

**Notice of MEDC Regular Meeting
Montgomery Economic Development Corporation (MEDC)
AGENDA**

April 19, 2021 at 6:00 PM

NOTICE TO THE PUBLIC IS HEREBY GIVEN in accordance with the order of the Office of the Governor issued March 16, 2020, the Board of Directors will conduct its MEDC Regular Meeting scheduled for **6:00 PM on Monday, April 19, 2021**, at the City of Montgomery City Hall, 101 Old Plantersville Road, Montgomery, Texas via Zoom Teleconferencing.

This meeting will be closed to in-person attendance by the public. A temporary suspension of the Open Meetings Act to allow telephone or videoconference public meetings has been granted by Governor Greg Abbott. These actions are being taken to mitigate the spread of COVID-19 by avoiding meetings that bring people into a group setting and in accordance with Section 418.016 of the Texas Government Code. Videoconferencing capabilities will be utilized to allow individuals to address the MEDC. Members of the public who wish to submit their written comments on a listed agenda item must submit them by email to rtramm@ci.montgomery.tx.us by 3:00 p.m. on April 19, 2021.

Members of the public are entitled to participate remotely via Zoom Teleconferencing. Citizens may join the Zoom Meeting by logging on: <https://us02web.zoom.us/j/82787782413> and using **Meeting ID: 827 8778 2413**. They may also join by calling (346) 248-7799 and entering the **Meeting ID: 827 8778 2413**.

The Meeting Agenda Pack will be posted online at www.montgomerytexas.gov. The meeting will be recorded and uploaded to the City's website the following day. ***Notice - any person(s) using profane, abusive or threatening language may result in them being removed from the Teleconference Meeting.***

CALL TO ORDER

OPEN PUBLIC COMMENT

APPROVAL OF MINUTES

1. Approval of Minutes of Public Hearing and Regular Meeting held on March 15, 2021.

APPROVAL OF FINANCIAL REPORT

2. Approval of Financial Report through March 31, 2021.

CONSIDERATION AND POSSIBLE ACTION:

3. Consideration of Economic Development Grant Request from Reflective Life Ministries (Terry Weaver) and Consider Calling a Public Hearing, if necessary.
4. Consideration of Funding Specific Budget Items Under Existing Categories in Current MEDC Budget. (Partly tabled at March 15, 2021 Meeting).
5. Consideration of Signage Grant Policy. (Tabled at March 15, 2021 Meeting)
6. Consideration of Economic Development Grant Request from Troy Tep LLC for a sign at 22453 FM 1097. (Tabled at March 15, 2021 Meeting)
7. Update on the Montgomery Music & Mudbugs Festival.
8. Consideration of Approving Transfer of Budgeted Funds to City of Montgomery for Capital Projects.

ECONOMIC DEVELOPMENT REPORTS

[9.](#) City Administrator's Development Report

[10.](#) City Engineer's Report

EXECUTIVE SESSION

The MEDC Board of Directors reserves the right to discuss any of the items listed specifically under this heading or for any items listed above in executive closed session as permitted by law including if they meet the qualifications in Sections 551.071(consultation with attorney), 551.072 (deliberation regarding real property), 551.073 (deliberation regarding gifts), 551.074 (personnel matters), 551.076 (deliberation regarding security devices), and 551.087 (deliberation regarding economic development negotiations) of Chapter 551 of the Government Code of the State of Texas. (There are no items planned at this time.)

POSSIBLE ACTION FROM EXECUTIVE SESSION:

BOARD INQUIRY

ADJOURNMENT

/s/Richard Tramm

Richard Tramm, City Administrator for
Rebecca Huss, President of MEDC

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 April 16, 2021 at 1:30 p.m. I further certify that the following news media was notified of this meeting as stated above: The Courier

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.

MINUTES OF REGULAR MEETING

March 15, 2021

MONTGOMERY ECONOMIC DEVELOPMENT CORPORATION

CALL TO ORDER

President Rebecca Huss called the Zoom Teleconference meeting to order at 6:01 p.m.

Present: Rebecca Huss – President
 Carol Langley – Treasurer
 Ryan Londeen – Secretary
 Dan Walker – Board Member
 Tom Cronin – Board Member
 Jeff Angelo – Board Member (left the meeting at 7:01 PM)

Absent: Arnette Easley – Vice-President

Also Present: Richard Tramm – City Administrator
 Susan Hensley – City Secretary
 T. J. Wilkerson – Councilman
 Kirk Jones – Montgomery Historic Society
 Troy Tep – Troy Donuts

PUBLIC HEARING

1. Convene into Public Hearing for the purpose of receiving public comments related to: (1) Economic Development Grant from Troy Tep LLC for a sign at 22453 FM 1097, and (2) Economic Development Grant from Montgomery Historic Society Regarding Old Montgomery Cemetery Improvements

Troy Tep, Owner of Troy's Donuts in Montgomery, asked to speak on item (1). Mr. Tep has a Troy's Donut shop on SH-105 that was opened in 2000, and he is going to open a new location on FM 1097 this year. He has been in Montgomery since 2000 and lives in the City limits with his

wife and two children. He recently submitted a MEDC grant application for the marker sign. The new shopping center will bring 5 additional businesses into the City limit including a second location for Troy's donuts.

No further public comments.

Public Hearing Adjourned at 6:06 PM

APPROVAL OF MINUTES

2. Approval of Minutes of Special and Annual Meeting held on January 19, 2021

President Huss asked for comments on the minutes for the January 19th MEDC meeting as presented. Motion to approve the Regular Meeting Minutes was made by Jeff Angelo and seconded by Carol Langley. All in favor. (6-0)

APPROVAL OF FINANCIAL REPORT

3. Approval of January and February 2021 Finance Reports

Finance report was presented by Carol Langley.

Interest rate at the end of January was 0.04%. Interest rate at the end of Feb was 0.03% for Tex Pool accounts. Today's interest was 0.02%. Sales tax was \$112,519.75 and has been transferred. 3rd payment for the MISD land was transferred on March 1st.

A check was written on Feb 26th for the radios for the events which was approved by MEDC on August 17, 2020. That invoice came through and has been paid.

Actual-to-budget performance for January sales tax was \$61,541.64. YTD budget total was \$220,000 at the time.

MEDC made its 1st payment of \$11,627.74 to the downtown development project.

Net income for Oct 20th – Jan 21st was \$210,212.91.

Actual-to-budget performance sales tax for February was \$112,519.75. YTD budget was \$290,000.

MEDC made its 2nd payment of \$5,646.50 to the downtown development project.

Payment for two events in December.

February Texpool reimbursement.

General ledger: Light up Montgomery, Christmas Parade, Goat naming contest amounts for categorized for this month.

President Huss noted that there was a discussion on the radios that the chief had requested for security purposes for the events. MEDC had approved that item but only under the 2019 and 2020 budget. They needed to get the invoice delivered before 2021 because MEDC would not pay for it in the 2020 and 2021 budget cycle. MEDC sent a note back for asking for allocation to the 2019 budget or they wait to be paid for the invoice under the 2020-2021 budget.

Motion by Jeff Angelo, seconded by Dan Walker, to approve the February 2021 Financial Report as presented. All in favor. (6-0)

CONSIDERATION AND POSSIBLE ACTION

4. Consideration of Economic Development Grant Application from Ryan Londeen for a Historical Marker for the Chilton House and Consider Calling a Public Hearing, if necessary

President Huss asked if this was no longer a time sensitive item due to something that happened with a passing filing deadline. Londeen explained that that was correct. The Montgomery Historic Commission was not able to review and process before their March meeting. Londeen will not be able to submit the marker application until next year but wanted to leave it on the agenda for consideration for next year.

President Huss suggested creating a grant program for incentivizing subject markers in the City including state and county markers. More markers could bring tourism to the City. Jeff Angelo agreed. His place has a historical marker but there are others that should be rewarded for getting the other structures recognized.

Londeen mentioned that there are other structures including the Matilda house which was owned by a daughter of one of the signers of the Texas Declaration of Independence and one of the early County Sheriff's. He also mentioned the old house by the wing shop. He noted that there are structures around the City that are not being recognized that have historic significance. It's hard for private residents to set aside money to pay for markers so there is not a strong incentive to apply for historic markers. He suggested the MEDC could incentivize. There are plenty of people of who can help do the research and there is also the County historic marker for less significant structures.

President Huss suggested to amend the budget for this year to include a sign grant program or include it in the budget for the next year. Tramm will investigate adding the budget for the remainder of funds for this year or adding it next year.

President Huss asked what the County's cycle was. Londeen said it takes less time than the State marker and he estimated a year. He said he can reach out to Mr. Forester.

Londeen said it will also bring in subject marker hunters. He said that he thinks there is under told history in Montgomery.

President Huss indicated that she is behind having the MEDC paying for every Texas historic markers that comes into the City. It is content for social media, tourism, etc.

Angelo liked the idea of an adult scavenger hunt as an attraction to bring people into the City and support the businesses. History is an attraction, and the City needs more attractions.

President Huss mentioned that Margaritaville was looking for exclusive activities like tours for their guest. It could be based on Montgomery, Texas, or whatever that resonates with the area that their guests would want to do. History is what makes the City special.

President Huss suggested tabling this item with the direction to ensure it is an item for the 2021 – 2022 budget with the intention to sponsor State historic markers and consider County historic markers.

President Huss asked if the marker price will be going up? Londeen said the marker program just signed a new contract with the foundry so the prices should be stable.

President Huss asked about budgeting 3 – 4 markers? Londeen said 3 is good. There may be some more marker applications on the front end. Tramm suggested that the grant program announcement may encourage / incentivize more marker applications.

Item was tabled. Londeen agreed.

5. Consideration of Economic Development Grant from Troy Tep LLC for a sign at FM 1097 and consider calling a Public Hearing, if necessary.

President Huss said she did not see a sign application for this sign permit and said you cannot put in a sign without permit application. Tramm said the City did not yet receive the permit yet. Mr. Tep is probably wanting pre-approval.

President Huss indicated she is not comfortable with having a discussion on something that has not been permitted. She said she would like to have the discussion after the permit for the sign has been submitted.

Cronin suggested that it is not fair to him to push it back and table it. The MEDC needs to give him direction.

President Huss indicated that it is hard to commit to something that does not have a permit. There needs to be clarity knowing what is being applied for and what is going to be built before offering financial support.

Londeen suggested tabling until we get a permit but at least having the discussion on the item now.

Walker asked if the MEDC has paid for new signs in the past. President Huss said Pizza Shack many years ago. Tramm said he has been with the City for 2-years and only knows about the sign for Pizza Shack.

Londeen suggested that a new sign is a typical business expenditure and asked if the original intent was to subsidize new businesses. Tramm was not entirely sure on this and did speak with the Attorney on this. MEDC must believe that the sign will lead to expanded business development but that the term “expanded business development” has room for interpretation.

President Huss doubted whether a new business location fits under that definition. Pizza Shack was different in that it expanded to a new location because they were limited with expansion at their previous location.

Walker asked if the MEDC is giving grants to new business or possibly doing loans to these businesses.

Londeen and Walker asked if every new business is going to come to the MEDC for new signs. Londeen suggested it may have been intended for existing businesses only.

Cronin wants Mr. Tep to come present his case to the board on why the MEDC should assist with the sign.

Motion by Tom Cronin to table the Economic Development Grant from Troy Tep LLC for a sign at FM 1097, seconded by Carol Langley. All in favor. (6-0).

6. Consideration of Economic Development Grant for Montgomery Historic Society Regarding Old Montgomery Cemetery Improvements.

Angelo asked how the remaining funds will be allocated for the project. President Huss indicated funds are presented in the package.

Angelo asked what is the time of completion, 6 to 8 months or quick turnaround? Jones with the Montgomery Historic Society said it is a fairly quick turnaround once the funding is approved. It will not take very long to complete the project.

Angelo asked if there is precedence for the MEDC to grant more than \$5,000? Jones stated that the project is more of a community project than a business development project and this may be the wrong MEDC category. President Huss indicated that the MEDC is notorious for \$9,900 grants to get under City's \$10,000 limit before going to Council.

Angelo liked the new look. He said the current state of the cemetery with the chain link fence definitely needs improvements. If the MEDC is going to embrace a more concentric policy to creating a focus on history then it's probably a good idea to clean up the cemetery.

Londeen asked if the Society reached out to the Montgomery County Historic Commission for a grant. Jones said the Montgomery County Historic Commission has a limited budget and will only grants funds after the expenditures are made.

Londeen noted the brick corner posts and asked if they will be added later. Jones said that at this moment it will be just the iron fence. The schematic is a vision from Joe Cheetham. This could potentially be done through other future funding.

Londeen asked if this area is in the scope of the downtown development project. Tramm said it was not.

President Huss asked if the historic society could be paying \$0 if the County Commission reimburses the society. Jones said yes, potentially.

Cronin asked who funded the New Cemetery fence. Jones said it was from MEDC. Cronin asked what the amount was for that project. Jones said the labor was \$2,500. It was a much smaller project.

Cronin said since it is a historic cemetery next to a historic church and in a historic part of town, the MEDC should take that into consideration. The MEDC also funded the bell at the church. He indicated it is money well spent.

Londeen said the cemetery looks haunted in its current condition. He indicated it could be a future commercial center for the city so it's an important project. He also wants to make sure it is done correctly, and he likes the corner posts. Regardless, the new fence will be a big improvement over the current chain link fence.

Angelo asked if the Society could take the reimbursement from the Commission and add it back into future expansions of the project. Jones said it would be good to parley the funds into a next phase. Angelo said the businesses may lend some support. This is a centerpiece of the history of the City. Jones noted that the cemetery has a historic marker and is a treasure to the City.

President Huss asked if the Methodist church was approached since this was their cemetery. Jones said they gave up ownership to the society and he did not approach them.

Londeen noted that several historic figures are buried there.

President Huss said it is not fair to say that the MEDC agreed to upkeep the cemetery and that this project does not encumber the MEDC with further responsibility. Jones indicated that that is neither requested nor implied.

Londeen said there are no numbers to prove economic benefit but since there is precedence with the church bell tower, it may be okay. President Huss said she voted against the bell tower. Tramm said it comes down to the judgement of the MEDC on what the benefit is. President Huss said there is a clear tourism benefit since it is a part of the City's history.

Londeen asked what the final amount was. Tramm said \$9,500 by Titan Fence Company. President Huss said the MEDC would not pay until satisfactory completion of the project. Tramm said that was his understanding based on past MEDC grants.

Motion by Ryan Londeen to approve the grant for \$9,500, seconded by Tom Cronin. All in favor. (6-0).

Tramm indicated that there is a total budget amount of \$20,000 for this budget item.

Jeff Angelo left the meeting.

7. Consideration of Signage Grant Policy

Presented by Richard Tramm. He stated that other MEDCs have specific policies related to signs. After discussing this issue with the City Attorney, he advised against being too liberal with sign grants. He is adding language, "expanded business development". This will be difficult when applied to a sign that would otherwise be considered an ordinary business expense. He drafted a sign policy based on a similar policy from another EDC.

President Huss said she has more preference for more written guidance to help the MEDC, grant applicants, and constituents to understand the grant application and to ensure MEDC is following guidelines.

Tramm said it is a lot easier for the City staff to say something concrete and to have something to follow if the policy is written down.

President Huss said she likes the 14 days lead notice to help staff get the paperwork in order and have time to consider the application. Tramm said city staff sometimes feels like it has to do these last minute. Having a specific timeline will help add lead time for City staff to do everything properly before items come before the MEDC board.

President Huss noted that she likes the specifics on what needs to be submitted in the application. Tramm indicate that the MEDC has an obligation to follow through properly with the commitment and this will help with that.

President Huss said the expectations are now clear and there will be fewer hurt feelings since both sides have clearer understanding of what the policies are. If the policy needs to change, then the policy needs to change.

Londeen said he needs to read through it more thoroughly but is in favor of more clear guidelines.

Walker agreed that more clear guidelines are good and should be put on the agenda next meeting to give everyone more time to read through it more thoroughly.

Langley agrees and would like more time to review. She would like to have the item brought back to the board.

Cronin agrees and would like time to digest and come up with suggestions. He thinks it's definitely in the right direction.

Item 7 tabled for next meeting by common consent.

8. Consideration of Funding Specific Budget Items Under Existing Categories in Current MEDC Budget

President Huss said the water party is the only repeat event and it was a popular event. Tramm said around 350 people attended. The event included three different inflatable items at the community center as well as other dedicated items for smaller and larger children including wading pools, toys, etc.

Tramm said the Fernland dedication will be a one-time event for the 10-year anniversary of the park and planning is still ongoing.

Londeen asked who the brainchild for all of the events is. Tramm said the water party is by City staff, Fernland is led by one of the docents, Tramm is the one organizing the goats on parade, and the quilt walk is primarily led by Tramm, Amy Brown, and President Huss.

Cronin said he has no issue with the water party. Fernand is a onetime thing. The pet parade is low budget and kids may enjoy it. The Quilt Walk has one of the larger expenditures but what does Montgomery have to do with a quilt walk? He said it sounds too specific for a small subset of people and may not necessarily be a good expenditure. He is not sure what all is involved or

who will attend. For the goats on parade, he would rather see a massive car show rather than an event like this.

Tramm said that not far down the road, at the Catholic church, there is a large quilt following. It is a target population, but the group is really loyal. The goats on parade is more of a concept right now and will have concrete decorated goats throughout the city.

President Huss said St. Mary's is in Plantersville and either their 3rd or 4th year had 10,000 people with \$30,000 for their event. Volunteer event fatigue caused it to end. Huntsville had a successful event as well. She said you'd be surprised how young and varied the audience is, and how far people drive and spend. She suggested the budget is not all that much considering how big the event could be.

Cronin asked how the event will benefit the citizens and taxpayers of Montgomery. President Huss said it brings people into the City and will put a new perspective on the City. It will also be a free art display.

Cronin asked if this will be in downtown and Fernland? President Huss confirmed.

Londeen asked if the event will be similar to the St Mary's event. President Huss said it will be similar to St Mary's but their event may have been logistically smaller.

Londeen asked if St. Mary's would help support this event? President Huss said St Mary's offered to share their contact list as well as the vendors they used.

Walker asked what the MEDC paid for the Christmas party. Rebecca Huss said the MEDC paid \$2,000 for that event but little advertising was needed since it is an established event.

Londeen asked why the police department is on some and not others. President Huss said it was for vendor overnight security and should probably be on all of them. Tramm said the only event that didn't have police department was on the Fernland event which is still being planned.

Londeen said he doesn't know anything about quilt walks but that he would be curious to see the turn out. Tramm said you'd be surprised the number of people who are involved in the quilt community.

Cronin suggested tabling this event in order to get feedback from taxpayers and see who would be interested in attending. If it is successful, make it an annual event. President Huss said the MEDC needs to get moving on this event in order to have enough time to plan.

Motion by Tom Cronin to approve the funding for the Neighborhood Water Party, the Fernland Dedication 10th Anniversary, and the Montgomery Pet Parade, seconded by Ryan Londeen. All in favor. (5-0).

Motion by President Huss to approve the funding for the Quilt Walk in the amount \$5,155. No second. The motion died.

Motion by Ryan Londeen to table funding for the Quilt Walk and the Goats on Parade budget items for the next meeting, seconded by Dan Walker. All in favor. (5-0).

9. Update on the Montgomery Music & Mudbugs Festival

Richard Tramm provided an update on the festival. The event will occur on private property at the Ransom's restaurant. Police and traffic control will be the high-cost items for this event. City staff coordination continuing. The event will occur before the next MEDC meeting.

10. Consider request by Tom Ward of Montgomery Soccer Club to move irrigation equipment approved in MEDC Grant on December 5, 2017, to an alternate location.

Tramm needs clarification from the MEDC on what it meant by maintaining ownership. The MEDC meeting minutes were limited from that meeting.

Langley asked if the MEDC knew where the new location is. Tramm said a new location has not been specified. President Huss said she thinks its in the Woodlands. Tramm said he has not seen them locally.

Cronin moved to table this item until the City determines where they are playing.

President Huss said it's out of the city limits, so it doesn't matter. Cronin agreed. She said it is clear that the equipment should stay here. The real question is what does the MEDC do with the equipment?

Tramm said that if staff hands it off without clear direction from the MEDC, it doesn't matter because the equipment is then lost.

President Huss asked if the City is using it. Tramm said no and that Public Works does not have a use for it.

President Huss asked if the MEDC can sell in surplus. Tramm said it could first be sold back to the soccer club.

Langley asked how the board knows they are not moving them to another place in the City. President Huss said because there are no other soccer fields in the City and they are not being used. Cronin asked about the soccer fields next to Fellowship of Montgomery. President Huss indicated that they are outside the City limits.

Walker asked if the equipment could be used on other city parks. Tramm said the Public Works department does not have a use for it. It would be going out their way to use equipment they dont need.

Cronin said to sell it. President Huss said to sell it or give it away. Tramm can relay that to the club if he gets direction from the MEDC.

Tramm said, according to the meeting minutes, \$3,000 was applied to the equipment and \$6,900 to tap and piping. The tap and piping could potentially be used in future use.

Londeen said the MEDC should sell it or see if anyone has use for it. Cronin asked if the school has any use for it. Tramm said he can reach out to them if directed by the board.

Walker says he does not want to throw away \$3,000 but the pipe is likely not worth that much. The price is more than likely with labor.

Langley wants to ask the club if they are interested in purchasing the equipment.

President Huss said she would prefer to sell the equipment as well.

Tramm will come back to the board with final disposition on it. Tramm would like to make sure the decision to sell the equipment is ultimately made by the board.

11. Review of MEDC Social Media Program

Presented by Richard Tramm

Londeen asked if there was any insight into Angelo reaching out to the social marketing companies / ad agencies. Tramm said yes but that they do not maintain the social media accounts and posts. They only create the ads that go into social media, but the City might need their services in the future. There might be companies that do what the MEDC is looking for but it's just a matter of locating them.

Londeen commended President Huss's efforts. He is not sure how we would get someone to manage the posts if they don't have the local knowledge of the history of the City. Tramm said it could be filled by City staff but the City does not have the ability to do that right now short of hiring a person to do that, either on staff or contracting someone to do that.

ECONOMIC DEVELOPMENT REPORTS

12. City Administrator's Development Report

Presented by Richard Tramm

13. Engineer's Report

Presented by Richard Tramm

EXECUTIVE SESSION

CONSIDERATION AND POSSIBLE ACTION ON ITEMS FROM EXECUTIVE SESSION.

None

BOARD INQUIRY

None

ACTION ITEMS FOR FUTURE MEETINGS

ACTION ITEM	ASSIGNEE	DATE

ADJOURNMENT

Motion by Tom Cronin, seconded by Carol Langley to adjourn the meeting at 7:58 p.m. All in favor. (5-0)

Submitted by: _____ Date Approved: _____

Richard Tramm, City Administrator

Rebecca Huss, MEDC President

**CITY OF MONTGOMERY - MEDC
ACCOUNT BALANCES REPORT
Through March 31, 2021 - For April 2021 Meeting**

	<u>MONEY MARKET ACCOUNTS</u>	<u>INVESTMENTS</u>	<u>TOTALS</u>
<u>MEDC</u>			
CHECKING ACCOUNT #1017938	\$ 531,844.25		\$ 531,844.25
TOTAL INVESTMENTS	\$ -	\$ 839,524.51	\$ 839,524.51
TOTAL MIDC	\$ 531,844.25	\$ 839,524.51	\$ 1,371,368.76

INVESTMENTS

	Issue Date	Maturity Date	Interest Rate	Balance
Texpool #00005			0.01%	\$ 137,151.28
Texpool #00006			0.01%	\$ 702,373.23
Certificates				
Total Investment Balance				\$ 839,524.51

** Notes:

The Sales Tax Transfer of \$53,801.62 was received and transferred on April 9th. This will show on the next report

The fourth payment of \$63,052.03 was transferred on 04/05/2021. This will show on the next months report

City of Montgomery - MEDC

Cash Flow Report

As of March 31, 2021

Date	Num	Name	Memo	Amount	Balance
51100 · MEDC Checking					402,027.62
03/01/2021	AL		Payment from General Fund for MISD Loan	63,052.03	465,079.65
03/01/2021	2030	Rebecca Huss	Reimbursement of Expense - Social Media Services	-1,000.00	464,079.65
03/05/2021	2031	Rebecca Huss	Reimbursement of Expense - Social Media Services	-186.15	463,893.50
03/12/2021	AL	First Financial Bank	Sales Tax Transfer 03/21	76,550.41	540,443.91
03/12/2021	AL	First Financial Bank	Monthly Admin Transfer March 2021	-3,958.34	536,485.57
03/26/2021	2032	Rebecca Huss	Reimbursement of Expense - Social Media Services	-125.00	536,360.57
03/26/2021	2033	Albert Chambers	Security - Music and Mudbugs Festival	-500.00	535,860.57
03/26/2021	2034	George Hernandez	Security - Music and Mudbugs Festival	-550.00	535,310.57
03/26/2021	2035	Joe Belmares	Security - Music and Mudbugs Festival	-500.00	534,810.57
03/26/2021	2036	Kevin Bates	Security - Music and Mudbugs Festival	-200.00	534,610.57
03/26/2021	2037	Larry Evans	Security - Music and Mudbugs Festival	-300.00	534,310.57
03/26/2021	2038	Lucille Saah	Security - Music and Mudbugs Festival	-500.00	533,810.57
03/26/2021	2039	Michael Voytko	Security - Music and Mudbugs Festival	-500.00	533,310.57
03/26/2021	2040	Nathaniel Graves	Security - Music and Mudbugs Festival	-500.00	532,810.57
03/26/2021	2042	Reed Edelman	Security - Music and Mudbugs Festival	-400.00	532,410.57
03/26/2021	2044	Thomas Baxter	Security - Music and Mudbugs Festival	-200.00	532,210.57
03/26/2021	2045	Timothy Bauer	Security - Music and Mudbugs Festival	-500.00	531,710.57
03/26/2021	2046	Trent Lozano	Security - Music and Mudbugs Festival	-550.00	531,160.57
03/26/2021	2041	Nurahda Manning	Security - Music and Mudbugs Festival	-550.00	530,610.57
03/26/2021	2043	Roland Reyes	Security - Music and Mudbugs Festival	-550.00	530,060.57
03/26/2021	2047	Gunda Corporation	Downtown Design & Streetscape Improvements Plan - Invoice 8776	-15,248.97	514,811.60
03/26/2021	2048	Rebecca Huss	Reimbursement of Expense - Graphic Design Program	-119.40	514,692.20
Total 51100 · MEDC Checking				112,664.58	514,692.20
TOTAL				112,664.58	514,692.20

City of Montgomery - MEDC
 Cash Flow Report - Texpool Reimb
 As of March 31, 2021

Date	Num	Name	Memo	Amount	Balance
51301 · Texpool Reimbursement Acct					127,565.78
03/02/2021	AL		March 2021 Transfer to Texpool Reimbursement Account - Kroger Co.	9,583.34	137,149.12
03/31/2021	Int		Interest	2.16	137,151.28
Total 51301 · Texpool Reimbursement Acct				9,585.50	137,151.28
TOTAL				9,585.50	137,151.28

City of Montgomery - MEDC
Cash Flow Report - Texpool
As of March 31, 2021

Date	Num	Name	Memo	Amount	Balance
		51300 · Time Deposits-MEDC			711,945.40
03/02/2021	AL		March 2021 Transfer to Texpool Reimbursement Account - Kroger Co.	-9,583.34	702,362.06
03/31/2021	Int		Interest on Texpool	11.17	702,373.23
		Total 51300 · Time Deposits-MEDC		-9,572.17	702,373.23
		TOTAL		-9,572.17	702,373.23

