



# City of Montgomery City Council Regular Meeting Agenda

October 14, 2025 at 6:00 PM  
Montgomery City Hall – Council Chambers  
101 Old Plantersville Rd. Montgomery, TX 77316

**NOTICE IS HEREBY GIVEN** that a Regular Meeting of the City Council will be held on **Tuesday, October 14, 2025 at 6:00 PM** at the City of Montgomery City Hall, 101 Old Plantersville Road, Montgomery, Texas.

Members of the public may view the meeting live on the City's website under Agenda/Minutes and then select **Live Stream Page (located at the top of the page)**. The Meeting Agenda Pack will be posted online at [www.montgomerytexas.gov](http://www.montgomerytexas.gov). The meeting will be recorded and uploaded to the City's website.

## **OPENING AGENDA**

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

## **PUBLIC FORUM**

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

## **CONSENT AGENDA**

All Consent Agenda items are considered to be routine by the City Council and will be enacted by a single motion. There will be no separate discussion on these items unless a Councilmember requests an item to be removed and considered separately.

- 4.** Consideration and possible action on the City Council Regular Meeting Minutes of August 12, 2025.
- 5.** Consideration and possible action on the City Council Regular Meeting Minutes of August 26, 2025.
- 6.** Consideration and possible action on the City Council Regular Meeting Minutes of September 09, 2025.
- 7.** Consideration and possible action on the City Council Special Meeting Minutes of September 15, 2025.
- 8.** Consideration and possible action on the City Council Regular Meeting Minutes of September 22, 2025.
- 9.** Consideration and possible action on the revision to Rick Hanna CBO Partners, LLC's Service Agreement to align the term with the City's fiscal year.

- [10.](#) Consideration and possible action on the following Resolution: A Resolution of the City Council of the City of Montgomery, Texas authorizing the signers for all City of Montgomery banking accounts with First Financial Bank; and providing an effective date.
- [11.](#) Consideration and possible action on a Resolution calling for a Public Hearing to be held on November 10, 2025, on an application by Weekley Homes for a Special Use Permit to place a temporary construction trailer on a residential lot located at 703 Gunner Court in the Redbird Meadows Development (known as Briarley).
- [12.](#) Consideration and possible action on a Resolution calling for a Public Hearing to be held on November 10, 2025, on an application by J. Patrick Homes for a Special Use Permit to place a temporary construction trailer on a residential lot located at 707 Gunner Court in the Redbird Meadows Development (known as Briarley).
- [13.](#) Consideration and possible action on a Resolution calling for a Public Hearing to be held on November 10, 2025, on an application by Perry Homes for a Special Use Permit to place a temporary construction trailer on a residential lot located at 710 Gunner Court in the Redbird Meadows Development (known as Briarley).

### **PUBLIC HEARING**

The City Council will receive comments from the public on the below listed item(s). Speakers will be limited to three (3) minutes each. Persons wishing to participate (speak) during the Public Hearing portion of the meeting must sign-in to participate prior to the meeting being called to order.

- [14.](#) Convene into the Public Hearing on the application by Cruz Real Estate Ventures LLC on a request for a Special Use Permit at 22205 FM 1097 (WATERSTONE ON LAKE CONROE 01 LOT RES A-2) for a restaurant with accessory drive-through service.

### **REGULAR AGENDA**

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

- [15.](#) Consideration and possible action on an application submitted by Cruz Real Estate Ventures LLC for a Special Use Permit at 22205 FM 1097 (WATERSTONE ON LAKE CONROE 01 LOT RES A-2) for a restaurant with accessory drive-through service.
- [16.](#) Consideration and possible action authorizing the Mayor to sign the Escrow Agreement by and between the City of Montgomery and the Developer ("Montgomery Flex LLC") and authorizing the city engineer to prepare a Feasibility Study Summary Memo for the proposed 2.73-acre development.
- [17.](#) Consideration and possible action authorizing the Mayor to sign the Escrow Agreement by and between the City of Montgomery and the Developer ("Cox Communities LLC") and authorizing the city engineer to prepare a Feasibility Study Summary Memo for the proposed 2.5731-acre development.
- [18.](#) Consideration and possible action authorizing the Mayor to sign the Lease Agreement by and between the City of Montgomery and the Tenant/Lessee ("Kristen Eakes") at 14426 Liberty Street, recently acquired by the City. The lease would cover the use of the secondary structure in front of the property for the purpose of operating a seasonal, small-scale food service business.
- [19.](#) Consideration and possible action on casting one vote for the Texas Municipal League Region 14 Directors Election.



