 4,000.00
<a href="#">100-10-16105-0000000</a>	Communications - Codification	\$ 2,500.00	\$ 2,500.00	\$ 1,250.00	\$ 1,250.00	\$ 1,250.00
<a href="#">100-10-16106-0000000</a>	Communications - Records Mgt / Retention	\$ 4,000.00	\$ 4,000.00	\$ 4,872.50	\$ 4,872.50	\$ (872.50)
<a href="#">100-10-16107-0000000</a>	Communications - Records Requests FOIA Program	\$ 5,205.00	\$ 5,205.00	\$ 4,455.00	\$ 4,455.00	\$ 750.00
<a href="#">100-10-16108-0000000</a>	Communications - Vendor Subscriptions	\$ 2,000.00	\$ 2,000.00	\$ 2,245.50	\$ 2,245.50	\$ (245.50)
<a href="#">100-10-16202-0000000</a>	Contract Services - General Consultant Fees	\$ 25,000.00	\$ 25,000.00	\$ 9,400.67	\$ 9,400.67	\$ 15,599.33
<a href="#">100-10-16203-0000000</a>	Contract Services - Sales Tax Tracking	\$ 16,800.00	\$ 16,800.00	\$ 1,400.00	\$ 1,400.00	\$ 15,400.00
<a href="#">100-10-16209-0000000</a>	Contract Services - Records Shredding	\$ 600.00	\$ 600.00	\$ -	\$ -	\$ 600.00
<a href="#">100-10-16210-0000000</a>	Contract Services - Inspections Permits Backflows	\$ 195,000.00	\$ 195,000.00	\$ 25,884.62	\$ 25,884.62	\$ 169,115.38
<a href="#">100-10-16213-0000000</a>	Contract Services - Legal Fees	\$ 60,000.00	\$ 60,000.00	\$ 8,900.77	\$ 8,900.77	\$ 51,099.23
<a href="#">100-10-16216-0000000</a>	Contract Services - Audit Fees	\$ 26,000.00	\$ 26,000.00	\$ -	\$ -	\$ 26,000.00
<a href="#">100-10-16223-0000000</a>	Contract Services - Accounting Fees	\$ 15,000.00	\$ 15,000.00	\$ 997.18	\$ 997.18	\$ 14,002.82
<a href="#">100-10-16224-0000000</a>	Contract Services - City Hall Cleaning	\$ 1,000.00	\$ 1,000.00	\$ -	\$ -	\$ 1,000.00
<a href="#">100-10-16239-0000000</a>	Contract Services - Printing & Office supplies	\$ 9,000.00	\$ 9,000.00	\$ 712.64	\$ 712.64	\$ 8,287.36
<a href="#">100-10-16241-0000000</a>	Contract Services - Computers/Website	\$ 2,500.00	\$ 2,500.00	\$ -	\$ -	\$ 2,500.00
<a href="#">100-10-16242-0000000</a>	Contract Services - Postage/Delivery	\$ 3,000.00	\$ 3,000.00	\$ -	\$ -	\$ 3,000.00
<a href="#">100-10-16243-0000000</a>	Contract Services - Telephone	\$ 12,000.00	\$ 12,000.00	\$ 26.94	\$ 26.94	\$ 11,973.06
<a href="#">100-10-16244-0000000</a>	Contract Services - Tax Assessor Fees	\$ 10,000.00	\$ 10,000.00	\$ 646.00	\$ 646.00	\$ 9,354.00
<a href="#">100-10-16245-0000000</a>	Contract Services - Election	\$ 16,000.00	\$ 16,000.00	\$ -	\$ -	\$ 16,000.00
<a href="#">100-10-16249-0000000</a>	Contract Services - Computer/Technology	\$ 29,700.00	\$ 29,700.00	\$ 874.59	\$ 874.59	\$ 28,825.41
<a href="#">100-10-16254-0000000</a>	Contract Services - Software Upgrades	\$ 25,000.00	\$ 25,000.00	\$ 840.00	\$ 840.00	\$ 24,160.00
<a href="#">100-10-16404-0000000</a>	Supplies & Equipment - Copier/Fax Machine	\$ 11,000.00	\$ 11,000.00	\$ 740.00	\$ 740.00	\$ 10,260.00

<a href="#">100-10-16417-0000000</a>	Supplies & Equipment - Capital Pur. Furniture	\$ 1,000.00	\$ 1,000.00	\$ -	\$ -	\$ 1,000.00
<a href="#">100-10-16502-0000000</a>	Staff Development - Dues & Subscriptions	\$ 3,500.00	\$ 3,500.00	\$ 200.00	\$ 200.00	\$ 3,300.00
<a href="#">100-10-16503-0000000</a>	Staff Development - Travel & Training Staff	\$ 10,000.00	\$ 10,000.00	\$ 386.09	\$ 386.09	\$ 9,613.91
<a href="#">100-10-16504-0000000</a>	Staff Development - Travel & Training Council	\$ 5,000.00	\$ 5,000.00	\$ -	\$ -	\$ 5,000.00
<a href="#">100-10-16701-0000000</a>	Insurance - Liability	\$ 7,756.00	\$ 7,756.00	\$ 773.88	\$ 773.88	\$ 6,982.12
<a href="#">100-10-16702-0000000</a>	Insurance - Property	\$ 5,872.00	\$ 5,872.00	\$ 544.49	\$ 544.49	\$ 5,327.51
<a href="#">100-10-16703-0000000</a>	Insurance - Bond	\$ 500.00	\$ 500.00	\$ -	\$ -	\$ 500.00
<a href="#">100-10-16915-0000000</a>	Capital Outlay - Laserfische Software	\$ 14,000.00	\$ 14,000.00	\$ 7,858.75	\$ 7,858.75	\$ 6,141.25
<a href="#">100-10-17001-0000000</a>	Misc Expenses - Other	\$ 1,000.00	\$ 1,000.00	\$ 79.32	\$ 79.32	\$ 920.68
<a href="#">100-10-17004-0000000</a>	Misc Expenses - Captial Proj Trans Infra 24013	\$ 26,100.00	\$ 26,100.00	\$ -	\$ -	\$ 26,100.00
<a href="#">100-10-17020-0000000</a>	Misc Expenses - Employee Appreciation	\$ 10,000.00	\$ 10,000.00	\$ 6,042.64	\$ 6,042.64	\$ 3,957.36
<a href="#">100-10-17310-KROGERO</a>	Tax Rebatement -Sales Tax Rebate	\$ 250,000.00	\$ 250,000.00	\$ 20,833.33	\$ 20,833.33	\$ 229,166.67
<a href="#">100-10-17320-380AGRO</a>	Tax Rebatement - 380 Ad Valorem Tax Rebate	\$ 140,300.00	\$ 140,300.00	\$ 11,691.66	\$ 11,691.66	\$ 128,608.34
	<b>Subtotal Administrative Expenses</b>	<b>\$ 1,652,727.00</b>	<b>\$ 1,652,727.00</b>	<b>\$ 154,889.51</b>	<b>\$ 154,889.51</b>	<b>\$ 1,497,837.49</b>

<a href="#">100-11-16002-0000000</a>	Personnel - Health Insurance	\$ 193,592.00	\$ 193,592.00	\$ 9,942.26	\$ 9,942.26	\$ 183,649.74
<a href="#">100-11-16003-0000000</a>	Personnel - Unemployment Insurance	\$ 2,504.00	\$ 2,504.00	\$ -	\$ -	\$ 2,504.00
<a href="#">100-11-16004-0000000</a>	Personnel - Workers Comp	\$ 29,916.00	\$ 29,916.00	\$ 2,029.94	\$ 2,029.94	\$ 27,886.06
<a href="#">100-11-16005-0000000</a>	Personnel - Dental & Vision Insurance	\$ 13,440.00	\$ 13,440.00	\$ 826.45	\$ 826.45	\$ 12,613.55
<a href="#">100-11-16006-0000000</a>	Personnel - Life & AD&D Insurance	\$ 4,704.00	\$ 4,704.00	\$ -	\$ -	\$ 4,704.00
<a href="#">100-11-16008-0000000</a>	Personnel - Payroll Taxes	\$ 125,000.00	\$ 125,000.00	\$ 5,993.48	\$ 5,993.48	\$ 119,006.52
<a href="#">100-11-16009-0000000</a>	Personnel - Wages	\$ 1,304,000.00	\$ 1,304,000.00	\$ 103,289.43	\$ 103,289.43	\$ 1,200,710.57
<a href="#">100-11-16010-0000000</a>	Personnel - Overtime	\$ 50,000.00	\$ 50,000.00	\$ 4,618.08	\$ 4,618.08	\$ 45,381.92
<a href="#">100-11-16011-0000000</a>	Personnel - Employee Assistance Program	\$ 1,020.00	\$ 1,020.00	\$ -	\$ -	\$ 1,020.00
<a href="#">100-11-16012-0000000</a>	Personnel - Retirement Expense	\$ 134,500.00	\$ 134,500.00	\$ 7,863.95	\$ 7,863.95	\$ 126,636.05
<a href="#">100-11-16013-0000000</a>	Personnel - MASA	\$ 850.00	\$ 850.00	\$ 5.40	\$ 5.40	\$ 844.60
<a href="#">100-11-16104-0000000</a>	Communications - Community Relations	\$ 6,000.00	\$ 6,000.00	\$ 697.65	\$ 697.65	\$ 5,302.35
<a href="#">100-11-16209-0000000</a>	Contract Services - Records Shredding	\$ 500.00	\$ 500.00	\$ -	\$ -	\$ 500.00
<a href="#">100-11-16227-0000000</a>	Contract Services - Gas/Oil	\$ 45,000.00	\$ 45,000.00	\$ 3,755.60	\$ 3,755.60	\$ 41,244.40
<a href="#">100-11-16229-0000000</a>	Contract Services - Auto Repairs	\$ 30,000.00	\$ 30,000.00	\$ 961.82	\$ 961.82	\$ 29,038.18
<a href="#">100-11-16230-0000000</a>	Contract Services - Equipment repairs	\$ 5,000.00	\$ 5,000.00	\$ 200.00	\$ 200.00	\$ 4,800.00
<a href="#">100-11-16239-0000000</a>	Contract Services - Printing & Office supplies	\$ 4,000.00	\$ 4,000.00	\$ 410.59	\$ 410.59	\$ 3,589.41
<a href="#">100-11-16241-0000000</a>	Contract Services - Computers/Website	\$ 6,500.00	\$ 6,500.00	\$ -	\$ -	\$ 6,500.00
<a href="#">100-11-16242-0000000</a>	Contract Services - Postage/Delivery	\$ 500.00	\$ 500.00	\$ -	\$ -	\$ 500.00
<a href="#">100-11-16243-0000000</a>	Contract Services - Telephone	\$ 10,000.00	\$ 10,000.00	\$ 303.84	\$ 303.84	\$ 9,696.16
<a href="#">100-11-16247-0000000</a>	Contract Services - Mobil Data Terminal	\$ 14,000.00	\$ 14,000.00	\$ -	\$ -	\$ 14,000.00
<a href="#">100-11-16249-0000000</a>	Contract Services - Computer/Technology	\$ 40,000.00	\$ 40,000.00	\$ 2,379.70	\$ 2,379.70	\$ 37,620.30
<a href="#">100-11-16401-0000000</a>	Supplies & Equipment - Radio Fees	\$ 6,500.00	\$ 6,500.00	\$ 3,870.00	\$ 3,870.00	\$ 2,630.00
<a href="#">100-11-16402-0000000</a>	Supplies & Equipment - Uniforms & Safety Equip	\$ 10,000.00	\$ 10,000.00	\$ -	\$ -	\$ 10,000.00
<a href="#">100-11-16403-0000000</a>	Supplies & Equipment - Protective Gear	\$ 8,000.00	\$ 8,000.00	\$ -	\$ -	\$ 8,000.00
<a href="#">100-11-16404-0000000</a>	Supplies & Equipment - Copier/Fax Machine	\$ 6,000.00	\$ 6,000.00	\$ 465.00	\$ 465.00	\$ 5,535.00
<a href="#">100-11-16405-0000000</a>	Supplies & Equipment - Operating Supplies	\$ 7,000.00	\$ 7,000.00	\$ 25.99	\$ 25.99	\$ 6,974.01
<a href="#">100-11-16411-0000000</a>	Supplies & Equipment - Tools, Etc,	\$ 300.00	\$ 300.00	\$ -	\$ -	\$ 300.00
<a href="#">100-11-16415-0000000</a>	Supplies & Equipment - Emergency Equipment	\$ 18,800.00	\$ 18,800.00	\$ 1,860.00	\$ 1,860.00	\$ 16,940.00
<a href="#">100-11-16416-0000000</a>	Supplies & Equipment - Radios	\$ 18,000.00	\$ 18,000.00	\$ -	\$ -	\$ 18,000.00
<a href="#">100-11-16417-0000000</a>	Supplies & Equipment - Capital Pur. Furniture	\$ 2,000.00	\$ 2,000.00	\$ -	\$ -	\$ 2,000.00
<a href="#">100-11-16502-0000000</a>	Staff Development - Dues & Subscriptions	\$ 2,500.00	\$ 2,500.00	\$ -	\$ -	\$ 2,500.00
<a href="#">100-11-16503-0000000</a>	Staff Development - Travel & Training Staff	\$ 25,000.00	\$ 25,000.00	\$ 970.00	\$ 970.00	\$ 24,030.00
<a href="#">100-11-16701-0000000</a>	Insurance - Liability	\$ 18,836.00	\$ 18,836.00	\$ 2,097.24	\$ 2,097.24	\$ 16,738.76
<a href="#">100-11-16702-0000000</a>	Insurance - Property	\$ 5,540.00	\$ 5,540.00	\$ 672.29	\$ 672.29	\$ 4,867.71
<a href="#">100-11-16907-0000000</a>	Capital Outlay - Emergency Lights, Decals	\$ 7,500.00	\$ 7,500.00	\$ -	\$ -	\$ 7,500.00
<a href="#">100-11-16910-0000000</a>	Capital Outlay - Vehicle Replacement - CPF 24011	\$ 15,000.00	\$ 15,000.00	\$ -	\$ -	\$ 15,000.00
<a href="#">100-11-16911-0000000</a>	Capital Outlay - Computers Equipment	\$ 20,000.00	\$ 20,000.00	\$ -	\$ -	\$ 20,000.00
<a href="#">100-11-16912-0000000</a>	Capital Outlay - Copsync	\$ 8,500.00	\$ 8,500.00	\$ -	\$ -	\$ 8,500.00
<a href="#">100-11-16913-0000000</a>	Capital Outlay - Radar	\$ 8,000.00	\$ 8,000.00	\$ -	\$ -	\$ 8,000.00
<a href="#">100-11-16916-0000000</a>	Capital Outlay - Investigate & Testing Equipment	\$ 10,000.00	\$ 10,000.00	\$ 7,495.00	\$ 7,495.00	\$ 2,505.00
<a href="#">100-11-16917-0000000</a>	Capital Outlay - Ballistic Vests & Shields	\$ 10,500.00	\$ 10,500.00	\$ 1,332.40	\$ 1,332.40	\$ 9,167.60
<a href="#">100-11-16919-0000000</a>	Capital Outlay - Patrol Weapons	\$ 20,200.00	\$ 20,200.00	\$ 513.65	\$ 513.65	\$ 19,686.35
<a href="#">100-11-16920-0000000</a>	Capital Outlay - Traffic Equipment	\$ 25,000.00	\$ 25,000.00	\$ -	\$ -	\$ 25,000.00
<a href="#">100-11-16921-0000000</a>	Capital Outlay - Office Maintenance	\$ 11,800.00	\$ 11,800.00	\$ -	\$ -	\$ 11,800.00
<a href="#">100-11-17003-0000000</a>	Misc Expenses - National Night Out	\$ -	\$ -	\$ 593.87	\$ 593.87	\$ (593.87)
	<b>Subtotal Police Expenses</b>	<b>\$ 2,286,002.00</b>	<b>\$ 2,286,002.00</b>	<b>\$ 163,173.63</b>	<b>\$ 163,173.63</b>	<b>\$ 2,122,828.37</b>