City of Montgomery - MEDC
 Actual to Budget Performance
 March 2021

	Mar 21	Budget	\$ Over Budget	Oct '20 - Mar 21	YTD Budget	\$ Over Budget	Annual Budget
Income							
55000 · Taxes & Franchise Fees							
55400 · Sales Tax	76,550.41	45,000.00	31,550.41	469,173.99	335,000.00	134,173.99	675,000.00
Total 55000 · Taxes & Franchise Fees	76,550.41	45,000.00	31,550.41	469,173.99	335,000.00	134,173.99	675,000.00
55300 · Other Revenues							
55391 · Interest Income	796.09	333.33	462.76	3,111.36	2,000.02	1,111.34	4,000.00
55399 · Misc Income	0.00			160.00	0.00	160.00	0.00
Total 55300 · Other Revenues	796.09	333.33	462.76	3,271.36	2,000.02	1,271.34	4,000.00
Total Income	77,346.50	45,333.33	32,013.17	472,445.35	337,000.02	135,445.33	679,000.00
Expense							
56000 · Pub Infrastructure - Category I							
56000.6 · Downtown Dev Improvements	15,248.97	9,333.33	5,915.64	32,523.21	56,000.02	(23,476.81)	112,000.00
56000.7 · Streets & Sidewalks	0.00	833.33	(833.33)	0.00	5,000.02	(5,000.02)	10,000.00
56000.8 · Utility Extensions	0.00	4,166.67	(4,166.67)	0.00	24,999.98	(24,999.98)	50,000.00
56000.B · City Capital Projects	0.00	0.00	0.00	0.00	0.00	0.00	160,000.00
Total 56000 · Pub Infrastructure - Category I	15,248.97	14,333.33	915.64	32,523.21	86,000.02	(53,476.81)	332,000.00
56001 · Business Dev & Ret -Category II							
56001.8 · Sales Tax Reimbursement	9,583.34	9,583.34	0.00	57,500.00	57,500.00	0.00	115,000.00
56001.9 · Economic Development Grant Prog	0.00	1,666.67	(1,666.67)	0.00	9,999.98	(9,999.98)	20,000.00
Total 56001 · Business Dev & Ret -Category II	9,583.34	11,250.01	(1,666.67)	57,500.00	67,499.98	(9,999.98)	135,000.00
56002 · Quality of Life - Category III							
56002.1 · Walking Tours	150.00			150.00	0.00	150.00	0.00
56002.2 · Removal of Blight	0.00	1,250.00	(1,250.00)	0.00	7,500.00	(7,500.00)	15,000.00
56002.3 · Events							
56100.1 · Neighborhood Water Party	0.00	0.00	0.00	0.00	0.00	0.00	1,000.00
56100.5 · Light up Montgomery	0.00	0.00	0.00	2,000.00	2,000.00	0.00	2,000.00
56100.6 · Southern Rum Runner	0.00	0.00	0.00	0.00	0.00	0.00	7,800.00
56100.7 · Mudbugs and Music	6,350.00	8,000.00	(1,650.00)	6,350.00	8,000.00	(1,650.00)	8,000.00
56100.8 · Christmas Parade	0.00	125.00	(125.00)	1,258.09	750.00	508.09	1,500.00
56100.9 · Contests/Prizes	0.00	333.33	(333.33)	0.00	2,000.02	(2,000.02)	4,000.00
56002.3 · Events - Other	0.00	1,391.67	(1,391.67)	514.94	8,349.98	(7,835.04)	16,700.00
Total 56002.3 · Events	6,350.00	9,850.00	(3,500.00)	10,123.03	21,100.00	(10,976.97)	41,000.00
56002.4 · Downtown Enhancement Projects	0.00	2,500.00	(2,500.00)	135.00	15,000.00	(14,865.00)	30,000.00
Total 56002 · Quality of Life - Category III	6,500.00	13,600.00	(7,100.00)	10,408.03	43,600.00	(33,191.97)	86,000.00
56003 · Marketing & Tourism-Category IV							
56003.5 · Brochures/Printed Literature	0.00	333.33	(333.33)	0.00	2,000.02	(2,000.02)	4,000.00
56003.C · Website	334.60	666.67	(332.07)	334.60	3,999.98	(3,665.38)	8,000.00
56003.F · Social Media Advertising	109.00	250.00	(141.00)	413.61	1,500.00	(1,086.39)	3,000.00
56003.G · Historical Signage	0.00	166.67	(166.67)	0.00	999.98	(999.98)	2,000.00

	<u>Mar 21</u>	<u>Budget</u>	<u>\$ Over Budget</u>	<u>Oct '20 - Mar 21</u>	<u>YTD Budget</u>	<u>\$ Over Budget</u>	<u>Annual Budget</u>
Total 56003 · Marketing & Tourism-Category IV	443.60	1,416.67	(973.07)	748.21	8,499.98	(7,751.77)	17,000.00
56004 · Administration - Category V							
56004.1 · Admin Transfers to Gen Fund	3,958.34	3,958.34	0.00	23,750.00	23,750.00	0.00	47,500.00
56004.3 · Miscellaneous Expenses	0.00	41.67	(41.67)	0.00	249.98	(249.98)	500.00
56004.6 · Consulting (Professional servi)	1,119.40	4,083.33	(2,963.93)	6,708.89	24,500.02	(17,791.13)	49,000.00
56004.7 · Travel & Training Expenses	0.00	833.33	(833.33)	724.00	5,000.02	(4,276.02)	10,000.00
56004.9 · Technology	0.00	166.67	(166.67)	0.00	999.98	(999.98)	2,000.00
Total 56004 · Administration - Category V	5,077.74	9,083.34	(4,005.60)	31,182.89	54,500.00	(23,317.11)	109,000.00
Total Expense	36,853.65	49,683.35	(12,829.70)	132,362.34	260,099.98	(127,737.64)	679,000.00
Net Income	<u>40,492.85</u>	<u>(4,350.02)</u>	<u>44,842.87</u>	<u>340,083.01</u>	<u>76,900.04</u>	<u>263,182.97</u>	<u>0.00</u>

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City of Montgomery - MEDC
 General Ledger
 As of March 31, 2021

Type	Date	Num	Name	Memo	Debit	Credit	Balance
51100 - MEDC Checking							94,716.29
General Journal	10/08/2020	AL		Light Up the Park - Transfer made 10/09/2020	125.00		94,841.29
Bill Pmt -Check	10/23/2020	2006	Rebecca Huss	Reimbursement of Expense - Website Marketing		25.00	94,816.29
Bill Pmt -Check	11/06/2020	2007	Rebecca Huss	October 2020 Social Media Services		1,000.00	93,816.29
Bill Pmt -Check	11/15/2020	2008	JK Graphics, Inc.	Inv 35177 - Graphics for Light up the Park		98.00	93,718.29
General Journal	11/16/2020	AL		Light Up the Park - Transfer made 11/17/2020	100.00		93,818.29
General Journal	11/19/2020	AL		Transfer to General Fund for Amount due from MEDC - Discount Mugs and McCoy's		549.49	93,268.80
Bill Pmt -Check	11/20/2020	2009	Rebecca Huss	Reimbursement of Expense - Website Marketing		75.00	93,193.80
Bill Pmt -Check	11/20/2020	2010	TEDC	Fall Basic ED Course for Richard Tramm		700.00	92,493.80
Bill Pmt -Check	12/04/2020	2011	City of Montgomery- Utility Fund	Utility Grant Application - The Ranchers Daughter		250.00	92,243.80
Bill Pmt -Check	12/04/2020	2012	Rebecca Huss	Reimbursement of Expense - Website / Social Media Marketing		1,016.87	91,226.93
Bill Pmt -Check	12/04/2020	2013	Megan Dodd	1st Place - Pole Decorating Contest		50.00	91,176.93
Bill Pmt -Check	12/04/2020	2014	Montgomery Junior High School	2nd Place - Pole Decorating Contest		25.00	91,151.93
Bill Pmt -Check	12/04/2020	2015	Jeff and Lisa Waddell	3rd Place - Pole Decorating Contest		10.00	91,141.93
Bill Pmt -Check	12/04/2020	2016	Lisa Martin	1st Place - Residential Lighting Contest		200.00	90,941.93
Bill Pmt -Check	12/04/2020	2017	Paul and Jennifer Brown	2nd Place - Residential Lighting Contest		150.00	90,791.93
Bill Pmt -Check	12/04/2020	2018	Cheryl King	3rd Place - Residential Lighting Contest		100.00	90,691.93
General Journal	12/10/2020	AL		Light Up the Park - Transfer made 12/11/2020	125.00		90,816.93
General Journal	12/10/2020	AL		Sales Tax Transfer 12/20	57,443.45		148,260.38
Bill Pmt -Check	12/11/2020	2019	TEDC	Webinars - Sales Tax / Financing Local Food Sys. / Membership Renewal		724.00	147,536.38
Bill Pmt -Check	12/18/2020	2020	McCoy's Building Supply	Goat Cutouts - Invoice 11353487		34.02	147,502.36
Bill Pmt -Check	12/18/2020	2021	Rebecca Huss	Reimbursement of Expense - String for Signs of Parade Winners		2.58	147,499.78
Bill Pmt -Check	12/23/2020	2022	Rebecca Huss	Reimbursement of Expense - Website Marketing		24.99	147,474.79
General Journal	12/29/2020	AL		Transfer to Checking for MISD Loan	750,000.00		897,474.79
General Journal	12/30/2020	AL	Old Republic Title Co.	Payment to Old Republic Title for MISD Purchase		750,512.50	146,962.29
Bill Pmt -Check	12/31/2020	2023	Bride & Bloom Floristry & Farm	Wreaths -12/5/20 (Light up Montgomery) Inv 0000012		135.00	146,827.29
General Journal	12/31/2020	AL	First Financial Bank	Wire Fee for Old Republic Title Co Transfer - To be refunded next month		25.00	146,802.29
General Journal	01/01/2021	AL		Payment from General Fund for MISD Loan	63,052.03		209,854.32
General Journal	01/01/2021	ALR	First Financial Bank	Reverse of GJE AL -- Wire Fee for Old Republic Title Co Transfer - To be refunded next month	25.00		209,879.32
General Journal	01/08/2021	AL	First Financial Bank	Monthly Admin Transfer January 2021		3,958.33	205,920.99
General Journal	01/08/2021	AL		Sales Tax Transfer 01/21	61,541.64		267,462.63
General Journal	01/12/2021	AL	First Financial Bank	Transfer from General Fund to pay Parade & Light Up the Park Expenses	1,084.45		268,547.08
General Journal	01/12/2021	AL	First Financial Bank	Transfer to General Fund to move back revenues for Parade & Light up the Park		350.00	268,197.08
General Journal	01/15/2021	AL	First Financial Bank	Transfer to General Fund for Expenses Paid - Fernand Video / Social Media Services		1,250.00	266,947.08
Bill Pmt -Check	01/29/2021	2024	Gunda Corporation	Downtown Design & Streetscape Improvements Plan - Invoice 8652	11,627.74		255,319.34
Bill Pmt -Check	01/29/2021	2025	McCoy's Building Supply	Goat Cutouts - Invoice 11356069		100.98	255,218.36
Bill Pmt -Check	01/29/2021	2026	Rebecca Huss	Reimbursement of Expense - Website Marketing / Professional Services		150.00	255,068.36
General Journal	02/01/2021	AL		Payment from General Fund for MISD Loan	63,052.03		318,120.39
Bill Pmt -Check	02/12/2021	2027	Rebecca Huss	Reimbursement of Expense - Social Media Services		1,000.00	317,120.39
Bill Pmt -Check	02/12/2021	2028	Gunda Corporation	Downtown Design & Streetscape Improvements Plan - Invoice 8678		5,646.50	311,473.89
General Journal	02/12/2021	AL	First Financial Bank	Transfer back from General Fund for Goat Naming Contest Expenses	397.99		311,871.88
General Journal	02/12/2021	AL	First Financial Bank	Sales Tax Transfer 02/21	112,519.75		424,391.63
General Journal	02/12/2021	AL	First Financial Bank	Transfer to General Fund for Goat Naming Contest Contribution		514.94	423,876.69
General Journal	02/12/2021	AL	First Financial Bank	Transfer to General Fund for Light Up The Park Contribution		2,000.00	421,876.69
General Journal	02/12/2021	AL	First Financial Bank	Transfer to General Fund for Christmas Parade Contribution		1,258.09	420,618.60
General Journal	02/12/2021	AL	First Financial Bank	Monthly Admin Transfer February 2021		3,958.33	416,660.27
General Journal	02/12/2021	AL	First Financial Bank	Monthly Admin Transfer February 2021		14,632.65	402,027.62
Bill Pmt -Check	02/26/2021	2029	Northwest Communications, Inc.	Radios for Events - MEDC Invoice 1035763	63,052.03		465,079.65
General Journal	03/01/2021	AL		Payment from General Fund for MISD Loan		1,000.00	464,079.65
Bill Pmt -Check	03/01/2021	2030	Rebecca Huss	Reimbursement of Expense - Social Media Services		1,000.00	463,079.65
Bill Pmt -Check	03/05/2021	2031	Rebecca Huss	Reimbursement of Expense - Social Media Services		186.15	462,893.50
General Journal	03/12/2021	AL	First Financial Bank	Sales Tax Transfer 03/21	76,530.41		540,443.91
General Journal	03/12/2021	AL	First Financial Bank	Monthly Admin Transfer March 2021		3,958.34	536,485.57
Bill Pmt -Check	03/26/2021	2032	Rebecca Huss	Reimbursement of Expense - Social Media Services		536,360.57	535,944.23
Bill Pmt -Check	03/26/2021	2033	Albert Chambers	Security - Music and Mudbugs Festival		500.00	535,444.23
Bill Pmt -Check	03/26/2021	2034	George Hernandez	Security - Music and Mudbugs Festival		500.00	534,944.23
Bill Pmt -Check	03/26/2021	2035	Joe Belmares	Security - Music and Mudbugs Festival		500.00	534,444.23
Bill Pmt -Check	03/26/2021	2036	Kevin Bates	Security - Music and Mudbugs Festival		200.00	534,244.23
Bill Pmt -Check	03/26/2021	2037	Larry Evans	Security - Music and Mudbugs Festival		300.00	533,944.23
Bill Pmt -Check	03/26/2021	2038	Lucille Saah	Security - Music and Mudbugs Festival		500.00	533,444.23

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City of Montgomery - MEDC
General Ledger
 As of March 31, 2021

Type	Date	Num	Name	Memo	Debit	Credit	Balance
Bill Pmt -Check	03/26/2021	2039	Michael Voytko	Security - Music and Mudbugs Festival		500.00	533,310.57
Bill Pmt -Check	03/26/2021	2040	Nathaniel Graves	Security - Music and Mudbugs Festival		500.00	532,810.57
Bill Pmt -Check	03/26/2021	2042	Reed Edelman	Security - Music and Mudbugs Festival		400.00	532,410.57
Bill Pmt -Check	03/26/2021	2044	Thomas Baxter	Security - Music and Mudbugs Festival		200.00	532,210.57
Bill Pmt -Check	03/26/2021	2045	Timothy Bauer	Security - Music and Mudbugs Festival		500.00	531,710.57
Bill Pmt -Check	03/26/2021	2046	Trent Lozano	Security - Music and Mudbugs Festival		550.00	531,160.57
Bill Pmt -Check	03/26/2021	2041	Nurahda Manning	Security - Music and Mudbugs Festival		550.00	530,610.57
Bill Pmt -Check	03/26/2021	2043	Roland Reyes	Security - Music and Mudbugs Festival		550.00	530,060.57
Bill Pmt -Check	03/26/2021	2047	Gunda Corporation	Downtown Design & Streetscape Improvements Plan - Invoice 8776		15,248.97	514,811.60
Bill Pmt -Check	03/26/2021	2048	Rebecca Huss	Reimbursement of Expense - Graphic Design Program		119.40	514,692.20
Total 51100 · MEDC Checking					1,249,068.78	829,092.87	514,692.20
51300 · Time Deposits-MEDC							1,360,430.91
General Journal	10/08/2020	AL		Sales Tax Transfer 10/20	56,979.38		1,417,410.29
General Journal	10/12/2020	AL		October 2020 Transfer to Texpool Reimbursement Account - Kroger Co.		6,625.00	1,410,785.29
General Journal	10/12/2020	AL		Monthly Admin Transfer October 2020		3,958.33	1,406,826.96
General Journal	10/23/2020	AL		Transfer to General Fund for Amount due from MEDC for Creedon		285.00	1,406,541.96
General Journal	10/31/2020	Int		Interest on Texpool	158.21		1,406,700.17
General Journal	11/09/2020	AL		Monthly Admin Transfer November 2020		3,958.33	1,402,741.84
General Journal	11/09/2020	AL		November 2020 Transfer to Texpool Reimbursement Account - Kroger Co.		6,625.00	1,396,116.84
General Journal	11/12/2020	AL		Sales Tax Transfer 11/20	104,139.36		1,500,256.20
General Journal	11/13/2020	AL		Oct / Nov 2020 Remaining Transfer to Texpool Reimbursement Account - Kroger Co.		5,916.66	1,494,339.54
General Journal	11/30/2020	Int		Interest on Texpool	147.43		1,494,486.97
General Journal	12/10/2020	AL		December 2020 Transfer to Texpool Reimbursement Account - Kroger Co.		9,588.34	1,484,898.63
General Journal	12/10/2020	AL		Monthly Admin Transfer December 2020		3,958.34	1,480,940.29
General Journal	12/29/2020	AL		Transfer to Checking for MISD Loan		750,000.00	730,940.29
General Journal	12/31/2020	Int		Interest on Texpool	99.44		731,039.73
General Journal	01/08/2021	AL		January 2021 Transfer to Texpool Reimbursement Account - Kroger Co.		9,583.33	721,456.40
General Journal	01/31/2021	Int		Interest on Texpool	48.74		721,505.14
General Journal	02/05/2021	AL		February 2021 Transfer to Texpool Reimbursement Account - Kroger Co.		9,583.33	711,921.81
General Journal	02/28/2021	Int		Interest on Texpool	23.59		711,945.40
General Journal	03/02/2021	AL		March 2021 Transfer to Texpool Reimbursement Account - Kroger Co.		9,583.34	702,362.06
General Journal	03/31/2021	Int		Interest on Texpool	11.17		702,373.23
Total 51300 · Time Deposits-MEDC					161,607.32	819,665.00	702,373.23
51301 · Texpool Reimbursement Acct							79,604.90
General Journal	10/12/2020	AL		October 2020 Transfer to Texpool Reimbursement Account - Kroger Co.	6,625.00		86,229.90
General Journal	10/31/2020	Int		Interest	9.51		86,239.41
General Journal	11/09/2020	AL		November 2020 Transfer to Texpool Reimbursement Account - Kroger Co.	6,625.00		92,864.41
General Journal	11/13/2020	AL		Oct / Nov 2020 Remaining Transfer to Texpool Reimbursement Account - Kroger Co.	5,916.66		98,781.07
General Journal	11/30/2020	Int		Interest	9.55		98,790.62
General Journal	12/10/2020	AL		December 2020 Transfer to Texpool Reimbursement Account - Kroger Co.	9,588.34		108,378.96
General Journal	12/31/2020	Int		Interest	8.13		108,387.09
General Journal	01/08/2021	AL		January 2021 Transfer to Texpool Reimbursement Account - Kroger Co.	9,583.33		117,970.42
General Journal	01/31/2021	Int		Interest	7.82		117,978.24
General Journal	02/05/2021	AL		February 2021 Transfer to Texpool Reimbursement Account - Kroger Co.	9,583.33		127,561.57
General Journal	02/28/2021	Int		Interest	4.21		127,565.78
General Journal	03/02/2021	AL		March 2021 Transfer to Texpool Reimbursement Account - Kroger Co.	9,583.34		137,149.12
General Journal	03/31/2021	Int		Interest	2.16		137,151.28
Total 51301 · Texpool Reimbursement Acct					57,546.38	0.00	137,151.28
51150 · Accounts Receivable Audit							161,118.74
Total 51150 · Accounts Receivable Audit							161,118.74

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City of Montgomery - MEDC
General Ledger
 As of March 31, 2021

Type	Date	Num	Name	Memo	Debit	Credit	Balance
51170 · Due from General Fund - Loan							0.00
General Journal	12/30/2020	AL		Payment to Old Republic Title for MISD Purchase	750,512.50		750,512.50
General Journal	01/01/2021	AL		Payment from General Fund for MISD Loan		62,113.89	688,398.61
General Journal	02/01/2021	AL		Payment from General Fund for MISD Loan		62,191.53	626,207.08
General Journal	03/01/2021	AL		Payment from General Fund for MISD Loan		62,269.27	563,937.81
Total 51170 · Due from General Fund - Loan					750,512.50	186,574.69	563,937.81
51171 · Due From Gen Fund							125.00
General Journal	10/08/2020	AL		Light Up the Park - Transfer made 10/09/2020		125.00	0.00
General Journal	10/08/2020	AL		To accrue sales tax revenue rec'd 10/20	56,979.38		56,979.38
General Journal	10/08/2020	AL		Sales Tax Transfer 10/20		56,979.38	0.00
General Journal	10/31/2020	Int		Light up the Park - October	100.00		100.00
Bill	11/10/2020	35177	JK Graphics, Inc.	Inv 35177 - Graphics for Light up the Park	98.00		198.00
General Journal	11/12/2020	AL		Sales Tax Transfer 11/20		104,139.36	-103,941.36
General Journal	11/12/2020	AL		To accrue sales tax revenue rec'd 11/20	104,139.36		198.00
General Journal	11/16/2020	AL		Light Up the Park - Transfer made 11/17/2020		100.00	98.00
Bill	11/17/2020	Reimb of Exp	Rebecca Huss	Reimbursement of Expense - Website Marketing	50.00		148.00
General Journal	11/19/2020	AL		Amount due from MEDC for Discount Mugs -Purchase of Goat Cups	297.00		445.00
General Journal	11/19/2020	AL		Amount due from MEDC for Discount Mugs -Purchase of Goat Cups	198.00		643.00
General Journal	11/30/2020	Int		Light up the Park - November	125.00		768.00
Bill	12/01/2020	Reimb of Exp	Rebecca Huss	Reimbursement of Expense - Website Marketing	2.80		770.80
Bill	12/01/2020	Reimb of Exp	Rebecca Huss	Reimbursement of Expense - Website Marketing	0.82		771.62
Bill	12/01/2020	Reimb of Exp	Rebecca Huss	Reimbursement of Expense - Website Marketing	13.25		784.87
Bill	12/04/2020	Light up the Pole	Megan Dodd	1st Place - Pole Decorating Contest	50.00		834.87
Bill	12/04/2020	Light up the Pole	Montgomery Junior High School	2nd Place - Pole Decorating Contest	25.00		859.87
Bill	12/04/2020	Light up the Pole	Jeff and Lisa Waddell	3rd Place - Pole Decorating Contest	10.00		869.87
Bill	12/04/2020	Light up the Pole	Lisa Martin	1st Place - Residential Lighting Contest	200.00		1,069.87
Bill	12/04/2020	Light up the Pole	Paul and Jennifer Brown	2nd Place - Residential Lighting Contest	150.00		1,219.87
Bill	12/04/2020	Light up the Pole	Cheryl King	3rd Place - Residential Lighting Contest	100.00		1,319.87
General Journal	12/10/2020	AL		Light Up the Park - Transfer made 12/11/2020		125.00	1,194.87
General Journal	12/10/2020	AL		Sales Tax Transfer 12/20		57,443.45	-56,248.58
General Journal	12/11/2020	AL		To accrue sales tax revenue rec'd 12/20	57,443.45		1,194.87
Bill	12/15/2020	Reimb of Exp	Rebecca Huss	Reimbursement of Expense - String for Signs of Parade Winners	2.58		1,197.45
Bill	12/21/2020	Reimb of Exp	Rebecca Huss	Reimbursement of Expense - Website Marketing	24.99		1,222.44
Bill	12/30/2020	Inv 000012	Bride & Bloom Floristry & Farm	Wreaths -12/5/20 (Light up Montgomery) Inv 0000012	135.00		1,357.44
General Journal	01/08/2021	AL		To accrue sales tax revenue rec'd 01/21	61,541.64		62,899.08
General Journal	01/08/2021	AL		Sales Tax Transfer 01/21		61,541.64	1,357.44
General Journal	01/12/2021	AL		Transfer from General Fund to pay Parade & Light Up the Park Expenses		1,084.45	272.99
Bill	01/26/2021	Reimb of Exp	Rebecca Huss	Reimbursement of Expense - Professional Services - Goat Naming Contest	125.00		397.99
General Journal	02/10/2021	AL		To accrue sales tax revenue rec'd 02/21	112,519.75		112,917.74
General Journal	02/12/2021	AL		Transfer back from General Fund for Goat Naming Contest Expenses		397.99	112,519.75
General Journal	02/12/2021	AL		Sales Tax Transfer 02/21		112,519.75	0.00
General Journal	03/10/2021	AL		To accrue sales tax revenue rec'd 03/21	76,550.41		76,550.41
General Journal	03/12/2021	AL		Sales Tax Transfer 03/21		76,550.41	0.00
Total 51171 · Due From Gen Fund					470,881.43	471,006.43	0.00
51174 · Due from Home Grant Funds							5,177.00
Total 51174 · Due from Home Grant Funds							5,177.00