- [20.](#) Consideration and possible action on a Resolution of the City Council of the City of Montgomery, Texas, to nominate candidates for the Board of Directors of Montgomery Central Appraisal District.
- [21.](#) Consideration and possible action on the Preliminary Plats for Briarley (formerly known as Redbird Meadows) Sections 4, 5, and 6 (Dev. No. 2006).
- [22.](#) Consideration and possible action for the City Council of the City of Montgomery, Texas, to nominate one candidate for the Montgomery Economic Development Corporation.
- [23.](#) Consideration and possible action for the City Council of the City of Montgomery, Texas, to nominate one candidate for the Crime Control and Prevention District.
- [24.](#) Discussion on Sourcewell.

#### **DEPARTMENTAL REPORTS**

- [25.](#) Finance Report for the period ending 8/31/25
- [26.](#) Public Works Monthly Report August 2025
- [27.](#) Utility Operations Monthly Report August 2025
- [28.](#) August 2025 PD & CE/PZA Report
- [29.](#) August 2025 Municipal Court Report
- [30.](#) Discussion on Engineer's Monthly Report.
- [31.](#) Building Official Report for August 2025

#### **EXECUTIVE SESSION**

32. Closed Session

City Council will meet in Closed Session pursuant to the provisions of Chapter 551 of the Texas Government Code, in accordance with the authority contained in:

A. Section 551.071 Consultation with Attorney - Update on ongoing litigation.

33. Open Session

City Council will reconvene in Open Session at which time action on the matter(s) discussed in Closed Session may be considered.

A. Section 551.071 Consultation with Attorney - Update on ongoing litigation.

#### **COUNCIL INQUIRY**

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

#### **CLOSING AGENDA**

34. Items to consider for placement on future agendas.
35. Adjourn.

The City Council for the City of Montgomery reserves the right to adjourn into executive session at any time during the course of this meeting to discuss any of the matters listed below, as authorized by the Texas Government Code Sections 551.071 (Consultation with Attorney), 551.072 (Deliberations about Real Property), 551.073 (Deliberation Regarding Prospective Gifts), 551.074 (Personnel Matters), 551.076 (Deliberations regarding Security Devices), and 551.087 (Deliberation regarding Economic Development Negotiations).

I, Ruby Beaven, certify that this notice of meeting was posted on the website and bulletin board at City Hall of the City of Montgomery, Texas, a place convenient and readily accessible to the general public at all times. This notice was posted at said locations on the following date and time: **October 08, 2025 by 6:00 PM.** and remained so posted continuously for at three (3) business days preceding the scheduled time of said meeting.

/s/ Ruby Beaven

City Secretary

This public notice was removed from the official posting board at the Montgomery City Hall on the following:

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

By: \_\_\_\_\_  
City Secretary's Office  
City of Montgomery, Texas

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

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Montgomery City Council

AGENDA REPORT

Meeting Date: October 14, 2025	Budgeted Amount: N/A
Department: Administration	Prepared By: Ruby Beaven

Subject
Consideration and possible action on the City Council Regular Meeting Minutes of August 12, 2025.

Recommendation
Staff recommends approval of meeting minutes, as presented.

Discussion
<p>Please see the accompanying minutes:</p> <p>City Council Regular Meeting Minutes of August 12, 2025.</p>

Approved By		
City Administrator	Brent Walker	Date: 10/02/2025



**City of Montgomery  
City Council  
Regular Meeting Agenda  
August 12, 2025**

## **OPENING AGENDA**

### **1. Call Meeting to Order.**

The City Council Regular Meeting of the City of Montgomery was called to order by Mayor Countryman at 6:00 p.m. on August 12, 2025, at City Hall 101 Old Plantersville Rd., Montgomery, TX and live video streaming.

With Council Members present a full quorum was established.

Present:	Mayor	Sara Countryman
	Mayor Pro-Tem	Cheryl Fox
	Council Member Place 1	Carol Langley
	Council Member Place 2	Casey Olson
	Council Member Place 3	Tom Czulewicz
	Council Member Place 5	Stan Donaldson

### **2. Invocation.**

Council Member Donaldson led the Invocation.

### **3. Pledges of Allegiance.**

Mayor Countryman led the Pledges of Allegiance.

## **PUBLIC FORUM**

No citizen comments presented for this meeting.