<a href="#">100-12-16002-0000000</a>	Personnel - Health Insurance	\$ 38,000.00	\$ 38,000.00	\$ 1,569.44	\$ 1,569.44	\$ 36,430.56
<a href="#">100-12-16003-0000000</a>	Personnel - Unemployment Insurance	\$ 550.00	\$ 550.00	\$ 0.98	\$ 0.98	\$ 549.02
<a href="#">100-12-16004-0000000</a>	Personnel - Workers Comp	\$ 8,000.00	\$ 8,000.00	\$ 429.53	\$ 429.53	\$ 7,570.47
<a href="#">100-12-16005-0000000</a>	Personnel - Dental & Vision Insurance	\$ 3,000.00	\$ 3,000.00	\$ 118.84	\$ 118.84	\$ 2,881.16
<a href="#">100-12-16006-0000000</a>	Personnel - Life & AD&D Insurance	\$ 400.00	\$ 400.00	\$ -	\$ -	\$ 400.00
<a href="#">100-12-16008-0000000</a>	Personnel - Payroll Taxes	\$ 16,500.00	\$ 16,500.00	\$ 889.28	\$ 889.28	\$ 15,610.72
<a href="#">100-12-16009-0000000</a>	Personnel - Wages	\$ 206,000.00	\$ 206,000.00	\$ 13,414.05	\$ 13,414.05	\$ 192,585.95
<a href="#">100-12-16010-0000000</a>	Personnel - Overtime	\$ 5,500.00	\$ 5,500.00	\$ 271.64	\$ 271.64	\$ 5,228.36
<a href="#">100-12-16011-0000000</a>	Personnel - Employee Assistance Program	\$ 500.00	\$ 500.00	\$ -	\$ -	\$ 500.00
<a href="#">100-12-16012-0000000</a>	Personnel - Retirement Expense	\$ 22,000.00	\$ 22,000.00	\$ 965.17	\$ 965.17	\$ 21,034.83
<a href="#">100-12-16013-0000000</a>	Personnel - MASA	\$ 168.00	\$ 168.00	\$ -	\$ -	\$ 168.00
<a href="#">100-12-16101-0000000</a>	Communications - Advertising / Promotion	\$ 500.00	\$ 500.00	\$ -	\$ -	\$ 500.00
<a href="#">100-12-16102-0000000</a>	Communications - Legal Notices & Publications	\$ 1,500.00	\$ 1,500.00	\$ -	\$ -	\$ 1,500.00
<a href="#">100-12-16104-0000000</a>	Communications - Community Relations	\$ 1,000.00	\$ 1,000.00	\$ -	\$ -	\$ 1,000.00

<a href="#">100-12-16208-0000000</a>	Contract Services - Mowing	\$ 127,600.00	\$ 127,600.00	\$ -	\$ -	\$ 127,600.00
<a href="#">100-12-16209-0000000</a>	Contract Services - Records Shredding	\$ 150.00	\$ 150.00	\$ -	\$ -	\$ 150.00
<a href="#">100-12-16213-0000000</a>	Contract Services - Legal Fees	\$ 2,500.00	\$ 2,500.00	\$ -	\$ -	\$ 2,500.00
<a href="#">100-12-16217-0000000</a>	Contract Services - Engineering	\$ 107,000.00	\$ 107,000.00	\$ 875.00	\$ 875.00	\$ 106,125.00
<a href="#">100-12-16224-0000000</a>	Contract Services - City Hall Cleaning	\$ 14,900.00	\$ 14,900.00	\$ 1,107.18	\$ 1,107.18	\$ 13,792.82
<a href="#">100-12-16225-0000000</a>	Contract Services - Downtown Repairs	\$ 1,500.00	\$ 1,500.00	\$ -	\$ -	\$ 1,500.00
<a href="#">100-12-16226-0000000</a>	Contract Services - Maint - Vehicles & Equipment	\$ 3,000.00	\$ 3,000.00	\$ 40.48	\$ 40.48	\$ 2,959.52
<a href="#">100-12-16227-0000000</a>	Contract Services - Gas/Oil	\$ 14,000.00	\$ 14,000.00	\$ -	\$ -	\$ 14,000.00
<a href="#">100-12-16229-0000000</a>	Contract Services - Auto Repairs	\$ 5,500.00	\$ 5,500.00	\$ -	\$ -	\$ 5,500.00
<a href="#">100-12-16230-0000000</a>	Contract Services - Equipment repairs	\$ 6,000.00	\$ 6,000.00	\$ -	\$ -	\$ 6,000.00
<a href="#">100-12-16231-0000000</a>	Contract Services - Bldg Repairs-City Hall	\$ 19,800.00	\$ 19,800.00	\$ 575.00	\$ 575.00	\$ 19,225.00
<a href="#">100-12-16232-0000000</a>	Contract Services - Street Repairs - Minor	\$ 20,000.00	\$ 20,000.00	\$ -	\$ -	\$ 20,000.00
<a href="#">100-12-16233-0000000</a>	Contract Services - Streets-Preventive Maintenance	\$ 7,700.00	\$ 7,700.00	\$ -	\$ -	\$ 7,700.00
<a href="#">100-12-16237-0000000</a>	Contract Services - Mosquito Spraying	\$ 6,000.00	\$ 6,000.00	\$ -	\$ -	\$ 6,000.00
<a href="#">100-12-16238-0000000</a>	Contract Services - Street Signs	\$ 3,300.00	\$ 3,300.00	\$ -	\$ -	\$ 3,300.00
<a href="#">100-12-16239-0000000</a>	Contract Services - Printing & Office supplies	\$ 1,000.00	\$ 1,000.00	\$ 564.28	\$ 564.28	\$ 435.72
<a href="#">100-12-16241-0000000</a>	Contract Services - Computers/Website	\$ 750.00	\$ 750.00	\$ -	\$ -	\$ 750.00
<a href="#">100-12-16242-0000000</a>	Contract Services - Postage/Delivery	\$ 750.00	\$ 750.00	\$ -	\$ -	\$ 750.00
<a href="#">100-12-16243-0000000</a>	Contract Services - Telephone	\$ 8,400.00	\$ 8,400.00	\$ 26.94	\$ 26.94	\$ 8,373.06
<a href="#">100-12-16249-0000000</a>	Contract Services - Computer/Technology	\$ 10,500.00	\$ 10,500.00	\$ 874.59	\$ 874.59	\$ 9,625.41
<a href="#">100-12-16402-0000000</a>	Supplies & Equipment - Uniforms & Safety Equip	\$ 4,700.00	\$ 4,700.00	\$ -	\$ -	\$ 4,700.00
<a href="#">100-12-16405-0000000</a>	Supplies & Equipment - Operating Supplies	\$ 9,900.00	\$ 9,900.00	\$ 509.15	\$ 509.15	\$ 9,390.85
<a href="#">100-12-16406-0000000</a>	Supplies & Equipment - Streets & Drainage	\$ 3,500.00	\$ 3,500.00	\$ -	\$ -	\$ 3,500.00
<a href="#">100-12-16407-0000000</a>	Supplies & Equipment - Cedar Brake Park	\$ 6,500.00	\$ 6,500.00	\$ -	\$ -	\$ 6,500.00
<a href="#">100-12-16408-0000000</a>	Supplies & Equipment - Homecoming Park	\$ 2,000.00	\$ 2,000.00	\$ -	\$ -	\$ 2,000.00
<a href="#">100-12-16409-0000000</a>	Supplies & Equipment - Fernland Park	\$ 2,750.00	\$ 2,750.00	\$ -	\$ -	\$ 2,750.00
<a href="#">100-12-16410-0000000</a>	Supplies & Equipment - Community Building	\$ 2,000.00	\$ 2,000.00	\$ -	\$ -	\$ 2,000.00
<a href="#">100-12-16411-0000000</a>	Supplies & Equipment - Tools, Etc,	\$ 3,025.00	\$ 3,025.00	\$ -	\$ -	\$ 3,025.00
<a href="#">100-12-16412-0000000</a>	Supplies & Equipment - Memory Park	\$ 2,000.00	\$ 2,000.00	\$ -	\$ -	\$ 2,000.00
<a href="#">100-12-16413-0000000</a>	Supplies & Equipment - Culverts	\$ 3,000.00	\$ 3,000.00	\$ -	\$ -	\$ 3,000.00
<a href="#">100-12-16502-0000000</a>	Staff Development - Dues & Subscriptions	\$ 2,000.00	\$ 2,000.00	\$ -	\$ -	\$ 2,000.00
<a href="#">100-12-16503-0000000</a>	Staff Development - Travel & Training Staff	\$ 5,000.00	\$ 5,000.00	\$ -	\$ -	\$ 5,000.00
<a href="#">100-12-16601-0000000</a>	Maintenance - Park Maint - Memory Pk	\$ 24,500.00	\$ 24,500.00	\$ -	\$ -	\$ 24,500.00
<a href="#">100-12-16602-0000000</a>	Maintenance - Park Maint - Fernland	\$ 69,500.00	\$ 69,500.00	\$ -	\$ -	\$ 69,500.00
<a href="#">100-12-16603-0000000</a>	Maintenance - Park Maint - Cedar Brake Park	\$ 24,500.00	\$ 24,500.00	\$ -	\$ -	\$ 24,500.00
<a href="#">100-12-16604-0000000</a>	Maintenance - Park Maint - Homecoming Park	\$ 19,500.00	\$ 19,500.00	\$ -	\$ -	\$ 19,500.00
<a href="#">100-12-16701-0000000</a>	Insurance - Liability	\$ 2,700.00	\$ 2,700.00	\$ 209.76	\$ 209.76	\$ 2,490.24
<a href="#">100-12-16702-0000000</a>	Insurance - Property	\$ 1,500.00	\$ 1,500.00	\$ 144.06	\$ 144.06	\$ 1,355.94
<a href="#">100-12-16803-0000000</a>	Utilities - Electronic Sign-City	\$ 1,500.00	\$ 1,500.00	\$ -	\$ -	\$ 1,500.00
<a href="#">100-12-16804-0000000</a>	Utilities - Street Lights	\$ 13,200.00	\$ 13,200.00	\$ -	\$ -	\$ 13,200.00
<a href="#">100-12-16805-0000000</a>	Utilities - Downtown Utilities	\$ 1,320.00	\$ 1,320.00	\$ 25.72	\$ 25.72	\$ 1,294.28
<a href="#">100-12-16806-0000000</a>	Utilities - Cedar Brake Park	\$ 2,420.00	\$ 2,420.00	\$ 56.94	\$ 56.94	\$ 2,363.06
<a href="#">100-12-16807-0000000</a>	Utilities - Homecoming Park	\$ 1,650.00	\$ 1,650.00	\$ 40.50	\$ 40.50	\$ 1,609.50
<a href="#">100-12-16808-0000000</a>	Utilities - Fernland Park	\$ 6,380.00	\$ 6,380.00	\$ 539.87	\$ 539.87	\$ 5,840.13
<a href="#">100-12-16809-0000000</a>	Utilities - City Hall	\$ 14,300.00	\$ 14,300.00	\$ -	\$ -	\$ 14,300.00
<a href="#">100-12-16811-0000000</a>	Utilities - Community Center Building	\$ 5,500.00	\$ 5,500.00	\$ 176.90	\$ 176.90	\$ 5,323.10
<a href="#">100-12-16812-0000000</a>	Utilities - Memory Park	\$ 8,000.00	\$ 8,000.00	\$ 1,990.94	\$ 1,990.94	\$ 6,009.06
<a href="#">100-12-16813-0000000</a>	Utilities - 213 Prairie	\$ 15,600.00	\$ 15,600.00	\$ 40.50	\$ 40.50	\$ 15,559.50
<a href="#">100-12-16911-0000000</a>	Capital Outlay - Computers Equipment	\$ 3,000.00	\$ 3,000.00	\$ -	\$ -	\$ 3,000.00
<a href="#">100-12-16922-0000000</a>	Capital Outlay - Public Works Items	\$ 30,000.00	\$ 30,000.00	\$ -	\$ -	\$ 30,000.00
<a href="#">100-12-16923-0000000</a>	Capital Outlay - General Improvements	\$ 150,000.00	\$ 150,000.00	\$ 45,135.90	\$ 45,135.90	\$ 104,864.10
<a href="#">100-12-16924-0000000</a>	Capital Outlay - Drainage Improvements	\$ 10,000.00	\$ 10,000.00	\$ -	\$ -	\$ 10,000.00
<a href="#">100-12-17001-0000000</a>	Misc Expenses - Other	\$ 1,000.00	\$ 1,000.00	\$ -	\$ -	\$ 1,000.00
<a href="#">100-12-17150-0000000</a>	Contract Labor - Streets	\$ 250,000.00	\$ 250,000.00	\$ -	\$ -	\$ 250,000.00
	<b>Subtotal Public Works Expenses</b>	<b>\$ 1,366,413.00</b>	<b>\$ 1,366,413.00</b>	<b>\$ 70,592.64</b>	<b>\$ 70,592.64</b>	<b>\$ 1,295,820.36</b>

<a href="#">100-13-16002-0000000</a>	Personnel - Health Insurance	\$ 44,632.00	\$ 44,632.00	\$ 1,830.29	\$ 1,830.29	\$ 42,801.71
<a href="#">100-13-16003-0000000</a>	Personnel - Unemployment Insurance	\$ 600.00	\$ 600.00	\$ -	\$ -	\$ 600.00
<a href="#">100-13-16004-0000000</a>	Personnel - Workers Comp	\$ 2,500.00	\$ 2,500.00	\$ 133.50	\$ 133.50	\$ 2,366.50
<a href="#">100-13-16005-0000000</a>	Personnel - Dental & Vision Insurance	\$ 3,000.00	\$ 3,000.00	\$ 131.89	\$ 131.89	\$ 2,868.11
<a href="#">100-13-16006-0000000</a>	Personnel - Life & AD&D Insurance	\$ 250.00	\$ 250.00	\$ -	\$ -	\$ 250.00
<a href="#">100-13-16007-0000000</a>	Personnel - Crime Insurance	\$ 700.00	\$ 700.00	\$ 40.71	\$ 40.71	\$ 659.29
<a href="#">100-13-16008-0000000</a>	Personnel - Payroll Taxes	\$ 18,000.00	\$ 18,000.00	\$ 823.86	\$ 823.86	\$ 17,176.14
<a href="#">100-13-16009-0000000</a>	Personnel - Wages	\$ 197,000.00	\$ 197,000.00	\$ 12,938.62	\$ 12,938.62	\$ 184,061.38
<a href="#">100-13-16010-0000000</a>	Personnel - Overtime	\$ 5,000.00	\$ 5,000.00	\$ 323.15	\$ 323.15	\$ 4,676.85
<a href="#">100-13-16011-0000000</a>	Personnel - Employee Assistance Program	\$ 150.00	\$ 150.00	\$ -	\$ -	\$ 150.00
<a href="#">100-13-16012-0000000</a>	Personnel - Retirement Expense	\$ 20,500.00	\$ 20,500.00	\$ 1,085.48	\$ 1,085.48	\$ 19,414.52
<a href="#">100-13-16013-0000000</a>	Personnel - MASA	\$ 350.00	\$ 350.00	\$ 2.16	\$ 2.16	\$ 347.84
<a href="#">100-13-16104-0000000</a>	Communications - Community Relations	\$ 400.00	\$ 400.00	\$ -	\$ -	\$ 400.00
<a href="#">100-13-16202-0000000</a>	Contract Services - General Consultant Fees	\$ 7,500.00	\$ 7,500.00	\$ 240.00	\$ 240.00	\$ 7,260.00
<a href="#">100-13-16205-0000000</a>	Contract Services - Omni Expense	\$ 2,000.00	\$ 2,000.00	\$ -	\$ -	\$ 2,000.00
<a href="#">100-13-16207-0000000</a>	Contract Services - Prosecutors Fees	\$ 14,000.00	\$ 14,000.00	\$ 450.00	\$ 450.00	\$ 13,550.00
<a href="#">100-13-16209-0000000</a>	Contract Services - Records Shredding	\$ 250.00	\$ 250.00	\$ -	\$ -	\$ 250.00
<a href="#">100-13-16211-0000000</a>	Contract Services - Judge's Fee	\$ 12,000.00	\$ 12,000.00	\$ 1,000.00	\$ 1,000.00	\$ 11,000.00
<a href="#">100-13-16222-0000000</a>	Contract Services - Collection Agency	\$ 15,000.00	\$ 15,000.00	\$ -	\$ -	\$ 15,000.00
<a href="#">100-13-16239-0000000</a>	Contract Services - Printing & Office supplies	\$ 1,400.00	\$ 1,400.00	\$ 100.08	\$ 100.08	\$ 1,299.92
<a href="#">100-13-16241-0000000</a>	Contract Services - Computers/Website	\$ 4,500.00	\$ 4,500.00	\$ -	\$ -	\$ 4,500.00

<a href="#">100-13-16242-0000000</a>	Contract Services - Postage/Delivery	\$ 2,300.00	\$ 2,300.00	\$ -	\$ -	\$ 2,300.00
<a href="#">100-13-16243-0000000</a>	Contract Services - Telephone	\$ 4,000.00	\$ 4,000.00	\$ -	\$ -	\$ 4,000.00
<a href="#">100-13-16249-0000000</a>	Contract Services - Computer/Technology	\$ 13,000.00	\$ 13,000.00	\$ 874.60	\$ 874.60	\$ 12,125.40
<a href="#">100-13-16251-0000000</a>	Contract Services - State Portion of Fines/Payouts	\$ 130,000.00	\$ 130,000.00	\$ -	\$ -	\$ 130,000.00
<a href="#">100-13-16402-0000000</a>	Supplies & Equipment - Uniforms & Safety Equip	\$ 100.00	\$ 100.00	\$ -	\$ -	\$ 100.00
<a href="#">100-13-16404-0000000</a>	Supplies & Equipment - Copier/Fax Machine	\$ 8,800.00	\$ 8,800.00	\$ 675.00	\$ 675.00	\$ 8,125.00
<a href="#">100-13-16405-0000000</a>	Supplies & Equipment - Operating Supplies	\$ 2,500.00	\$ 2,500.00	\$ -	\$ -	\$ 2,500.00
<a href="#">100-13-16417-0000000</a>	Supplies & Equipment - Capital Pur. Furniture	\$ 3,000.00	\$ 3,000.00	\$ -	\$ -	\$ 3,000.00
<a href="#">100-13-16502-0000000</a>	Staff Development - Dues & Subscriptions	\$ 500.00	\$ 500.00	\$ -	\$ -	\$ 500.00
<a href="#">100-13-16503-0000000</a>	Staff Development - Travel & Training Staff	\$ 2,000.00	\$ 2,000.00	\$ -	\$ -	\$ 2,000.00
<a href="#">100-13-16701-0000000</a>	Insurance - Liability	\$ 60.00	\$ 60.00	\$ -	\$ -	\$ 60.00
<a href="#">100-13-16702-0000000</a>	Insurance - Property	\$ 1,300.00	\$ 1,300.00	\$ -	\$ -	\$ 1,300.00
<a href="#">100-13-17001-0000000</a>	Misc Expenses - Other	\$ 100.00	\$ 100.00	\$ -	\$ -	\$ 100.00
	<b>Subtotal Court Expenses</b>	<b>\$ 517,392.00</b>	<b>\$ 517,392.00</b>	<b>\$ 20,649.34</b>	<b>\$ 20,649.34</b>	<b>\$ 496,742.66</b>