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Type	Date	Num	Name	Memo	Debit	Credit	Balance
52000 - Accounts Payable							-15,582.63
Bill	10/11/2020	Reimb of Exp	Rebecca Huss	Reimbursement of Expense - Website Marketing		25.00	-15,607.63
Bill	10/21/2020	Reimb of Exp	Rebecca Huss	Reimbursement of Expense - Website Marketing		25.00	-15,632.63
Bill Pmt -Check	10/23/2020	2006	Rebecca Huss	Reimbursement of Expense - Website Marketing	25.00		-15,607.63
Bill	10/31/2020	Social Media Service	Rebecca Huss	Reimbursement of Expense - Social Media Services		1,000.00	-16,607.63
Bill	10/31/2020	12206	TEDC	Sales Tax Virtual ED Course for Richard Tramm		120.00	-16,727.63
Bill	11/02/2020	12248	TEDC	Webinar - Financing Local Food Systems for Richard Tramm		79.00	-16,806.63
Bill Pmt -Check	11/06/2020	2007	Rebecca Huss	October 2020 Social Media Services	1,000.00		-15,806.63
Bill	11/10/2020	35177	JK Graphics, Inc.	Inv 35177 - Graphics for Light up the Park		98.00	-15,904.63
Bill Pmt -Check	11/15/2020	2008	JK Graphics, Inc.	Inv 35177 - Graphics for Light up the Park	98.00		-15,806.63
Bill	11/17/2020	Reimb of Exp	Rebecca Huss	Reimbursement of Expense - Website Marketing		75.00	-15,881.63
Bill Pmt -Check	11/20/2020	2009	Rebecca Huss	Reimbursement of Expense - Website Marketing	75.00		-15,806.63
Bill Pmt -Check	11/20/2020	2010	TEDC	Fall Basic ED Course for Richard Tramm	700.00		-15,106.63
Bill	11/30/2020	Social Media Service	Rebecca Huss	Reimbursement of Expense - Social Media Services		1,000.00	-16,106.63
Bill	11/30/2020	Inv 12216	TEDC	2021 Membership fees Inv #12216		525.00	-16,631.63
Bill	12/01/2020	Reimb of Exp	Rebecca Huss	Reimbursement of Expense - Website Marketing		2.80	-16,634.45
Bill	12/01/2020	Reimb of Exp	Rebecca Huss	Reimbursement of Expense - Website Marketing		0.82	-16,635.27
Bill	12/01/2020	Reimb of Exp	Rebecca Huss	Reimbursement of Expense - Website Marketing		13.25	-16,648.52
Bill Pmt -Check	12/04/2020	2011	City of Montgomery- Utility Fund	Utility Grant Application - The Ranchers Daughter	250.00		-16,398.52
Bill Pmt -Check	12/04/2020	2012	Rebecca Huss	Reimbursement of Expense - Website / Social Media Marketing	1,016.87		-15,381.65
Bill	12/04/2020	Light up the Pole	Megan Dodd	1st Place - Pole Decorating Contest		50.00	-15,431.65
Bill	12/04/2020	Light up the Pole	Montgomery Junior High School	2nd Place - Pole Decorating Contest		25.00	-15,456.65
Bill	12/04/2020	Light up the Pole	Jeff and Lisa Waddell	3rd Place - Pole Decorating Contest		10.00	-15,466.65
Bill	12/04/2020	Light up the Pole	Lisa Martin	1st Place - Residential Lighting Contest		200.00	-15,666.65
Bill	12/04/2020	Light up the Pole	Paul and Jennifer Brown	2nd Place - Residential Lighting Contest		150.00	-15,816.65
Bill	12/04/2020	Light up the Pole	Cheryl King	3rd Place - Residential Lighting Contest		100.00	-15,916.65
Bill Pmt -Check	12/04/2020	2013	Megan Dodd	1st Place - Pole Decorating Contest	50.00		-15,866.65
Bill Pmt -Check	12/04/2020	2014	Montgomery Junior High School	2nd Place - Pole Decorating Contest	25.00		-15,841.65
Bill Pmt -Check	12/04/2020	2015	Jeff and Lisa Waddell	3rd Place - Pole Decorating Contest	10.00		-15,831.65
Bill Pmt -Check	12/04/2020	2016	Lisa Martin	1st Place - Residential Lighting Contest	200.00		-15,631.65
Bill Pmt -Check	12/04/2020	2017	Paul and Jennifer Brown	2nd Place - Residential Lighting Contest	150.00		-15,481.65
Bill Pmt -Check	12/04/2020	2018	Cheryl King	3rd Place - Residential Lighting Contest	100.00		-15,381.65
Bill Pmt -Check	12/11/2020	2019	TEDC	Webinars - Sales Tax / Financing Local Food Sys. / Membership Renewal	724.00		-14,657.65
Bill	12/14/2020	Inv 11353487	McCoy's Building Supply	Goat Cutouts - Invoice 11353487		34.02	-14,691.67
Bill	12/15/2020	Reimb of Exp	Rebecca Huss	Reimbursement of Expense - String for Signs of Parade Winners		2.58	-14,694.25
Bill Pmt -Check	12/18/2020	2020	McCoy's Building Supply	Goat Cutouts - Invoice 11353487	34.02		-14,660.23
Bill Pmt -Check	12/18/2020	2021	Rebecca Huss	Reimbursement of Expense - String for Signs of Parade Winners	2.58		-14,657.65
Bill	12/21/2020	Reimb of Exp	Rebecca Huss	Reimbursement of Expense - Website Marketing		24.99	-14,682.64
Bill	12/21/2020	Inv 11356069	McCoy's Building Supply	Goat Cutouts - Invoice 11356069		100.98	-14,783.62
Bill Pmt -Check	12/23/2020	2022	Rebecca Huss	Reimbursement of Expense - Website Marketing	24.99		-14,758.63
Bill	12/30/2020	Inv 000012	Bride & Bloom Floristry & Farm	Wreaths -12/5/20 (Light up Montgomery) Inv 0000012		135.00	-14,893.63
Bill Pmt -Check	12/31/2020	2023	Bride & Bloom Floristry & Farm	Wreaths -12/5/20 (Light up Montgomery) Inv 0000012	135.00		-14,758.63
Bill	01/14/2021	8652	Gunda Corporation	Downtown Design & Streetscape Improvements Plan - Invoice 8652		11,627.74	-26,386.37
Bill	01/15/2021	Reimb of Exp	Rebecca Huss	Reimbursement of Expense - Website Marketing		75.00	-26,461.37
Bill	01/26/2021	Reimb of Exp	Rebecca Huss	Reimbursement of Expense - Website Marketing		25.00	-26,486.37
Bill	01/26/2021	Reimb of Exp	Rebecca Huss	Reimbursement of Expense - Professional Services - Goat Naming Contest		125.00	-26,611.37
Bill Pmt -Check	01/29/2021	2024	Gunda Corporation	Downtown Design & Streetscape Improvements Plan - Invoice 8652	11,627.74		-14,983.63
Bill Pmt -Check	01/29/2021	2025	McCoy's Building Supply	Goat Cutouts - Invoice 11356069	100.98		-14,882.65
Bill Pmt -Check	01/29/2021	2026	Rebecca Huss	Reimbursement of Expense - Website Marketing / Professional Services	150.00		-14,732.65
Bill	01/31/2021	Social Media Service	Rebecca Huss	Reimbursement of Expense - Social Media Services		1,000.00	-15,732.65
Bill	02/02/2021	Reimb of Exp	Rebecca Huss	Reimbursement of Expense - Website Marketing		18.46	-15,751.11
Bill	02/09/2021	8678	Gunda Corporation	Downtown Design & Streetscape Improvements Plan - Invoice 8678		5,646.50	-21,397.61
Bill Pmt -Check	02/12/2021	2027	Rebecca Huss	Reimbursement of Expense - Social Media Services	1,000.00		-20,397.61
Bill Pmt -Check	02/12/2021	2028	Gunda Corporation	Downtown Design & Streetscape Improvements Plan - Invoice 8678	5,646.50		-14,751.11
Bill	02/12/2021	Reimb of Exp	Rebecca Huss	Reimbursement of Expense - Website Marketing		86.15	-14,837.26
Bill	02/24/2021	Reimb of Exp	Rebecca Huss	Reimbursement of Expense - Website Marketing		25.00	-14,862.26
Bill Pmt -Check	02/26/2021	2029	Northwest Communications, Inc.	Radios for Events - MEDC Invoice 1035765	14,632.65		-229.61
Bill	02/28/2021	Social Media Service	Rebecca Huss	Reimbursement of Expense - Social Media Services		1,000.00	-1,229.61
Bill Pmt -Check	03/01/2021	2030	Rebecca Huss	Reimbursement of Expense - Social Media Services	1,000.00		-229.61

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Type	Date	Num	Name	Memo	Debit	Credit	Balance
Bill	03/01/2021	Reimb of Exp	Rebecca Huss	Reimbursement of Expense - Website Marketing		5.10	-234.71
Bill	03/01/2021	Reimb of Exp	Rebecca Huss	Reimbursement of Expense - Website Marketing		31.54	-266.25
Bill	03/03/2021	Reimb of Exp	Rebecca Huss	Reimbursement of Expense - Website Marketing		19.90	-286.15
Bill Pmt -Check	03/05/2021	2031	Rebecca Huss	Reimbursement of Expense - Social Media Services	186.15		-100.00
Bill	03/14/2021	Reimb of Exp	Rebecca Huss	Reimbursement of Expense - Website Marketing		25.00	-125.00
Bill	03/18/2021	8776	Gunda Corporation	Downtown Design & Streetscape Improvements Plan - Invoice 8776		15,248.97	-15,373.97
Bill	03/22/2021	Security 03/27/21	Trent Lozano	Security - Music and Mudbugs Festival		550.00	-15,923.97
Bill	03/22/2021	Security 03/27/21	George Hernandez	Security - Music and Mudbugs Festival		550.00	-16,473.97
Bill	03/22/2021	Security 03/27/21	Thomas Baxter	Security - Music and Mudbugs Festival		200.00	-16,673.97
Bill	03/22/2021	Security 03/27/21	Kevin Bates	Security - Music and Mudbugs Festival		200.00	-16,873.97
Bill	03/22/2021	Security 03/27/21	Lucille Saah	Security - Music and Mudbugs Festival		500.00	-17,373.97
Bill	03/22/2021	Security 03/27/21	Nathaniel Graves	Security - Music and Mudbugs Festival		500.00	-17,873.97
Bill	03/22/2021	Security 03/27/21	Michael Voytko	Security - Music and Mudbugs Festival		500.00	-18,373.97
Bill	03/22/2021	Security 03/27/21	Albert Chambers	Security - Music and Mudbugs Festival		500.00	-18,873.97
Bill	03/22/2021	Security 03/27/21	Joe Belmares	Security - Music and Mudbugs Festival		500.00	-19,373.97
Bill	03/22/2021	Security 03/27/21	Timothy Bauer	Security - Music and Mudbugs Festival		500.00	-19,873.97
Bill	03/22/2021	Security 03/27/21	Larry Evans	Security - Music and Mudbugs Festival		300.00	-20,173.97
Bill	03/22/2021	Security 03/27/21	Roland Reyes	Security - Music and Mudbugs Festival		550.00	-20,723.97
Bill	03/22/2021	Security 03/27/21	Nurahda Manning	Security - Music and Mudbugs Festival		550.00	-21,273.97
Bill	03/22/2021	Security 03/27/21	Reed Edelman	Security - Music and Mudbugs Festival		400.00	-21,673.97
Bill	03/25/2021	Reimb of Exp	Rebecca Huss	Reimbursement of Expense - Graphic Design Program		119.40	-21,793.37
Bill Pmt -Check	03/26/2021	2032	Rebecca Huss	Reimbursement of Expense - Social Media Services	125.00		-21,668.37
Bill Pmt -Check	03/26/2021	2033	Albert Chambers	Security - Music and Mudbugs Festival	500.00		-21,168.37
Bill Pmt -Check	03/26/2021	2034	George Hernandez	Security - Music and Mudbugs Festival	550.00		-20,618.37
Bill Pmt -Check	03/26/2021	2035	Joe Belmares	Security - Music and Mudbugs Festival	500.00		-20,118.37
Bill Pmt -Check	03/26/2021	2036	Kevin Bates	Security - Music and Mudbugs Festival	200.00		-19,918.37
Bill Pmt -Check	03/26/2021	2037	Larry Evans	Security - Music and Mudbugs Festival	300.00		-19,618.37
Bill Pmt -Check	03/26/2021	2038	Lucille Saah	Security - Music and Mudbugs Festival	500.00		-19,118.37
Bill Pmt -Check	03/26/2021	2039	Michael Voytko	Security - Music and Mudbugs Festival	500.00		-18,618.37
Bill Pmt -Check	03/26/2021	2040	Nathaniel Graves	Security - Music and Mudbugs Festival	500.00		-18,118.37
Bill Pmt -Check	03/26/2021	2042	Reed Edelman	Security - Music and Mudbugs Festival	400.00		-17,718.37
Bill Pmt -Check	03/26/2021	2044	Thomas Baxter	Security - Music and Mudbugs Festival	200.00		-17,518.37
Bill Pmt -Check	03/26/2021	2045	Timothy Bauer	Security - Music and Mudbugs Festival	500.00		-17,018.37
Bill Pmt -Check	03/26/2021	2046	Trent Lozano	Security - Music and Mudbugs Festival	550.00		-16,468.37
Bill Pmt -Check	03/26/2021	2041	Nurahda Manning	Security - Music and Mudbugs Festival	550.00		-15,918.37
Bill Pmt -Check	03/26/2021	2043	Roland Reyes	Security - Music and Mudbugs Festival	550.00		-15,368.37
Bill Pmt -Check	03/26/2021	2047	Gunda Corporation	Downtown Design & Streetscape Improvements Plan - Invoice 8776	15,248.97		-119.40
Bill Pmt -Check	03/26/2021	2048	Rebecca Huss	Reimbursement of Expense - Graphic Design Program	119.40		0.00
Bill	03/29/2021	Reimb of Exp	Rebecca Huss	Reimbursement of Expense - Website Marketing		77.46	-77.46
Bill	03/31/2021	Social Media Service	Rebecca Huss	Reimbursement of Expense - Social Media Services		1,000.00	-1,077.46
Total 52000 - Accounts Payable					60,757.85	46,252.66	-1,077.46
52001 - Accounts Payable Audit							-79,500.00
General Journal	10/12/2020	AL	The Kroger Co.	To accrue Monthly Transfer to Texpool Reimbursement Account for Sales Tax Payable in 2021		9,583.33	-89,083.33
General Journal	11/09/2020	AL	The Kroger Co.	To accrue Monthly Transfer to Texpool Reimbursement Account for Sales Tax Payable in 2021		9,583.33	-98,666.66
General Journal	12/10/2020	AL	The Kroger Co.	To accrue Monthly Transfer to Texpool Reimbursement Account for Sales Tax Payable in 2021		9,583.34	-108,250.00
General Journal	01/08/2021	AL	The Kroger Co.	To accrue Monthly Transfer to Texpool Reimbursement Account for Sales Tax Payable in 2021		9,583.33	-117,833.33
General Journal	02/05/2021	AL	The Kroger Co.	To accrue Monthly Transfer to Texpool Reimbursement Account for Sales Tax Payable in 2021		9,583.33	-127,416.66
General Journal	03/02/2021	AL	The Kroger Co.	To accrue Monthly Transfer to Texpool Reimbursement Account for Sales Tax Payable in 2021		9,583.34	-137,000.00
Total 52001 - Accounts Payable Audit					0.00	57,500.00	-137,000.00

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Type	Date	Num	Name	Memo	Debit	Credit	Balance
52712 · Due to Gen Fund							-285.00
General Journal	10/01/2020	AJE #16R		To Adjust due to / from in MEDC	160.00		-125.00
General Journal	10/12/2020	AL		To accrue Monthly Admin transfer - October 2020		3,958.33	-4,083.33
General Journal	10/12/2020	AL		Monthly Admin Transfer October 2020	3,958.33		-125.00
General Journal	10/21/2020	AL		Amount due from MEDC for Creedon		285.00	-410.00
General Journal	10/23/2020	AL		Transfer to General Fund for Amount due from MEDC for Creedon	285.00		-125.00
General Journal	10/31/2020	Int		Light up the Park - October		100.00	-225.00
General Journal	11/09/2020	AL		To accrue Monthly Admin transfer - November 2020		3,958.33	-4,183.33
General Journal	11/09/2020	AL		Monthly Admin Transfer November 2020	3,958.33		-225.00
General Journal	11/16/2020	AL		Amount due from MEDC for McCoys - Goat Cutouts - Downtown Businesses - Per Richard		54.49	-279.49
General Journal	11/19/2020	AL		Amount due from MEDC for Discount Mugs - Purchase of Goat Cups		495.00	-774.49
General Journal	11/19/2020	AL		Transfer to General Fund for Amount due from MEDC - Discount Mugs and McCoys	549.49		-225.00
General Journal	11/30/2020	Int		Light up the Park - November		125.00	-350.00
General Journal	12/10/2020	AL		Monthly Admin Transfer December 2020	3,958.34		3,608.34
General Journal	12/10/2020	AL		To accrue Monthly Admin transfer - December 2020		3,958.34	-350.00
General Journal	12/31/2020	AL		Rebecca Huss Reimbursements - Fernland / Social Media Expenses		1,250.00	-1,600.00
General Journal	01/08/2021	AL		To accrue Monthly Admin transfer - January 2021		3,958.33	-5,558.33
General Journal	01/08/2021	AL	First Financial Bank	Monthly Admin Transfer January 2021	3,958.33		-1,600.00
General Journal	01/12/2021	AL		Transfer to General Fund to move back revenues for Parade & Light up the Park	350.00		-1,250.00
General Journal	01/15/2021	AL		Transfer to General Fund for Expenses Paid - Fernland Video / Social Media Services	1,250.00		0.00
General Journal	02/10/2021	AL		To accrue Monthly Admin transfer - February 2021		3,958.33	-3,958.33
General Journal	02/10/2021	AL		MEDC Contribution for Goat Naming Contest		514.94	-4,473.27
General Journal	02/10/2021	AL		MEDC Contribution for Light up the Park		2,000.00	-6,473.27
General Journal	02/10/2021	AL		MEDC Contribution for Christmas Parade		1,258.09	-7,731.36
General Journal	02/12/2021	AL		Transfer to General Fund for Goat Naming Contest Contribution	514.94		-7,216.42
General Journal	02/12/2021	AL		Transfer to General Fund for Light Up The Park Contribution	2,000.00		-5,216.42
General Journal	02/12/2021	AL		Transfer to General Fund for Christmas Parade Contribution	1,258.09		-3,958.33
General Journal	02/12/2021	AL		Monthly Admin Transfer February 2021	3,958.33		0.00
General Journal	03/12/2021	AL		Monthly Admin Transfer March 2021	3,958.34		3,958.34
General Journal	03/12/2021	AL		To accrue Monthly Admin transfer - March 2021		3,958.34	0.00
General Journal	03/31/2021	Int		Weebly - MEDC Web Domain		74.80	-74.80
General Journal	03/31/2021	Int		Weebly - MEDC Website Expenses		259.80	-334.60
General Journal	03/31/2021	Int		Beaconstac - QR Code Subscription		150.00	-484.60
Total 52712 · Due to Gen Fund					30,117.52	30,317.12	-484.60
53900 · Unrestricted Net Assets							-1,605,805.19
Total 53900 · Unrestricted Net Assets							-1,605,805.19
55000 · Taxes & Franchise Fees							0.00
55400 · Sales Tax							0.00
General Journal	10/08/2020	AL		To accrue sales tax revenue rec'd 10/20 - 25% of sales tax in GOF		56,979.38	-56,979.38
General Journal	11/12/2020	AL		To accrue sales tax revenue rec'd 11/20 - 25% of sales tax in GOF		104,139.36	-161,118.74
General Journal	12/11/2020	AL		To accrue sales tax revenue rec'd 12/20 - 25% of sales tax in GOF		57,443.45	-218,562.19
General Journal	01/08/2021	AL		To accrue sales tax revenue rec'd 01/21 - 25% of sales tax in GOF		61,541.64	-280,103.83
General Journal	02/10/2021	AL		To accrue sales tax revenue rec'd 02/21 - 25% of sales tax in GOF		112,519.75	-392,623.58
General Journal	03/10/2021	AL		To accrue sales tax revenue rec'd 03/21 - 25% of sales tax in GOF		76,550.41	-469,173.99
Total 55400 · Sales Tax					0.00	469,173.99	-469,173.99
Total 55000 · Taxes & Franchise Fees					0.00	469,173.99	-469,173.99

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Type	Date	Num	Name	Memo	Debit	Credit	Balance
55300 - Other Revenues							0.00
55391 - Interest Income							0.00
General Journal	10/31/2020	Int		Interest		9.51	-9.51
General Journal	10/31/2020	Int		Interest on Texpool	158.21		-167.72
General Journal	11/30/2020	Int		Interest	9.55		-177.27
General Journal	11/30/2020	Int		Interest on Texpool	147.43		-324.70
General Journal	12/31/2020	Int		Interest	8.13		-352.83
General Journal	12/31/2020	Int		Interest on Texpool	99.44		-452.27
General Journal	01/01/2021	AL		Interest Earned on Loan	938.14		-1,370.41
General Journal	01/31/2021	Int		Interest	7.82		-1,378.23
General Journal	01/31/2021	Int		Interest on Texpool	48.74		-1,426.97
General Journal	02/01/2021	AL		Interest Earned on Loan	860.50		-2,287.47
General Journal	02/28/2021	Int		Interest	4.21		-2,291.68
General Journal	02/28/2021	Int		Interest on Texpool	23.59		-2,315.27
General Journal	03/01/2021	AL		Interest Earned on Loan	782.76		-3,098.03
General Journal	03/31/2021	Int		Interest	2.16		-3,100.19
General Journal	03/31/2021	Int		Interest on Texpool	11.17		-3,111.36
Total 55391 - Interest Income					0.00	3,111.36	-3,111.36
55399 - Misc Income							0.00
General Journal	10/01/2020	AJE #16R		Reverse of GJE AJE #16 -- To Adjust due to / from in MEDC		160.00	-160.00
Total 55399 - Misc Income					0.00	160.00	-160.00
Total 55300 - Other Revenues					0.00	3,271.36	-3,271.36
56000 - Pub Infrastructure - Category I							0.00
56000.6 - Downtown Dev Improvements							0.00
Bill	01/14/2021	8652	Gunda Corporation	Downtown Design & Streetscape Improvements Plan - Invoice 8652	11,627.74		11,627.74
Bill	02/09/2021	8678	Gunda Corporation	Downtown Design & Streetscape Improvements Plan - Invoice 8678	5,646.50		17,274.24
Bill	03/18/2021	8776	Gunda Corporation	Downtown Design & Streetscape Improvements Plan - Invoice 8776	15,248.97		32,523.21
Total 56000.6 - Downtown Dev Improvements					32,523.21	0.00	32,523.21
Total 56000 - Pub Infrastructure - Category I					32,523.21	0.00	32,523.21
56001 - Business Dev & Ret -Category II							0.00
56001.8 - Sales Tax Reimbursement							0.00
General Journal	10/12/2020	AL	The Kroger Co.	To accrue Monthly Transfer to Texpool Reimbursement Account for Sales Tax Payable in 2021	9,583.33		9,583.33
General Journal	11/09/2020	AL	The Kroger Co.	To accrue Monthly Transfer to Texpool Reimbursement Account for Sales Tax Payable in 2021	9,583.33		19,166.66
General Journal	12/10/2020	AL	The Kroger Co.	To accrue Monthly Transfer to Texpool Reimbursement Account for Sales Tax Payable in 2021	9,583.34		28,750.00
General Journal	01/08/2021	AL	The Kroger Co.	To accrue Monthly Transfer to Texpool Reimbursement Account for Sales Tax Payable in 2021	9,583.33		38,333.33
General Journal	02/05/2021	AL	The Kroger Co.	To accrue Monthly Transfer to Texpool Reimbursement Account for Sales Tax Payable in 2021	9,583.33		47,916.66
General Journal	03/02/2021	AL	The Kroger Co.	To accrue Monthly Transfer to Texpool Reimbursement Account for Sales Tax Payable in 2021	9,583.34		57,500.00
Total 56001.8 - Sales Tax Reimbursement					57,500.00	0.00	57,500.00
Total 56001 - Business Dev & Ret -Category II					57,500.00	0.00	57,500.00
56002 - Quality of Life - Category III							0.00
56002.1 - Walking Tours							0.00
General Journal	03/31/2021	Int		Beaconstac - QR Code Subscription	150.00		150.00
Total 56002.1 - Walking Tours					150.00	0.00	150.00
56002.3 - Events							0.00
56100.5 - Light up Montgomery							0.00
General Journal	02/10/2021	AL		MEDC Contribution for Light up the Park	2,000.00		2,000.00
Total 56100.5 - Light up Montgomery					2,000.00	0.00	2,000.00

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 As of March 31, 2021

Type	Date	Num	Name	Memo	Debit	Credit	Balance
56100.7 - Mudbugs and Music							0.00
Bill	03/22/2021	Security 03/27/21	Trent Lozano	Security - Music and Mudbugs Festival	550.00		550.00
Bill	03/22/2021	Security 03/27/21	George Hernandez	Security - Music and Mudbugs Festival	550.00		1,100.00
Bill	03/22/2021	Security 03/27/21	Thomas Baxter	Security - Music and Mudbugs Festival	200.00		1,300.00
Bill	03/22/2021	Security 03/27/21	Kevin Bates	Security - Music and Mudbugs Festival	200.00		1,500.00
Bill	03/22/2021	Security 03/27/21	Lucille Saah	Security - Music and Mudbugs Festival	500.00		2,000.00
Bill	03/22/2021	Security 03/27/21	Nathaniel Graves	Security - Music and Mudbugs Festival	500.00		2,500.00
Bill	03/22/2021	Security 03/27/21	Michael Voytko	Security - Music and Mudbugs Festival	500.00		3,000.00
Bill	03/22/2021	Security 03/27/21	Albert Chambers	Security - Music and Mudbugs Festival	500.00		3,500.00
Bill	03/22/2021	Security 03/27/21	Joe Beirmars	Security - Music and Mudbugs Festival	500.00		4,000.00
Bill	03/22/2021	Security 03/27/21	Timothy Bauer	Security - Music and Mudbugs Festival	500.00		4,500.00
Bill	03/22/2021	Security 03/27/21	Larry Evans	Security - Music and Mudbugs Festival	300.00		4,800.00
Bill	03/22/2021	Security 03/27/21	Roland Reyes	Security - Music and Mudbugs Festival	550.00		5,350.00
Bill	03/22/2021	Security 03/27/21	Nurahda Manning	Security - Music and Mudbugs Festival	550.00		5,900.00
Bill	03/22/2021	Security 03/27/21	Reed Edelman	Security - Music and Mudbugs Festival	400.00		6,300.00
Bill	03/29/2021	Reimb of Exp	Rebecca Huss	Reimbursement of Expense - Mudbugs & Music	50.00		6,350.00
Total 56100.7 - Mudbugs and Music					6,350.00	0.00	6,350.00
56100.8 - Christmas Parade							0.00
General Journal	02/10/2021	AL		MEDC Contribution for Christmas Parade	1,258.09		1,258.09
Total 56100.8 - Christmas Parade					1,258.09	0.00	1,258.09
56002.3 - Events - Other							0.00
General Journal	02/10/2021	AL		MEDC Contribution for Goat Naming Contest	514.94		514.94
Total 56002.3 - Events - Other					514.94	0.00	514.94
Total 56002.3 - Events					10,123.05	0.00	10,123.03
56002.4 - Downtown Enhancement Projects							0.00
Bill	12/14/2020	Inv 11353487	McCoy's Building Supply	Goat Cutouts - Invoice 11353487	34.02		34.02
Bill	12/21/2020	Inv 11356069	McCoy's Building Supply	Goat Cutouts - Invoice 11356069	100.98		135.00
Total 56002.4 - Downtown Enhancement Projects					135.00	0.00	135.00
Total 56002 - Quality of Life - Category III					10,408.03	0.00	10,408.03
56003 - Marketing & Tourism-Category IV							0.00
56003.C - Website							0.00
General Journal	03/31/2021	Int		Weebly - MEDC Web Domain	74.80		74.80
General Journal	03/31/2021	Int		Weebly - MEDC Website Expenses	259.80		334.60
Total 56003.C - Website					334.60	0.00	334.60

04/08/21

City of Montgomery - MEDC
General Ledger
 As of March 31, 2021

Type	Date	Num	Name	Memo	Debit	Credit	Balance
56003.F · Social Media Advertising							0.00
Bill	10/11/2020	Reimb of Exp	Rebecca Huss	Reimbursement of Expense - Website Marketing	25.00		25.00
Bill	10/21/2020	Reimb of Exp	Rebecca Huss	Reimbursement of Expense - Website Marketing	25.00		50.00
Bill	11/17/2020	Reimb of Exp	Rebecca Huss	Reimbursement of Expense - Website Marketing	25.00		75.00
Bill	01/15/2021	Reimb of Exp	Rebecca Huss	Reimbursement of Expense - Website Marketing	75.00		150.00
Bill	01/26/2021	Reimb of Exp	Rebecca Huss	Reimbursement of Expense - Website Marketing	25.00		175.00
Bill	02/02/2021	Reimb of Exp	Rebecca Huss	Reimbursement of Expense - Website Marketing	18.46		193.46
Bill	02/12/2021	Reimb of Exp	Rebecca Huss	Reimbursement of Expense - Website Marketing	86.15		279.61
Bill	02/24/2021	Reimb of Exp	Rebecca Huss	Reimbursement of Expense - Website Marketing	25.00		304.61
Bill	03/01/2021	Reimb of Exp	Rebecca Huss	Reimbursement of Expense - Website Marketing	5.10		309.71
Bill	03/01/2021	Reimb of Exp	Rebecca Huss	Reimbursement of Expense - Website Marketing	31.54		341.25
Bill	03/03/2021	Reimb of Exp	Rebecca Huss	Reimbursement of Expense - Website Marketing	19.90		361.15
Bill	03/14/2021	Reimb of Exp	Rebecca Huss	Reimbursement of Expense - Website Marketing	25.00		386.15
Bill	03/29/2021	Reimb of Exp	Rebecca Huss	Reimbursement of Expense - Website Marketing	2.46		388.61
Bill	03/29/2021	Reimb of Exp	Rebecca Huss	Reimbursement of Expense - Website Marketing	25.00		413.61
Total 56003.F · Social Media Advertising					413.61	0.00	413.61
Total 56003 · Marketing & Tourism-Category IV					748.21	0.00	748.21
56004 · Administration - Category V							0.00
56004.1 · Admin Transfers to Gen Fund							0.00
General Journal	10/12/2020	AL		To accrue Monthly Admin transfer - October 2020	3,958.33		3,958.33
General Journal	11/09/2020	AL		To accrue Monthly Admin transfer - November 2020	3,958.33		7,916.66
General Journal	12/10/2020	AL		To accrue Monthly Admin transfer - December 2020	3,958.34		11,875.00
General Journal	01/08/2021	AL		To accrue Monthly Admin transfer - January 2021	3,958.33		15,833.33
General Journal	02/10/2021	AL		To accrue Monthly Admin transfer - February 2021	3,958.33		19,791.66
General Journal	03/12/2021	AL		To accrue Monthly Admin transfer - March 2021	3,958.34		23,750.00
Total 56004.1 · Admin Transfers to Gen Fund					23,750.00	0.00	23,750.00
56004.6 · Consulting (Professional servi)							0.00
General Journal	10/21/2020	AL		Amount due from MEDC for Creedon	285.00		285.00
Bill	10/31/2020	Social Media Service	Rebecca Huss	Reimbursement of Expense - Social Media Services	1,000.00		1,285.00
General Journal	11/16/2020	AL		Amount due from MEDC for McCoys - Goat Cutouts - Downtown Businesses - Per Richard	54.49		1,339.49
Bill	11/30/2020	Social Media Service	Rebecca Huss	Reimbursement of Expense - Social Media Services	1,000.00		2,339.49
General Journal	12/31/2020	AL		Rebecca Huss Reimbursements - Social Media Expenses December 2020	1,000.00		3,339.49
General Journal	12/31/2020	AL		Rebecca Huss Reimbursements - Ferland Facebook YouTube Video	250.00		3,589.49
Bill	01/31/2021	Social Media Service	Rebecca Huss	Reimbursement of Expense - Social Media Services	1,000.00		4,589.49
Bill	02/28/2021	Social Media Service	Rebecca Huss	Reimbursement of Expense - Social Media Services	1,000.00		5,589.49
Bill	03/25/2021	Reimb of Exp	Rebecca Huss	Reimbursement of Expense - Graphic Design Program	119.40		5,708.89
Bill	03/31/2021	Social Media Service	Rebecca Huss	Reimbursement of Expense - Social Media Services	1,000.00		6,708.89
Total 56004.6 · Consulting (Professional servi)					6,708.89	0.00	6,708.89
56004.7 · Travel & Training Expenses							0.00
Bill	10/31/2020	12206	TEDC	Sales Tax Virtual ED Course for Richard Tramm	120.00		120.00
Bill	11/02/2020	12248	TEDC	Webinar - Financing Local Food Systems for Richard Tramm	79.00		199.00
Bill	11/30/2020	Inv 12216	TEDC	2021 Membership fees Inv #12216	525.00		724.00
Total 56004.7 · Travel & Training Expenses					724.00	0.00	724.00
Total 56004 · Administration - Category V					31,182.89	0.00	31,182.89
56006 · Miscellaneous Expenses							0.00
General Journal	12/31/2020	AL	First Financial Bank	Wire Fee for Old Republic Title Co Transfer - To be refunded next month	25.00		25.00
General Journal	01/01/2021	ALR	First Financial Bank	Wire Fee for Old Republic Title Co Transfer - To be refunded next month		25.00	0.00
Total 56006 · Miscellaneous Expenses					25.00	25.00	0.00
TOTAL					2,912,879.12	2,912,879.12	0.00

City of Montgomery - MEDC
Balance Sheet

	Mar 31, 21
ASSETS	
Current Assets	
Checking/Savings	
51100 · MEDC Checking	514,692.20
51300 · Time Deposits-MEDC	702,373.23
51301 · Texpool Reimbursement Acct	137,151.28
Total Checking/Savings	1,354,216.71
Other Current Assets	
51150 · Accounts Receivable Audit	161,118.74
51170 · Due from General Fund - Loan	563,937.81
51174 · Due from Home Grant Funds	5,177.00
Total Other Current Assets	730,233.55
Total Current Assets	2,084,450.26
TOTAL ASSETS	2,084,450.26
LIABILITIES & EQUITY	
Liabilities	
Current Liabilities	
Accounts Payable	
52000 · Accounts Payable	1,077.46
52001 · Accounts Payable Audit	137,000.00
Total Accounts Payable	138,077.46
Other Current Liabilities	
52712 · Due to Gen Fund	484.60
Total Other Current Liabilities	484.60
Total Current Liabilities	138,562.06
Total Liabilities	138,562.06
Equity	
53900 · Unrestricted Net Assets	1,605,805.19
Net Income	340,083.01
Total Equity	1,945,888.20
TOTAL LIABILITIES & EQUITY	2,084,450.26

Montgomery Economic Development Corporation
AGENDA REPORT

Meeting Date: April 19, 2021	Budgeted Amount: \$20,000 for all EconDev Grants for 2020-2021 Fiscal Year
Prepared By: Richard Tramm	Exhibits: MEDC Grant Application, Breaking Strongholds Sponsor Booklet, JAMA Article

Subject

Consideration of Economic Development Grant Request from Reflective Life Ministries (Terry Weaver) and Calling a Public Hearing, if necessary.