## **PRESENTATION**

### **4. Proclamation commemorating the 250th anniversary of the signing of the American Declaration of Independence.**

Mayor Countryman commemorated the 250<sup>th</sup> anniversary of the signing of the American Declaration of Independence with a Proclamation presented to the Montgomery County Historical Commission.

## **CONSENT AGENDA**

### **5. Consideration and possible action on the City Council Regular Meeting Minutes of June 10, 2025.**

6. **Consideration and possible action on the Special Joint CC & MEDC Meeting Minutes of June 16, 2025.**
7. **Consideration and possible action on the City Council Regular Meeting Minutes of June 24, 2025.**
8. **Consideration and possible action on the City Council Special Meeting Minutes of June 30, 2025.**
9. **Consideration and possible action on the City Council Regular Meeting Minutes of July 08, 2025.**
10. **Consideration and possible action on the City Council Workshop Meeting Minutes of July 14, 2025.**
11. **Consideration and possible action on the City Council Regular Meeting Minutes of July 22, 2025.**
12. **Consideration and possible action on a second and final reading of a Resolution of the City Council of the City of Montgomery, Texas, approving a project and expenditure of the Montgomery Economic Development Corporation for the purchase of 0.2458 acres of land located at Montgomery Townsite 03, Blk 16 in Montgomery County, Texas.**

Proposed Resolution 2025-22

13. **Consideration and possible action on a second and final reading of a Resolution of the City Council of the City of Montgomery, Texas, approving a project and expenditure of the Montgomery Economic Development Corporation for production of video promotional material with Pioneer Production Services, LLC.**

Proposed Resolution 2025-23

14. **Consideration and possible action on a Resolution of the City Council of the City of Montgomery, Texas calling a Public Hearing to be held at 6:00 p.m. on Tuesday, September 9, 2025, regarding the proposed rezoning of a 58.952-acre tract, located in the Zacharias Landrum Survey, Abstract 22, and currently zoned within a mix of R1 Single-Family Residential, B Commercial, and I Institutional.**

Proposed Resolution 2025-24

15. **Consideration and possible action on a Resolution of the City Council of the City of Montgomery, Texas calling a Public Hearing to be held at 6:00 p.m. on Tuesday, September 9, 2025, regarding the proposed rezoning of a 11.084-acre tract, located in the John Corner Survey, Abstract 8, and currently zoned within Planned Development and Commercial.**

Proposed Resolution 2025-25

- 16. Consideration and possible action on a Resolution of the City Council of the City of Montgomery, Texas rescheduling a Public Hearing concerning amending Article III, "Impact Fees" of Chapter 90 "Utilities" of the City Code of Ordinances to review the Land Use Assumptions, Capital Improvement Plan, and Impact Fee amounts with the possibility of amending such amounts.**

Proposed Resolution 2025-26

- 17. Consideration and possible action on the Quarterly Investment Report for Second Quarter 2025.**

**Motion:** Mayor Pro-Tem Fox made a motion to accept the Consent Agenda as presented. Council Member Donaldson seconded the motion. Motion carried with all present voting in favor.

### **REGULAR AGENDA**

- 18. Consideration and possible action on a Resolution approving the Montgomery County Emergency Communication District Budget for Fiscal Year 2026.**

Mr. Chip Van Steenberg, Executive Director of Montgomery County Emergency Communication District thanked Council for the opportunity to come and present their budget. He stated the district is an agency that coordinates 911 service among five different emergency call centers in Montgomery County. We work with the Sheriff's office, with Conroe PD, with The Woodlands Fire Department, the hospital district, and the Conro ISD Police Department, each of which has 911 equipment in their call centers. We work with them to help make sure 911 calls get delivered. We also work with the originating service providers so they know where to send calls. We maintain all the maps, the addressing with the official addressing agency for Montgomery County. As a special district, we present our budget to you every year. The story for this year's budget is that we are going to be in an operating deficit. This is something that was known and planned for. We are now fully on next generation 911 system. This is the first time the 911 system has been redesigned since the original system built in the 1980s in a regulated telephone environment, which was a copper analog system. This is a digital IP based network which is much more robust and easier to sustain and keep running. It delivers a lot more services. With that comes higher costs. We have approached the legislature over the last six years in an attempt to get them to raise the 911 fee which has not gone up since 1997 when it was initially adopted. For cell phone service our primary revenue source is 911 fees off of cell phone service. Instead, the legislature has provided us different sums of appropriated money. In 2021, they appropriated us some of the COVID relief money in the form of a reimbursing grant. We are going to spend the last of that this year. In 2023, they created the broadband infrastructure fund. The voters created the broadband infrastructure fund and they allocated money out of that fund for 911. We were paid \$3.6 million to help us cover our operating costs going forward, so we knew we were going to be in a deficit situation. The legislature gave us some money that we have set aside in reserves. The pay will probably last another five to six years off of what they provided while we continue to see how we can get a long-