<a href="#">100-17-16500-0000000</a>	Staff Development	\$ 100.00	\$ 100.00	\$ -	\$ -	\$ 100.00
	<b>Subtotal Non Fund Expenses</b>	<b>\$ 100.00</b>	<b>\$ 100.00</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ 100.00</b>

**Expense Total: \$ 5,822,634.00 \$ 5,822,634.00 \$ 409,305.12 \$ 409,305.12 \$ 5,413,328.88**

**Fund: 100 - General Fund Surplus (Deficit): \$ 158.00 \$ 158.00 \$ (19,291.15) \$ (19,291.15)**

**Fund: 150 - Montgomery PID**

**Revenue**

<a href="#">150-00-15000-0000000</a>	Montgomery PID - Tax Revenue	\$ 41,100.00	\$ 41,100.00	\$ -	\$ -	\$ 41,100.00
	<b>Revenue Total:</b>	<b>\$ 41,100.00</b>	<b>\$ 41,100.00</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ 41,100.00</b>

**Expense**

<a href="#">150-15-17500-0000000</a>	Montgomery PID - Property Tax Reimb	\$ 41,083.00	\$ 41,083.00	\$ -	\$ -	\$ 41,083.00
	<b>Expense Total:</b>	<b>\$ 41,083.00</b>	<b>\$ 41,083.00</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ 41,083.00</b>

**Fund: 150 - Montgomery PID Surplus (Deficit): \$ 17.00 \$ 17.00 \$ - \$ -**

**Fund: 200 - Capital Projects**

**Revenue**

<a href="#">200-00-24003-0000000</a>	Transfer from MEDC - Other	\$ 200,000.00	\$ 200,000.00	\$ -	\$ -	\$ 200,000.00
<a href="#">200-00-24005-0000000</a>	Transfer From Utility Fund - Capital	\$ 503,500.00	\$ 503,500.00	\$ -	\$ -	\$ 503,500.00
<a href="#">200-00-24013-0000000</a>	Transfer From General Fund - Infrastructure	\$ 26,100.00	\$ 26,100.00	\$ -	\$ -	\$ 26,100.00
<a href="#">200-00-24104-0000000</a>	Other - Proceeds GLO	\$ 660,563.00	\$ 660,563.00	\$ -	\$ -	\$ 660,563.00
<a href="#">200-00-24111-0000000</a>	Redbird Meadows Deposit	\$ 1,375,000.00	\$ 1,375,000.00	\$ 110,000.00	\$ 110,000.00	\$ 1,265,000.00
<a href="#">200-00-24203-0000000</a>	Revenue - Impact Fees	\$ 1,000,000.00	\$ 1,000,000.00	\$ -	\$ -	\$ 1,000,000.00
<a href="#">200-00-24500-0000000</a>	Interest Earned on Investments	\$ 1,500.00	\$ 1,500.00	\$ 2,738.32	\$ 2,738.32	\$ (1,238.32)
<a href="#">200-00-24501-0062715</a>	Interest Earned on Investments - 2017A	\$ 50.00	\$ 50.00	\$ 168.08	\$ 168.08	\$ (118.08)
<a href="#">200-00-24502-0073740</a>	Interest Earned on Investments - 2017B	\$ 150.00	\$ 150.00	\$ 341.33	\$ 341.33	\$ (191.33)
<a href="#">200-00-24600-0000000</a>	Miscellaneous Income	\$ -	\$ -	\$ 1,659.26	\$ 1,659.26	\$ (1,659.26)
<a href="#">200-00-24700-0000000</a>	Use of Surplus Funds	\$ 1,138,900.00	\$ 1,138,900.00	\$ -	\$ -	\$ 1,138,900.00
	<b>Revenue Total:</b>	<b>\$ 4,905,763.00</b>	<b>\$ 4,905,763.00</b>	<b>\$ 114,906.99</b>	<b>\$ 114,906.99</b>	<b>\$ 4,790,856.01</b>

**Expense**

<a href="#">200-20-26003-017B366</a>	Grant Admin Expenses - GLO All Projects	\$ 60,444.00	\$ 60,444.00	\$ -	\$ -	\$ 60,444.00
<a href="#">200-20-26102-0062715</a>	Engineering - Water Plant #3 Imp - TWDB	\$ -	\$ -	\$ 985.00	\$ 985.00	\$ (985.00)
<a href="#">200-20-26117-017B366</a>	Engineering - All GLO	\$ 45,000.00	\$ 45,000.00	\$ -	\$ -	\$ 45,000.00
<a href="#">200-20-26122-0000000</a>	Engineering - Clepper Sidewalks	\$ 10,000.00	\$ 10,000.00	\$ -	\$ -	\$ 10,000.00
<a href="#">200-20-26123-0000000</a>	Engineering - McCown St & Caroline St Wtr Rep	\$ 35,000.00	\$ 35,000.00	\$ -	\$ -	\$ 35,000.00
<a href="#">200-20-26124-0000000</a>	Engineering - Downtown Sanitary Sewer Rehab	\$ 24,000.00	\$ 24,000.00	\$ -	\$ -	\$ 24,000.00
<a href="#">200-20-26125-0000000</a>	Engineering - Old Plantersville Force Main Ext	\$ 75,000.00	\$ 75,000.00	\$ -	\$ -	\$ 75,000.00
<a href="#">200-20-26126-0000000</a>	Engineering - Old Plantersville Waterline Ext	\$ 94,000.00	\$ 94,000.00	\$ -	\$ -	\$ 94,000.00
<a href="#">200-20-26127-0000000</a>	Engineering - WP #4	\$ 375,000.00	\$ 375,000.00	\$ -	\$ -	\$ 375,000.00
<a href="#">200-20-26128-0000000</a>	Engineering - WWTP Expansion	\$ 625,000.00	\$ 625,000.00	\$ -	\$ -	\$ 625,000.00
<a href="#">200-20-26130-0000000</a>	Engineering - Sanitary Sewer & Manhole Rehab	\$ 60,000.00	\$ 60,000.00	\$ -	\$ -	\$ 60,000.00
<a href="#">200-20-26132-0000000</a>	Engineering - Flagship Storm Sewer	\$ 35,000.00	\$ 35,000.00	\$ -	\$ -	\$ 35,000.00
<a href="#">200-20-26133-0000000</a>	Engineering - College St. Drainage Repairs	\$ 15,000.00	\$ 15,000.00	\$ -	\$ -	\$ 15,000.00
<a href="#">200-20-26134-0000000</a>	Engineering - LS Pkwy & Buffalo Springs Dr. Imp	\$ 40,000.00	\$ 40,000.00	\$ -	\$ -	\$ 40,000.00
<a href="#">200-20-26136-0000000</a>	Engineering - LS #8 Force Main Repair	\$ 25,000.00	\$ 25,000.00	\$ -	\$ -	\$ 25,000.00
<a href="#">200-20-26314-0000000</a>	Wastewater System - Downtown Sanitary Sewer Rel	\$ 153,000.00	\$ 153,000.00	\$ -	\$ -	\$ 153,000.00
<a href="#">200-20-26315-0000000</a>	Wastewater System - Old Plantersville Force Main	\$ 402,000.00	\$ 402,000.00	\$ -	\$ -	\$ 402,000.00
<a href="#">200-20-26318-0000000</a>	Wastewater System - Sanitary Sewer & Manhole Rel	\$ 500,000.00	\$ 500,000.00	\$ -	\$ -	\$ 500,000.00
<a href="#">200-20-26320-0000000</a>	Wastewater System - LS #8 Force Main	\$ 75,000.00	\$ 75,000.00	\$ -	\$ -	\$ 75,000.00
<a href="#">200-20-26401-017B366</a>	Water System - WP #3 Generator - GLO	\$ 368,469.00	\$ 368,469.00	\$ -	\$ -	\$ 368,469.00
<a href="#">200-20-26415-0000000</a>	Water System - McCown St & Caroline St WL Rep	\$ 311,000.00	\$ 311,000.00	\$ -	\$ -	\$ 311,000.00
<a href="#">200-20-26416-0000000</a>	Water System - Old Plantersville Waterline Ext	\$ 804,200.00	\$ 804,200.00	\$ -	\$ -	\$ 804,200.00
<a href="#">200-20-26510-0000000</a>	Roadway System - Clepper Sidewalks	\$ 78,000.00	\$ 78,000.00	\$ -	\$ -	\$ 78,000.00
<a href="#">200-20-26511-0000000</a>	Roadway System - LS Pkwy & Buffalo Springs Dr Imp	\$ 265,000.00	\$ 265,000.00	\$ -	\$ -	\$ 265,000.00
<a href="#">200-20-26707-017B366</a>	Capital Outlay - Baja / MLK GLO	\$ 180,650.00	\$ 180,650.00	\$ -	\$ -	\$ 180,650.00
<a href="#">200-20-26715-0000000</a>	Capital Outlay - Flagship Storm Sewer	\$ 175,000.00	\$ 175,000.00	\$ -	\$ -	\$ 175,000.00
<a href="#">200-20-26716-0000000</a>	Capital Outlay - College St. Drainage Repairs	\$ 75,000.00	\$ 75,000.00	\$ -	\$ -	\$ 75,000.00
	<b>Expense Total:</b>	<b>\$ 4,905,763.00</b>	<b>\$ 4,905,763.00</b>	<b>\$ 985.00</b>	<b>\$ 985.00</b>	<b>\$ 4,904,778.00</b>

**Fund: 200 - Capital Projects Surplus (Deficit): \$ - \$ - \$ 113,921.99 \$ 113,921.99**

**Fund: 300 - Water & Sewer**

**Revenue**

<a href="#">300-00-34110-0000000</a>	Water Revenue	\$ 845,000.00	\$ 845,000.00	\$ 105,339.18	\$ 105,339.18	\$ 739,660.82
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<a href="#">300-00-34130-000000</a>	Lone Star Ground Water Revenue	\$ 8,500.00	\$ 8,500.00	\$ 1,213.10	\$ 1,213.10	\$ 7,286.90
<a href="#">300-00-34140-000000</a>	Application Fee	\$ 3,000.00	\$ 3,000.00	\$ -	\$ -	\$ 3,000.00
<a href="#">300-00-34150-000000</a>	Disconnect Reconnect	\$ 6,000.00	\$ 6,000.00	\$ 975.00	\$ 975.00	\$ 5,025.00
<a href="#">300-00-34160-000000</a>	Sewer Revenue	\$ 818,000.00	\$ 818,000.00	\$ 84,271.30	\$ 84,271.30	\$ 733,728.70
<a href="#">300-00-34170-000000</a>	Tap Fees/Inspections	\$ 447,000.00	\$ 447,000.00	\$ -	\$ -	\$ 447,000.00
<a href="#">300-00-34180-000000</a>	Grease Trap Inspections	\$ 20,000.00	\$ 20,000.00	\$ 1,800.00	\$ 1,800.00	\$ 18,200.00
<a href="#">300-00-34190-000000</a>	Late Charges	\$ 18,200.00	\$ 18,200.00	\$ 1,001.56	\$ 1,001.56	\$ 17,198.44
<a href="#">300-00-34200-000000</a>	Returned Check Fee	\$ 1,200.00	\$ 1,200.00	\$ 50.00	\$ 50.00	\$ 1,150.00
<a href="#">300-00-34210-000000</a>	Backflow Testing	\$ 16,000.00	\$ 16,000.00	\$ -	\$ -	\$ 16,000.00
<a href="#">300-00-34220-000000</a>	Solid Waste Revenue	\$ 200,000.00	\$ 200,000.00	\$ 17,763.24	\$ 17,763.24	\$ 182,236.76
<a href="#">300-00-34310-000000</a>	Sales Tax Revenue for Solid Waste	\$ 16,600.00	\$ 16,600.00	\$ 1,459.50	\$ 1,459.50	\$ 15,140.50
<a href="#">300-00-34320-000000</a>	Groundwater Reduction Revenue	\$ 203,000.00	\$ 203,000.00	\$ 28,594.50	\$ 28,594.50	\$ 174,405.50
<a href="#">300-00-34410-000000</a>	Impact Fees - Other	\$ 1,000,000.00	\$ 1,000,000.00	\$ -	\$ -	\$ 1,000,000.00
<a href="#">300-00-34430-000000</a>	Interest Income	\$ 778.00	\$ 778.00	\$ 71.10	\$ 71.10	\$ 706.90
<a href="#">300-00-34440-000000</a>	Interest earned on Investments	\$ 11,000.00	\$ 11,000.00	\$ 5,244.84	\$ 5,244.84	\$ 5,755.16
<a href="#">300-00-34450-000000</a>	Meter Box Replacement	\$ 1,500.00	\$ 1,500.00	\$ 360.00	\$ 360.00	\$ 1,140.00
<a href="#">300-00-34460-000000</a>	EndPoint Charge	\$ 500.00	\$ 500.00	\$ 1,415.00	\$ 1,415.00	\$ (915.00)
<a href="#">300-00-34470-000000</a>	Miscellaneous Revenue & ETS Revenue	\$ 11,000.00	\$ 11,000.00	\$ 990.00	\$ 990.00	\$ 10,010.00
<a href="#">300-00-34500-000000</a>	Use of Surplus Funds	\$ 350,000.00	\$ 350,000.00	\$ -	\$ -	\$ 350,000.00
<a href="#">300-00-34530-000000</a>	Utility Contracts	\$ 2,000.00	\$ 2,000.00	\$ 240.09	\$ 240.09	\$ 1,759.91
<b>Revenue Total:</b>		<b>\$ 3,979,278.00</b>	<b>\$ 3,979,278.00</b>	<b>\$ 250,788.41</b>	<b>\$ 250,788.41</b>	<b>\$ 3,728,489.59</b>