Discussion

Economic Development Grants fall within the authority of the MEDC to grant where the Board of Directors feels they are appropriate. MEDC funds used in this manner are intended to promote new business development or enhance development of existing business. I have reviewed the request for several considerations prior to this coming to the Board of Directors:

1. Is this type of expenditure legal/appropriate for consideration? The Breaking Strongholds shows use locations in the City of Montgomery for site backdrops, which could be beneficial in marketing the City for tourism purposes. The show is designed to promote attention to difficult social issues, such as suicide awareness, which can be considered to potentially add to the quality of life for the members of the community who watch the show in promotion of a positive message.
2. What is the perceived economic benefit? Economic benefit related to tourism and quality of life considerations, which are allowable considerations, are less direct but still potentially important considerations. These are drivers that bring people into the community and those same people also engage in other activities that drive the economy.
3. Is this location for the grant request in the City? Yes, the series is filmed at least partly in the City. For marketing and tourism purposes, it would be favorable for the show to specifically include locations which are obvious to be in Montgomery.
4. Does the proposed work to be done under the grant conform to City requirements? N/A, there is no permanent structural work assigned to this grant request.

The requestor of this grant is asking for a \$20,000 grant on a project total stated to be \$400,000, representing 5% of the project total.

The appropriate action for this is to conduct a first reading at this meeting, which may include Mr. Weaver speaking/answering questions on this item. If the MEDC Board of Directors might wish to consider this item, then it will need to call a Public Hearing for its next meeting date and then place the item on the Regular Meeting agenda for formal consideration. If the

Montgomery Economic Development Corporation
AGENDA REPORT

MEDC Board of Directors would wish to fund this item at an amount over \$10,000 then it must also be approved by the Montgomery City Council.

Recommendation

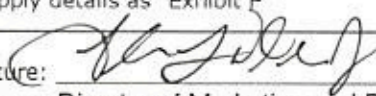
Review the item and call for a Public Hearing for the next meeting date of May 17, 2021 if the Board of Directors might desire to consider the item.

Approved By

City Administrator	Richard Tramm <i>RT</i>	Date: April 15, 2021
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**City of Montgomery, TX
Economic Development Corporation
Grant Application**



Company Name: Reflective Life Ministries	
Company Contact: Terry Weaver	Title: Director of Marketing & Development
Best Phone: 949-212-7923	Alt. Phone:
Email Address: terry@reflectivemedia.org	
Physical Address: (Film shoot in City of Montgomery)	City, State, Zip: Montgomery, Texas, 77356
Mailing Address (if different): 6606 FM 1488 Ste. 148-185	City, State, Zip: Magnolia, Texas, 77354
Applicant's years of experience in this business: fourteen	How long has his business been located in Montgomery? Filming began in 2019
Do you own or lease this facility? <input type="checkbox"/> OWN <input type="checkbox"/> LEASE	If leased, please provide owner information and a copy of lease agreement. Owner Name: _____ Owner Phone: _____
Provide a detailed description of the proposed project as "Exhibit A" attached **Breaking Strongholds Sponsor Booklet**	
What is the estimated total cost of the project? (Include supporting information, ie estimates/quotes as "Exhibit B" attached)	\$400,000
How much funding are you requesting from the MEDC for this project? (Typical grants are awarded at 1/3 the total project cost or up to \$5,000)	\$20,000
Are you requesting an exception for additional funding on this project? (Please provide additional supporting evidence for this request as "Exhibit C")	\$
When will this project begin? Additional filming begins Fall 2021	What is the estimated completion date? December 2021
Attach all drawings of planned improvements as "Exhibit D"	
Include a description of expected commercial revitalization impact & sales tax revenue impact as "Exhibit E"	
If this project will employ Montgomery vendors, please supply details as "Exhibit F"	
Applicant's Signature: 	
Title: Director of Marketing and Development	
Date: 24 March 2021	
OFFICE USE:	
Date Application Received:	Date Presented to Board: <input type="checkbox"/> APPROVED <input type="checkbox"/> DECLINED
Performance Agreement Received:	Project Completion Date: Funding Date: Check Number:

Montgomery Economic Development Corporation Grant PERFORMANCE AGREEMENT

THIS PERFORMANCE AGREEMENT is made and entered into as of _____, (date) by and between THE MONTGOMERY ECONOMIC DEVELOPMENT CORPORATION (MEDC) and _____ (Grant Awardee), whose business address is _____.

In consideration of the mutual covenants herein contained and, intending to be legally bound hereby, the MEDC and Grant Awardee agree as follows:

1. Grant Awardee will complete the grant application.
2. MEDC will notify Grant Awardee by U.S. Mail.
3. In the event that the property covered by the grant is leased, the Grant Awardee must provide the city with a letter of approval from the property owner for said improvements to commence.
4. Grant Awardee must submit plans to city for proper approvals and proper city permits.
5. A proposed project must start after grant approval and be completed within six (6) months of the date of this agreement or according to the terms of this agreement.
6. When the project is complete, the Grant Awardee must request the MEDC to verify completion and costs.
7. Grant Awardee must agree to maintain said enhancements/improvements for a period of time not less than twelve (12) months.
8. Upon notification by staff that the project has been completed and a satisfactory Performance Agreement has been executed by both parties, the MEDC will transfer awarded funds to the Grant Awardee for reimbursement of costs up to the awarded amount at the specified matching ratio.
9. Only costs from a vendor for purchased labor or materials will be recognized for matching funds. Costs for the applicant's employee labor or in-stock materials are not eligible for reimbursement.
10. MEDC may, at its sole discretion, extend the period of performance.
11. The MEDC Representative will verify start of work and completion of work.
12. No grant reimbursement funds will be paid until the project is complete. Cost incurred prior to the date of the grant approval may not be recognized for matching funds.

Date of Completion. The date of completion of the project is established as _____.

Payment. At completion of project MEDC agrees to make the following payment in U.S. funds to Grant Awardee, provided Grant Awardee complies with all of the covenants and stipulations contained in this Agreement.

A set fee of up to _____.

Grant Awardee

MEDC President



B R E A K I N G
STRONGHOLDS

HOPE FOR TOMORROW

WWW.BREAKINGSTRONGHOLDS.COM

BREAKING STRONGHOLDS

Season 1

Streaming/TV Series with 8 Episodes

Breaking Strongholds Season 1 brings awareness to many of the issues people face today... broken families, suicidal ideation, abandonment, depression, deception, and more. Like a modern-day parable, each episode creatively weaves God's truths into the storyline pointing to Jesus, the only One capable of truly Breaking Strongholds.

SUICIDE: THE SILENT EPIDEMIC

Suicide is the SECOND leading cause of death for ages 10-24 (2015 CDC WISQARS). Each day in our nation an average of **over 5,240 young people, grades 7-12, attempt suicide.** (2015 CDC WISQARS)

**Join Us in the Effort to Impact
the Next Generation!**

Reflective Media Productions is a subsidiary of Reflective Life Ministries, a 501c3 nonprofit.
All donations are tax-deductible (EIN-26-3979164)
Contact Terry Weaver at terry@reflectivemedia.org for sponsorship information.

PURPOSE

Breaking Strongholds is a faith-based streaming series with eight episodes addressing spiritual and mental wellness issues such as teen suicide, depression, abandonment, spiritual darkness, and more. The graphic below provides a more detailed look at the main characters of the series and the issues that are addressed through their relationships.





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SEASON ONE

The first episode, now complete, was filmed in 2019 around the small town of Montgomery, TX. Filming for episodes two through four started in 2020 and are due to release in 2021. Subsequent episodes will begin production in summer 2021 with the goal of completion at the end of 2021.

Tagline: When a teen's plan to end his life is interrupted by a mysterious stranger, he finds an unlikely mentor and uncovers the dark secret motives of the town's newest celebrity.

EPISODE 1 - THE SITUATION

TITLE SPONSOR: SPIRIT OF TEXAS BANK

The spiritual realm affects the physical world. When internationally known thought leader and self-help guru, Redmond Quinn, moves his headquarters to the small town of Montgomery, he brings economic growth and media fame—but at what cost?

EPISODE 2 - THE ADVOCATES

TITLE SPONSOR: TWFG (THE WOODLANDS FINANCIAL GROUP)

Ethan is reaching a crisis point as Ryan meets the mysterious gunman. Pastor Owen and Justin explain the spiritual dangers of Redmond Quinn's Clarity Way.

EPISODE 3 - THE MESSAGE

TITLE SPONSOR: SPIRIT OF TEXAS BANK

Hazel receives a haunting voice message that might change everything. Peyton learns how to voice her concerns to Ryan about his state of mind.

EPISODE 4 - THE MOTHER WOUNDS

TITLE SPONSOR: THE RIESER FAMILY FOUNDATION

Ella's message sheds new light on Lindsay's disappearance but brings up painful feelings of shame and abandonment for Grace. Riley resents that she is forced into the uncomfortable position of facing her feelings about her own mother's death.

EPISODE 5 - 8

Coming Soon!

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BREAKING STRONGHOLDS - SEASON ONE

CHARACTER PROFILES



Ethan James

Terry Weaver

A veteran, single parent and police detective, Ethan is torn between the guilt of his past and fear of the future. For the sake of his kids, he summons the courage to accept help and finds a community of strength and healing.



Grace Williams

Tori Garmon

As a passionate school crisis counselor, Grace is willing to push some boundaries to help hurting kids. But when her painful past is brought into the light, her confidence falters and the old lies she believed about herself resurface. How will she fight them?



Lindsey Jordan

Courtney Laine

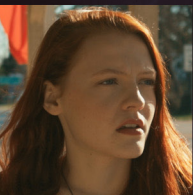
Lindsey is a young teacher and Grace's best friend. She has a history of being "too trusting," and now, she is missing. Grace goes straight to the police, convinced Lindsey is being held against her will.



Ryan James

John Chance

Ryan wants connection and someone to listen as he asks life's hardest questions. His dad is distant, his sister avoids emotions and his childhood crush has made it clear that they are "just friends." Just when Ryan has decided there's no reason to go on, everything changes.



Rylie James

Amy Kramr

In order to avoid feelings about her mother's death, Rylie has focused on success and achievement in high school. Expectations are high that she will go on to a prestigious college but will she choose a very different path?



Peyton Ray

Gunjan Talwar

Kind and compassionate, Peyton has been a lifelong friend to Rylie and Ryan. After learning to recognize the signs of suicidal ideation, she knows she must talk to Ryan and find out if he needs help.



Redmond Quinn

Rick Olvera

Redmond Quinn is a famous, wealthy, “thought leader” who recently moved his “Clarity Ranch” headquarters to the small Texas town of Montgomery. Upon his arrival, his followers moved to the area and the town’s economy skyrocketed--along with growing evidence of spiritual darkness. What is at the heart of Quinn’s teaching and why is he really there?



Pastor Owen Chamberlain

James Page

Some members of Pastor Owen’s flock are being led astray by attractive lies. As he faces this challenge, the pastor has two goals:

1. To teach his congregation how to fight the enemy’s lies with God’s Armor and
2. To get past the defenses of Hazel Lewis, a strong woman of God whose heart he is determined to win!



Hazel Lewis

Justina Page

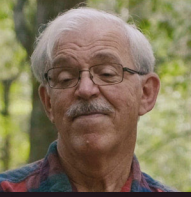
Hazel is no stranger to struggle. She has used her darkest circumstances as a platform for ministry (We Are Stronger) and it’s no surprise she has caught the eye of Pastor Owen Chamberlain. She and her sister, Janelle, raised their niece, Grace Williams, who came to them as a teen and they continue to be her spiritual mentors to this day.



Derek Jackson

Gerald Pressley

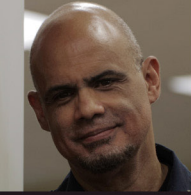
As a newly appointed detective who likes the teaching of Redmond Quinn, Derek has become a person that Quinn’s organization hopes to promote. However, Ethan doesn’t want a partner and Grace doesn’t trust his affinity toward Quinn’s Clarity Way.



Benjamin Maywin

Calvin Pearson

Benjamin is the first person to see the depth of Ryan's despair. With heroism and heartache in his past, he is familiar with life's lowest points and knows how to face them head on. He is a trusted friend with a rich and unexpected past.



Vic Raphael

Ulises Larramendi

Vic is chaplain to the police, firefighters and first responders of Montgomery. As an Army veteran returning home, Vic fought his way back from despair (We Are Stronger). He can personally relate to the devastating toll that job stress and trauma takes. His new mission is to step in when he sees someone struggling and to train the community in suicide prevention.



Nick Cirillo

Shawn Stoneberg

Irreverent, cold, and highly effective, Nick is Redmond Quinn's favorite secret weapon. Nick's specialty is tracking down people and things that Redmond wants, without leaving a trace.



Karl Hoffmann

Clay Pool

Karl is proud to be highly ranked in Redmond Quinn's organization. He enjoys knowing that Quinn trusts him and is completely loyal to Quinn and the Clarity Way--perhaps to a fault?



Chief Burnett

Fil Waters



Janelle

Lilly Cooper



Justin

Justin Ulmer



Alex

Ben Murray



Joe

Micheal Zepeda



Dhustie

Dhustie Zervakos

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BREAKING STRONGHOLDS

BUDGET BREAKDOWN BREAKING STRONGHOLDS PER EPISODE \$50,000

When a teen's plan to end his life is interrupted by a mysterious stranger, he finds an unlikely mentor and uncovers the dark secret motives of the town's newest celebrity.

The Next Generation suffers from a variety of issues like depression, broken families, social media pressures, misplaced identity, comparison, cyberbullying, suicidal thoughts, isolation, eating disorders, and more. Be part of helping the next generation overcome mental health issues by partnering with Reflective Media Productions in producing *Breaking Strongholds*. The budget per episode is...

DEVELOPMENT PHASE - \$5,000

- Interviewing
- Prepare Budget
- Character Development
- Equipment Updates
- Equipment Preps
- Researching
- Scriptwriting Episode
- Website Design
- Logline
- Script Advisors

PRE-PRODUCTION PHASE - \$9,000

- Storyboarding
- Crew Prep
- Characters Research
- Technical Support Selected
- Actor Meetings
- Location Scouting
- Professional Fees - Legal, Insurance
- Shot Lists
- Wardrobe Selections
- Website Design
- Fundraising
- Production Coordinating
- Performance Director Meetings
- Film Equipment - Upkeep
- Final Episode Script Edits

PRODUCTION PHASE- \$11,000

- Filming Director
- Performance Directing
- Camera Crew per scene
- Grip
- Director on set
- On set refreshments
- Posters, Flyers, Social Media, Promotional Ads, Newspaper Article
- Travel - Cast & Crew
- Performance Director
- Interns per scene
- Props
- Insurance per scene (as needed)

POST-PRODUCTION PHASE - \$20,000

- Episode Editing/Official Trailer \$8000
- Sound Editing \$4000
- Music Scoring \$4000
- Colorist \$4000

DISTRIBUTION - ADVERTISING/MARKETING - \$5000

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SPONSORSHIP OPPORTUNITIES

WHY SPONSOR: Unlike golf or gala event sponsorships, RMP Sponsorships continue for the life of the movie, streaming series, short film, and Public Service Announcement (PSA). All of our movies and series are on streaming platforms like Amazon Prime, PureFlix, Parables Network, and more. Think about it this way... One magazine ad can cost \$6000 per spot or a Sunday newspaper ad up to \$3000 for a weekend. Sponsoring a Breaking Strongholds episode lives on for years - The life of the film series.

PAST SPONSORSHIP SUCCESSES: The Spirit of Texas Bank is the Title Sponsor for our movie *We Are Stronger*, which was released on Amazon Prime, February 2018. In the second quarter alone, over 1.3 million minutes were watched by viewers across the country and that number continues to rise each quarter. As a result, the publicity exposure Spirit of Texas Bank receives continues to escalate. Again, this sponsorship or promotion is for years to come - The life of the movie.

WAYS YOU CAN GET INVOLVED: Join us in this collective effort to reach the brokenhearted. We are seeking both Corporate/Individual Sponsors and Monthly Partners. Both help us build a strong base to continue creating faith-based media content that makes a powerful impact for the Kingdom of God.

We offer five levels of Corporate/Individual Sponsorships. Each level offers a variety of ways we recognize each sponsor. All donations are tax deductible through Reflective Life Ministries.

FIVE BREAKING STRONGHOLDS EPISODE SPONSORSHIP LEVELS

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- Corporate name/logo added to advertising campaigns on a local, state, and national level
- Opportunities for employees to be “extras” within the episode
- Listed on promo materials, social media, press releases, website, episode trailer, etc.
- Promotional video announcing the Episode Title Sponsorship for social media and advertising purposes
- Tickets to the Red Carpet Premiere and recognized as Episode Title Sponsor from the stage

PLATINUM SPONSOR - \$10,000

- Corporate name/logo listed in the episode credits as “Platinum Sponsor”
- Corporate name/logo listed on the Breaking Strongholds website
- A variety of social media campaigns, press releases, and more with “Platinum Sponsor” listed
- Promotional video announcing the Platinum Sponsorship for social media and advertising purposes
- Invited to the Red Carpet Premiere and recognized as Platinum Sponsor on stage

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- Name/Corporation, logo, and website listed on the Breaking Strongholds website
- Corporate name listed as “Gold Sponsor” on a variety of press releases, news articles, etc.
- Promotional video announcing the Gold Sponsorship for social media and advertising purposes
- Invited to the Red Carpet Premiere and recognized as Gold Sponsor on a slide show

SILVER SPONSOR - \$2500

- Listed in credits as “Silver Sponsor”
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BRONZE SPONSOR - \$1000

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We Are Stronger is a faith-based movie exploring a veteran's battle with PTSD. As he struggles to recover from his injuries, reclaim his marriage, and fit back into the civilian world, Vic learns he can't do it by himself. *We Are Stronger* shines a light on the ripple effect post-traumatic stress and the hope and healing Christ provides.

In 2018, *We Are Stronger* was released in a limited number of theaters nationwide and received multiple film festival awards ranging from Best Feature Film to Best Lead Actress. Now, the film is available to watch on Amazon Prime, PureFlix, and Vimeo. In the first three months on Amazon Prime alone, *We Are Stronger* was viewed over 1.3 million minutes. Since the release two years ago, it is estimated through all streaming platforms combined along with DVD sales, *We Are Stronger* has been watched by at least 1,060,000 viewers (132,000,000 minutes) worldwide.

The success of *We Are Stronger* goes above and beyond what Reflective Media Productions anticipated. The testimonials of the lives touched by the message of hope, healing, and restoration continue to flow in on a regular basis. To view testimonials and more about *We Are Stronger* go to www.strongermovie.com.

TEEN SUICIDE PREVENTION VIDEO SERIES

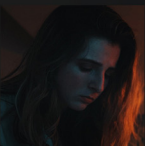
RMP produced a series of PSAs bringing awareness to the teen suicide epidemic plaguing our nation. In partnership with the nonprofit organization, Cassidy Joined for Hope, each episode targets schools and youth groups, encouraging them to show the series to their students. The purpose is to not only bring awareness to suicidal ideation but also promotes peer-to-peer conversations. This series is currently recognized by a number of school officials, teachers, organizations, counselors, and youth groups. The goal is to offer curriculum-based resources to be used as unit studies in the classroom, after school programs, and youth small groups. For more go to www.reflectivemedia.org.



Episode 1 - #RuOK - Sponsors: Spirit of Texas Bank and Cassidy Joined for Hope



Episode 2 - #Talk2Me - Sponsors: Magnolia Rotary Club and Cassidy Joined for Hope



Episode 3 - #Share2Care - Sponsors: Magnolia Rotary Club and Cassidy Joined for Hope

RMP has a number of other film projects like the feature film *First Love*, *Behind the Veil*, and a variety of PSAs focused on spiritual and mental issues people face.



MONTHLY GIVING

RLM offers a way for those interested in supporting on a regular basis to join our Monthly Giving Team. The goal and prayer is for others to come alongside and help build a solid base of regular giving for the ministry. **The monthly expenses range between \$12,000 and \$15,000.** We offer five levels of giving that range from \$5 - \$100. Each level offers a different set of perks and encouragements along the way.

MONTHLY GIVING LEVELS

\$5 A MONTH	\$10 A MONTH	\$25 A MONTH	\$50 A MONTH	\$100 A MONTH
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Be an inspiration of hope and healing by joining the RMP Monthly Giving Team. We are a nonprofit that relies on the support from people like you. If everyone reading this message gives at least \$10 a month we can continue creating impactful Christ-centered media content for years to come.

CONTRIBUTE SHARES

RLM has a brokerage account available for those who would like to donate stock shares to the ministry. For those interested in finding out more about this please contact Terry Weaver at terry@reflectivemedia.org.

JOIN THE RMP MONTHLY GIVING TEAM

To join our Monthly Giving Team, visit
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All donations are tax-deductible.



Reflective Media Productions is a subsidiary of Reflective Life Ministries, a 501c3 nonprofit.
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Contact Terry Weaver at terry@reflectivemedia.org for sponsorship information.



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LEADERSHIP TEAM

Reflective Media Productions produces high-quality faith-based media content promoting spiritual, emotional, and mental wellness through the creation of films, series, follow-up curriculum, podcasts, and short-form videos. All of RMP's productions lead to a website called Stronger Alliance, a Christ-centered resource hub for veterans, first responders, suicide prevention, burn survivors, sex-trafficking, and more. Because of RPMs creative and unique way of sharing the gospel around the world they are now known as Media Missionaries.



CARLA MCDOUGAL

Founder & CEO

Author, speaker, and film producer, Carla McDougal, is the founder of Reflective Life Ministries, Reflective Media Productions, and the Stronger Alliance. Her true passion for her Lord and Savior, Jesus Christ, shines brightly, whether she is speaking or writing. Carla serves as the Executive Producer for the awarding faith-based film *We Are Stronger*, which released in 2017. Carla and her husband, Fred, live in the Houston area.



Terry Weaver

Director of Marketing and Development

Terry Weaver is a U.S. Navy Veteran who served as a combat Corpsman with the U.S. Marines. He earned a Bachelor of Business Administration from Texas A&M in 2011 and completed a Master's degree of Biblical Studies in 2020. He has authored three books, is the lead actor in *Breaking Strongholds* and recently joined the Reflective Media Productions leadership team. Terry is happily married. He and his wife Chelley have four children and live in a suburb of Houston Texas. His life mission is to inspire those he loves and the world through his faith, creativity, and writing.



ROBIN MURRAY

Production Director

Robin Murray is a wife, mom and writer from Magnolia, Texas. After teaching history at the secondary and college levels, she began scriptwriting plays for children, teens and women's ministries. She began writing for Reflective Life Ministries in 2009, and is currently lead writer for Reflective Media Productions.



JAKE ALLEN

Executive Director

Jake Allen is a husband, father and has lived in Montgomery, Texas for most of his life. He was the Communications Director of Faith Bible Church in the Woodlands for five years but left to start his own company in 2011. Jake has been a member of the RMP team since 2010 and has always worn many hats. He is currently part of the RMP Leadership team and handles the ministries video, graphic, and technical needs.

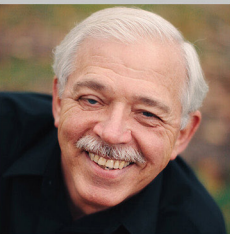
PERFORMANCE DIRECTORS



Christine Tonkin

Performance Director/Creative Team Member

Christine is a wife and mother of two who has always had a love for creative arts. With a passion for film and theater, she works to use both to reflect Jesus. Christine and her husband, Jeff, own a photography business and in recent years have been serving on film sets taking production photos. She has directed multiple theater productions and taught acting classes for many years. She is so excited to now be part of the Breaking Strongholds team!



Calvin Pearson

Performance Director/Creative Team Member

Calvin and his wife, Jan, have been married for more than 45 years. He has 46+ years of ministry experience including: the AD Players; pastoring in Texas and Michigan; and teaching at Dallas Seminary and Southwestern Seminary. After retiring from the pastoral staff of Crossroads Baptist he still serves as an adjunct professor for several seminaries. He views working with Reflective Media Productions as a retirement gift from the Lord.