term sustainable 911 funding source. Our budget is a \$6 million operating budget versus \$5,670,000 in revenue. I will be happy to answer any questions about the budget or any questions about 911. Council Member Czulewicz asked what are your sources for the finances for the budget? Mr. Van Steenberg said 911 fees paid on phone service. Landline, cell phones, and voip phone service. That is our only sources of revenue. As you can imagine, landline revenue has been in a rapid decline. We have been getting more wireless revenue, but it has been offset by decline of the landline. Mayor Countryman inquired about the personnel costs and asked, are these the dispatchers or can you tell me what that supports? Mr. Van Steenberg said our largest line item is the money for the dispatchers. We pay for 20 positions at the sheriff's office and five positions at Conroe Police Department. We pay for positions in those two call centers because those are the two primary 911 call centers. When somebody dials 911 in Montgomery County, it is going to land in one of those two locations based upon their location. If they need fire, rescue, or EMS, that call is going to be transferred to a different call center. The Woodlands Fire dispatches for all the fire in Montgomery County except Conroe. Your call does not go there originally. It is transferred there from the sheriff's office. We pay about less than a third for the number of positions that they have that answer 911 phones. Council Member Czulewicz asked are all the responders using the same frequencies throughout all of the county? Mr. Van Steenberg said there are two different radio systems. I believe law enforcement is on one and fire and EMS are on a different one. Council Member Czulewicz said okay the dispatching is done by radio. They take a phone call and then they dispatch by radio. Mr. Van Steenberg said they dispatch either electronically or by radio. Some calls go out strictly on a terminal that an officer can read.

City Secretary Ruby Beaven said for the record, this would be proposed resolution 2025-27.

**Motion:** Council Member Olson made a motion to approve Resolution 2025-27, a Resolution approving the Montgomery County Emergency Communication District Budget for Fiscal Year 2026. Council Member Czulewicz seconded the motion. Motion carried with all present voting in favor.

#### **19. Consideration and possible action on casting a vote for the nominee to represent the cities in the county on the Montgomery County Emergency Communication District (MCECD).**

Mayor Countryman stated if there are any of the candidates here please feel free to come forward. Mr. Paul Virgadamo said he served on that board for over 10 years and have been the board president for most of those years. He stated he appreciates all of your past support and would appreciate your support again tonight. Mayor Countryman said we appreciate you coming this evening. Thank you.

**Motion:** Mayor Pro-Tem Fox made a motion to nominate Paul Virgadamo to represent the cities in the county on the Montgomery County Emergency Communication District

(MCECD). Council Member Olson seconded the motion. Motion carried with all present voting in favor.

**20. Consideration and possible action on a City of Montgomery Alcohol Beverage License Application filed by Napoli's Italian Grill & Bar.**

City Secretary Beaven said this is a standard application request. Mr. Marco came in June and began the process with the City. TABC has permitted their license and now he is here requesting for one for the City of Montgomery.

**Motion:** Council Member Olson made a motion to approve a City of Montgomery Alcohol Beverage License Application filed by Napoli's Italian Grill & Bar. Mayor Pro-Tem Fox seconded the motion. Motion carried with all present voting in favor.

**21. Consideration and possible action on the proposal for architectural services by Engineered Buildings, Inc. for the Pre Design/Concept Design Compensation and authorize the Mayor to execute the agreement for services and authorize payment for \$25,000.**