**Expense**

<a href="#">300-30-36102-000000</a>	Personnel - Health Insurance	\$ 61,000.00	\$ 61,000.00	\$ 3,855.66	\$ 3,855.66	\$ 57,144.34
<a href="#">300-30-36103-000000</a>	Personnel - Unemployment Insurance	\$ 700.00	\$ 700.00	\$ -	\$ -	\$ 700.00
<a href="#">300-30-36104-000000</a>	Personnel - Workers Comp	\$ 6,000.00	\$ 6,000.00	\$ 429.85	\$ 429.85	\$ 5,570.15
<a href="#">300-30-36105-000000</a>	Personnel - Dental & Vision Insurance	\$ 4,200.00	\$ 4,200.00	\$ 293.20	\$ 293.20	\$ 3,906.80
<a href="#">300-30-36106-000000</a>	Personnel - Life & AD&D Insurance	\$ 1,150.00	\$ 1,150.00	\$ -	\$ -	\$ 1,150.00
<a href="#">300-30-36107-000000</a>	Personnel - Crime Insurance	\$ 500.00	\$ 500.00	\$ 40.71	\$ 40.71	\$ 459.29
<a href="#">300-30-36108-000000</a>	Personnel - Retirement Expense	\$ 40,000.00	\$ 40,000.00	\$ 2,191.00	\$ 2,191.00	\$ 37,809.00
<a href="#">300-30-36110-000000</a>	Personnel - Payroll Taxes	\$ 29,000.00	\$ 29,000.00	\$ 1,674.24	\$ 1,674.24	\$ 27,325.76
<a href="#">300-30-36111-000000</a>	Personnel - Wages	\$ 385,000.00	\$ 385,000.00	\$ 26,425.73	\$ 26,425.73	\$ 358,574.27
<a href="#">300-30-36112-000000</a>	Personnel - Overtime	\$ 5,500.00	\$ 5,500.00	\$ 271.51	\$ 271.51	\$ 5,228.49
<a href="#">300-30-36116-000000</a>	Personnel - MASA	\$ 168.00	\$ 168.00	\$ 1.08	\$ 1.08	\$ 166.92
<a href="#">300-30-36202-000000</a>	Contract Services - General Consultant Fees	\$ 10,000.00	\$ 10,000.00	\$ -	\$ -	\$ 10,000.00
<a href="#">300-30-36203-000000</a>	Contract Services - Legal Fees	\$ 15,000.00	\$ 15,000.00	\$ -	\$ -	\$ 15,000.00
<a href="#">300-30-36204-000000</a>	Contract Services - Engineering	\$ 133,000.00	\$ 133,000.00	\$ -	\$ -	\$ 133,000.00
<a href="#">300-30-36208-000000</a>	Contract Services - Operator	\$ 126,500.00	\$ 126,500.00	\$ -	\$ -	\$ 126,500.00
<a href="#">300-30-36209-000000</a>	Contract Services - Billing & Collections	\$ 35,000.00	\$ 35,000.00	\$ 1,226.04	\$ 1,226.04	\$ 33,773.96
<a href="#">300-30-36210-000000</a>	Contract Services - Backflow Testing	\$ 16,000.00	\$ 16,000.00	\$ -	\$ -	\$ 16,000.00
<a href="#">300-30-36211-000000</a>	Contract Services - Testing	\$ 15,000.00	\$ 15,000.00	\$ -	\$ -	\$ 15,000.00
<a href="#">300-30-36212-000000</a>	Contract Services - Sales Tax for Solid Waste	\$ 20,000.00	\$ 20,000.00	\$ 1,581.50	\$ 1,581.50	\$ 18,418.50
<a href="#">300-30-36214-000000</a>	Contract Services - Sludge Hauling	\$ 41,500.00	\$ 41,500.00	\$ -	\$ -	\$ 41,500.00
<a href="#">300-30-36215-000000</a>	Contract Services - Printing	\$ 1,200.00	\$ 1,200.00	\$ -	\$ -	\$ 1,200.00
<a href="#">300-30-36216-000000</a>	Contract Services - Postage	\$ 1,100.00	\$ 1,100.00	\$ -	\$ -	\$ 1,100.00
<a href="#">300-30-36217-000000</a>	Contract Services - Telephone	\$ 9,500.00	\$ 9,500.00	\$ 26.92	\$ 26.92	\$ 9,473.08
<a href="#">300-30-36218-000000</a>	Contract Services - Tap Fees & Inspections	\$ 75,000.00	\$ 75,000.00	\$ -	\$ -	\$ 75,000.00
<a href="#">300-30-36221-000000</a>	Contract Services - Garbage Pickup	\$ 200,000.00	\$ 200,000.00	\$ 18,835.89	\$ 18,835.89	\$ 181,164.11
<a href="#">300-30-36302-000000</a>	Communications - Advertising/Promotion	\$ 1,500.00	\$ 1,500.00	\$ -	\$ -	\$ 1,500.00
<a href="#">300-30-36303-000000</a>	Permits & Licenses	\$ 25,000.00	\$ 25,000.00	\$ 2,869.70	\$ 2,869.70	\$ 22,130.30
<a href="#">300-30-36307-000000</a>	Dues & Subscriptions	\$ 2,000.00	\$ 2,000.00	\$ -	\$ -	\$ 2,000.00
<a href="#">300-30-36400-000000</a>	Supplies & Equipment	\$ 1,000.00	\$ 1,000.00	\$ -	\$ -	\$ 1,000.00
<a href="#">300-30-36401-000000</a>	Supplies & Equipment - Chemicals	\$ 37,400.00	\$ 37,400.00	\$ -	\$ -	\$ 37,400.00
<a href="#">300-30-36402-000000</a>	Supplies & Equipment - Copier / Fax Machine	\$ 3,000.00	\$ 3,000.00	\$ 135.00	\$ 135.00	\$ 2,865.00
<a href="#">300-30-36403-000000</a>	Supplies & Equipment - Operating Supplies	\$ 80,000.00	\$ 80,000.00	\$ 1,304.74	\$ 1,304.74	\$ 78,695.26
<a href="#">300-30-36404-000000</a>	Supplies & Equipment - Uniforms	\$ 4,700.00	\$ 4,700.00	\$ -	\$ -	\$ 4,700.00
<a href="#">300-30-36406-000000</a>	Supplies & Equipment - Computer Technology	\$ 24,000.00	\$ 24,000.00	\$ 874.59	\$ 874.59	\$ 23,125.41
<a href="#">300-30-36407-000000</a>	Groundwater Reduction Expenses	\$ 100.00	\$ 100.00	\$ -	\$ -	\$ 100.00
<a href="#">300-30-36502-000000</a>	Staff Development - Travel & Training	\$ 5,500.00	\$ 5,500.00	\$ -	\$ -	\$ 5,500.00
<a href="#">300-30-36503-000000</a>	Staff Development - Employee Relations	\$ 1,000.00	\$ 1,000.00	\$ -	\$ -	\$ 1,000.00
<a href="#">300-30-36601-000000</a>	Maintenance - Repairs & Maintenance	\$ 250,000.00	\$ 250,000.00	\$ 8,139.30	\$ 8,139.30	\$ 241,860.70
<a href="#">300-30-36602-000000</a>	Maintenance - Vehicle Repair and Maint.	\$ 3,000.00	\$ 3,000.00	\$ 40.47	\$ 40.47	\$ 2,959.53
<a href="#">300-30-36604-000000</a>	Maintenance - Water & Sewer Items	\$ 30,000.00	\$ 30,000.00	\$ -	\$ -	\$ 30,000.00
<a href="#">300-30-36605-000000</a>	Maintenance - Gas & Oil	\$ 14,000.00	\$ 14,000.00	\$ -	\$ -	\$ 14,000.00
<a href="#">300-30-36701-000000</a>	Insurance Expense - Liability Insurance	\$ 4,250.00	\$ 4,250.00	\$ 433.64	\$ 433.64	\$ 3,816.36
<a href="#">300-30-36702-000000</a>	Insurance Expense - Property Insurance	\$ 33,250.00	\$ 33,250.00	\$ 3,317.09	\$ 3,317.09	\$ 29,932.91
<a href="#">300-30-36801-000000</a>	Utilities Expense - Gas For Generators	\$ 1,320.00	\$ 1,320.00	\$ -	\$ -	\$ 1,320.00
<a href="#">300-30-36802-000000</a>	Utilities Expense - Water Plants	\$ 90,200.00	\$ 90,200.00	\$ 1,185.97	\$ 1,185.97	\$ 89,014.03
<a href="#">300-30-36803-000000</a>	Utilities Expense - WWTP	\$ 66,000.00	\$ 66,000.00	\$ 28.44	\$ 28.44	\$ 65,971.56
<a href="#">300-30-36804-000000</a>	Utilities Expense - Lift Stations	\$ 22,000.00	\$ 22,000.00	\$ -	\$ -	\$ 22,000.00
<a href="#">300-30-37000-000000</a>	Utility Projects - Prev Maint	\$ 85,000.00	\$ 85,000.00	\$ -	\$ -	\$ 85,000.00
<a href="#">300-30-37003-000000</a>	Utility Projects - Impact Fees Transfer to CPF	\$ 1,000,000.00	\$ 1,000,000.00	\$ -	\$ -	\$ 1,000,000.00
<a href="#">300-30-37102-000000</a>	Miscellaneous Expenses - Bank Charges	\$ 35,000.00	\$ 35,000.00	\$ 6,104.97	\$ 6,104.97	\$ 28,895.03
<a href="#">300-30-37202-000000</a>	Other Expense - Transfer to Debt Service	\$ 424,540.00	\$ 424,540.00	\$ -	\$ -	\$ 424,540.00
<a href="#">300-30-37205-000000</a>	Other Expense - Transfer to Capital Projects	\$ 503,500.00	\$ 503,500.00	\$ -	\$ -	\$ 503,500.00
<b>Expense Total:</b>		<b>\$ 3,979,278.00</b>	<b>\$ 3,979,278.00</b>	<b>\$ 81,287.24</b>	<b>\$ 81,287.24</b>	<b>\$ 3,897,990.76</b>

<b>Fund: 300 - Water &amp; Sewer Surplus (Deficit):</b>		<b>\$ -</b>	<b>\$ -</b>	<b>\$ 169,501.17</b>	<b>\$ 169,501.17</b>	
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**Fund: 400 - MEDC**

**Revenue**

<a href="#">400-00-44110-0000000</a>	Sales Tax Revenue	\$ 1,200,749.00	\$ 1,200,749.00	\$ 91,173.12	\$ 91,173.12	\$ 1,109,575.88
<a href="#">400-00-44230-0000000</a>	Interest Income	\$ 1,500.00	\$ 1,500.00	\$ 4,541.90	\$ 4,541.90	\$ (3,041.90)
<a href="#">400-00-44300-0000000</a>	Events Revenue	\$ 8,500.00	\$ 8,500.00	\$ 2,848.44	\$ 2,848.44	\$ 5,651.56
<b>Revenue Total:</b>		<b>\$ 1,210,749.00</b>	<b>\$ 1,210,749.00</b>	<b>\$ 98,563.46</b>	<b>\$ 98,563.46</b>	<b>\$ 1,112,185.54</b>

**Expense**

<a href="#">400-40-46103-0000000</a>	Public Infrastructure - Downtown Dev. Imp.	\$ 280,249.00	\$ 280,249.00	\$ 950.00	\$ 950.00	\$ 279,299.00
<a href="#">400-40-46104-0000000</a>	Public Infrastructure - Utility Extensions	\$ 50,000.00	\$ 50,000.00	\$ -	\$ -	\$ 50,000.00
<a href="#">400-40-46107-0000000</a>	Public Infrastructure - Transfer to Capital Proj	\$ 200,000.00	\$ 200,000.00	\$ -	\$ -	\$ 200,000.00
<a href="#">400-40-46111-0000000</a>	Public Infrastructure - Streets & Sidewalks	\$ 40,000.00	\$ 40,000.00	\$ -	\$ -	\$ 40,000.00
<a href="#">400-40-46205-0000000</a>	Business & Development - Sales Tax Reimb	\$ 250,000.00	\$ 250,000.00	\$ 20,833.33	\$ 20,833.33	\$ 229,166.67
<a href="#">400-40-46206-0000000</a>	Business & Development - Econ Dev Grant Prog	\$ 20,000.00	\$ 20,000.00	\$ -	\$ -	\$ 20,000.00
<a href="#">400-40-46209-0000000</a>	Business Development - Dntwn & Cor. Fac & Env Ent	\$ 50,000.00	\$ 50,000.00	\$ -	\$ -	\$ 50,000.00
<a href="#">400-40-46210-0000000</a>	Business Development - Invest Incentives Growth	\$ 20,000.00	\$ 20,000.00	\$ -	\$ -	\$ 20,000.00
<a href="#">400-40-46302-0000000</a>	Quality of Life - Removal of Blight	\$ 15,000.00	\$ 15,000.00	\$ -	\$ -	\$ 15,000.00
<a href="#">400-40-46303-0000000</a>	Quality of Life - Events	\$ 40,000.00	\$ 40,000.00	\$ 4,778.48	\$ 4,778.48	\$ 35,221.52
<a href="#">400-40-46304-0000000</a>	Quality of Life - Neighborhood Water Party	\$ 3,000.00	\$ 3,000.00	\$ -	\$ -	\$ 3,000.00
<a href="#">400-40-46308-0000000</a>	Quality of Life - Light up Montgomery	\$ 4,000.00	\$ 4,000.00	\$ 1,228.13	\$ 1,228.13	\$ 2,771.87
<a href="#">400-40-46310-0000000</a>	Quality of Life - Mudbugs and Music	\$ 8,000.00	\$ 8,000.00	\$ -	\$ -	\$ 8,000.00
<a href="#">400-40-46311-0000000</a>	Quality of Life - Christmas Parade	\$ 10,000.00	\$ 10,000.00	\$ 189.00	\$ 189.00	\$ 9,811.00
<a href="#">400-40-46312-0000000</a>	Quality of Life - Contests / Prizes	\$ 1,000.00	\$ 1,000.00	\$ -	\$ -	\$ 1,000.00
<a href="#">400-40-46313-0000000</a>	Quality of Life - Events - Equipment	\$ 10,000.00	\$ 10,000.00	\$ 180.00	\$ 180.00	\$ 9,820.00
<a href="#">400-40-46314-0000000</a>	Quality of Life - Montgomery Quilt Walk	\$ 7,000.00	\$ 7,000.00	\$ 2,773.44	\$ 2,773.44	\$ 4,226.56
<a href="#">400-40-46315-0000000</a>	Quality of Life - Montgomery Antiques Festival	\$ 12,000.00	\$ 12,000.00	\$ -	\$ -	\$ 12,000.00
<a href="#">400-40-46316-0000000</a>	Quality of Life - Movie Night	\$ 3,000.00	\$ 3,000.00	\$ 445.00	\$ 445.00	\$ 2,555.00
<a href="#">400-40-46318-0000000</a>	Quality of Life - Pet Parade	\$ 5,000.00	\$ 5,000.00	\$ -	\$ -	\$ 5,000.00
<a href="#">400-40-46319-0000000</a>	Quality of Life - Montgomery Fall Festival	\$ 8,000.00	\$ 8,000.00	\$ 8,000.00	\$ 8,000.00	\$ -
<a href="#">400-40-46320-0000000</a>	Quality of Life - Snow in Historic Mont TX	\$ 20,000.00	\$ 20,000.00	\$ 35.34	\$ 35.34	\$ 19,964.66
<a href="#">400-40-46321-0000000</a>	Quality of Life - Lonestar Flag Fest	\$ 5,000.00	\$ 5,000.00	\$ -	\$ -	\$ 5,000.00
<a href="#">400-40-46322-0000000</a>	Quality of Life - Downtown Enhancement Proj	\$ 30,000.00	\$ 30,000.00	\$ -	\$ -	\$ 30,000.00
<a href="#">400-40-46339-0000000</a>	Quality of Life - Trick or Treat Historic Mont.	\$ 5,000.00	\$ 5,000.00	\$ 2,595.00	\$ 2,595.00	\$ 2,405.00
<a href="#">400-40-46340-0000000</a>	Quality of Life - Ruck for Veterans	\$ 500.00	\$ 500.00	\$ -	\$ -	\$ 500.00
<a href="#">400-40-46505-0000000</a>	Marketing and Tourism - Brochures / Printed Lit	\$ 4,000.00	\$ 4,000.00	\$ -	\$ -	\$ 4,000.00
<a href="#">400-40-46511-0000000</a>	Marketing and Tourism - Website	\$ 6,500.00	\$ 6,500.00	\$ -	\$ -	\$ 6,500.00
<a href="#">400-40-46514-0000000</a>	Marketing and Tourism - Social Media Advertising	\$ 3,000.00	\$ 3,000.00	\$ 1,284.61	\$ 1,284.61	\$ 1,715.39
<a href="#">400-40-46515-0000000</a>	Marketing and Tourism - Historical Signage	\$ 5,000.00	\$ 5,000.00	\$ -	\$ -	\$ 5,000.00
<a href="#">400-40-46601-0000000</a>	Administration - Transfers to General Fund	\$ 55,000.00	\$ 55,000.00	\$ 4,583.33	\$ 4,583.33	\$ 50,416.67
<a href="#">400-40-46603-0000000</a>	Administration - Miscellaneous Expenses	\$ 500.00	\$ 500.00	\$ 25.00	\$ 25.00	\$ 475.00
<a href="#">400-40-46607-0000000</a>	Administration - Travel & Trainings Expenses	\$ 5,000.00	\$ 5,000.00	\$ -	\$ -	\$ 5,000.00
<a href="#">400-40-46612-0000000</a>	Administration - Trf to Gen Parks & Rec Salary	\$ 35,000.00	\$ 35,000.00	\$ -	\$ -	\$ 35,000.00
<b>Expense Total:</b>		<b>\$ 1,210,749.00</b>	<b>\$ 1,210,749.00</b>	<b>\$ 47,900.66</b>	<b>\$ 47,900.66</b>	<b>\$ 1,162,848.34</b>
<b>Fund: 400 - MEDC Surplus (Deficit):</b>		<b>\$ -</b>	<b>\$ -</b>	<b>\$ 50,662.80</b>	<b>\$ 50,662.80</b>	

**Fund: 500 - Debt Service**

**Revenue**

<a href="#">500-00-54110-0000000</a>	Taxes & Franchise Fees - Ad Valorem Taxes	\$ 474,822.00	\$ 474,822.00	\$ 9,693.65	\$ 9,693.65	\$ 465,128.35
<a href="#">500-00-54120-0000000</a>	Taxes & Franchise Fees - Penalty & Interest	\$ 3,000.00	\$ 3,000.00	\$ 241.36	\$ 241.36	\$ 2,758.64
<a href="#">500-00-54220-0000000</a>	Transfers - Water & Sewer Funds	\$ 424,540.00	\$ 424,540.00	\$ -	\$ -	\$ 424,540.00
<a href="#">500-00-54420-0000000</a>	Other Revenues - Interest on Investments	\$ 119.00	\$ 119.00	\$ 217.44	\$ 217.44	\$ (98.44)
<a href="#">500-00-54500-0000000</a>	Use of Surplus Funds	\$ 54,258.00	\$ 54,258.00	\$ -	\$ -	\$ 54,258.00
<b>Revenue Total:</b>		<b>\$ 956,739.00</b>	<b>\$ 956,739.00</b>	<b>\$ 10,152.45</b>	<b>\$ 10,152.45</b>	<b>\$ 946,586.55</b>