ANGELA MYERS-SWEET

Performance Director/Creative Team Member

Angela is an artist, professional film & television actor with SAG-Aftra, RMP Performance Director and member of the RMP creative team. She also serves as the Marketing & Client Relations Director for Prazak Financial, Northwestern Mutual in The Woodlands. Her heart's desire is to collaborate, create and convey hope through various artistic mediums while encouraging others to fully embrace their gifts from the Lord.

CREATIVE TEAM

Carla McDougal | Robin Murray | Jake Allen | Terry Weaver
Christine Tonkin | Angela Myers-Sweet | Calvin Pearson
Ulises Larramendi | Bryce C Miller | Trenda Lynch | Dava Gordy

MEDIA MISSIONARIES

Reflective Media Productions' shares the gospel in unique and powerful ways through films, short videos, Public Service Announcements (PSAs), podcasts, TV Series, video educational series, and more. At the touch of a button, we can be around the world sharing the message of hope, healing, and restoration through Christ. Join our mission by sharing our media content with others!

HELP US. HELP OTHERS.

ABOUT REFLECTIVE MEDIA PRODUCTIONS

Reflective Media Productions is a subsidiary of Reflective Life Ministries, a 501c3 nonprofit organization (EIN- 26-3979164). In 2008, Carla McDougal founded Reflective Life Ministries and now serves as the Executive Director under the RLM Board of Directors. In 2015, Reflective Media Productions, LLC was formed under the guidelines and direction of the RLM Board of Directors. For more information on all Reflective Life Ministries subsidiaries visit their websites:

www.reflectivelifeministries.org

www.reflectivemedia.org

www.strongeralliance.com

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JAMA Psychiatry | Original Investigation

Association of Increased Youth Suicides in the United States With the Release of *13 Reasons Why*

Thomas Niederkrotenthaler, MD, PhD, MMSc; Steven Stack, PhD; Benedikt Till, DSc; Mark Sinyor, MSc, MD; Jane Pirkis, PhD; David Garcia, DSc; Ian R. H. Rockett, PhD, MPH; Ulrich S. Tran, DSc

IMPORTANCE On March 31, 2017, Netflix released the show *13 Reasons Why*, sparking immediate criticism from suicide prevention organizations for not following media recommendations for responsible suicide portrayal and for possible suicide contagion by media. To date, little research has been conducted into the associations between the show and suicide counts among its young target audience.

OBJECTIVE To analyze the changes in suicide counts after the release of *13 Reasons Why*.

DESIGN, SETTING, AND PARTICIPANTS For this time series analysis, monthly suicide data for the age groups 10 to 19 years, 20 to 29 years, and 30 years or older for both US males and females from January 1, 1999, to December 31, 2017, were extracted from the Centers for Disease Control and Prevention's WONDER (Wide-ranging Online Data for Epidemiologic Research) database. Twitter and Instagram posts were used as a proxy to estimate the amount of attention the show received through social media from April 1, 2017, to June 30, 2017. Autoregressive integrated moving average time series models were fitted to the pre-April 2017 period to estimate suicides among the age groups and to identify changes in specific suicide methods used. The models were fitted to the full time series with dummy variables for (1) April 2017 and (2) April 1, 2017, to June 30, 2017. Data were analyzed in December 2018 and January 2019.

MAIN OUTCOMES AND MEASURES Suicide data before and after the release of the show in 2017.

RESULTS Based on social media data, public interest in the show was highest in April 2017 and was negligible after June 2017. For 10- to 19-year-old males and females, increases in the observed values from April to June 2017 were outside the 95% confidence bands of forecasts. Models testing 3-month associated suicide mortality indicated 66 (95% CI, 16.3-115.7) excess suicides among males (12.4% increase; 95% CI, 3.1%-21.8%) and 37 (95% CI, 12.4-61.5) among females (21.7% increase; 95% CI, 7.3%-36.2%). No excess suicide mortality was seen in other age groups. The increase in the hanging suicide method was particularly high (26.9% increase; 95% CI, 15.3%-38.4%).

CONCLUSIONS AND RELEVANCE Caution must be taken in interpreting these findings; however, the suicide increase in youth only and the signal of a potentially larger increase in young females all appear to be consistent with a contagion by media and seem to reinforce the need for collaboration toward improving fictional portrayals of suicide.

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+ Author Audio Interview

Author Affiliations: Author affiliations are listed at the end of this article.

Corresponding Author: Thomas Niederkrotenthaler, MD, PhD, MMSc, Medical University of Vienna, Center for Public Health, Department of Social and Preventive Medicine, Unit Suicide Research & Mental Health Promotion, Kinderspitalgasse 15, A-1090 Vienna, Austria (thomas.niederkrotenthaler@meduniwien.ac.at).

On March 31, 2017, Netflix released its 13-part show *13 Reasons Why*. The show describes the events leading up to and the aftermath of the suicide of a character, 17-year-old Hannah Baker, who left her personal story and reasons for her suicide on audiotapes. The tapes are directed at specific people, explaining their roles in Hannah's death, and each of the tapes provides the context for an episode. The show was one of the most watched shows in 2017, generating more than 11 million Tweets within 3 weeks of its release alone.^{1,2} It also sparked immediate criticism from mental health and suicide prevention organizations for not following recommendations on responsible media portrayal of suicide.³ In particular, concerns were raised that the graphic depiction of Hannah cutting her wrists in the bathtub, and the implication that seeking help for suicidal thoughts is futile, might trigger imitation acts and additional suicides.³

Little evaluation has been conducted of the consequences of *13 Reasons Why*, largely owing to the lags in availability of suicide data. In general, fictional portrayals of suicide have not been found to be consistently associated with suicides. Specifically, a recent meta-analysis of studies did not support contagion by fictional media.⁴ However, the conclusion in that meta-analysis appeared to be too strong, given that some studies do suggest that entertainment media can be a factor in subsequent suicides.⁵⁻⁷

The 7 published studies and reports into *13 Reasons Why* focused on suicide attempts, suicidal ideation, and some other outcomes and had mixed results.⁸⁻¹⁴ They generally suggested that the show placed vulnerable members of the audience at excess risk.⁸⁻¹³ In particular, the show appeared to be associated with increased hospitalizations for suicide attempts and self-harm.⁸ By contrast, a study commissioned by Netflix suggested that the show was associated with improvements in empathy toward others in some segments of the audience who were potentially struggling with depression.¹⁴

An overview of all 6 available studies that present quantitative findings is provided in **Table 1**. Any observational study examining the potential associated effects of a suicide depiction, such as in *13 Reasons Why*, across a population carries a substantial risk of confounding. Nevertheless, efforts to describe the associations between exposures (such as the show) and health outcomes in different regions are important because consistent findings across studies may help to clarify if the associations may be causal.

The current study is crucial to that effort as it overcomes the limitations of previous studies by explicitly examining the association between the release of *13 Reasons Why* and actual suicides and doing so in the country (United States) in which the show takes place. Observers have called for nationwide analyses of death data given the widespread belief that *13 Reasons Why* could trigger suicides in the vulnerable younger population.^{3,15,16} Such studies had not been possible until the recent release of 2017 suicide data by the Centers for Disease Control and Prevention.

Methods

No protocol approval was needed for this study in accordance with the Declaration of Helsinki.¹⁷ The data used were deidentified mortality data obtained from a secondary source.

Key Points

Question Was the release of the Netflix show *13 Reasons Why* associated with excess suicides in the United States?

Findings In this time series analysis of monthly suicide data from 1999 to 2017, an immediate increase in suicides beyond the generally increasing trend was observed among the target audience of 10- to 19-year-old individuals in the 3 months after the show's release. Age- and sex-specific models indicated that the association with suicide mortality was restricted to 10- to 19-year-old individuals, and proportional increases were stronger in females.

Meaning The increase in suicides in only the youth population and the signal of a potentially larger proportional increase in young females all appeared to be consistent with media contagion and seem to reinforce the need for safer and more thoughtful portrayal of suicide in the media.

Viewership Over Time

Viewership data for *13 Reasons Why* can strengthen models of the show's possible associated effects; however, Netflix does not publicly share statistics that would allow a direct measurement of the viewership of *13 Reasons Why* in the United States.¹⁸ However, it is possible to use a proxy to estimate the amount of attention the show received through social media, namely Twitter and Instagram, which are 2 of the most popular platforms frequented by US adolescents. In particular, 72% of US adolescents aged 13 to 17 years reported using Instagram.¹⁹

In January 2019, we used the advanced search interface on Twitter to retrieve original Tweets in the English language that contain references to the show or its main characters. Our search terms were *13RW*, *13 Reasons Why*, *Thirteen Reasons Why*, *Hannah Baker*, and *Clay Jensen*. This search allowed us to generate an exhaustive data set with all mentions of the show, excluding Tweets produced by accounts that Twitter considered malicious bots, up to the retrieval date. This method was used to gather 1 416 175 Tweets, generated by 870 056 users, for the period April 1, 2017, to June 30, 2017.

To measure the attention received on Instagram, we used data from InfluencerDB, a company that owns a database that includes an exhaustive record of metadata of media posted on Instagram by influencers (ie, users with at least 15 000 followers). We processed the data for April to June 2017, selecting content with mentions of the show similar to those on Twitter. We further filtered non-English content with the textcat R package (R Foundation for Statistical Computing), yielding a data set of 26 322 Instagram posts produced by 7875 influencers.

Figure 1 shows the weekly number of Twitter users and Instagram influencers who posted about *13 Reasons Why* for the first time between April 1, 2017, and June 30, 2017. Social media attention peaked in April, in which 84% of initial Tweets and 74% of initial Instagram posts about the show occurred. This general trend is supported by Netflix, which reported that the show was the third most binge-watched on Netflix in 2017.²⁰ Thus, this analysis considered the exposure to the show to be sudden during April 2017. Because of the absence of social media attention after June 2017, we defined the exposure window as April to June.

Table 1. Studies of Exposure to *13 Reasons Why*

Source	Sample Size	Sample Source	Study Design	Dependent Variable	Negative Outcome	Positive Outcome
Cooper et al, ⁸ 2018	775	2002-2017 Suicidal pediatric admissions; Oklahoma City, Oklahoma, United States	Ecological study of suicide attempt admissions in children's hospital before and after the release of the show	Suicide-oriented admissions, ED	Admissions increased after watching the show	None
Rosa et al, ⁹ 2019	7004	84% Female, Facebook; Brazil	Cross-sectional study among exposed adolescents; retrospective self-reports on changes in mood	Changes in mood	23.7% Reported worsening in mood after watching the show	32.1% Reported improvement in mood after watching the show
Feuer and Havens, ¹⁰ 2017	NA	Data from 14 sites on a hospital-based listserv; United States	Survey among pediatric emergency services on increases in admission volume before and after the release of the show	Suicide attempt or gesture related to the show	40% Of sites reported at least 1 case with imitation gestures or attempts within 30 d of watching the show	None
Hong et al, ¹¹ 2019	87	Suicidal patients, ED; 49% exposed to the show; United States	Cross-sectional study among parent-youth dyads during ED visit; retrospective self-reports on suicide risk and identification with main character of the show	Self-reported increase in suicide risk	51% Of those exposed reported increase in SR; persons who identified with main female character and persons with history of suicidality were at even higher SR	None
Zimmerman et al, ¹² 2018	21 062	Facebook sample; persons who liked the show, predominately Brazilians (80.1%) and Americans (19.9%)	Surveys on bullying, depression, and SI among adolescents before and after exposure to the show	Self-reported SI, depression, and bullying behavior before and after watching the show	Of individuals with preexisting SI, 16.5% reported more SI after watching the show	Of individuals with preexisting SI, 59.2% reported less SI after watching the show; of adolescents who had engaged in bullying, 90.1% engaged in less bullying after watching the show
Lauricella et al, ¹⁴ 2018	1880 Parents; 1722 adolescents; 1798 young adults	Survey in 4 world regions	Cross-sectional study among adolescents, young adults, and parents; retrospective self-reports on experiences with and attitudes toward the show	Experiences with and attitudes toward the show	No suicide-related outcomes reported	Several positive outcomes, including 63%-79% of adolescents who reported watching the show was positive for them

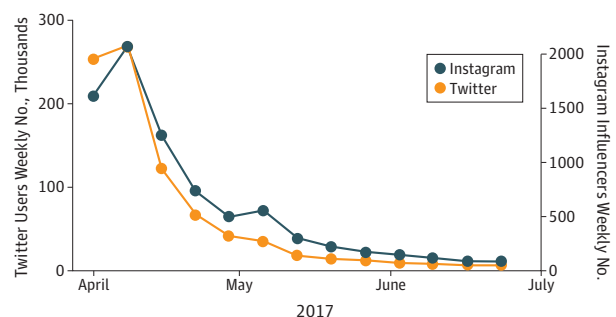
Abbreviations: ED, emergency department; NA, not applicable; SI, suicidal ideation; SR, suicide risk.

Suicide Data and Statistical Analysis

We downloaded monthly suicide data from the Centers for Disease Control and Prevention WONDER (Wide-ranging Online Data for Epidemiologic Research) system²¹ for the period January 1, 1999, to December 31, 2017. Suicide data were extracted for the age groups 10 to 19 years (the main target audience for *13 Reasons Why*), 20 to 29 years, and 30 years or older for both males and females. Identification with the life circumstances of a high school student like Hannah Baker and related issues such as school bullying were expected to be most prominent among individuals aged 10 to 19 years. Therefore, the prespecified hypothesis of this study was that any potential associated effects of *13 Reasons Why* would be most pronounced in the 10- to 19-year age group. Similarly, we expected the consequences to be stronger in females, owing to the show's focus on Hannah's suicide. We also extracted data on suicide methods for the 10-to 19-year age group, including cutting (the method of suicide used by Hannah), hanging, and shooting with firearms.

Time series models were fitted to the data, according to the analysis of the pre-April 2017 period. For the selection of models, we used SPSS Expert Modeler function, version 25 (IBM), to choose the model with the lowest Bayesian information criterion value, highest stationary R^2 value (the variance accounted for by the fitted time series model), and a not sig-

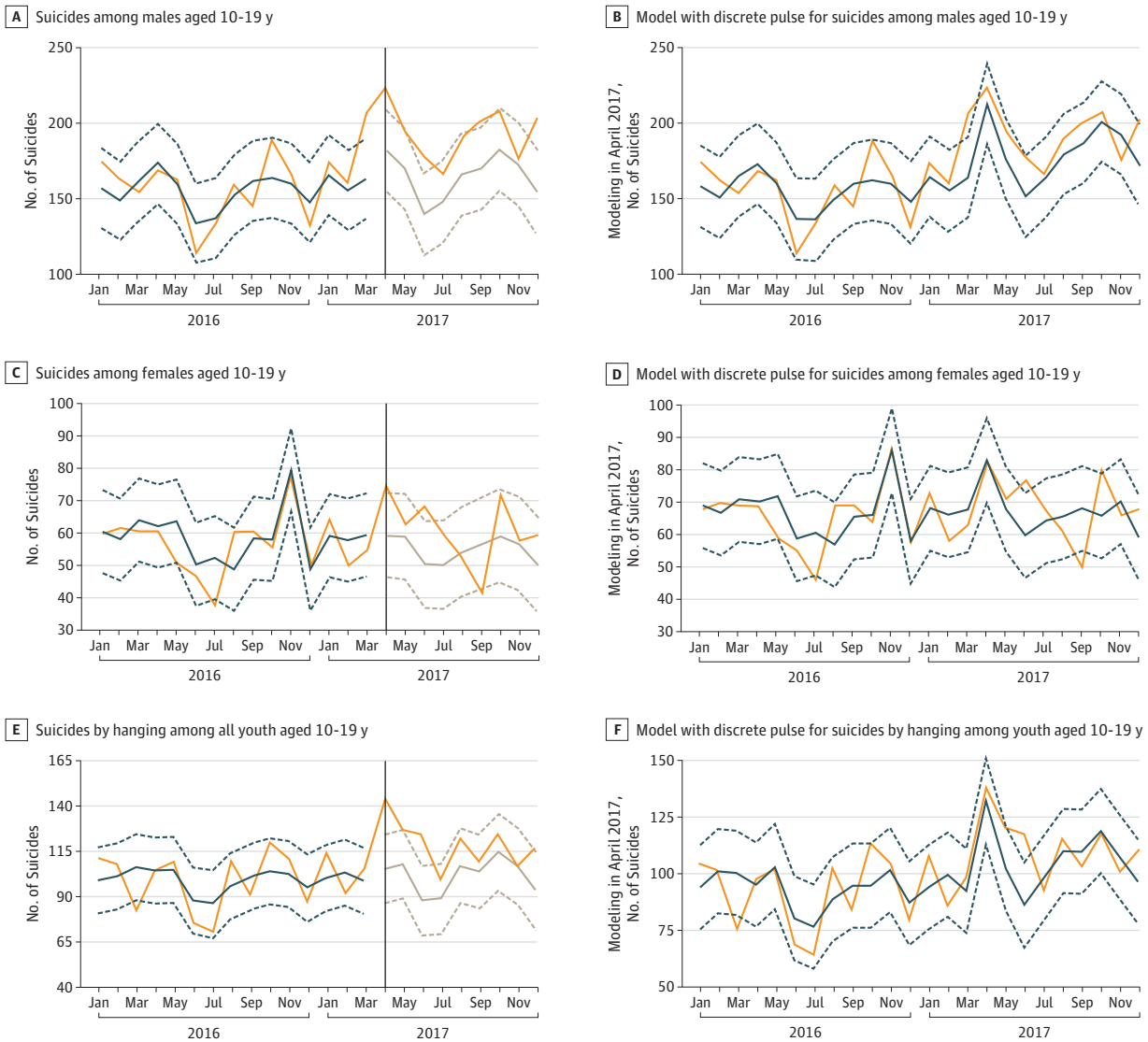
Figure 1. Public Interest in *13 Reasons Why* From Twitter Users and Instagram Influencers, April to June 2017



The show earned the most attention on social media in April 2017, when 84% of Twitter users and 74% of Instagram influencers posted about the show for the first time within the period analyzed.

nificant Ljung-Box Q statistic (indicating whether residuals could be assumed white noise, with stated df). The models were subsequently fitted to the full time series. On the basis of social media data shown in Figure 1, we investigated a temporary association of the release of *13 Reasons Why* with suicides (1) for April 2017, which was consistent with the period of strong interest in the show, and (2) for April to June 2017,

Figure 2. Youth Suicides in the United States, January 2016 to December 2017



Orange lines indicate observed values; dark blue lines, model-fitted values; solid tan lines, model-based forecasts; dashed dark blue lines to the left of the vertical line and dashed tan lines to the right of the vertical line, 95% confidence bands of the fitted values and forecasts. Panels A and B show suicides among males; panels C and D, suicides among females; and

panels E and F, suicides by hanging. The panels on the left show that increases in the observed values from April to June 2017 are outside the 95% confidence bands of the forecasts of models that were fitted to the pre-April 2017 data only. The panels on the right show the effect of modeling the April 2017 increase with a discrete pulse in the full data.

which included the total period with some indication of public interest in the show. We used dummy variables to model these associations as discrete pulses and calculated the number of excess suicides for each model. Two-sided tests of significance were performed. $P < .05$ was considered significant.

Results

Observed suicides from April to June 2017 exceeded the 95% CIs of model forecasts fitted to pre-April 2017 data for 10- to 19-year-old males and females (Figure 2B, D). This observa-

tion was also true for the suicide method of hanging in this age group (Figure 2F).

Models including a discrete pulse for April (Figure 2B, D, and F) indicated 38.2 (95% CI, 10.5-65.9) excess suicides among 10- to 19-year-old individuals of both sexes (14.6% increase; 95% CI, 4.0%-25.3%). Gender-specific models indicated 27.9 (95% CI, 2.3-53.5) excess suicides among males (14.2% increase; 95% CI, 1.2%-27.3%) and 16 (95% CI, 3.5-28.4) excess suicides among females (27.1% increase; 95% CI, 6.0%-48.2%).

Models testing discrete pulses from April to June 2017 indicated 94.4 (95% CI, 39.3-149.6) excess suicides among 10- to 19-year-old individuals in the 3-month period after the

Table 2. Fitted Models and Excess Number of Suicides, April 2017 and April to June 2017

Time Series	Best-Fitting Time Series Model Before April 2017 ^a	Stationary R ²	Ljung-Box Q Statistic (df)	Estimated Excess No. (SE) of Suicides ^b			
				April 2017 Only	% Increase (SE), No.	April-June 2017	% Increase (SE), No.
10-19 y Age group							
All	ARIMA(0,1,1)(0,1,1)	0.583	7.85 (16)	38.16 (14.13) ^c	14.63 (5.42) ^c	94.41 (28.14) ^d	13.30 (3.97) ^d
Male sex	ARIMA(0,1,1)(0,1,1)	0.595	8.01 (16)	27.90 (13.04) ^e	14.23 (6.65) ^e	66.03 (25.35) ^c	12.44 (4.77) ^c
Female sex	ARIMA(1,1,2)(0,1,1)	0.661	17.75 (15)	15.98 (6.35) ^e	27.08 (10.76) ^e	36.96 (12.51) ^c	21.74 (7.36) ^c
Shooting with firearm suicide method, all	ARIMA(0,1,1)(0,1,1)	0.625	18.18 (16)	2.82 (9.04)	2.39 (7.65)	6.48 (17.22)	2.07 (5.49)
Hanging suicide method, all	ARIMA(0,1,2)(0,1,1)	0.545	18.68 (15)	34.72 (9.17) ^d	33.62 (8.88) ^d	79.83 (17.49) ^d	28.86 (5.89) ^d
Male individuals							
20-29 y age group	ARIMA(0,1,1)(0,1,1)	0.630	25.88 (16)	-21.10 (23.60)	-3.96 (4.43)	49.41 (45.00)	3.10 (2.82)
≥30+ y age group	ARIMA(0,1,1)(0,1,1)	0.655	17.58 (16)	9.52 (60.67)	0.41 (2.59)	211.35 (118.05)	2.97 (1.66)
Female individuals							
20-29 y age group	ARIMA(0,1,1)(0,1,1)	0.681	15.34 (16)	0.59 (9.80)	0.50 (8.35)	25.29 (17.85)	7.17 (5.06)
≥30+ y age group	ARIMA(0,1,1)(0,1,1)	0.615	19.07 (16)	-6.66 (27.59)	-0.96 (3.97)	38.76 (53.28)	1.84 (2.54)

Abbreviation: ARIMA, autoregressive integrated moving average.

^a The pre-April 2017 data were checked for innovative and additive outliers, which were integrated into the models when necessary. ARIMA(*p,d,q*) (*P,D,Q*) time series model, where *P* = number of time lags, which affect current values autoregressively; *d* = number of times past values were subtracted from current values to reduce nonstationarity in the time series; and *q* = number of current and past random noise terms, which affect current values. *P*, *D*, and *Q* are the respective parameters of a seasonal ARIMA model

with a periodicity of 12.

^b Numbers indicate associations of *13 Reasons Why* with suicide rates in the respective period.

^c *P* < .01.

^d *P* < .001.

^e *P* < .05.

show's release, corresponding to an increase of 13.3% (95% CI, 5.5%-21.1%) when compared with the expected number of suicides. For 10- to 19-year-old males, the model indicated 66 (95% CI, 16.3-115.7) excess suicides (12.4% increase; 95% CI, 3.1%-21.8%). Among females, 37 (95% CI, 12.4-61.5) excess suicides were estimated (21.7% increase; 95% CI, 7.3%-36.2%). No associated differences in suicide mortality were seen in the 20- to 29-year and the 30-year-or-older age groups (Table 2).

With regard to suicide methods, cutting (the method portrayed in the show) was rare, with typically no more than 2 cases per month among individuals in the 10- to 19-year age group. Because of the low number of suicides by cutting, these data were not amenable to time series analysis. Increases in suicide by hanging were found. The model testing a discrete pulse in April 2017 indicated 34.7 (95% CI, 16.8-52.7) excess suicides by hanging (33.6% increase; 95% CI, 16.2%-51.0%) in the month with the highest volume of public attention to the show. The model testing 3-month associated suicide mortality estimated 79.8 (95% CI, 45.6-114.1) excess suicides by hanging (26.9% increase; 95% CI, 15.3%-38.4%). No associations were seen for suicide by firearm.

Robustness Analysis

The skewness of the time series data ranged from 0.33 (females ≥30 years) to 1.11 (all 10- to 19-year-olds; males 10-19 years of age). When a square root transformation was applied to reduce the possible consequence of nonnormality, all associations reported in Table 2 retained statistical significance,

except for the 1-month period of April 2017, among the 10- to 19-year-old males and females, which only closely missed nominal significance. The specific parameter estimates (with SEs; all on a square root scale) of discrete pulses were as follows: All aged 10 to 19 years 1-month estimate, 1.08 (0.54; *P* = .045), and 3-month estimate, 3.01 (1.10; *P* = .007); males aged 10 to 19 years 1-month estimate, 0.91 (0.56; *P* = .11), and 3-month estimate, 2.48 (1.09; *P* = .02); females aged 10 to 19 years 1-month estimate, 0.86 (0.53; *P* = .10), and 3-month estimate, 2.24 (1.04; *P* = .03); hanging among all youths aged 10 to 19 years 1-month estimate, 1.13 (0.52; *P* = .03), and 3-month estimate, 4.05 (1.55; *P* = .01).

Discussion

To our knowledge, this study is the first to investigate the association between *13 Reasons Why* and suicides in the United States. Although these results must be interpreted with substantial caution, they do identify a rise in youth suicides above and beyond the generally increasing trend in the country.²² This increase was concurrent with the period of strongest interest in the show, as reflected by Instagram and Twitter data, and occurred only in the age group targeted by the show. Time series modeling from April to June 2017 suggested the magnitude of increase was 13.3% in those aged 10 to 19 years, which would be meaningful from a clinical and public health standpoint at any value within its 95% CI (5.5%-21.1%).

Ecological studies have inherent limitations; however, we believe this method is the best available to answer the research question posed here. A detailed examination of the findings may help to clarify the degree of confidence with which to conclude that the association between *13 Reasons Why* and increased suicides is causal. The immediate increase in suicides after the release of *13 Reasons Why* among this age group is consistent with the prespecified expectation. Studies on how people self-select for online content strengthen the argument that most viewings of the show (and therefore potentially harmful exposures) occurred in April 2017, when attention on social media was greatest.²³ Previous research on suicide contagion subsequent to fictional media portrayals has generally found that the associations were strongest in the first month after public release.^{5,6} However, *13 Reasons Why* was a media phenomenon, which remains available on Netflix, that generated unusually intense press interest for months and was expected to have implications beyond the first month. As indicated by social media data, the associations might have been present for at least 3 months, until June 2017, when social media interest in the show was reduced. Therefore, the timing of the observed associations is consistent with possible contagion by media.

With regard to the specificity of these associations, young people were the clear target demographic of *13 Reasons Why*, which portrayed issues such as bullying at schools and life problems in adolescence. Increases in suicide were seen only in this age group with no associations observed for individuals aged 20 to 29 years and 30 years or older, and this finding is potentially consistent with contagion by media.

Potentially greater proportional increases in suicides among females were noted. Previous research indicated that contagion by media most likely (but not exclusively) occurs among individuals of the same sex and age as fictional characters who die by suicide.⁵ There is no expectation that this association would be exclusive to females, given that some of the life problems presented as causes of Hannah's suicide and discussed in the show (eg, bullying) similarly adversely affect both female and male adolescents.²⁴ The increase in male suicide may, in part, reflect that suicide deaths are more prevalent in male adolescents, whereas females have higher rates of suicide attempts, which were not analyzed in this study.²⁵

Hanging stood out as the method associated with increased suicides among 10- to 19-year-old individuals in the months after the release of *13 Reasons Why*. If the association were causal, the inference may be that suicide increases should occur by cutting (the suicide method depicted in the show) rather than hanging. However, cutting is a method with generally low lethality and may be more likely to rise in suicide attempt rather than suicide death data. Research indicates that cutting has the lowest case fatality rate among suicide methods.²⁶ In contrast, hanging is one of the most lethal methods,²⁶ and the availability of hanging is high. Furthermore, research conducted immediately after the release of *13 Reasons Why* indicated that web searches for suicide methods and queries on how to kill oneself increased immediately after the release of the show in the United States.¹ Hannah's controversial suicide scene was discussed on social media, and

the discussions highlighted that the method was difficult to carry out.²⁷

Taken together, the findings may reflect a form of selection bias, highlighting only the increases in the most common method of suicide death in adolescents but offering no information on changes in low-lethality methods that would have been present in suicide attempt data. In support of this conjecture, public mass media that speculated on the potential association between youth suicides and the show repeatedly reported about teens who died by hanging in the aftermath of the release of the show.²⁸⁻³⁰

Implications for Suicide Prevention

This study does not provide definitive proof that *13 Reasons Why* is associated with harmful outcomes, but the findings are sufficiently concerning so as to warrant greater care and attention by Netflix and other entertainment producers. These findings support the urgent necessity for active engagement between those in the entertainment industry and mental health and suicide prevention experts to minimize or avoid potentially harmful suicide portrayals. In particular, media recommendations for responsible reporting of suicide in the news are readily available,^{31,32} but few resources are provided for those who create content in the entertainment industry.^{33,34} National recommendations for depicting suicide with a specific focus on the entertainment industry were recently released by the National Action Alliance for Suicide Prevention.³⁵ Strong collaborations between different sectors could result in on-screen portrayals that not only do no harm but also act as a force for good in suicide prevention.

Strengths and Limitations

A strength of this study was the length of the time series analysis data set: It used monthly data of 19 years to estimate expected suicide counts. Time series models can produce accurate estimates without measuring exogenous variables, and they control for issues such as autocorrelation and seasonal changes in suicide. The structural characteristics of the time series, including trends, temporal fluctuations, and seasonality (eg, known spring peaks in adolescent suicides) were adequately adjusted for in autoregressive integrated moving average time series models, as applied here.

The main limitation of the study was that it was based on ecological data. Thus, it was not possible to ascertain whether the excess suicide decedents had actually watched *13 Reasons Why*. Furthermore, viewership data of the show were not available, and therefore the timing of exposure was modeled only through the proxy of interest on social media. The ecological nature of the study also meant that this study could identify only associations and not causation. Many factors are associated with suicide across any population, let alone a country the size of the United States. The wide CIs of the time series analyses underscore this point. The models could not account for other suicide-related media events that occurred during the study period that might have affected suicide counts. For example, on April 28, 2017, the rapper Logic released his song *1-800-273-8255*, which shared the telephone number for the National Suicide Prevention Lifeline. The

release was followed by the second-highest call volume in the history of the service, and overall calls to the hotline rose approximately 33% over the corresponding time in 2016.³⁶ This outcome might have helped mitigate any harmful consequences of *13 Reasons Why*. Furthermore, mental health and suicide prevention organizations shared material for educating teachers, adolescents, clinicians, and parents about how to discuss the show in schools,³ and Netflix added content warnings to the show in May 2017.³⁷

Although it is impossible to account for all potential confounding variables, it is notable that the timing, specificity, and magnitude of the associations observed here are all consistent with a potential contagion by media. This finding would be strengthened by other well-designed studies in other countries with high Netflix viewership. Because it was not possible to do a randomized clinical trial of *13 Reasons Why* to examine outcomes such as suicide, for practical and ethical reasons, ecological studies like the present study (in which it is unknown whether those who died from suicide actually watched the show) or individual-level studies that use an

alternative outcome to suicide will remain necessary in informing researchers and policymakers.

Conclusions

To our knowledge, this study is the first to examine the associations between suicides and the release of *13 Reasons Why* in the United States. The associations identified here must be interpreted with a substantial degree of caution, but they do appear to demonstrate an increase in suicides that is consistent with potential contagion by media. Specifically, excess suicides of approximately 15% occurred in the first month after the show's release in the main target group, 10- to 19-year-old individuals. Significant associations were present for all of the 3 months in which the show was discussed on social media. Our findings appear to point to the need of engagement by public health and suicide experts to engage with members of the entertainment industry to prevent further harmful suicide portrayals.

ARTICLE INFORMATION

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Author Affiliations: Medical University of Vienna, Center for Public Health, Department of Social and Preventive Medicine, Unit Suicide Research & Mental Health Promotion, Vienna, Austria (Niederkroenthaler, Till); Department of Criminal Justice, Wayne State University, Troy, Michigan (Stack); Department of Psychiatry, Sunnybrook Health Sciences Centre, Toronto, Ontario, Canada (Sinyor); Department of Psychiatry, University of Toronto, Toronto, Ontario, Canada (Sinyor); Centre for Mental Health, Melbourne School of Population and Global Health, Melbourne, Victoria, Australia (Pirkis); Centre for Mental Health in the Melbourne School of Population and Global Health, University of Melbourne, Melbourne, Victoria, Australia (Pirkis); Complexity Science Hub Vienna, Vienna, Austria (Garcia); Section for Science of Complex Systems, Center for Medical Statistics, Informatics and Intelligent Systems, Medical University of Vienna, Vienna, Austria (Garcia); Department of Psychiatry, University of Rochester Medical Center, Rochester, New York (Rockett); Department of Epidemiology, West Virginia University, Morgantown, West Virginia (Rockett); School of Psychology, Department of Basic Psychological Research and Research Methods, University of Vienna, Vienna, Austria (Tran).

Author Contributions: Dr Niederkroenthaler had full access to all of the data in the study and takes responsibility for the integrity of the data and the accuracy of the data analysis.

Concept and design: Niederkroenthaler, Stack, Till, Sinyor, Pirkis, Garcia, Tran.

Acquisition, analysis, or interpretation of data: Niederkroenthaler, Stack, Till, Sinyor, Garcia, Rockett, Tran.

Drafting of the manuscript: Niederkroenthaler, Stack, Rockett.

Critical revision of the manuscript for important intellectual content: Niederkroenthaler, Stack, Till, Sinyor, Pirkis, Garcia, Tran.

Statistical analysis: Tran.

Administrative, technical, or material support: Niederkroenthaler, Till.

Supervision: Niederkroenthaler.

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Montgomery Economic Development Corporation
AGENDA REPORT

Meeting Date: April 19, 2021	Budgeted Amount: NA
Prepared By: Richard Tramm	Exhibits: Quilt Walk Requested Funding

Subject

Consideration of Funding Specific Budget Items Under Existing Categories in Current MEDC Budget. (Partly Tabled on March 15, 2021.)

Discussion

Last month the MEDC Board chose to fund the Neighborhood Water Party, Fernland Dedication Tenth Anniversary and Montgomery Pet Parade and tabled action on the Quilt Walk and the Goats on Parade.

Amy Brown, who is both a former MEDC Board Member and former downtown business owner in a related business, is acting as the volunteer coordinator for the Quilt Walk event. She will be making a presentation to the MEDC Board to present the overview for the event, including its projected income and expenses. Over the last month she has continued her work with the event planning and has a more refined request for funding from the MEDC within the event budget, which is attached to this item. Ms. Brown will be presenting a full overview on the event's budget for income and expenses.

I am still working on items related to the Goats on Parade project and will plan to bring this back to the MEDC Board at a future meeting.

Recommendation

Consider the items presented for approval for specific funding of the event in the current Fiscal Year MEDC Budget.

Approved By

City Administrator	Richard Tramm <i>RT</i>	Date: April 15, 2021
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Requested MEDC Funding for Quilt Walk Event

City of Montgomery	Projected Cost	Actual Cost	Difference
Police Department	\$500.00	\$0.00	\$500.00
Public Works	\$280.00	\$0.00	\$280.00
Advertising	\$1,050.00	\$0.00	\$1,050.00
Hand Sanitizing Stations	\$180.00	\$0.00	\$180.00
Photographer	\$500.00	\$0.00	\$500.00
Contingency	\$490.00	\$0.00	\$490.00
Other	\$0.00	\$0.00	\$0.00
Other	\$0.00	\$0.00	\$0.00
Other	\$0.00	\$0.00	\$0.00
Total			\$3,000.00

Montgomery Economic Development Corporation
AGENDA REPORT

Meeting Date: April 19 , 2021	Budgeted Amount: NA
Prepared By: Richard Tramm	Exhibits: Draft Signage Grant Policy

Subject

Consideration of Signage Grant Policy. (Tabled at the March 15, 2021 Meeting.)

Discussion

This item was tabled at the March 15, 2021 MEDC Board Meeting to allow the Board of Directors greater time to review the proposed policy.

Although few grant requests were made in 2020, the MEDC has received several inquiries regarding grant funds in recent months which include two for signage. During my research related to grants for signs and discussions with the City Attorney, I would advise caution related to being liberal in providing grants for signage. One item of note is that providing a grant of this type includes a determination of the MEDC Board that the grant would promote expanded business development. This could be difficult when applied to a sign which might otherwise be considered an ordinary business expense. From my review of this item, I have developed a draft of a policy based on a similar policy used in another EDC and have attempted to draft reasonable guidelines that will help guide the MEDC with respect to approving grants for signs.

Recommendation

Consider and discuss the draft Signage Grant Policy and consider approval or provide direction to the City Administrator related to this item.

Approved By

City Administrator	Richard Tramm <i>RT</i>	Date: April 15, 2021
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**Montgomery Economic Development Corporation
Cost-Sharing Signage Grant Policy
Approved _____**

Background

It is within the scope of an economic development corporation's (EDC) body of work to consider requests for financial assistance from a local business for signage improvements to their building or property if the signage is to promote expanded business development. This in no way obligates the EDC to such a policy.

The Montgomery Economic Development Corporation (MEDC) has determined it necessary to clarify the policy and the procedure for signage grants, which resulted in the following policy.

Policy

The MEDC makes available to businesses within the city limits of Montgomery an opportunity to apply for a signage grant according to criteria established and enforced by its Board of Directors. Highest priority will be given to business signage projects that offer the most improved visual effects for the business community and also serves to promote expanded business development in the City. For the purposes of this grant, signage may be interpreted, at the sole discretion of the MEDC board of directors, to include a building façade that includes appropriate signage on the building exterior.

Funding of this grant program is entirely dependent upon the annual MEDC approved budget and may change from year to year. Currently, the budget for this line item is set at an annual maximum of \$20,000 with an individual limit of up to (but not guaranteed to be equal to) \$5,000.00 per approved application and completed project. The actual amount to be approved for any specific signage grant will be determined by the Board of Directors at the time of approval.

Grants will be limited to one per business owner or entity no more frequently than every 5 years.

The MEDC Board of Directors has sole discretion to determine which projects are approved. MEDC will not consider remodeling costs or expenses not associated with signage projects.

Applications for a signage grant must be made on the MEDC's designated Grant Application form and be received by the City of Montgomery City Administrator no later than 14 days prior to the meeting at which it would first appear on the MEDC Meeting Agenda. All appropriate City of Montgomery Ordinances must be complied with and all appropriate City Permits approved for the signage prior to the MEDC Board of Directors considering this grant application. MEDC will not consider applications for matching grant funding after the project has been started or completed.

Upon completion of the project, if the Board finds the work produced to be less than the project originally indicated or of lesser quality than presented at the in-person presentation, the Board reserves the right to withdraw or adjust its offer to provide the grant match at its sole discretion with no further consideration.

The MEDC will not reimburse taxes due on any signage construction. Taxes due for signage construction and/or modifications will be the sole responsibility of the applicant/business owner.

The MEDC prohibits discrimination based on race, color, sex, religion, disability, familial status, national origin or any other category protected by law.

Application Process

Eligibility

Businesses located within the city limits of Montgomery are eligible for consideration of the matching grant. All signage for which grants are being requested must have all necessary City of Montgomery permits and other approvals in place prior to the application being considered by the MEDC board of directors. Signage which may be considered under this grant should be clearly visible in a way that it helps identify the business from the adjoining roads and/or parking areas so that it could assist in drawing the attention of customers to the site.

Timeline

A business wishing to apply for a signage matching grant may obtain the application from the MEDC website or directly from the MEDC at City Hall located at 101 Old Plantersville Road, Montgomery, Texas 77316.

The general consideration timeline for a signage grant is as follows:

1. Application form received by MEDC and be deemed complete no later than 14 days prior to MEDC Meeting.
2. Application form appears on agenda and is read for first time at MEDC Meeting and, if it willing to consider the item for future action, MEDC calls for a Public Hearing for next meeting (usually the following month but must be at least 7 days later by law).
3. Convene and hold Public Hearing on the item.
4. Consider the item at a second public meeting of the MEDC (which may, at the discretion of the MEDC, be the same date of the Public Hearing). The applicant requesting must be in attendance for this meeting to personally present the grant application to the Board of Directors. (The MEDC may allow applicants to appear via alternative means if MEDC Meetings are being held via a virtual format and consider that to be an "in-person" appearance.)
5. If approved and constructed, Applicant will provide required documentation to the MEDC for review to insure conformance to all the MEDC requirements.
6. The Board will consider approval to make the matching payment to the Applicant after all requirements are deemed to have been successfully completed and verified.

It is the applicant's sole responsibility to ensure timely delivery of the completed application to the MEDC. Incomplete applications will be returned to the applicant. The MEDC Administrator or the MEDC Board reserves the right to request additional information regarding the project at any time prior to the decision to consider funding the matching grant.

Amendments or changes to the original plans or scope of work submitted to the MEDC Board after a Board decision has been made may result in 1) revocation or cancellation of the previous Board decision, or 2) the need to submit a new application, or 3) no further action if amendment(s) or change(s) are found to be negligible by the Board. The action to be taken is determined by the majority vote of the MEDC Board.

Required Documentation

The following must be included with the completed application:

Photo(s) or drawing(s) of current project

Bid/Estimate from vendor describing estimated cost of project (estimate must have name and address of vendor)

The Following must be submitted at the conclusion of the project:

Photo(s) of the actual finished project

Paid invoices (with payment confirmation) specific to the approved project (invoices must have name and address of vendor).

MEDC Payment will be to the applicant and not to the company constructing the sign.

Board Determination

After the in-person presentation to the MEDC Board, the Board will determine what action to take. The MEDC Administrator will notify the applicant within 48 hours of the Board's determination.

The amount the Board agrees to match is subject to submission and receipt of all paid invoices for the work outlined in the application and/or any amendments or changes to the application. Payment is ultimately granted if the Board approves of the final product. If, in the Board's determination, the work product is less than was expected, the Board may withdraw its offer of the grant match at its sole discretion.

Projects approved by the MEDC Board may be matched by a to-be-determined percentage not to exceed a 50% match by MEDC for each dollar the applicant spends on the signage project with a maximum match of (but not guaranteed) up to \$5000 per project. This does not imply a guaranteed percentage or amount for any project.

Upon receipt of the paid invoices, and final approval by the MEDC Board, the MEDC Administrator will issue the grant matching payment to the applicant within 10 working days.

Montgomery Economic Development Corporation Application for Signage Match Grant
Approved _____

A completed Grant Application and all required attachments or documentation must be submitted to the MEDC office after all City permits and approvals have been granted and before signage work begins. The MEDC Board reserves the right to request additional information for consideration of this application.

I have read and understand the MEDC Policy on Cost-Sharing Signage Grants. _____
(Initials)

Date of Application _____ Anticipated Project Start Date _____

Business Name _____

Business Physical Address _____
(Actual address where improvement project will be made)

Years in Business in City of Montgomery _____

Owner(s) Information (please use back of this form if more space is needed)

Name _____

Mailing Address _____

Telephone Numbers _____

Email address _____

Name _____

Mailing Address _____

Telephone Numbers _____

Email address _____

Written Scope of Work for Grant (what do you want to do, the plan):

I have attached a separate sheet with the Scope of Work described.

I have attached a copy of all necessary permits and other approvals by the City of Montgomery for the signage covered by this request.

Photo(s) and/or drawing(s) of proposed design attached (required).

Written bid/estimate for the signage project to present to MEDC Board (required). Must have name and address of company or person providing estimate(s).

If my project is approved for the grant match, I understand that I am required to provide photos of the finished project to present to the MEDC Board prior to receiving the MEDC grant match for the MEDC to

I also understand that if the MEDC Board has any concerns about the quality of work and the finished product, the Board reserves the right to withdraw the grant matches at its sole discretion.

I have read and understand the MEDC Policy on Cost-Sharing Signage Grants. _____
(Initials)

Applicant Signature _____ Date _____

MEDC Administrator Signature _____ Date _____

**MEDC Check list of Cost Sharing Signage Grant
(for MEDC use below)**

Applicant _____

Date MEDC received application _____

MEDC Board meetings/public hearings scheduled _____

MEDC Board Action and Date _____:

MEDC Grant % or up to amount approved _____

Added Grant Stipulations:

Final Approval by the Board

Date _____

Approved grant match and/or % _____

Applicant Signature _____ **Date** _____

MEDC Executive Director Signature _____ **Date** _____

Montgomery Economic Development Corporation
AGENDA REPORT

Meeting Date: April 19, 2021	Budgeted Amount: \$20,000 for all EconDev Grants for 2020-2021 Fiscal Year
Prepared By: Richard Tramm	Exhibits: Economic Development Grant Application #2021-01

Subject

Discuss and consider Economic Development Grant Application submitted by Troy Tep LLC.

Discussion

Economic Development Grants fall within the authority of the MEDC to grant where the Board of Directors feels they are appropriate. MEDC funds used in this manner are intended to promote new business development or enhance development of existing business. I have reviewed the application for several considerations prior to this coming to the Board of Directors:

1. Is this type of expenditure legal/appropriate for consideration? Signage of this type could enhance business activity at this location, which would make this a permissible expense. For the MEDC to approve this grant the MEDC Board of Directors must determine the signage will promote expanded business development.
2. What is the perceived economic benefit? The perceived economic benefit could be improved visibility to this location attracts additional business activity to in-City businesses. Whether there would be perceived economic benefit and if that level of economic benefit would be sufficient to award grant funds must be determined by the MEDC Board of Directors. The applicant is estimating \$24,000.00 in additional tax revenue generated to the City in annual sales for all units, which would represent a total of \$1,200,000.00 in taxable sales to be made. If the provided estimate of \$24,000.00 in annual tax generation to the City is accurate, \$6,000 of that would return to the MEDC over the same period. This appears to assume all businesses in this site are involved in taxable sales.
3. Is this location for the grant request in the City? Yes, this location noted in the application is in the City.
4. Does the proposed work to be done under the grant conform to City requirements? The proposed signage documents included were reviewed by the City's Director of Planning and Development, who concluded it should City sign requirements. Mr. Tep met with the City's Director of Planning and Development to discuss the requirements for submitting a sign permit application. As of this time, the City has not received an application for the appropriate permit for this sign from either Mr. Tep or his sign contractor.

Montgomery Economic Development Corporation
AGENDA REPORT

This item was tabled at the March 15, 2021 MEDC Board of Directors Meeting to allow Mr. Tep to present his information directly to the MEDC.

In the past, the MEDC has typically limited Economic Development Grants to 33.3% of the total cost up to a \$5,000 maximum. The applicant is requesting a total of \$20,000 and has included a basic statement of their projected economic impact in exhibit E, as required to request an exception to the funding limit. If a grant of \$10,000 or greater is approved, it must also be approved by City Council.

This item was first read at the MEDC Meeting of January 19, 2021, was read a second time at the MEDC Meeting on March 15, 2021 and was also the subject of a Public Hearing on March 15, 2021.

Recommendation

Review and consider the application and make a determination as the Board sees fit.

Approved By

City Administrator	Richard Tramm <i>RT</i>	Date: April 15, 2021
--------------------	-------------------------	----------------------

2021-01

**City of Montgomery, TX
Economic Development Corporation
Grant Application**



Company Name: Troy Tep LLC	
Company Contact: Troy Tep	Title: Owner
Best Phone: 936-718-3822	Alt. Phone:
Email Address: troytep1@gmail.com	
Physical Address: 22453 FM1097 Rd.	City, State, Zip: Montgomery, TX 7735
Mailing Address (If different): 111 Anna Springs Ln	City, State, Zip: Montgomery, TX 77356
Applicant's years of experience in this business: 2 years	How long has his business been located in Montgomery? 9 months
Do you own or lease this facility? <input checked="" type="checkbox"/> OWN <input type="checkbox"/> LEASE	If leased, please provide owner information and a copy of lease agreement. Owner Name: _____ Owner Phone: _____
Provide a detailed description of the proposed project as "Exhibit A" attached Attached	
What is the estimated total cost of the project? (Include supporting information, ie estimates/quotes as "Exhibit B" attached)	\$\$\$24,650
How much funding are you requesting from the MEDC for this project? (Typical grants are awarded at 1/3 the total project cost or up to \$5,000)	\$5,000
<input checked="" type="checkbox"/> Are you requesting an exception for additional funding on this project? (Please provide additional supporting evidence for this request as "Exhibit C")	\$15,000
When will this project begin? 12/15/2020 Tentive	What is the estimated completion date? 1/15/2021
Attach all drawings of planned improvements as "Exhibit D" Attached	
Include a description of expected commercial revitalization impact & sales tax revenue impact as "Exhibit E"	
If this project will employ Montgomery vendors, please supply details as "Exhibit F"	
Applicant's Signature: _____ Title: Owner Date: 12-01-2020	
OFFICE USE:	
Date Application Received: 12-10-2020 (st)	Date Presented to Board: 01-19-2021 02-16-2021
<input type="checkbox"/> APPROVED <input type="checkbox"/> DECLINED	
Performance Agreement Received:	Project Completion Date: Funding Date: Check Number:

Montgomery Economic Development Corporation Grant PERFORMANCE AGREEMENT

THIS PERFORMANCE AGREEMENT is made and entered into as of _____, (date) by and between THE MONTGOMERY ECONOMIC DEVELOPMENT CORPORATION (MEDC) and _____ (Grant Awardee), whose business address is _____.

In consideration of the mutual covenants herein contained and, intending to be legally bound hereby, the MEDC and Grant Awardee agree as follows:

1. Grant Awardee will complete the grant application.
2. MEDC will notify Grant Awardee by U.S. Mail.
3. In the event that the property covered by the grant is leased, the Grant Awardee must provide the city with a letter of approval from the property owner for said improvements to commence.
4. Grant Awardee must submit plans to city for proper approvals and proper city permits.
5. A proposed project must start after grant approval and be completed within six (6) months of the date of this agreement or according to the terms of this agreement.
6. When the project is complete, the Grant Awardee must request the MEDC to verify completion and costs.
7. Grant Awardee must agree to maintain said enhancements/improvements for a period of time not less than twelve (12) months.
8. Upon notification by staff that the project has been completed and a satisfactory Performance Agreement has been executed by both parties, the MEDC will transfer awarded funds to the Grant Awardee for reimbursement of costs up to the awarded amount at the specified matching ratio.
9. Only costs from a vendor for purchased labor or materials will be recognized for matching funds. Costs for the applicant's employee labor or in-stock materials are not eligible for reimbursement.
10. MEDC may, at its sole discretion, extend the period of performance.
11. The MEDC Representative will verify start of work and completion of work.
12. No grant reimbursement funds will be paid until the project is complete. Cost incurred prior to the date of the grant approval may not be recognized for matching funds.

Date of Completion. The date of completion of the project is established as _____.

Payment. At completion of project MEDC agrees to make the following payment in U.S. funds to Grant Awardee, provided Grant Awardee complies with all of the covenants and stipulations contained in this Agreement.

A set fee of up to _____.

Grant Awardee

MEDC President

“Exhibit A”


I am applying for a grant from the Montgomery EDC to install a marquis plaza sign.

I have recently constructed a strip center in the city of Montgomery in the growing area off 1097 and Buffalo Springs Dr. This strip center consists of a total of 5 commercial retail spots available for lease.


The marquis plaza sign I am proposing to install will have 5 spots available to comprise each business that will be located within the strip center. It will be constructed of stone with interchangeable signs listing the business names. The overall height will be 8'0" by 6'0" in width.

“Exhibit B”


#1



#2



#3



<p>Prices from J. & S. Signs ONLY</p> <p>1) 4'x3' Drive Thru menu.....\$3,600 <small>*(Does not include signpost)</small></p> <p>2) Pylon sign 5'x16'.....\$12,800</p> <p>3) 15' Concrete letters TROY'S DONUTS.....\$1,200</p> <p>TOTAL.....\$17,600</p> <p>TAX.....\$1,017</p> <p>TOTAL.....\$18,617</p>	<p>Price for the stone of the pylon</p> <p>• 4'x3' Drive Thru sign.....\$3,600</p> <p>• Concrete sign post.....\$1,200</p> <p>• 15'x16' Pylon sign.....\$12,800</p> <p>TOTAL WITH TAX.....\$18,617</p> <p><small>Following job is a "C" job with 10' pylon and 15'x16' sign. It is a 15'x16' sign with 10' pylon.</small></p>						
<p><small>**J. & S. Signs will only be responsible for work related above. NOT RESPONSIBLE FOR ASSOCIATED WITH OTHER CONTRACTORS**</small></p> <p>Approved By: _____ Date: _____</p>	<table border="1" style="width: 100%; border-collapse: collapse;"> <tr> <td colspan="2" style="text-align: center;">TROY'S DONUTS</td> </tr> <tr> <td colspan="2" style="text-align: center;">TROY'S DONUTS PYLON & DRIVE THRU</td> </tr> <tr> <td style="width: 50%;"> <p>Job Name: _____</p> <p>File Name: _____</p> <p>Drawing By: _____</p> <p>On-site Visited: 10/23/2023</p> </td> <td style="width: 50%;"> <p>TO FIT</p> <p>ALL THE ABOVE ARE ON ASSUMPTION. CONFIRM BY THE DOCUMENTS AND CONTRACT. IT IS THE CLIENT'S RESPONSIBILITY TO VERIFY THE LOCATION, SIZE, AND COLOR OF THE SIGN AND PYLON. THE CONTRACTOR IS NOT RESPONSIBLE FOR ANY DAMAGE TO THE PROPERTY OR PERSONS DURING THE INSTALLATION OF THE SIGN AND PYLON.</p> </td> </tr> </table> <div style="text-align: right; margin-top: 10px;"> <p>J&S Signs</p> <p>Ph: 713-298-7629</p> <p>justsigns@jandssigns.com</p> </div>	TROY'S DONUTS		TROY'S DONUTS PYLON & DRIVE THRU		<p>Job Name: _____</p> <p>File Name: _____</p> <p>Drawing By: _____</p> <p>On-site Visited: 10/23/2023</p>	<p>TO FIT</p> <p>ALL THE ABOVE ARE ON ASSUMPTION. CONFIRM BY THE DOCUMENTS AND CONTRACT. IT IS THE CLIENT'S RESPONSIBILITY TO VERIFY THE LOCATION, SIZE, AND COLOR OF THE SIGN AND PYLON. THE CONTRACTOR IS NOT RESPONSIBLE FOR ANY DAMAGE TO THE PROPERTY OR PERSONS DURING THE INSTALLATION OF THE SIGN AND PYLON.</p>
TROY'S DONUTS							
TROY'S DONUTS PYLON & DRIVE THRU							
<p>Job Name: _____</p> <p>File Name: _____</p> <p>Drawing By: _____</p> <p>On-site Visited: 10/23/2023</p>	<p>TO FIT</p> <p>ALL THE ABOVE ARE ON ASSUMPTION. CONFIRM BY THE DOCUMENTS AND CONTRACT. IT IS THE CLIENT'S RESPONSIBILITY TO VERIFY THE LOCATION, SIZE, AND COLOR OF THE SIGN AND PYLON. THE CONTRACTOR IS NOT RESPONSIBLE FOR ANY DAMAGE TO THE PROPERTY OR PERSONS DURING THE INSTALLATION OF THE SIGN AND PYLON.</p>						

“Exhibit C”

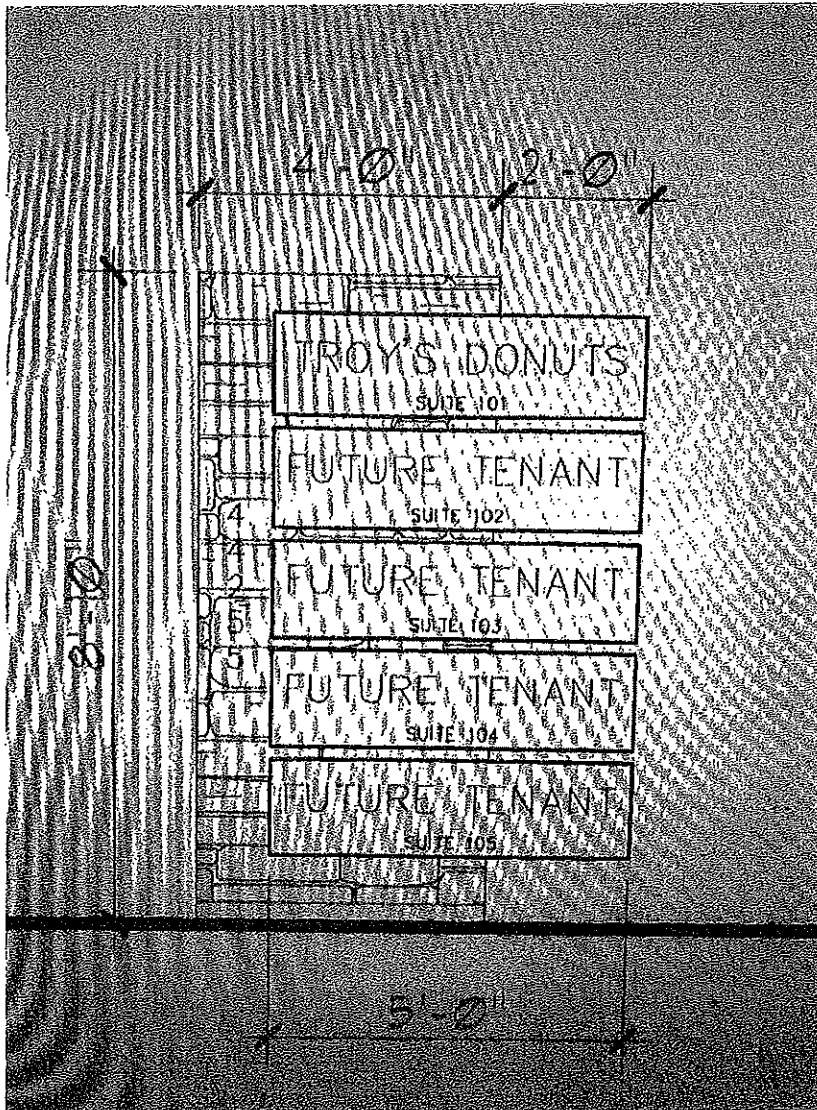
I am requesting additional funds above the maximum allowance of \$5,000. Due to the exponential cost of the building and other associated cost (ie. Utilities, landscape, sprinkler, etc.).