**Expense**

<a href="#">500-50-56220-0000000</a>	Debt Service Payments - Int. Payments on Note	\$ 254,739.00	\$ 254,739.00	\$ -	\$ -	\$ 254,739.00
<a href="#">500-50-56230-0000000</a>	Debt Service Payments - Paying Agent Fees	\$ 2,000.00	\$ 2,000.00	\$ -	\$ -	\$ 2,000.00
<a href="#">500-50-56250-0000000</a>	Debt Service Payments - Principal Payments	\$ 700,000.00	\$ 700,000.00	\$ -	\$ -	\$ 700,000.00
<b>Expense Total:</b>		<b>\$ 956,739.00</b>	<b>\$ 956,739.00</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ 956,739.00</b>
<b>Fund: 500 - Debt Service Surplus (Deficit):</b>		<b>\$ -</b>	<b>\$ -</b>	<b>\$ 10,152.45</b>	<b>\$ 10,152.45</b>	

**Fund: 700 - Court Security**

**Revenue**

<a href="#">700-00-74110-0000000</a>	Court Fines & Forfeitures - Court Security Fees	\$ 1,500.00	\$ 1,500.00	\$ 39.00	\$ 39.00	\$ 1,461.00
<a href="#">700-00-74210-0000000</a>	Other Revenues - Interest Income	\$ 10.00	\$ 10.00	\$ 0.27	\$ 0.27	\$ 9.73
<b>Revenue Total:</b>		<b>\$ 1,510.00</b>	<b>\$ 1,510.00</b>	<b>\$ 39.27</b>	<b>\$ 39.27</b>	<b>\$ 1,470.73</b>

**Expense**

<a href="#">700-70-76340-0000000</a>	Baliff Transfer to General Fund	\$ 1,500.00	\$ 1,500.00	\$ 75.00	\$ 75.00	\$ 1,425.00
<b>Expense Total:</b>		<b>\$ 1,500.00</b>	<b>\$ 1,500.00</b>	<b>\$ 75.00</b>	<b>\$ 75.00</b>	<b>\$ 1,425.00</b>
<b>Fund: 700 - Court Security Surplus (Deficit):</b>		<b>\$ 10.00</b>	<b>\$ 10.00</b>	<b>\$ (35.73)</b>	<b>\$ (35.73)</b>	

**Fund: 750 - Court Technology**

**Revenue**

<a href="#">750-00-74120-0000000</a>	Court Technology Fees	\$ 1,000.00	\$ 1,000.00	\$ 52.00	\$ 52.00	\$ 948.00
<a href="#">750-00-74210-0000000</a>	Interest Income	\$ 60.00	\$ 60.00	\$ 4.51	\$ 4.51	\$ 55.49
<b>Revenue Total:</b>		<b>\$ 1,060.00</b>	<b>\$ 1,060.00</b>	<b>\$ 56.51</b>	<b>\$ 56.51</b>	<b>\$ 1,003.49</b>

**Fund: 750 - Court Technology Total:** \$ 1,060.00 \$ 1,060.00 \$ 56.51 \$ 56.51

**Fund: 800 - Hotel Occupancy**

**Revenue**



<a href="#">800-00-84100-0000000</a>	Taxes and Franchise Fees	\$ 12,500.00	\$ 12,500.00	\$ 404.25	\$ 404.25	\$ 12,095.75
<a href="#">800-00-84210-0000000</a>	Other Revenues - Interest on Checking	\$ 30.00	\$ 30.00	\$ 2.44	\$ 2.44	\$ 27.56
	<b>Revenue Total:</b>	<b>\$ 12,530.00</b>	<b>\$ 12,530.00</b>	<b>\$ 406.69</b>	<b>\$ 406.69</b>	<b>\$ 12,123.31</b>
<b>Expense</b>						
<a href="#">800-80-86200-0000000</a>	Tourism Expenses	\$ 7,800.00	\$ 7,800.00	\$ -	\$ -	\$ 7,800.00
<a href="#">800-80-86300-0000000</a>	Miscellaneous Expenses	\$ 4,700.00	\$ 4,700.00	\$ 8.00	\$ 8.00	\$ 4,692.00
	<b>Expense Total:</b>	<b>\$ 12,500.00</b>	<b>\$ 12,500.00</b>	<b>\$ 8.00</b>	<b>\$ 8.00</b>	<b>\$ 12,492.00</b>
	<b>Fund: 800 - Hotel Occupancy Surplus (Deficit):</b>	<b>\$ 30.00</b>	<b>\$ 30.00</b>	<b>\$ 398.69</b>	<b>\$ 398.69</b>	
<b>Fund: 850 - Police Asset</b>						
<b>Revenue</b>						
<a href="#">850-00-84130-0000000</a>	Police Asset Forfeitures - Interest	\$ 10.00	\$ 10.00	\$ 1.06	\$ 1.06	\$ 8.94
	<b>Revenue Total:</b>	<b>\$ 10.00</b>	<b>\$ 10.00</b>	<b>\$ 1.06</b>	<b>\$ 1.06</b>	<b>\$ 8.94</b>
	<b>Fund: 850 - Police Asset Total:</b>	<b>\$ 10.00</b>	<b>\$ 10.00</b>	<b>\$ 1.06</b>	<b>\$ 1.06</b>	
	<b>Total Surplus (Deficit):</b>	<b>\$ 1,285.00</b>	<b>\$ 1,285.00</b>	<b>\$ 325,367.79</b>	<b>\$ 325,367.79</b>	

**Group Summary**

Account Type	Original Total Budget	Current Total Budget	MTD Activity	YTD Activity	Budget Remaining
<b>Fund: 100 - General Fund</b>					
Revenue	\$ 5,822,792.00	\$ 5,822,792.00	\$ 390,013.97	\$ 390,013.97	\$ 5,432,778.03
Expense	\$ 5,822,634.00	\$ 5,822,634.00	\$ 409,305.12	\$ 409,305.12	\$ 5,413,328.88
<b>Fund: 100 - General Fund Surplus (Deficit):</b>	<b>\$ 158.00</b>	<b>\$ 158.00</b>	<b>\$ (19,291.15)</b>	<b>\$ (19,291.15)</b>	<b>\$ 19,449.15</b>
<b>Fund: 150 - Montgomery PID</b>					
Revenue	\$ 41,100.00	\$ 41,100.00	\$ -	\$ -	\$ 41,100.00
Expense	\$ 41,083.00	\$ 41,083.00	\$ -	\$ -	\$ 41,083.00
<b>Fund: 150 - Montgomery PID Surplus (Deficit):</b>	<b>\$ 17.00</b>	<b>\$ 17.00</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ 17.00</b>
<b>Fund: 200 - Capital Projects</b>					
Revenue	\$ 4,905,763.00	\$ 4,905,763.00	\$ 114,906.99	\$ 114,906.99	\$ 4,790,856.01
Expense	\$ 4,905,763.00	\$ 4,905,763.00	\$ 985.00	\$ 985.00	\$ 4,904,778.00
<b>Fund: 200 - Capital Projects Surplus (Deficit):</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ 113,921.99</b>	<b>\$ 113,921.99</b>	<b>\$ (113,921.99)</b>
<b>Fund: 300 - Water &amp; Sewer</b>					
Revenue	\$ 3,979,278.00	\$ 3,979,278.00	\$ 250,788.41	\$ 250,788.41	\$ 3,728,489.59
Expense	\$ 3,979,278.00	\$ 3,979,278.00	\$ 81,287.24	\$ 81,287.24	\$ 3,897,990.76
<b>Fund: 300 - Water &amp; Sewer Surplus (Deficit):</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ 169,501.17</b>	<b>\$ 169,501.17</b>	<b>\$ (169,501.17)</b>
<b>Fund: 400 - MEDC</b>					
Revenue	\$ 1,210,749.00	\$ 1,210,749.00	\$ 98,563.46	\$ 98,563.46	\$ 1,112,185.54
Expense	\$ 1,210,749.00	\$ 1,210,749.00	\$ 47,900.66	\$ 47,900.66	\$ 1,162,848.34
<b>Fund: 400 - MEDC Surplus (Deficit):</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ 50,662.80</b>	<b>\$ 50,662.80</b>	<b>\$ (50,662.80)</b>
<b>Fund: 500 - Debt Service</b>					
Revenue	\$ 956,739.00	\$ 956,739.00	\$ 10,152.45	\$ 10,152.45	\$ 946,586.55
Expense	\$ 956,739.00	\$ 956,739.00	\$ -	\$ -	\$ 956,739.00
<b>Fund: 500 - Debt Service Surplus (Deficit):</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ 10,152.45</b>	<b>\$ 10,152.45</b>	<b>\$ (10,152.45)</b>
<b>Fund: 700 - Court Security</b>					
Revenue	\$ 1,510.00	\$ 1,510.00	\$ 39.27	\$ 39.27	\$ 1,470.73
Expense	\$ 1,500.00	\$ 1,500.00	\$ 75.00	\$ 75.00	\$ 1,425.00
<b>Fund: 700 - Court Security Surplus (Deficit):</b>	<b>\$ 10.00</b>	<b>\$ 10.00</b>	<b>\$ (35.73)</b>	<b>\$ (35.73)</b>	<b>\$ 45.73</b>
<b>Fund: 750 - Court Technology</b>					
Revenue	\$ 1,060.00	\$ 1,060.00	\$ 56.51	\$ 56.51	\$ 1,003.49
<b>Fund: 750 - Court Technology Total:</b>	<b>\$ 1,060.00</b>	<b>\$ 1,060.00</b>	<b>\$ 56.51</b>	<b>\$ 56.51</b>	<b>\$ 1,003.49</b>
<b>Fund: 800 - Hotel Occupancy</b>					
Revenue	\$ 12,530.00	\$ 12,530.00	\$ 406.69	\$ 406.69	\$ 12,123.31
Expense	\$ 12,500.00	\$ 12,500.00	\$ 8.00	\$ 8.00	\$ 12,492.00
<b>Fund: 800 - Hotel Occupancy Surplus (Deficit):</b>	<b>\$ 30.00</b>	<b>\$ 30.00</b>	<b>\$ 398.69</b>	<b>\$ 398.69</b>	<b>\$ (368.69)</b>
<b>Fund: 850 - Police Asset</b>					
Revenue	\$ 10.00	\$ 10.00	\$ 1.06	\$ 1.06	\$ 8.94
<b>Fund: 850 - Police Asset Total:</b>	<b>\$ 10.00</b>	<b>\$ 10.00</b>	<b>\$ 1.06</b>	<b>\$ 1.06</b>	<b>\$ 8.94</b>
<b>Total Surplus (Deficit):</b>	<b>\$ 1,285.00</b>	<b>\$ 1,285.00</b>	<b>\$ 325,367.79</b>	<b>\$ 325,367.79</b>	

**Fund Summary**

Fund	Original Total Budget	Current Total Budget	MTD Activity	YTD Activity	Budget Remaining
100 - General Fund	\$ 158.00	\$ 158.00	\$ (19,291.15)	\$ (19,291.15)	\$ 19,449.15
150 - Montgomery PID	\$ 17.00	\$ 17.00	\$ -	\$ -	\$ 17.00
200 - Capital Projects	\$ -	\$ -	\$ 113,921.99	\$ 113,921.99	\$ (113,921.99)
300 - Water & Sewer	\$ -	\$ -	\$ 169,501.17	\$ 169,501.17	\$ (169,501.17)
400 - MEDC	\$ -	\$ -	\$ 50,662.80	\$ 50,662.80	\$ (50,662.80)
500 - Debt Service	\$ -	\$ -	\$ 10,152.45	\$ 10,152.45	\$ (10,152.45)
700 - Court Security	\$ 10.00	\$ 10.00	\$ (35.73)	\$ (35.73)	\$ 45.73
750 - Court Technology	\$ 1,060.00	\$ 1,060.00	\$ 56.51	\$ 56.51	\$ 1,003.49
800 - Hotel Occupancy	\$ 30.00	\$ 30.00	\$ 398.69	\$ 398.69	\$ (368.69)
850 - Police Asset	\$ 10.00	\$ 10.00	\$ 1.06	\$ 1.06	\$ 8.94
<b>Total Surplus (Deficit):</b>	<b>\$ 1,285.00</b>	<b>\$ 1,285.00</b>	<b>\$ 325,367.79</b>	<b>\$ 325,367.79</b>	



## City of Montgomery

### Debt Service Payments 11/01/2022 - 11/01/2023

Debt Service Payment Due 03/01/2023		Series	Date Due	Date Paid	Principal	Interest	Total Due
First National Bank of Huntsville	2015 - Refunding		03/01/2023		90,000.00	3,647.50	93,647.50
Bank of Texas	2017A - WS&D		03/01/2023		50,000.00	4,742.25	54,742.25
Bank of Texas	2017B - WS&D		03/01/2023		80,000.00	9,521.25	89,521.25
Amegy Bank of Texas	2021 - Refunding		03/01/2023		230,000.00	75,425.00	305,425.00
Bank of Texas	2022 - Tax Notes		03/01/2023		250,000.00	40,750.00	290,750.00
<b>Total Due 03/01/2023</b>					<b>700,000.00</b>	<b>134,086.00</b>	<b>834,086.00</b>

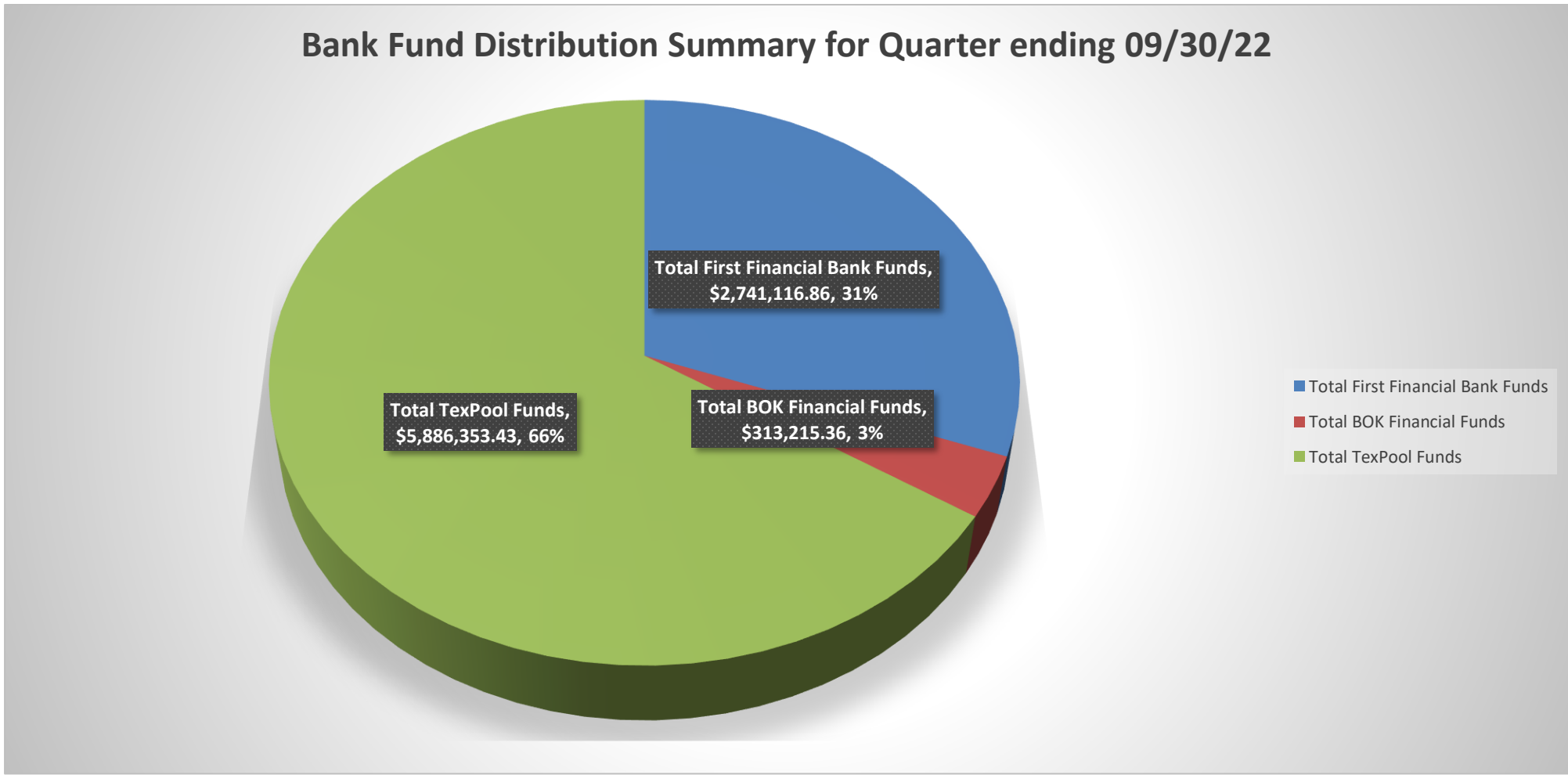
Debt Service Payment Due 09/01/2022		Series	Date Due	Date Paid	Principal	Interest	Total Due
First National Bank of Huntsville	2015 - Refunding		09/01/2023		0.00	2,522.50	2,522.50
Bank of Texas	2017A - WS&D		09/01/2023		0.00	4,669.75	4,669.75
Bank of Texas	2017B - WS&D		09/01/2023		0.00	9,285.25	9,285.25
Amegy Bank of Texas	2021 - Refunding		09/01/2023		0.00	69,675.00	69,675.00
Bank of Texas	2022 - Tax Notes		09/01/2023		0.00	34,500.00	34,500.00
<b>Total Due 09/01/2023</b>					<b>0.00</b>	<b>120,652.50</b>	<b>120,652.50</b>
<b>City Grand Total Due</b>					<b>\$700,000.00</b>	<b>\$254,738.50</b>	<b>\$954,738.50</b>