At this time, I would like to request an additional \$15,000 to help relieve some of the burden for installing the maquis plaza sign for the strip center.

As you will see in “Exhibit E” the city stands to profit greatly from the incoming businesses that open in the available retail spots.

I have attached some of the costs that I have incurred to date to help you all better understand the reasoning for the additional request of funds.

“Exhibit D”





“Exhibit E”

I have enlisted the help of Montgomery County realtor Jim Clark to help lease out the remaining 4 spots of the recently built strip center. One of the retail spots is currently under lease with Troy Donuts.

These additional 4 spots will help bring businesses into the city of Montgomery. The current goal is to seek out franchises to lease to. This business model has proved to be efficient and help with less turnover.

Below you will find the estimated tax revenue of the leased spots.

Troy Donuts

- Estimated Tax Revenue Impact based on 2%—
 - \$400/ month
 - \$4,800/ year

Lease Space 2 thru 5

- Estimated Tax Revenue Impact based on 2%—
 - \$400/ month x 4
 - \$4,800/ year x 4

Total Impact - \$24,000

In addition to the tax impact, city water will be utilized as well. With the overall positive impact to the city being greater than the total presented above.

“Exhibit F”

The current tenant Troy Donuts is employing the following local vendors:

- Kroger Grocery Store
- JWAC Distributing (Otto's pub and brewery)

The remaining 4 spots to be leased could be of great help to the community by sourcing supplies from local vendors as well.

Montgomery Economic Development Corporation
AGENDA REPORT

Meeting Date: April 19, 2021	Budgeted Amount: NA
Prepared By: Richard Tramm	Exhibits: None

Subject

Update on the Montgomery Music & Mudbugs Festival

Discussion

The Montgomery Music & Mudbugs Festival was held on Saturday, March 27, 2021. The event was held in the field between Ransom’s Steakhouse and State Highway 105 and brought an estimated 6,000 to 7,000 to Montgomery.

Recommendation

No action is needed for this item.

Approved By

City Administrator	Richard Tramm 	Date: April 15, 2021
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Montgomery Economic Development Corporation
AGENDA REPORT

Meeting Date: April 19, 2021	Budgeted Amount: \$160,000.00
Prepared By: Richard Tramm	Exhibits: None

Subject

Consideration of Approving Transfer of Budgeted Funds to City of Montgomery for Capital Projects.

Discussion

During recent years, the MEDC had budgeted funds to go towards the City of Montgomery's Debt Service Fund as a method of contributing to City Capital Projects. For this current fiscal year's budget this was reworked so the MEDC budgeted to provide a direct contribution to the City to pay towards the capital upgrade projects for fiscal year 2020-2021, which includes upgrades to water system capacity for the growth the City is experiencing and is expected to continue to experience in the foreseeable future. For this fiscal year, these projects include the work on the Downtown and SH-105 Waterline Replacement (current construction costs approved to date \$164,466) and the Water Plant No. 3 Improvements (on which work is anticipated to begin soon). The projects are listed as items a and c in the Status of Previously Authorized Projects portion of the Engineer's Report.

As is typical with MEDC participation on economic development grants, these funds were retained by the MEDC after the work was started so it would reimburse the City for the actual expenses realized. These funds are budgeted in 56000.B City Capital Projects with \$160,000.00 budgeted towards these items.

Recommendation

Consider and approve the transfer of funds to the City of Montgomery for use in the capital utility projects, as described.

Approved By

City Administrator	Richard Tramm <i>R7</i>	Date: April 15, 2021
--------------------	-------------------------	----------------------

MONTGOMERY ECONOMIC DEVELOPMENT CORPORATION

Adopted Budget
2020-2021

	2019-20 Adopted Budget	2020-21 Adopted Budget
Income		
55000 · Taxes & Franchise Fees		
55400 · Sales Tax	\$654,000	\$675,000
Total 55000 · Taxes & Franchise Fees	\$654,000	\$675,000
55300 · Other Revenues		
55391 · Interest Income	\$10,000	\$4,000
55399 · Misc. Income	\$0	\$0
Total 55300 · Other Revenues	\$10,000	\$4,000
Total Income	\$664,000	\$679,000
Expense		
56000 · Pub Infrastructure - Category I		
56000.6 · Downtown Dev Improvements	\$60,000	\$112,000
56000.7 · Streets & Sidewalks	\$76,000	\$10,000
56000.8 · Utility Extensions	\$50,000	\$50,000
56000.A · Tsf to Debt Service	\$160,000	\$0
56000.B · City Capital Projects	\$0	\$160,000
Total 56000 · Pub Infrastructure - Category I	\$346,000	\$332,000
56001 · Business Dev & Ret -Category II		
56001.8 · Sales Tax Reimbursement	\$79,500	\$115,000
56001.9 · Economic Development Grant Prog	\$20,000	\$20,000
Total 56001 · Business Dev & Ret -Category II	\$99,500	\$135,000
56002 · Quality of Life - Category III		
56002.1 · Walking Tours	\$1,000	\$0
56002.2 · Removal of Blight	\$15,000	\$15,000
56002.3 · Events	\$34,000	\$34,000
56100.1 · Neighborhood Water Party	\$0	\$1,000
56100.5 · Lighting Up Montgomery	\$1,500	\$2,000
56100.6 · Southern Rum Runners	\$0	\$0
56100.7 · Mudbugs and Music	\$0	\$0
56100.8 · Christmas Party	\$0	\$0
56100.9 · Contests/Prizes	\$1,000	\$4,000
56002.4 · Downtown Enhancement Projects	\$30,000	\$30,000
Total 56002 · Quality of Life - Category III	\$82,500	\$86,000
56003 · Marketing & Tourism-Category IV		
56003.5 · Brochures/Printed Literature	\$9,000	\$4,000
56003.C · Website	\$3,000	\$8,000
56003.F · Social Media Advertising	\$1,000	\$3,000
56003.G · Historical Signage	\$0	\$2,000
Total 56003 · Marketing & Tourism-Category IV	\$13,000	\$17,000
56004 · Administration - Category V		
56004.1 · Admin Transfers to Gen Fund	\$107,500	\$47,500
56004.3 · Miscellaneous Expenses	\$500	\$500
56004.6 · Consulting (Professional Services)	\$9,800	\$49,000
56004.7 · Travel & Training Expenses	\$5,000	\$10,000
56004.9 · Technology	\$200	\$2,000
56004.A · Office Supplies	\$0	\$0
Total 56004 · Administration - Category V	\$123,000	\$109,000
Total Expense	\$664,000	\$679,000
Net Income	\$0	\$0



1575 Sawdust Road, Suite 400
 The Woodlands, Texas 77380-3795
 Tel: 281.363.4039
 Fax: 281.363.3459
www.jonescarter.com

March 18, 2021

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

Re: Engineering Report
 Council Meeting: March 23, 2021
 City of Montgomery

Dear Mayor and Council:

The following information summarizes our activities on your behalf since the February 23rd Council Meeting:

Status of Previously Authorized Projects:

All projects discussed below are shown on the enclosed maps of active developments and capital projects.

a) Water Distribution System Analysis and Master Plan – CP No. 3 – Downtown and SH-105 Waterline Replacement

The contractor completed a portion of the waterline installation along SH-105 near Cedar Brake Park using both open cut and trenchless construction, and is currently proceeding with installation of the waterline along Pond St. We approved Pay Estimate No. 1 in the amount of \$21,825.00 and Pay Estimate No. 2 in the amount of \$142,461.00. The Contractor's period of performance ends June 13, 2021.



Trenchless construction on Pond St.



Overnight tie-in at SH-105 & Shepperd



Status of Previously Authorized Projects (cont.):

- b) Baja Road Water and Drainage Improvements, Phase I & Phase II (CDBG)**
We attended a final inspection for both projects on February 24th. The contractor is working to address the punch list items identified in the Phase I project. No punch list items were identified in the Phase II project, and we plan to recommend release of the maintenance bond for the project at this Council meeting.
- c) Water Distribution System Analysis and Master Plan – CP No. 9 - Water Plant No. 3 Improvements**
The contractor executed the contracts and will be provided to the City for execution upon receipt of approval from the City's attorney.
- d) GLO Projects**
We are coordinating with GrantWorks to determine which of the solutions presented by BGE, Inc. will fit within the budget. We also plan to coordinate with City Staff this month to discuss an engineering contract and potential time extension.
- e) Sanitary Sewer System Analysis and Master Plan – CP No. 3b – Lift Station No. 1 Replacement**
We met with the contractor's Surety on March 12th to discuss the damages. We provided all necessary documents to the Surety for processing to finalize the damages incurred.
- f) Sanitary Sewer System Analysis and Master Plan – CP No. 10 – Lift Station No. 3 Force Main Re-Route**
As a reminder, this project is included in TWDB CWSRF loan. The design is substantially complete, has received TxDOT approval, and is temporarily on hold.
- g) Atkins Creek Water, Sanitary Sewer, and Storm Sewer Improvements**
We attended the one-year warranty inspection for the project on January 26, 2021. The Contractor has addressed all punch list items identified at the inspection, and we plan to recommend release of the maintenance bond for the project at this Council meeting.

Existing and Upcoming Developments:

- a) Feasibility Studies** – There are no active feasibility studies at this time.
- b) Plan Reviews**
 - i. Panda Express** – We received plans for review on March 8th and provided comments to the plans on March 15th.
- c) Plat Reviews**
 - i. Peel Junction Investments Minor Plat** – We received the minor plat on March 5th and provided comments to the plat on March 15th.
 - ii. Hills of Town Creek Section 4 Final Plat** – We signed the final plat on March 17th.



Plat Reviews (cont.):

- iii. **Town Creek Crossing** – We received the final plat on March 11th and plan to return comments this week.
 - iv. **Montgomery Shoppes Section 2 Amending Plat No. 2** – We received the amending plat on February 23rd and provided comments to the plat on March 3rd.
- d) Ongoing Construction**
- i. **Hills of Town Creek Section 4** – The contractor is completing the portions of the project and is expected to request a final inspection in the next few weeks.
 - ii. **Town Creek Crossing Section 1** – The contractor moved onsite this month and has begun installation of storm sewer. The contractor is expected to be completed in July 2021.
- e) One-Year Warranty Inspections**
- i. **Villas of Mia Lago, Section 2** – It is our understanding the contractor is working to address the items identified at the one-year warranty inspection.
 - ii. **Hills of Town Creek, Section 3** – The one-year warranty inspection was held on January 7, 2020. The contractor for Hills of Town Creek Section 4 replaced the defective section of paving identified during the inspection. We will be conducting a follow-up final inspection at the same time as the final inspection for Hills of Town Creek Section 4.
 - iii. **Emma’s Way** – The one-year warranty inspection was held on February 18, 2020. The contractor for Hills of Town Creek Sect. 4 replaced the defective portion of Emma’s Way identified during the inspection. We will be conducting a follow-up final inspection at the same time as the final inspection for Hills of Town Creek Section 4.

Meetings and Ongoing Activities:

- a) **Town Creek and FM 149** – TxDOT cleared out the portion of the channel within the Right-of-Way and it is our understanding TxDOT plans to complete the installation of the additional rip-rap in the next few weeks.
- b) **Kammerer Tract Coordination** – We are coordinating with Montgomery County to include the thoroughfare plan updates that were prepared with the Kammerer Tract Feasibility Study in their overall thoroughfare plan, as well as discuss road ownership of the roads that will be constructed or improved as a result of this development. We met with Commissioner Walker on March 2nd to begin the discussion of roadway ownership and maintenance.
- c) **Biweekly Operations Conference Call** – We continue hosting a biweekly conference call with representatives from Gulf Utility Service, Inc. and City Staff. Items of note discussed during the previous month included updates on various warranty inspections, general updates on all active design and construction projects, and general operations of the City’s water and sanitary sewer facilities.



City of Montgomery
Page 4
March 18, 2021

Meetings and Ongoing Activities (cont.):

- d) **FM 1097 & Atkins Creek (TxDOT)** – We are coordinating with TxDOT to determine the area and what is needed to assist in preparing the legal description for the right-of-way that is to be acquired for the project.
- e) **FM 149 & SH-105 Right Turn Lane** –TxDOT has advised that the project is scheduled to be let in 2021.
- f) **FM 1097 Speed Study** – We attended a call with TxDOT to discuss options for preparing and providing a speed study on FM 1097. We are coordinating with staff to determine the best course of action to proceed.

Please contact Katherine Vu or me if you have any questions.

Sincerely,

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

Chris Roznovsky, PE
Engineer for the City

CVR/kmv

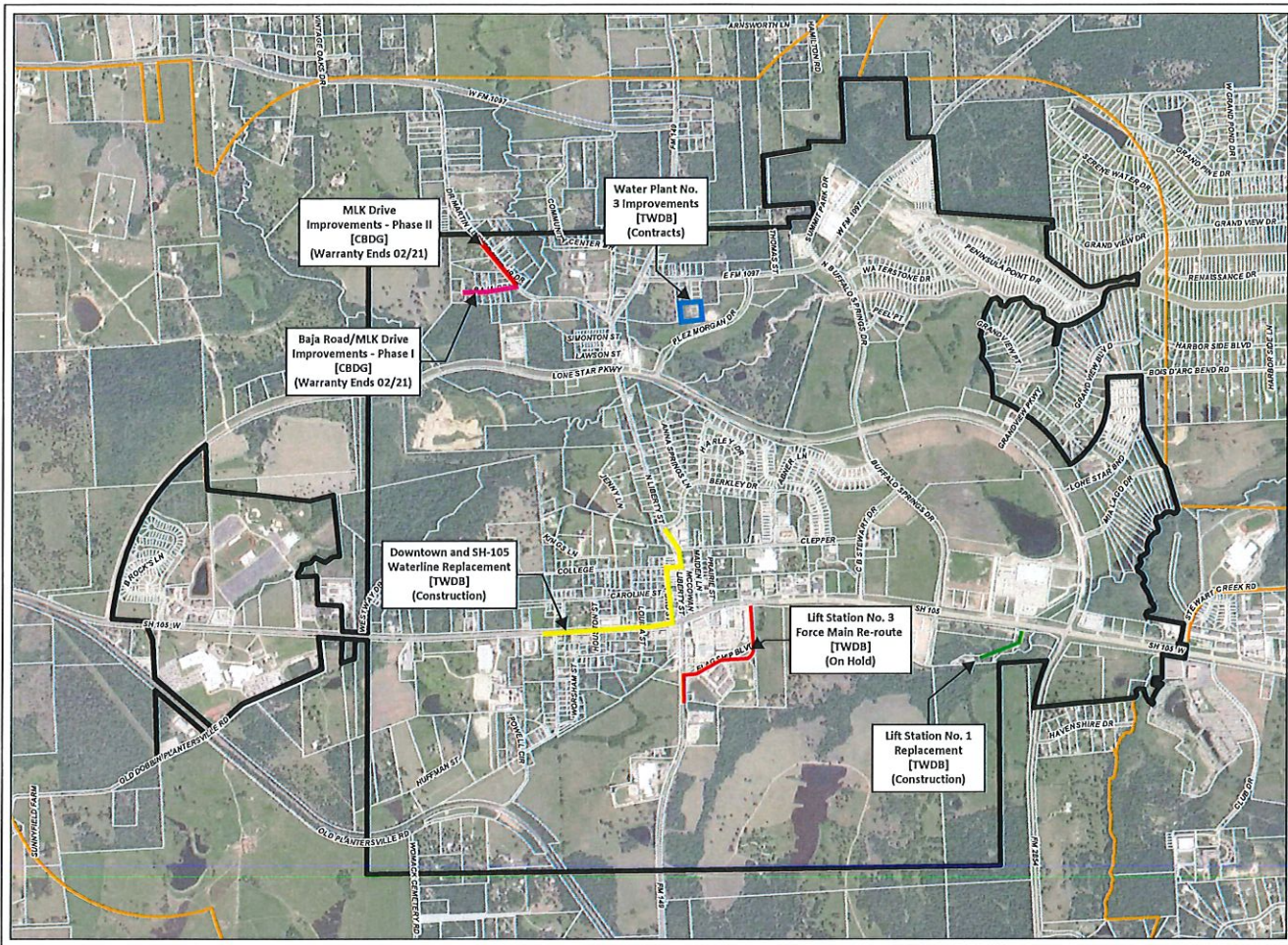
K:\W5841\W5841-0900-00 General Consultation\Meeting Files\Status Reports\2021\Engineer's Report 3-23-2021.docx

Enclosures:

Active Capital Projects Map
Active Developments Map

Cc (via email):

The Planning and Zoning Commission – City of Montgomery
Mr. Richard Tramm – City of Montgomery, City Administrator
Ms. Susan Hensley – City of Montgomery, City Secretary
Mr. Alan Petrov – Johnson Petrov LLP, City Attorney

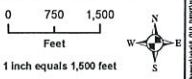


VICINITY MAP
Scale: 1 inch equals 20 miles

LEGEND

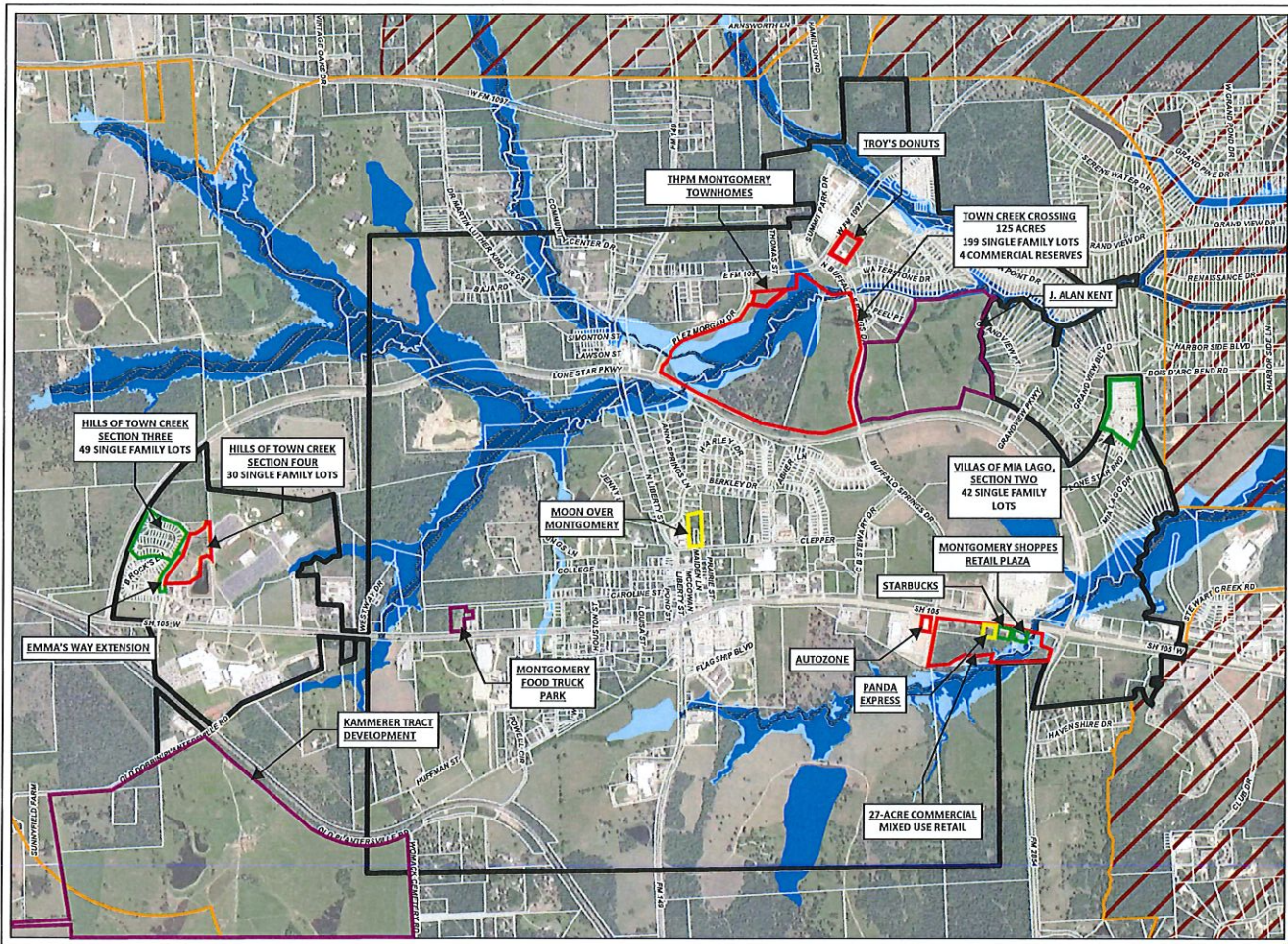
- City Limits
- City ETJ
- MCAD Parcels

ACTIVE CAPITAL PROJECTS
(MARCH 2021)



Disclaimer: This project is offered for informational purposes and may not have been prepared for use in a matter for legal, engineering, or accounting purposes. It does not represent an on-the-ground survey and is not intended to be used as a basis for any legal, engineering, or accounting purposes. No representation is made by Jones Carter, Inc. concerning the accuracy, completeness, reliability, or validity of the information included in this file or on this map.

JC
JONES CARTER
Texas Board of Professional Engineers Registration No. 7-429



VICINITY MAP
Scale: 1 Inch equals 20 miles

LEGEND

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

ACTIVE DEVELOPMENTS (MARCH 2021)

0 750 1,500
Feet
1 inch equals 1,500 feet

Disclaimer: This project is offered for informational purposes and may not have been prepared for or to be suitable for legal, engineering, or surveying purposes. It does not represent an on-the-ground survey and represents only the approximate relative location of property, governmental and/or political boundaries as related facilities to said boundary. No express warranties are made by Jones Carter, Inc. concerning the accuracy, completeness, reliability, or suitability of the information included in this map.

JC
JONES CARTER
Texas Board of Professional Engineers Registration No. 1-439



Development Report April 2021

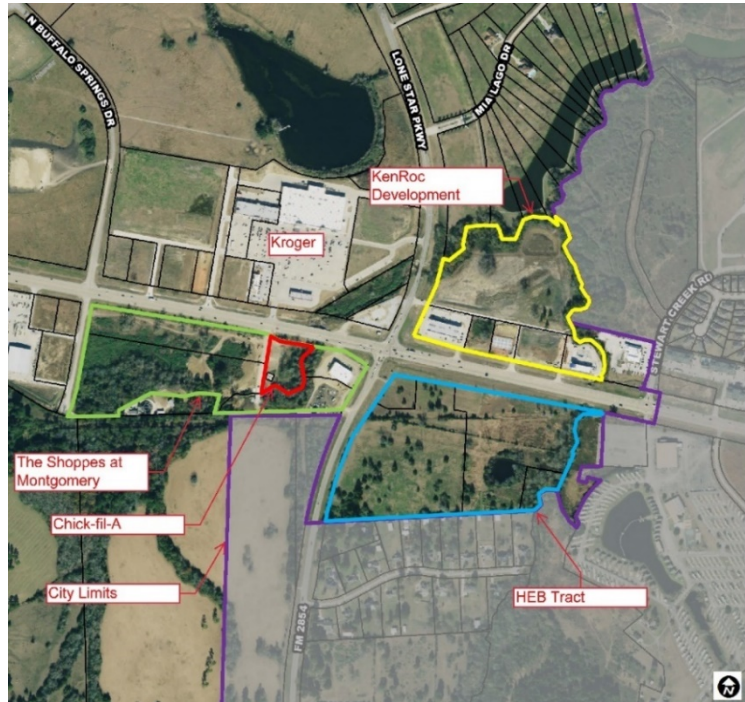
Richard Tramm, City Administrator
Dave McCorquodale, CPM, Assistant City Administrator and
Director of Planning & Development

Residential and commercial markets continue to show strong positive activity through the first quarter of 2021. Homebuilding remains active and new developments under construction are expected to continue to deliver lots ahead of demand. Commercial construction activity continues within existing developments on the east end of the City. We continue to monitor the COVID-19 pandemic and its effects on development. Broadly speaking, short-term effects on City development appear minimal one year into the pandemic. Longer-term implications for certain market segments remain to be seen.

Commercial Development

East End Commercial –

Construction on the east end of Montgomery continues at a moderate pace. The 26-acre Shoppes at Montgomery is active with Starbucks opening at the beginning of February and the retail center that includes Chipotle, Ruthie Grace Boutique, and HotWorx fitness studio is complete. AutoZone recently began construction next to McCoy's Building Supply and Panda Express, a fast-casual Chinese restaurant chain, should receive a building permit soon.



Central Business District & Historic Downtown –

No activity to report this month.



Residential Development

Existing homesite inventory is available, and several new residential subdivisions are under development. While uncertainty exists in the market, low mortgage interest rates coupled with a desirable community and relatively low home prices will likely keep demand for new housing strong for the immediate future.

- 9 new homes completed in 2021 (through March 31st)
- 4 new single-family home permits issued in March

Hills of Town Creek Subdivision – With a total of 100 single-family homesites, this subdivision is immediately west of Town Creek Apartments along Emma’s Way. 80 homes are complete and the final 20 homes are under construction. Plans for a new 30-lot section have been approved and site development work for roads and utilities is nearing completion.

Town Creek Crossing – This addition to the Buffalo Springs Planned Development includes 199 residential homesites and eight commercial reserves. Site work is underway with homes expected to begin construction in Summer 2021.



City Development Activities

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

- Downtown + SH105 Waterline Replacement. (Construction started in January 2021 and expected to be completed in summer 2021).
- Water Plant #3 (starting work soon).
- Lift Station #1 (completed).
- Lift Station #3 Sanitary Force Main Reroute (design complete; process on hold pending final reconciling of cost for above project to determine available funding)

General Land Office Severe Flood Mitigation Grant – In 2018, the City was awarded \$2.2 million from the Texas General Land Office (GLO) for flood-related damages associated with 2016-2018 flooding events, which included the Memorial & Tax Day floods and Hurricane Harvey. A study of the Town Creek and Anders Branch watersheds on the north side of the City is now complete, and projects identified in the study will be implemented with a portion of the grant funds. The work proposed in the study is under review by the GLO and the City is requesting a timeline extension for the project completion due to the COVID-19 pandemic.

Minimum MUD Standards – During 2019 and 2020, the City considered a framework of standards for MUD's and other Special Purpose Districts in the City Limits and ETJ. As City staff explored establishing minimum MUD standards, it was realized that each situation would need to be considered according to its individual merits. This led to the creation of a set of statements/questions for the City to use in evaluating future special district creation requests. They are:

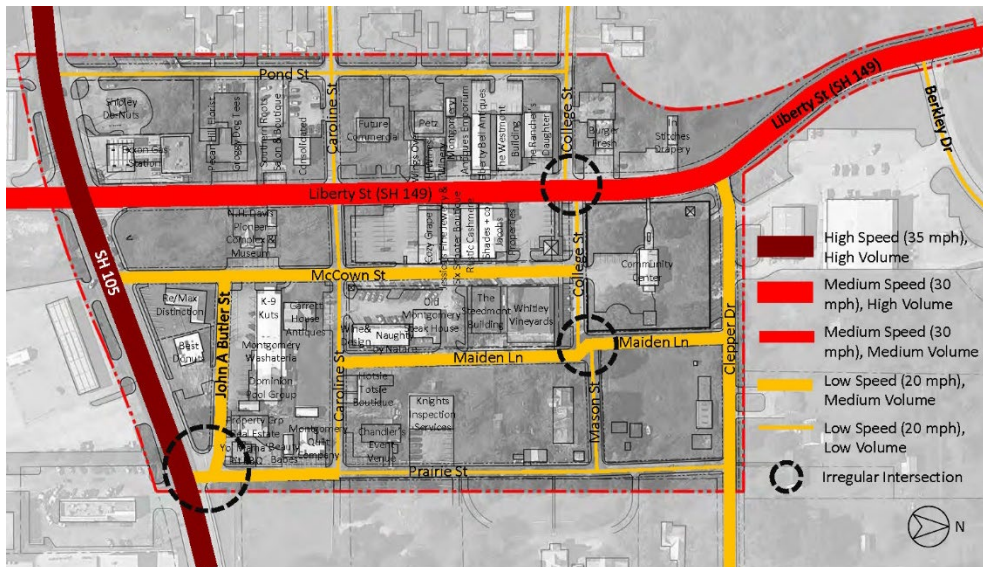
1. How does the proposed District benefit its residents? (available amenities, etc)
2. How does the proposed District benefit the broader community? (variety of housing options, possible improved commercial development)
3. How does the proposed District benefit the City? (fiscally responsible planning, collaborative relationships with developers).

Comprehensive Plan – The City Council adopted the Montgomery 2020 Comprehensive Plan in November, wrapping up a project that began in fall 2018. The Plan was developed with the assistance of TAMU’s Community Resilience Collaborative and Texas SeaGrant. The City held a series of five community meetings during 2019 to get input from residents and businesses. The full document can be found on the City’s website under “Latest News”.

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

- FM149 turn lane: The City has been working with TxDOT on a righthand turn lane at the intersection of SH105 & FM149 since early 2019. The turn lane will serve northbound traffic on FM149 turning eastbound on SH105. The City purchased the land in late 2018 and provided TxDOT with the donation documents in January 2019. Beginning in May 2019 and continuing through mid-2020, TxDOT provided several rounds of surveying-related comments that would need to be addressed before they would accept the donation. The City addressed all comments and provided TxDOT updated documents as requested. In November 2020, TxDOT again contacted the City and stated they found an easement that would need to be released before they would accept the property. Over the next two months, City staff worked with the three easement holders to explain TxDOT’s rationale and obtain the executed easement release documents, which were provided to TxDOT in March 2021, completing the donation process. TxDOT plans to relocate utility and traffic signals this summer and begin construction of the turn lane in Fall 2021.
- TxDOT 2021 Transportation Alternatives Call for Projects: TxDOT’s bi-annual program seeks to improve pedestrian and bicycle facilities on or near TxDOT roads. The City recently submitted two sidewalk projects and has successfully passed the initial review phase. One project is a sidewalk along Martin Luther King, Jr. Drive from FM149 to the City limits, and one project is a sidewalk connecting downtown to the public library and Memory Park on Bessie Price Owens Drive. The program provides an 80% grant for awarded projects with 20% local matching funds. The next milestone will be submittal of detailed project applications in mid-June.

Downtown Improvement Plan – This MEDC-funded project to improve the downtown area is an approximately 7-month project that began in November 2020. The MEDC worked with TAMU landscape architecture students on visioning for the project and has contracted with the Gunda Corporation/White Oak Studio team to lead the design efforts. The team has completed the site analysis and research phase of the project and has begun preliminary design work. Several of the slides from the design team’s site analysis are included below.



Opportunities:

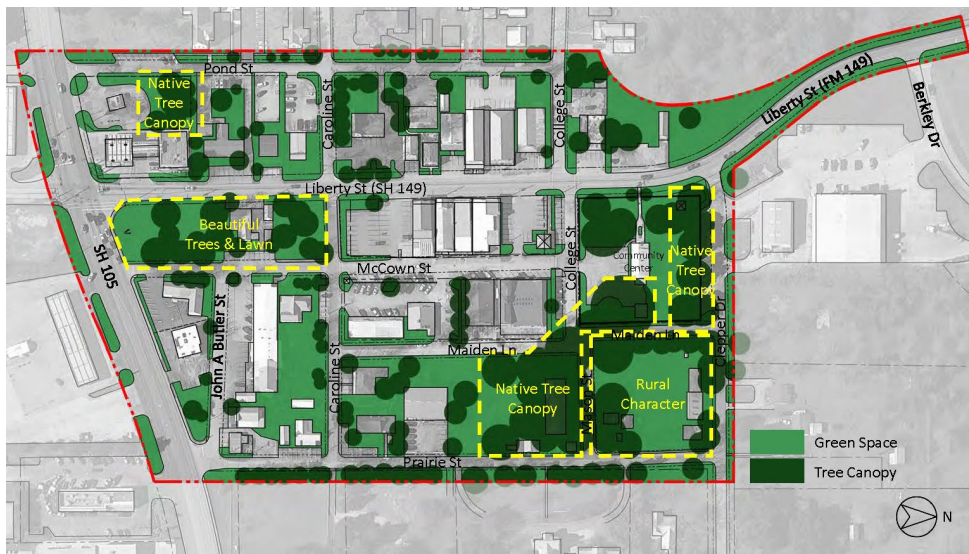
- Low speed/volume streets conducive to walking

Constraints:

- SH 105 traffic not consistent with desired Downtown experience

- SH 149 traffic volume (and speed from north) not conducive to parking or pedestrian experience
- SH 105/John A Butler St/Prairie St. intersection appears confusing and may be dangerous.

TRAFFIC



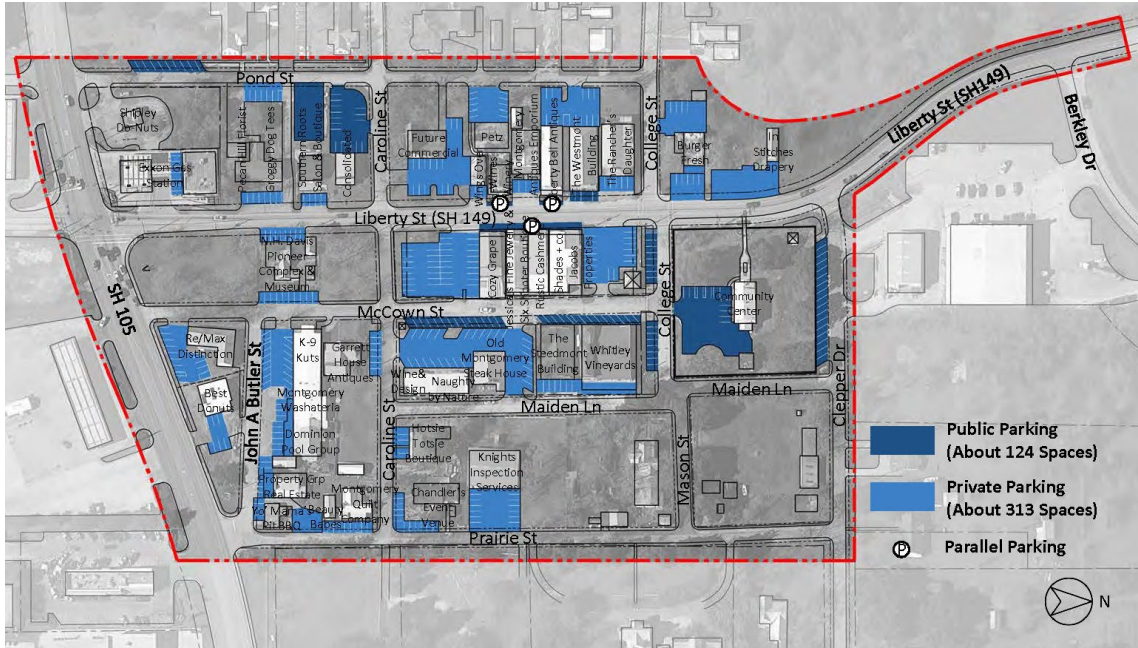
Opportunities:

- Areas of trees and lawn make Downtown pleasant and inviting. They add shade and human scale and bring nature in Downtown.

Constraints:

- Some green space is privately owned and inaccessible for visitor use.

GREEN SPACE



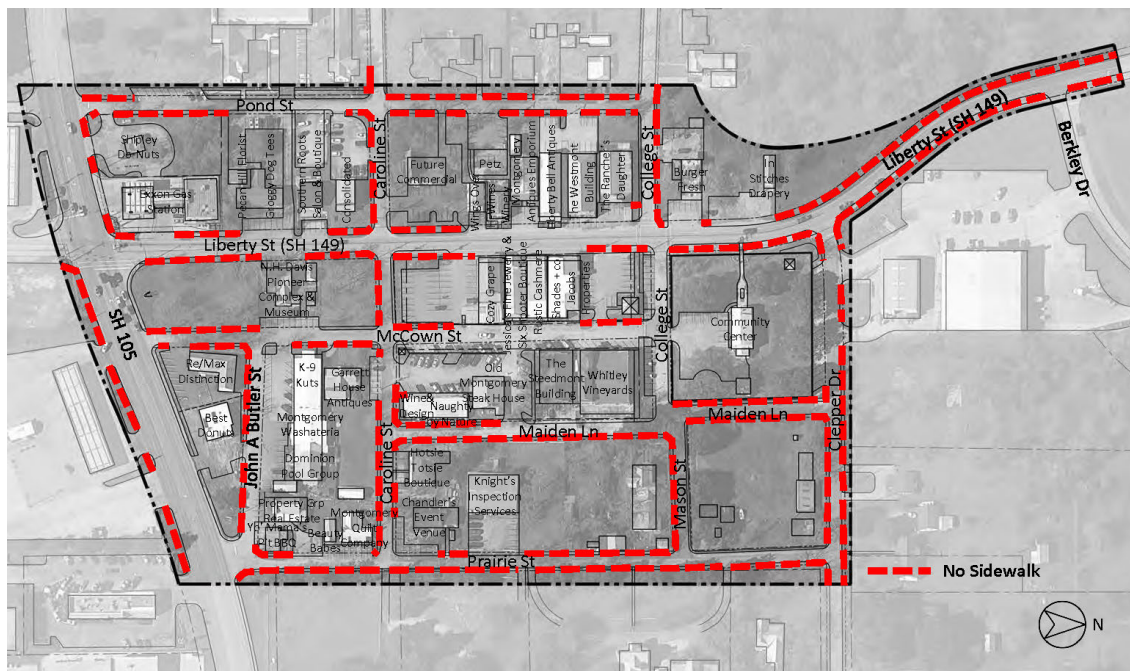
Opportunities:

- There are over 400 parking spaces in Downtown.
- Most businesses have private parking spaces.
- Montgomery has history of public-private cooperation.

Constraints:

- There is very limited public parking.
- Available parking is unclear to the new visitor arriving on SH 105 and SH 149.
- Public perception is that on-street parking is needed on SH 149.
- On-street parking is challenging on SH 149.

PARKING



Opportunities:

- Pass-throughs offer views and connections between stores. Potential parking connectors.
- Quiet secondary streets are walkable and pleasant.

Constraints:

- Many streets lack sidewalks.
- Wide driveways interrupt pedestrian movement along streets.
- Pass-throughs are privately owned.
- Some sidewalks are on private property

PEDESTRIAN SYSTEM

Businesses Opened in 2021

Chandler's Event Venue; 304 Caroline St

Lizzy Boutique & Salon; 308 Caroline St

Starbucks; 20219 Eva St

3D's Deli; 401 College St

Cotton & Rye Boutique; 304 John A Butler St





1575 Sawdust Road, Suite 400
The Woodlands, Texas 77380-3795
Tel: 281.363.4039
Fax: 281.363.3459
www.jonescarter.com

March 18, 2021

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

Re: Engineering Report
Council Meeting: March 23, 2021
City of Montgomery

Dear Mayor and Council:

The following information summarizes our activities on your behalf since the February 23rd Council Meeting:

Status of Previously Authorized Projects:

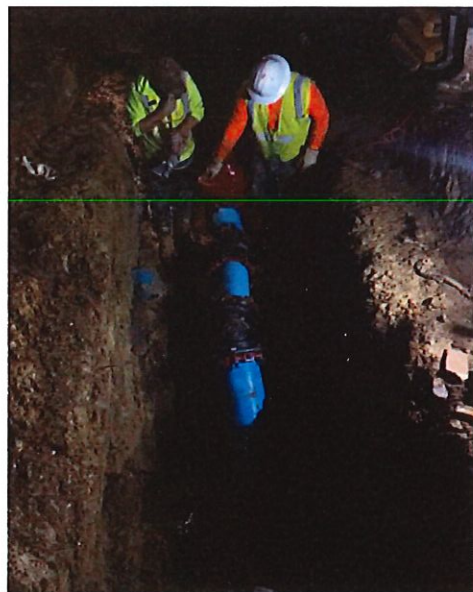
All projects discussed below are shown on the enclosed maps of active developments and capital projects.

a) Water Distribution System Analysis and Master Plan – CP No. 3 – Downtown and SH-105 Waterline Replacement

The contractor completed a portion of the waterline installation along SH-105 near Cedar Brake Park using both open cut and trenchless construction, and is currently proceeding with installation of the waterline along Pond St. We approved Pay Estimate No. 1 in the amount of \$21,825.00 and Pay Estimate No. 2 in the amount of \$142,461.00. The Contractor’s period of performance ends June 13, 2021.



Trenchless construction on Pond St.



Overnight tie-in at SH-105 & Sheppard



Status of Previously Authorized Projects (cont.):

- b) Baja Road Water and Drainage Improvements, Phase I & Phase II (CDBG)**
We attended a final inspection for both projects on February 24th. The contractor is working to address the punch list items identified in the Phase I project. No punch list items were identified in the Phase II project, and we plan to recommend release of the maintenance bond for the project at this Council meeting.
- c) Water Distribution System Analysis and Master Plan – CP No. 9 - Water Plant No. 3 Improvements**
The contractor executed the contracts and will be provided to the City for execution upon receipt of approval from the City's attorney.
- d) GLO Projects**
We are coordinating with GrantWorks to determine which of the solutions presented by BGE, Inc. will fit within the budget. We also plan to coordinate with City Staff this month to discuss an engineering contract and potential time extension.
- e) Sanitary Sewer System Analysis and Master Plan – CP No. 3b – Lift Station No. 1 Replacement**
We met with the contractor's Surety on March 12th to discuss the damages. We provided all necessary documents to the Surety for processing to finalize the damages incurred.
- f) Sanitary Sewer System Analysis and Master Plan – CP No. 10 – Lift Station No. 3 Force Main Re-Route**
As a reminder, this project is included in TWDB CWSRF loan. The design is substantially complete, has received TxDOT approval, and is temporarily on hold.
- g) Atkins Creek Water, Sanitary Sewer, and Storm Sewer Improvements**
We attended the one-year warranty inspection for the project on January 26, 2021. The Contractor has addressed all punch list items identified at the inspection, and we plan to recommend release of the maintenance bond for the project at this Council meeting.

Existing and Upcoming Developments:

- a) Feasibility Studies** – There are no active feasibility studies at this time.
- b) Plan Reviews**

 - i. Panda Express** – We received plans for review on March 8th and provided comments to the plans on March 15th.
- c) Plat Reviews**

 - i. Peel Junction Investments Minor Plat** – We received the minor plat on March 5th and provided comments to the plat on March 15th.
 - ii. Hills of Town Creek Section 4 Final Plat** – We signed the final plat on March 17th.



Plat Reviews (cont.):

- iii. **Town Creek Crossing** – We received the final plat on March 11th and plan to return comments this week.
- iv. **Montgomery Shoppes Section 2 Amending Plat No. 2** – We received the amending plat on February 23rd and provided comments to the plat on March 3rd.

d) Ongoing Construction

- i. **Hills of Town Creek Section 4** – The contractor is completing the portions of the project and is expected to request a final inspection in the next few weeks.
- ii. **Town Creek Crossing Section 1** – The contractor moved onsite this month and has begun installation of storm sewer. The contractor is expected to be completed in July 2021.

e) One-Year Warranty Inspections

- i. **Villas of Mia Lago, Section 2** – It is our understanding the contractor is working to address the items identified at the one-year warranty inspection.
- ii. **Hills of Town Creek, Section 3** – The one-year warranty inspection was held on January 7, 2020. The contractor for Hills of Town Creek Section 4 replaced the defective section of paving identified during the inspection. We will be conducting a follow-up final inspection at the same time as the final inspection for Hills of Town Creek Section 4.
- iii. **Emma's Way** – The one-year warranty inspection was held on February 18, 2020. The contractor for Hills of Town Creek Sect. 4 replaced the defective portion of Emma's Way identified during the inspection. We will be conducting a follow-up final inspection at the same time as the final inspection for Hills of Town Creek Section 4.

Meetings and Ongoing Activities:

- a) **Town Creek and FM 149** – TxDOT cleared out the portion of the channel within the Right-of-Way and it is our understanding TxDOT plans to complete the installation of the additional rip-rap in the next few weeks.
- b) **Kammerer Tract Coordination** – We are coordinating with Montgomery County to include the thoroughfare plan updates that were prepared with the Kammerer Tract Feasibility Study in their overall thoroughfare plan, as well as discuss road ownership of the roads that will be constructed or improved as a result of this development. We met with Commissioner Walker on March 2nd to begin the discussion of roadway ownership and maintenance.
- c) **Biweekly Operations Conference Call** – We continue hosting a biweekly conference call with representatives from Gulf Utility Service, Inc. and City Staff. Items of note discussed during the previous month included updates on various warranty inspections, general updates on all active design and construction projects, and general operations of the City's water and sanitary sewer facilities.



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March 18, 2021

Meetings and Ongoing Activities (cont.):

- d) **FM 1097 & Atkins Creek (TxDOT)** – We are coordinating with TxDOT to determine the area and what is needed to assist in preparing the legal description for the right-of-way that is to be acquired for the project.
- e) **FM 149 & SH-105 Right Turn Lane** –TxDOT has advised that the project is scheduled to be let in 2021.
- f) **FM 1097 Speed Study** – We attended a call with TxDOT to discuss options for preparing and providing a speed study on FM 1097. We are coordinating with staff to determine the best course of action to proceed.

Please contact Katherine Vu or me if you have any questions.

Sincerely,

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

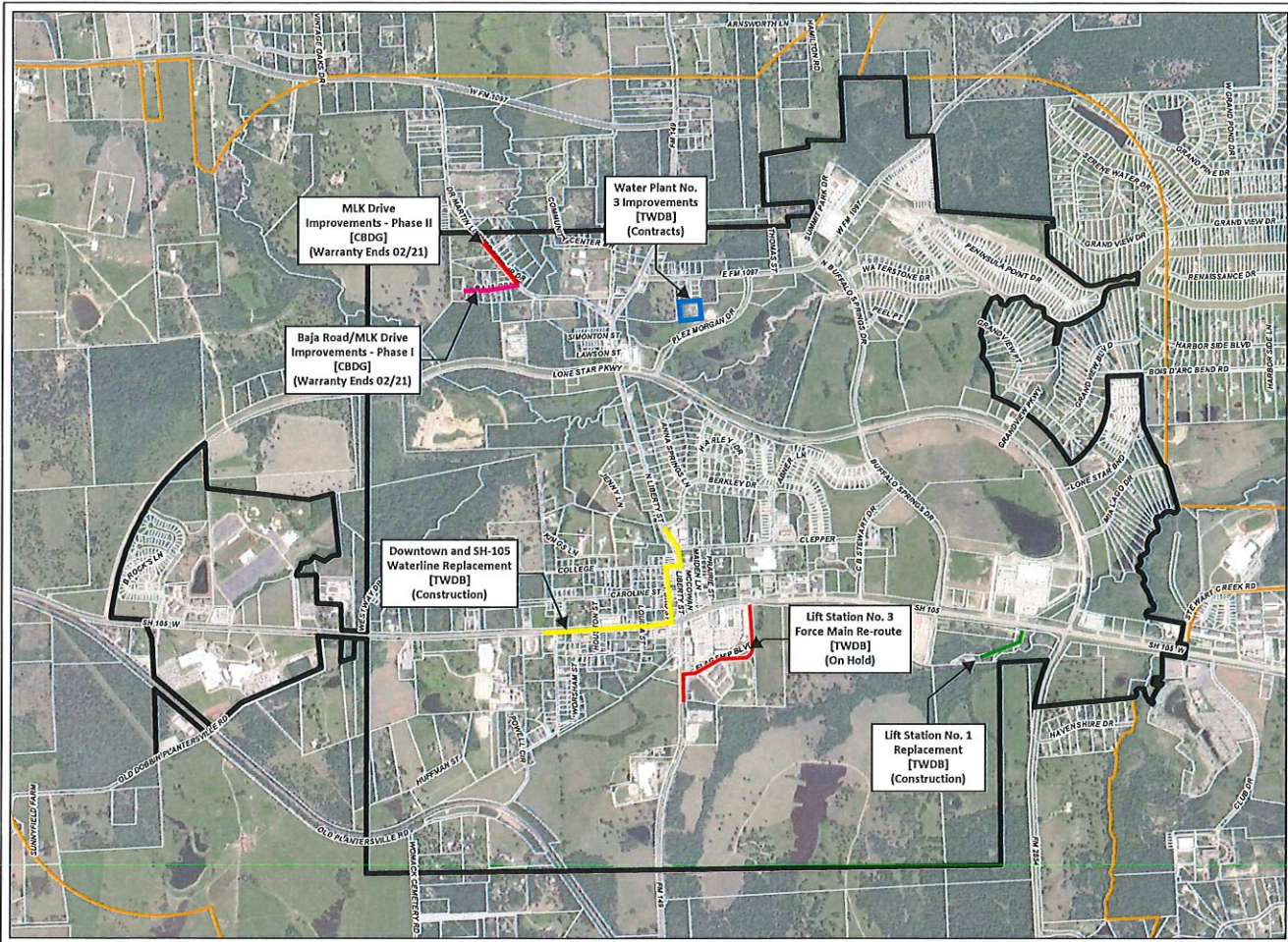
Chris Roznovsky, PE
Engineer for the City

CVR/kmv

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Enclosures: Active Capital Projects Map
 Active Developments Map

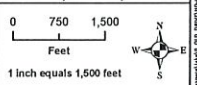
Cc (via email): The Planning and Zoning Commission – City of Montgomery
 Mr. Richard Tramm – City of Montgomery, City Administrator
 Ms. Susan Hensley – City of Montgomery, City Secretary
 Mr. Alan Petrov – Johnson Petrov LLP, City Attorney



VICINITY MAP
Scale: 1 inch equals 20 miles

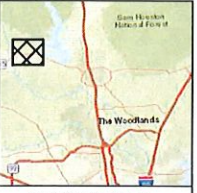
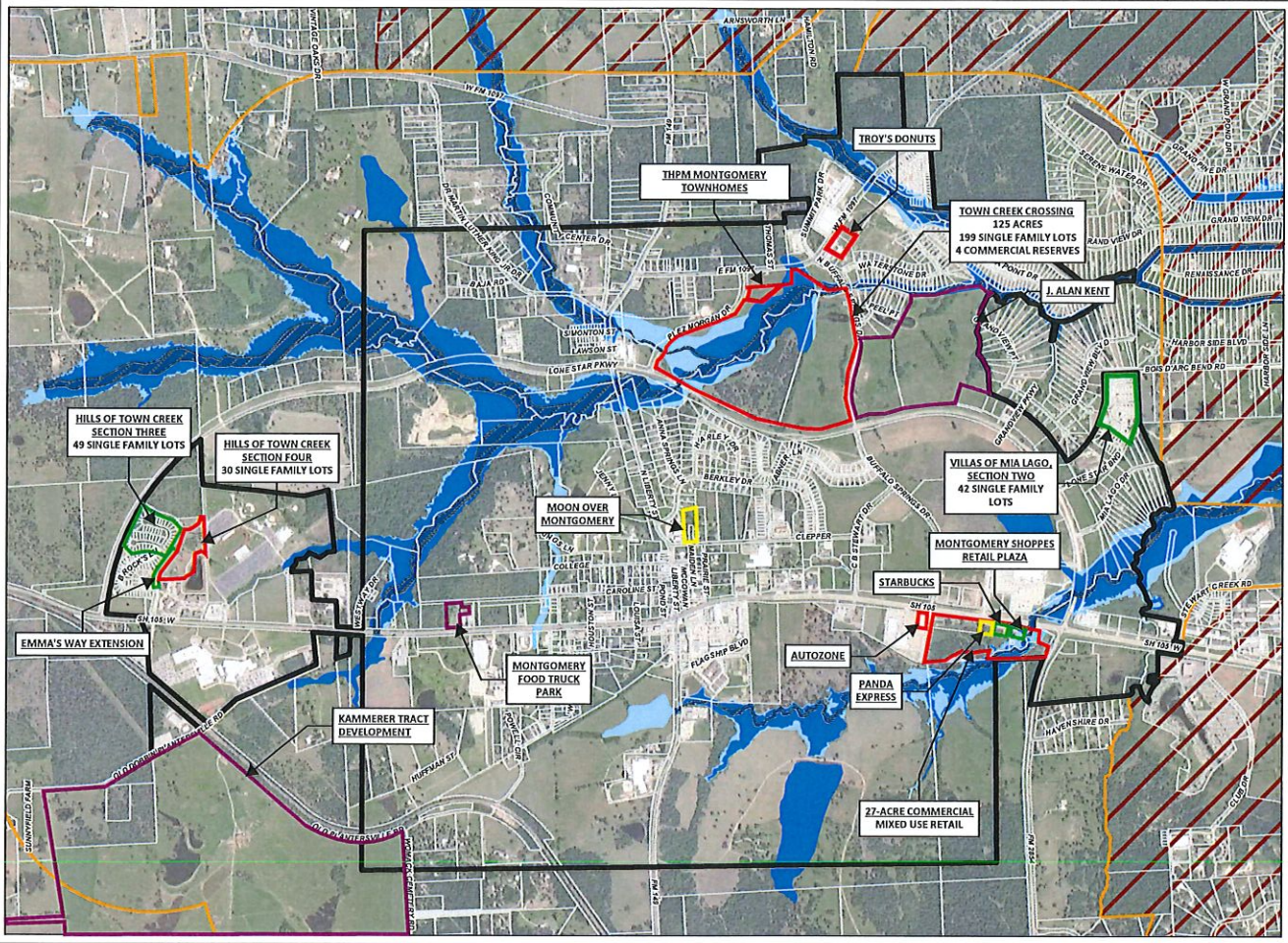
- LEGEND**
- City Limits
 - City ETJ
 - MCAD Parcels

ACTIVE CAPITAL PROJECTS (MARCH 2021)



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JC
JONES CARTER
Texas Board of Professional Engineers Registration No. 4-239



VICINITY MAP
Scale: 1 inch equals 20 miles

LEGEND

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

ACTIVE DEVELOPMENTS
(MARCH 2021)

0 750 1,500
Feet
1 inch equals 1,500 feet

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