### City of Montgomery Quarterly Investment Report

From July 1 - September 30, 2022

Summary of Funds held at First Financial Bank						
Investments	Beginning Values as of 07/01/22	Ending Values as of 09/30/22	Quarterly Activity	Quarter Interest Earned	YTD Interest Earned	% of Funds
General Fund Checking	\$2,281,063.08	\$927,330.05	-\$1,353,733.03	\$714.39	\$1,255.72	
Utility Fund Checking	\$1,615,125.25	\$727,027.55	-\$888,097.70	\$572.28	\$1,000.02	
MEDC Fund Checking	\$1,783,231.18	\$514,904.85	-\$1,268,326.33	\$578.47	\$961.47	
Capital Projects Fund Checking	\$251,038.70	\$377,619.66	\$126,580.96	\$125.46	\$126.23	
Grant Fund - General Checking	\$10.00	\$10.00	\$0.00	\$0.00	\$0.00	
Grant Fund (1) Checking	\$10.00	\$10.00	\$0.00	\$0.00	\$0.00	
Grant Fund (2) Checking	\$10.00	\$10.00	\$0.00	\$0.00	\$0.00	
Hotel Occupancy Fund Checking	\$20,014.68	\$20,418.03	\$403.35	\$7.82	\$10.39	
Police Asset Forfeiture Fund Checking	\$12,087.10	\$13,256.80	\$1,169.70	\$3.31	\$3.61	
Court Security Fund Checking	\$5,193.94	\$3,438.08	-\$1,755.86	\$1.19	\$1.32	
Court Technical Fund Checking	\$41,122.59	\$37,857.49	-\$3,265.10	\$15.27	\$20.66	
Police Drug & Misc Fund Checking	\$10,675.90	\$10,678.65	\$2.75	\$2.75	\$3.01	
Debt Service Fund Checking	\$151,599.46	\$108,555.70	-\$43,043.76	\$179.25	\$225.09	
<b>Total First Financial Bank Funds</b>	<b>\$6,171,181.88</b>	<b>\$2,741,116.86</b>	<b>-\$3,430,065.02</b>	<b>\$2,200.19</b>	<b>\$3,607.52</b>	<b>31%</b>
Summary of Funds held at BOK Financial						
Investments	Beginning Values as of 07/01/22	Ending Values as of 09/30/22	Quarterly Activity	Quarter Interest Earned	YTD Interest Earned	% of Funds
Series 2017A TWDB	\$103,094.31	\$103,345.65	\$251.34	\$251.34	\$273.40	
Series 2017B TWDB	\$643,265.69	\$209,869.71	-\$433,395.98	\$753.74	\$896.10	
<b>Total BOK Financial Funds</b>	<b>\$746,360.00</b>	<b>\$313,215.36</b>	<b>-\$433,144.64</b>	<b>\$1,005.08</b>	<b>\$1,169.50</b>	<b>3%</b>
Summary of Money Market Funds held at TexPool						
Investments	Beginning Values as of 07/01/22	Ending Values as of 09/30/22	Quarterly Activity	Quarter Interest Earned	YTD Interest Earned	% of Funds
General Fund Reimbursement	\$354,983.13	\$356,800.58	\$1,817.45	\$1,817.45	\$2,349.49	
Utility Fund	\$761,047.79	\$1,767,891.39	\$1,006,843.60	\$6,843.60	\$8,275.03	
General Fund	\$15,354.27	\$1,219,102.76	\$1,203,748.49	\$3,748.49	\$3,860.63	
MEDC Reimbursement	\$260,221.23	\$324,270.48	\$64,049.25	\$1,549.25	\$1,994.33	
MEDC General	\$380,585.21	\$1,072,071.56	\$691,486.35	\$3,986.35	\$4,761.22	
Debt Service Fund	\$518.28	\$520.86	\$2.58	\$2.58	\$3.29	
Capital Projects American Rescue Plan	\$168,957.69	\$169,822.67	\$864.98	\$864.98	\$1,223.69	
MEDC Downtown	\$200,393.65	\$201,419.64	\$1,025.99	\$1,025.99	\$1,407.42	
Capital Projects Infrastructure	\$46,788.59	\$47,028.19	\$239.60	\$239.60	\$328.19	
Capital Projects Mobility	\$10,018.92	\$10,070.20	\$51.28	\$51.28	\$70.20	
Capital Projects Building	\$713,701.04	\$717,355.10	\$3,654.06	\$3,654.06	\$4,568.62	
<b>Total TexPool Funds</b>	<b>\$2,912,569.80</b>	<b>\$5,886,353.43</b>	<b>\$2,973,783.63</b>	<b>\$23,783.63</b>	<b>\$28,842.11</b>	<b>66%</b>
<b>Total City Funds</b>	<b>\$9,830,111.68</b>	<b>\$8,940,685.65</b>	<b>-\$889,426.03</b>	<b>\$26,988.90</b>	<b>\$33,619.13</b>	



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

All Funds are completely insured and/or Collateralized.

*Anthony Lasky*

Anthony Lasky Senior Accountant

Date: 12/06/2022



### City of Montgomery Detail of Pledged Securities 07/01/2022 - 09/30/2022

Financial Institution: First Financial Bank

Security: FHLB Par Value: \$500,000.00 Maturity Date: 10/25/2027 Pledged: 9/1/2018

CUSIP: 3137F4X64

Date:		Released:
7/31/2022	\$448,293.71	
8/31/2022	\$438,108.95	
9/30/2022	\$426,472.96	Amount Released:

Security: FHLMC Par Value: \$300,000.00 Maturity Date: 4/25/2023 Pledged: 2/10/2019

CUSIP: 3137B3NA2

Date:		Released:
7/31/2022	\$290,494.41	
8/31/2022	\$286,519.63	
9/30/2022	\$278,642.14	Amount Released:

Security: FHLMC Par Value: \$2,000,000.00 Maturity Date: 7/1/2031 Pledged: 2/10/2019

CUSIP: 3138ERUQ1

Date:		Released:
7/31/2022	\$599,731.24	
8/31/2022	\$576,930.92	
9/30/2022	\$541,564.08	Amount Released:

Security: FHLMC Par Value: \$500,000.00 Maturity Date: 2/15/2036 Pledged: 1/13/2021

CUSIP: 35880CH56

Date:		Released:
7/31/2022	\$536,775.00	
8/31/2022	\$512,635.00	
9/30/2022	\$493,710.00	Amount Released:

Security: FHLMC Par Value: \$500,000.00 Maturity Date: 10/1/2045 Pledged: 2/1/2021

CUSIP: 4140188D6

Date:		Released:
7/31/2022	\$509,285.00	
8/31/2022	\$489,005.00	
9/30/2022	\$456,225.00	Amount Released:

Security: FHLMC Par Value: \$300,000.00 Maturity Date: 9/1/2035 Pledged: 1/13/2021

CUSIP: 41421KJQ4

Date:		Released:
7/31/2022	\$300,588.00	
8/31/2022	\$300,393.00	
9/30/2022	\$300,027.00	Amount Released:

Security: FHLMC Par Value: \$300,000.00 Maturity Date: 9/1/2035 Pledged: 1/13/2021  
 CUSIP: 41421KJQ4  
 Date:  
 7/31/2022 \$300,588.00 Released:  
 8/31/2022 \$300,393.00  
 9/30/2022 \$300,027.00 Amount Released:

Security: FHLMC Par Value: \$305,000.00 Maturity Date: 3/1/2032 Pledged: 12/1/2020  
 CUSIP: 414964RB4  
 Date:  
 7/31/2022 \$309,096.15 Released:  
 8/31/2022 \$307,287.50  
 9/30/2022 \$306,052.25 Amount Released:

Security: FHLMC Par Value: \$250,000.00 Maturity Date: 2/15/2038 Pledged: 12/1/2019  
 CUSIP: 513174YE6  
 Date:  
 7/31/2022 \$263,825.00 Released:  
 8/31/2022 \$254,285.00  
 9/30/2022 \$241,062.50 Amount Released:

Security: FHLMC Par Value: \$250,000.00 Maturity Date: 3/1/2035 Pledged: 12/1/2019  
 CUSIP: 676006SJ9  
 Date:  
 7/31/2022 \$261,957.50 Released:  
 8/31/2022 \$256,510.00  
 9/30/2022 \$246,952.50 Amount Released:

Security: FHLMC Par Value: \$1,400,000.00 Maturity Date: 2/15/2041 Pledged: 1/15/2022  
 CUSIP: 732402JM5  
 Date:  
 7/31/2022 \$1,464,484.00 Released:  
 8/31/2022 \$1,366,834.00  
 9/30/2022 \$1,300,824.00 Amount Released:

Security: FHLMC Par Value: \$2,000,000.00 Maturity Date: 4/30/2026 Pledged: 5/1/2022  
 CUSIP: 9128286S4  
 Date:  
 7/31/2022 \$1,971,250.00 Released:  
 8/31/2022 \$1,930,000.00  
 9/30/2022 \$1,880,312.60 Amount Released:

Security: FNMA Par Value: \$150,000.00 Maturity Date: 2/15/2034 Pledged: 10/1/2018  
 CUSIP: 4211103Y1  
 Date:  
 7/31/2022 \$159,460.50 Released:  
 8/31/2022 \$155,565.00  
 9/30/2022 \$150,895.50 Amount Released:



# Montgomery Police Department

Chief Anthony Solomon

## Activity Report

October 1, 2022 – October 31, 2022

### Patrol Division

• Calls for Service	-	94
• Total Reports	-	43
• Citations Issued	-	90
• Warnings Issued	-	256
• Arrests	-	17
• Accidents	-	16

### Breakdown by Offense Category

• DWI/DUI	6
• Drug Arrests/Citations	4
• Family Violence/Assault	2
• Warrant Arrests	5
• Burglary of Motor Vehicle	6
• Theft	1
• Criminal Mischief/Trespass	2
• Fraud	1
• Interfere w/Public Duties	1
• Disrupt Meeting or Procession	1

### Investigation Division

Total number of assigned cases to C.I.D. for the month: 9

### Personnel/Training

- Officer Lozano attended the TCOLE conference.
- Officers Graves & Voytko attended Advanced Roadside Impaired Driving Enforcement training.
- Sgt. Bauer attended Pre-Employment Background Investigation training.

### Major Incidents

- No Major incidents occurred in October.

### Upcoming Events

- No Upcoming Events

**Traffic and Safety Initiatives**





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



October 2022  
Code Enforcement Officer  
Monthly Report

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

Training: No training attended this month

Ordinance/Code projects:

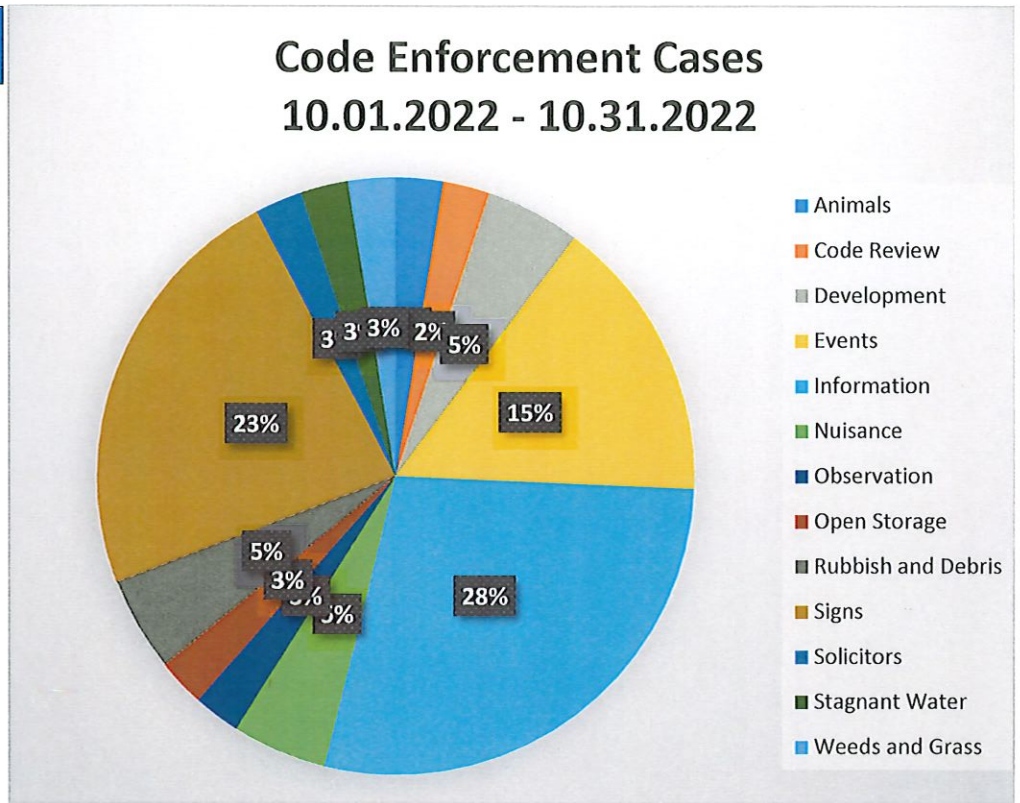
- Objective 1: Submit a proposal recommending modifications to the city code of ordinances to ensure clarity, alleviate conflicts, diminish inconsistencies, and conform to state laws.
- Objective 2: Educate the public regarding the code of ordinances.
  - Sign Ordinance  
The sign ordinance continues to be reviewed as time allows. A draft of recommended adjustments and modifications are not yet available.
  - Garage Sale informational flyer distributed

Violations issued: 0  
Warnings issued: 0

Activity:

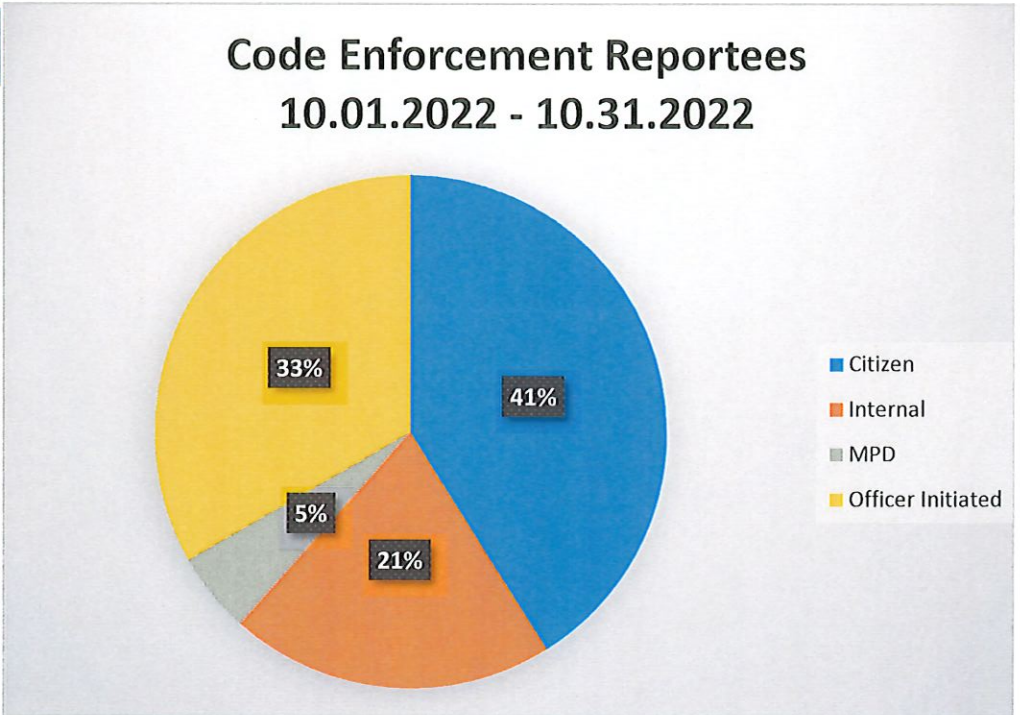
Nature of Call	Group Total
Animals	1
Code Review	1
Development	2
Events	6
Information	11
Nuisance	2
Observation	1
Open Storage	1
Rubbish and Debris	2
Signs	9
Solicitors	1
Stagnant Water	1
Weeds and Grass	1

**Total Records: 39**



REP Type	Group Total
Citizen	16
Internal	8
MPD	2
Officer Initiated	13

**Total Records: 39**



# City of Montgomery Municipal Court Report October 2022

Kimberly Duckett  
Court Administrator



# Comparison Chart

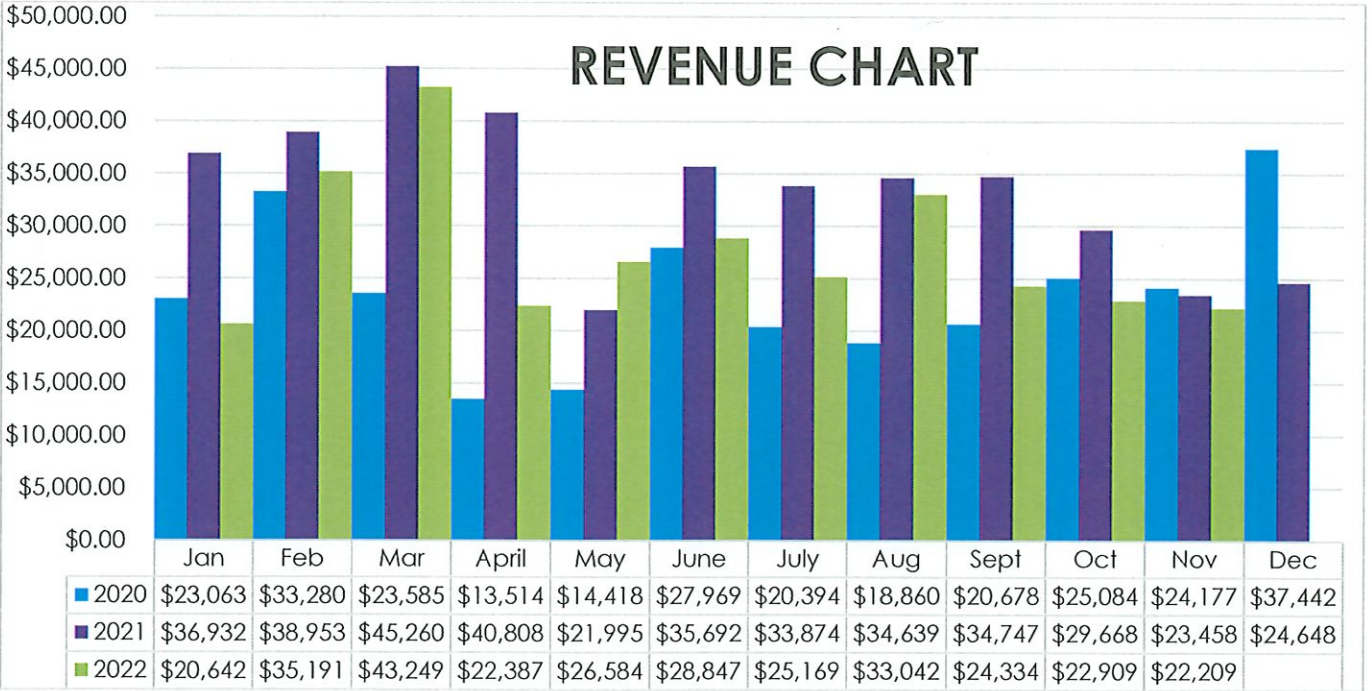
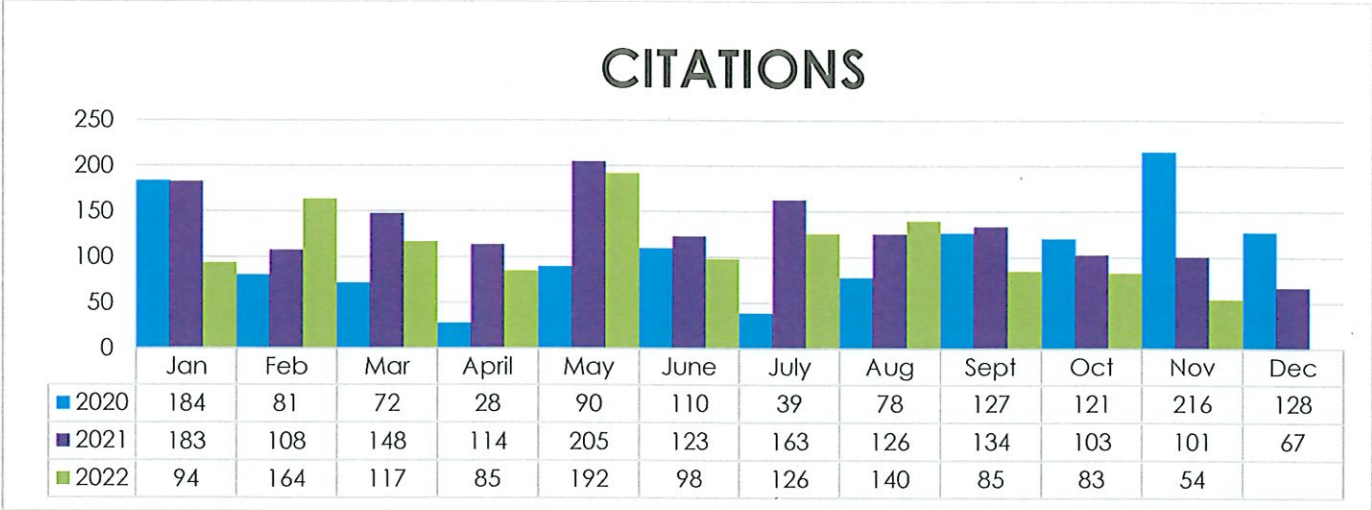
## Citations and Revenue January 2020 - 2022

	2020	2021	2022
<i>Jan</i>	184	183	94
<i>Feb</i>	81	108	164
<i>Mar</i>	72	148	117
<i>April</i>	28	114	85
<i>May</i>	90	205	192
<i>June</i>	110	123	98
<i>July</i>	39	163	126
<i>Aug</i>	78	126	140
<i>Sept</i>	127	134	85
<i>Oct</i>	121	103	83
<i>Nov</i>	216	101	54
<i>Dec</i>	128	67	

**Totals**            1274                    1575                    1238

	2020	2021	2022
<i>Jan</i>	\$23,063.40	\$36,932.88	\$20,642.12
<i>Feb</i>	\$33,280.30	\$38,953.88	\$35,191.59
<i>Mar</i>	\$23,585.48	\$45,260.60	\$43,249.60
<i>April</i>	\$13,514.80	\$40,808.03	\$22,387.94
<i>May</i>	\$14,418.77	\$21,995.10	\$26,584.71
<i>June</i>	\$27,969.63	\$35,692.30	\$28,847.75
<i>July</i>	\$20,394.55	\$33,874.84	\$25,169.19
<i>Aug</i>	\$18,860.50	\$34,639.40	\$33,042.07
<i>Sept</i>	\$20,678.83	\$34,747.41	\$24,334.09
<i>Oct</i>	\$25,084.90	\$29,668.47	\$22,909.59
<i>Nov</i>	\$24,177.27	\$23,458.35	\$22,209.38
<i>Dec</i>	\$37,442.27	\$24,648.00	

**Totals**        \$282,470.70        \$400,679.26        \$304,568.03





101 OLD PLANTERSVILLE ROAD, MONTGOMERY, TEXAS 77316

Telephone: (936) 597-6434

## Public Works Department Monthly Report for October 2022

### 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 11 work orders for endpoint maintenance issues.
- Completed 2 work orders for water leaks.
- Completed 11 work orders for miscellaneous water issues.
- Completed 5 work orders for water taps.
- Raised meter box at 266 Little Dog Dr.

### Wastewater

- Completed 5 work order for sewer taps.
- Completed force main repairs at Lift Station #8.
- Televised sewer main in front of Elementary School and removed blockage.
- Repaired main entrance gate to WWTP#2.

### Streets/Drainage/ROW

- Completed 2 work order for Street ROW – Ditch/Drainage.
- Completed daily utility locates as necessary.
- Completed daily removal of bandit signs as necessary.
- Completed items for weed patrol.
- Continued thermal plastic applications.
- Pulled wire barricades in storm inlets to prepare for storm.
- Filled hole with rock at Flagship & Hwy 105 (Eva).
- Dug around manhole at 724 Community Center Dr. and applied cover.
- Camera sewer tap to see across the street from 14030 Liberty.
- Reset manhole ring at Lonestar Parkway and Hwy 105 (Eva).
- Repaired service line beneath College St.
- Replaced stop sign at Scenic Hills and Emma’s Way.



## **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 17 work orders for general-City Hall maintenance.
- Trimmed and removed limbs city wide following storm on 10/24/2022.
- Flail mowed Flagship, Clepper, and other locations.
- Replaced solar panel on speed trailer for PD.
- Repaired seat and air dam on PW-1801.
- Charged all LED road flare kits.
- Installed jet nozzle for pressure washer trailer.
- Removed, repaired, and replaced leaking cylinder and damaged hose from backhoe.
- Degrease and pressure wash backhoe.
- Changed air filters at City Hall.
- Repaired sprinkler system at City Hall.
- Repaired lock on server room door at City Hall.
- Assembled chair for PD Executive Assistant.
- Replaced paper towel holder in women's restroom at City Hall.
- Repaired latch on stall in men's restroom at City Hall.
- Moved glass eraser board for PD.
- Added dirt to level out holes at 777 Clepper.
- Assembled new chair for Deputy City Secretary.
- Cleaned camera lenses at WWTP#2 office.
- Assembled new chair for City Secretary.
- Replaced faucets in WWTP#2 office restrooms.
- Assembled bookshelf and chair for Events & Recreation Specialist.

## **Parks/Recreation**

- Posted all park reservation notices.
- Completed 41 work orders for maintenance-parks issues.
- M/W/F cleaning of all restrooms and grounds.
- Fernland docents reported 753 visitors and provided 68 tours for the month.
- Changed air filters at Community Center, Fernland Historical Park and WWTP#2 Office.
- Repaired water leak at Memory Park.
- Repaired water line for waterfall at Memory Park.
- Stained the Hulon House steps at Fernland Historical Park.
- Hauled dirt for contractor at Memory Park.
- Replaced a trim board on the Hulon House column, repaired welcome sign and padlock on door to the restroom.
- Repaired caulk on chimney and windows in dining room of Fernland Park's Hulon House.
- New Events and Recreation Specialist start date was October 19.



**General**

- 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.
- Participated and disassembled for Quilt Walk.
- Setup, participated and disassembled for National Night Out.
- Setup, participated and disassembled for Trick or Treat Montgomery.
- Delivered barricades for Montgomery Street Dance.
- Assisted RCI loading and unloading boxes for audit.
- Compiled meter and endpoint warranty/replacement list for Accurate Meters.
- Attended meeting with JQ Baker with H2O regarding issues.
- Attended Fall Festival Event debrief meeting.
- Attended Events Procedures and Processing Meeting.







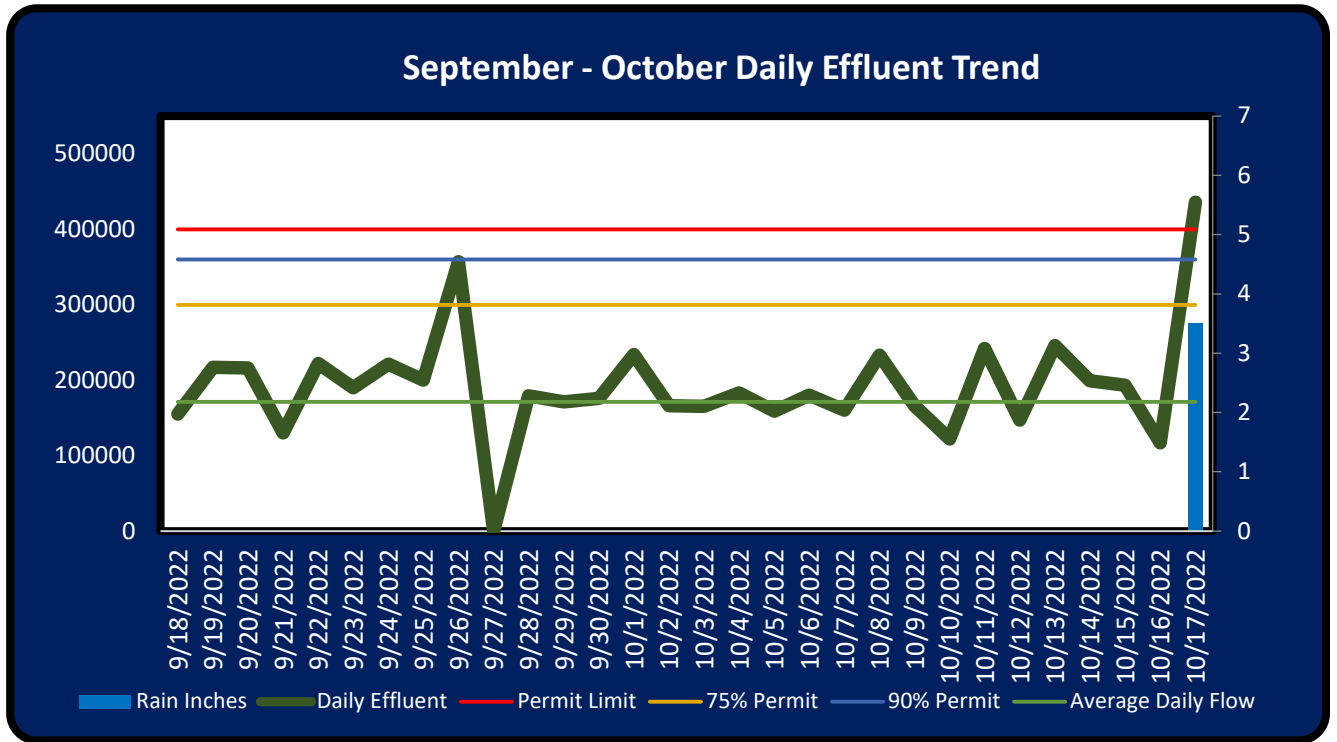
**City of Montgomery**  
**Operations Report**  
**October 2022**  
**09/18/22 – 10/17/22**

**District Alerts**

**10/17/2022 – Lift station 10, High Wet Well**

Operator responded to auto dialer regarding high levels. Upon arrival operator found wet well levels normal, operator reset alarms and facility equipment. No further issues.

### Wastewater Plant Flow Detail



- Flow for the month of September - October was 5,782,000 gallons
- Daily peak flow was October 17, 2022 was 436,000 gallons
- Average Daily Flow 192,700 gallons
  - 3-month average flow 192,367 gallons
  - 48% of permitted capacity


Discharge Limitations

- Daily Average Flow 400,000 gallons (0.4 MGD)
- 2-Hour Peak Flow 833 gpm
- CBOD daily average 10 mg/l
- Total Suspended Solids (TSS) 15 mg/l
- Ammonium Nitrogen (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	2.90	no
Average Monthly T.S.S.	15	mg/l	4.60	no
Average Monthly NH3	2	mg/l	0.36	no
Minimal CL2 Residual	1	mg/l	1.00	no
Max CL2 Residual	4	mg/l	3.92	no
Rainfall for the Month		3.50	inches	

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

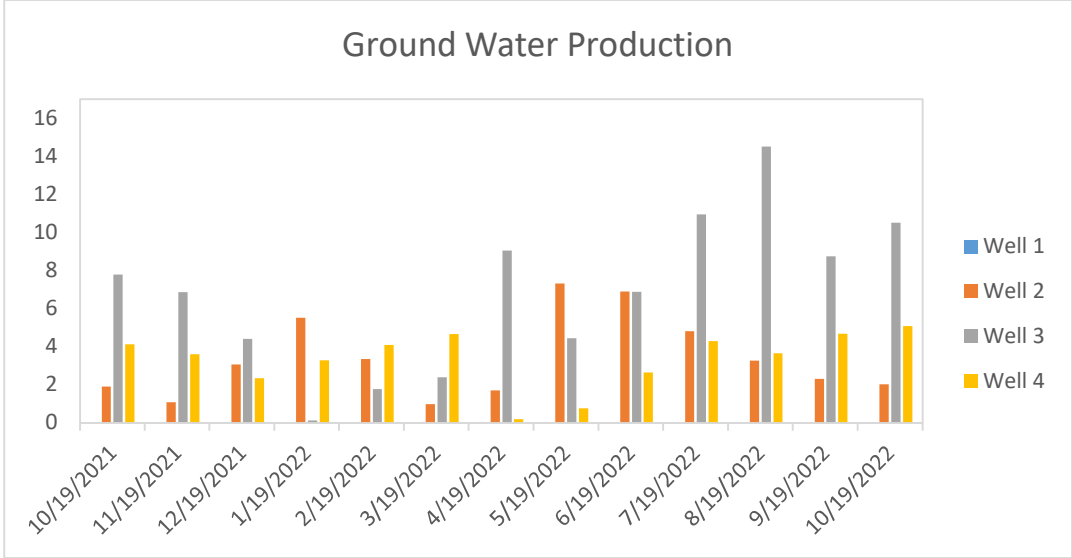
**Water Report:**

09/18/2022-10/17/2022

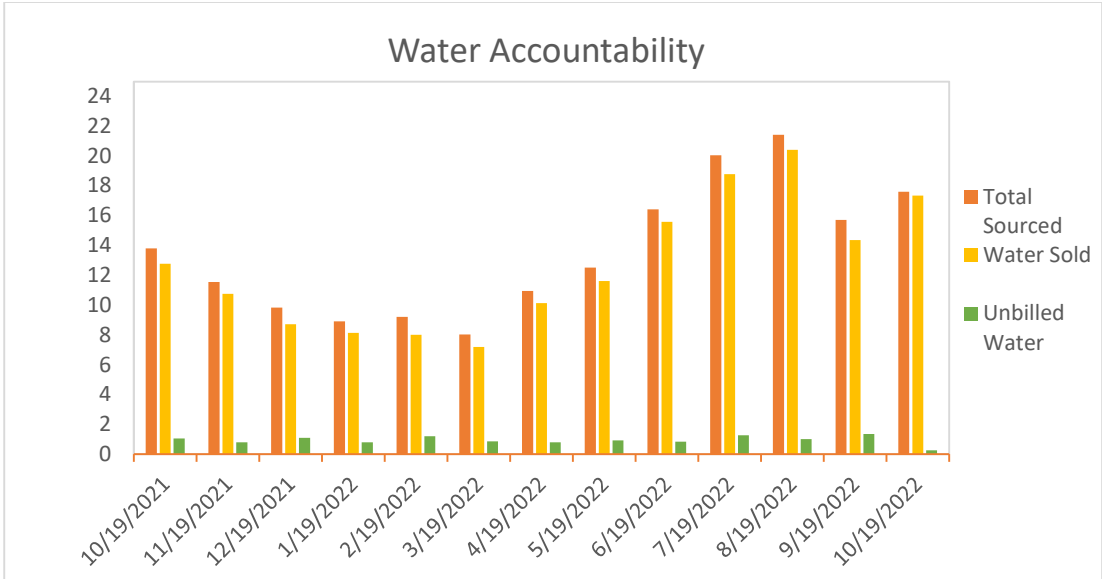
2022							
Well Name	Recorded Flow MGD	% of Total	Rating MGD/Day	YTD Pumpage MGD	YTD %	Permitted Value	Remaining Permit %
Well 2	2.024	11.50%	0.864	35.626	26.07%	92.930	-12.18%
Well 3	10.497	59.65%	0.864	68.619	50.20%		
Well 4	5.077	28.85%	2.160	31.847	23.30%	90.000	64.61%
Total	17.598	100.00%	3.888	136.680	100%	182.930	
Flushing	0.269						
Subtotal	17.329						
Sold	17.352						
% Accounted	100%						

Accountability	
Total Water Sourced	17.598
Flushing	0.269
Subtotal	17.329
Sold	17.352
Accountability %	100%

CONNECTIONS	
School	12
Commercial Inside	173
Commercial Outside	2
Residential Inside	916
Residential Outside	29
Church	14
City	17
Hydrant	7
Multifamily	14
n/a	3
<b>Total</b>	<b>1,187</b>



Date	Total	Well_1	Well_2	Well_3	Well_4
AVG	13.535	0.000	3.401	6.798	3.336
10/19/2021	13.802	0.000	1.902	7.784	4.116
11/19/2021	11.545	0.000	1.088	6.855	3.602
12/19/2021	9.819	0.000	3.066	4.410	2.343
1/19/2022	8.916	0.000	5.511	0.124	3.281
2/19/2022	9.200	0.000	3.343	1.764	4.093
3/19/2022	8.036	0.000	0.977	2.394	4.665
4/19/2022	10.938	0.000	1.699	9.048	0.191
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
Total	175.954	0.000	44.207	88.380	43.367



Date	Accountability	Unaccounted	Total Sourced	Water Sold	Flushing/Leaks	Unbilled Water
10/19/2021	94%	0.885	13.802	12.760	0.157	1.042
11/19/2021	95%	0.632	11.545	10.758	0.155	0.787
12/19/2021	91%	0.904	9.819	8.721	0.194	1.098
1/19/2022	96%	0.401	8.916	8.125	0.390	0.791
2/19/2022	103%	-0.237	9.200	8.002	1.435	1.198
3/19/2022	96%	0.327	8.036	7.184	0.525	0.852
4/19/2022	96%	0.447	10.938	10.140	0.351	0.798
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



December 8, 2022

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

Re: Monthly Engineering Report  
City Council Meeting December 13, 2022

Dear Mayor and Council:

The following is a brief summary that describes our activities since the October 25, 2022 Council Meeting:

**Capital Projects:**

1. **Water Plant No. 3 Improvements** – We did not receive a pay estimate this month. The project is substantially complete. The final inspection was held on August 3<sup>rd</sup> and the contractor is working to address punchlist items identified at the final inspection.
2. **GLO Projects**
  - a. **Water Plant No. 3 Generator** – We received Pay Estimates Nos. 1 and 2 in the amounts of \$83,272.50, and \$70,172.10, respectively. The contractor has completed the construction of the new concrete generator pad and is continuing work laying electrical conduit and installation of electrical equipment on the MCC building.



Figure 1: New electrical junction installed December 3, 2022



Figure 2: New Generator pad November 3, 2022



- b. Dr. Martin Luther King Jr. Drive Ditch Regrading and Sanitary Sewer Rehabilitation** – We received Pay Estimate No. 4 in the amount \$106,173.00. We received and recommend approval of approved Change Order No. 2 for a reduction to the original contract price in the amount of \$13,601.00 (*Separate Agenda Item*). This change order includes the final close out of quantities to match actual work completed. The contractor is replacing the slope paving within the roadside ditch due to the incorrect slope grade. All other work is complete.



Figure 1: Newly Constructed Roadside Ditch along McGinnis November 15, 2022

- 3. 2022 Sanitary Sewer Cleaning and Televising – Phase 1** – We received Pay Estimate No. 2 and Final in the amount of \$32,597.86. As a reminder, at the September Council meeting we presented our rehabilitation recommendations and outlined high priority items. (*Separate Agenda Item*)
- 4. Clepper Sidewalks** – We received Pay Estimate Nos. 3 and 4 and Final in the amounts of \$9,445.78 and \$22,649.41, respectively. The project is complete and the warranty period will end on November 23, 2023. (*Separate Agenda Item*)



Figure 1: Establishment of seeding on November 7, 2022

5. **15-Year Infrastructure Plan** – We have completed the additional sanitary sewer analysis and are preparing final updates to the infrastructure plan. We expect to be complete this month.
6. **Old Plantersville Waterline Extension** – We are continuing with design of the 12” waterline, including coordination with various entities involved. We expect design to be complete and ready to submit for approvals in early January 2023. 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 expect design to be complete and ready to submit for approvals in early January 2023. As a reminder this project is being funded by the developer.
8. **McCown St. and Caroline St. Waterline Replacement** – We met with the surveyor and requested additional survey on November 17<sup>th</sup>. We will continue with design upon receipt of the additional survey.
9. **Downtown Drainage Master Plan** – We have completed our analysis of the existing conditions and are evaluating post-development alternatives. We expect to be complete in the next 60 days, pending receipt of the updated survey.
10. **Downtown Sanitary Sewer Rehabilitation** – As a reminder, this project was awarded to Cruz Tec, Inc. in the amount of \$107,750.00 and 90 calendar days. We held the preconstruction meeting on December 6<sup>th</sup> and issued the notice to proceed at that time.
11. **Flagship Boulevard Storm Sewer & Pavement Replacement** – We are proceeding with design as authorized at the October 25<sup>th</sup> Council Meeting. We expect to be complete with design in late January 2023.
12. **2023 Sanitary Sewer Rehabilitation** – We are proceeding with design as authorized at the October 25<sup>th</sup> Council Meeting. We expect to be complete with design in early February 2023.
13. **Lift Station No. 10 Improvements** – We are proceeding with design as authorized at the October 25<sup>th</sup> Council Meeting. We expect to be complete with design by the end of March 2023.

#### Developments:

1. **Plan Reviews**
  - a. **Town Creek Storage II** – We provided comments to a revised plan set on November 11<sup>th</sup>.
  - b. **Hills of Town Creek Section 5** – We did not receive a revised plan set this month.
  - c. **Pizza Shack Parking Expansion** – We received a revised plan set on December 2<sup>nd</sup> and are proceeding with our review.

- d. **Montgomery Summit Business Park** – We provided comments to a revised plan set on November 29<sup>th</sup>.
  - e. **Dutch Bros** – We received plans on October 21<sup>st</sup> and provided comments on November 16<sup>th</sup>.
  - f. **Montgomery Bend (Pulte Group) Clearing and Grubbing Plan** – We provided plan approval on October 25<sup>th</sup>.
  - g. **Montgomery Bend (Pulte Group) Mass Grading and Detention Plan** – We received the mass grading and detention plans on December 2<sup>nd</sup> and are proceeding with our review.
  - h. **Montgomery Bend (Pulte Group) Drainage Report** – We received a revised drainage report on December 2<sup>nd</sup> and are proceeding with our review.
  - i. **Redbird Meadows Drainage Report** – We did not receive a revised drainage report this month.
  - j. **Discount Tire** – We provided plan approval on December 2<sup>nd</sup>.
- 2. Plat Reviews**
- a. **Montgomery Brewing Minor Plat** – We did not receive a revised plat this month.
  - b. **Cornerstone Community Church Development Plat** – We provided comments to the plat on October 28<sup>th</sup>. We have not received a revised plat.
  - c. **Redbird Meadows Section 1 Preliminary Plat** – We provided comments to the plat on November 15<sup>th</sup>. We have not received a revised plat.
  - d. **Redbird Meadows Section 2 Preliminary Plat** – We provided comments to the plat on November 15<sup>th</sup>. We have not received a revised plat.
  - e. **Redbird Meadows Section 3 Preliminary Plat** – We provided comments to the plat on November 15<sup>th</sup>. We have not received a revised plat.
  - f. **Amending “H2” Buffalo Springs Shopping Center Phase II** - We received an amending plat on November 22<sup>nd</sup> and provided comments on November 30<sup>th</sup>. We received a revised plat on December 1<sup>st</sup> and are proceeding with our review.
  - g. **Montgomery Bend Section 1 Preliminary Plat** – We received the preliminary plat on November 2<sup>nd</sup> and provided comments on November 16<sup>th</sup>. We received the revised plat on November 22<sup>nd</sup> and returned comments on November 29<sup>th</sup>. We received and recommended approval of the further revised plat on November 30<sup>th</sup>. The preliminary plat was approved by the Planning and Zoning commission at their December 6<sup>th</sup> meeting.

### 3. Ongoing Construction

- a. **Montgomery Bend (Pulte Group) Clearing and Grubbing** – It is our understanding that Pulte has begun clearing and grubbing work for the proposed single family subdivision.

### 4. One-Year Warranty Inspections

- a. **Town Creek Crossing, Section 1** – The One-Year Warranty Period will end on March 31, 2023.
- 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 are coordinating with TxDOT to provide any documentation necessary to determine and prepare the easement area that is to be obtained for the project.
  - b. **FM 149 & SH-105 North Bound Right Turn Lane** – It is our understanding that the utility relocation was completed overnight on December 6<sup>th</sup>. It is also our understanding that the turn lane will be completed in approximately 30 days.
  - c. **Access Management along SH-105** – As you are aware, construction is proceeding on the access management project along SH-105. It is our understanding that TxDOT continues to experience delays due to concrete shortages. We do not have an anticipated completion date at this time.
  - d. **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. According to TxDOT, the first phase of the project is scheduled to begin in Summer 2025; however, construction in Montgomery is included in Phase III of this project.
  - e. **FM 1097 and Buffalo Springs Drive Traffic Signal Warrant Analysis** – It is our understanding the signal is in design. We do not have an estimated completion date at this time.
  - f. **SH-105 and Buffalo Springs Drive Traffic Signal Warrant Analysis** – It is our understanding the signal is in design. We do not have an estimated completion date at this time.
- 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.

Honorable Mayor and City Council  
City of Montgomery  
Page 6 of 6  
December 8, 2022

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4. **Impact Fee Updates** – We received all required files from Quiddity and are proceeding with Impact Fee updates as required per the City’s Code of Ordinances.
5. **Lonestar Parkway Bridge Repair** – We reviewed plans from the County on the City’s behalf and plan to provide comments to the plans this week.

Please let me know if you have any questions.

Sincerely,



Chris Roznovsky, PE  
City Engineer

CVR/kv:zigt

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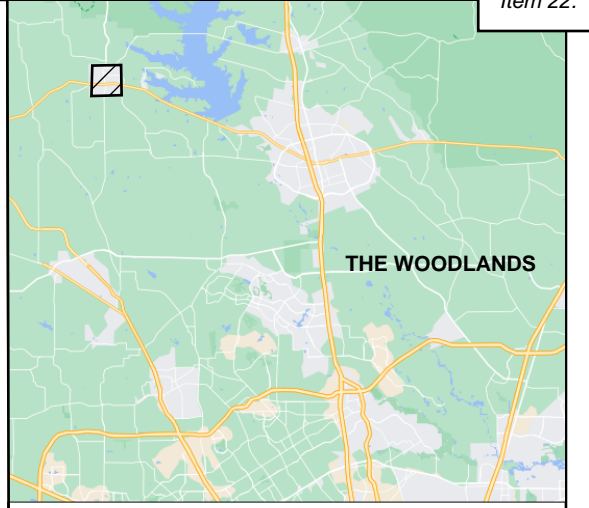
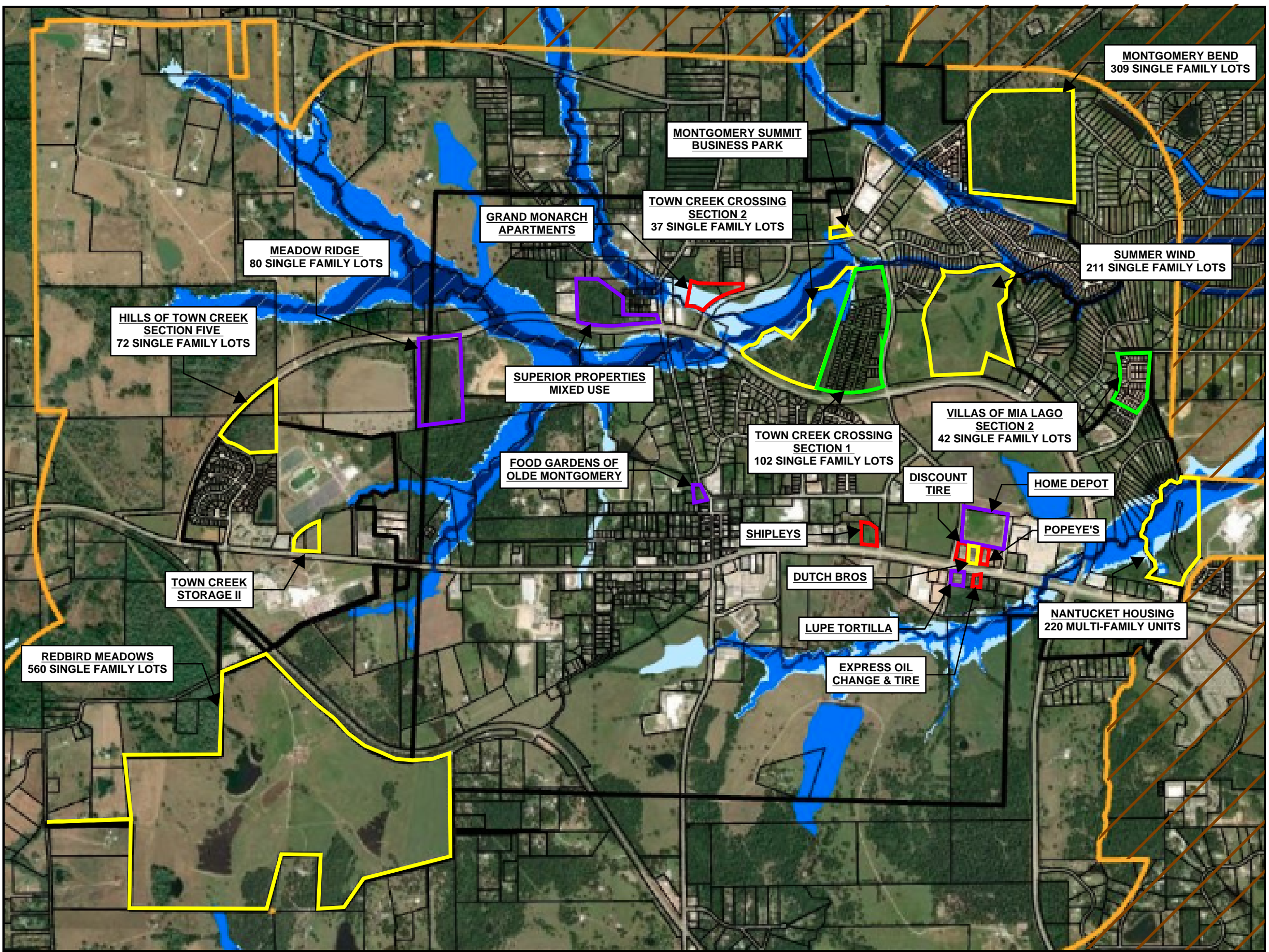
Attachments – Active Developments Map

Cc (via email): The Planning and Zoning Commission – City of Montgomery

Mr. Dave McCorquodale – City of Montgomery, Interim City Administrator and Director of Planning & Development












Ms. Nici Browe – City of Montgomery, City Secretary

Mr. Alan Petrov – Johnson Petrov, LLP, City Attorney



**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  
December 2022**