Mr. Dennis Fleming said I am a resident of Montgomery County. I have an opportunity here to assist the City of Montgomery and I would like to help you fulfill your dreams. I am just trying to help out and get this rolling with possible growth. I have my architect John Stevens with me if you have any questions. Council Member Olson asked concerning pre-design/concept design, are you going to meet with us to get what we are all looking for, or are you just going to throw a design at us? Mr. Stevens said that is the one of the first things we will be doing is meeting with everybody involved. We have already had three discussions with City Administrator Walker and Chief Solomon. My job will be to create a program, meeting with everyone and creating a design narrative then a program outlining all the needs and the wants you are interested in having. So yes, there will be plenty of conversations to be had. Council Member Czulewicz asked City Attorney Alan Petrov does this have to go out for bids? Mr. Petrov said it does not. Mayor Pro-Tem Fox asked Mr. Stevens in all of what you are going to do with the 3D scanning and the civil engineering, do you have a general contractor that you appoint or who oversees your procedure? Mr. Stevens said we are a design build firm, the Engineered Buildings, Inc. We will be the general contractor and the designer as well. Mayor Pro-Tem Fox said I apologize for this, but in prior administrations, we have had programs that we have spent money on that I do not feel like we were fully compensated for, so I just had a few questions like that. What happens if at the end when you show us the concept that was \$7,500 and we decide that we want to change it somewhere, will there be extra money added to that? Mr. Stevens said no. It is my job within that. This is just initial concept. We will present a concept that we hope the first or second round of concepts will meet your desires and needs, but there still will be a round of full design when we get the full A&E proposal. The pre-designing concept is to really get the existing conditions documented and modeled so that we can begin to get a full architectural and engineering team involved. Part of that will be the 3D scan which they come in and scan the entire building inside and out. They create a point

cloud which then allows me to put it into my software to model the existing conditions. Then from that, we will have hopefully already had multiple conversations outlining creating a program and then with that existing conditions model, I will then create a design concept. We will work back and forth between the team to execute what you and what my recommendations are and what you are looking for. At the end, that is just an initial design. There still will be plenty of time to tweak things, and add different programmatic elements. It will not be a final design. Mayor Pro-Tem Fox asked are you going to be responsible for the performance bonds for all your subcontractors? Mr. Stevens said yes. Mayor Pro-Tem Olson asked will the City be named in the in the performance bond? Mr. Stevens said I believe so, yes. I will bring that back to my boss, Rob, but I believe that is correct. Mayor Pro-Tem Fox said and of course, we will have reports from our engineers too. Mr. Stevens said correct. All of our engineers are local to Houston. We have partnered with a pretty diverse group. I believe the civil engineering we have a proposal from L2. They are right here. IMAG is a Houston based engineering company. They have offices all around the country that we have used. They have a pretty extensive library. Mayor Pro-Tem Fox asked how long have you lived in Montgomery County? Mr. Stevens said I do not live here. Mr. Fleming said I have lived here three years. Council Member Czulewicz asked have you done any other architecture designs and construction in the immediate area? Mr. Stevens said in the immediate area no. I have done a couple projects in Texas, but not in Montgomery. We just opened up an office. Mr. Fleming has been here for three years. Mayor Pro-Tem Fox asked where is your office? Mr. Stevens said right now we are headed in Ann Arbor, Michigan, but we also do work in Ohio, Texas, and Georgia. Mayor Pro-Tem Fox asked where is your Texas office? Mr. Stevens said in Montgomery.

Mayor Countryman said I have a question for City Administrator Walker and Mr. Petrov. We have a resident that has done building like this for cities and wants to be on the advisory not to give direction, but would like to be involved. Are you okay with that or to take that offline? Mr. Petrov said sure. It is fine for the City to have advisory assistance. Obviously, they have no formal authority. Mayor Countryman said absolutely. I think it is just wanting to add value if possible, not to make decisions, but just have another set of eyes. City Administrator Walker said I think when we get further into the process, that would be the perfect time when we have meetings and things.

Mayor Countryman asked Mr. Fleming what is your role? Mr. Fleming stated I am a Texas manager. Mayor Countryman asked Mr. Stevens did you say you have done other city halls and police departments? Mr. Stevens said I can provide that list. Mayor Countryman said I would just love to see the work too if possible. Mr. Stevens said City Administrator Walker has the list. Mayor Pro-Tem Fox said again, all these questions we are asking is only because we have been a little bit on the skeptical side sometimes. Mayor Countryman said it is a very big purchase for the City. This has been our home for a long time, and so our goal, and I will speak for Council because I have heard us say it, is to make sure that this building is well done for the next 50 years. We want to spend money once and once only. We were very protective of our funds and wanting to make sure. This is a big leap for us. Mr. Stevens said I understand. That is our goal too.

**Motion:** Council Member Olson made a motion to approve the proposal for architectural services by Engineered Buildings, Inc. for the Pre Design/Concept Design Compensation and authorize the Mayor to execute the agreement for services and authorize payment for \$25,000. Council Member Donaldson seconded the motion. Motion carried with all present voting in favor.

## **22. Discussion on proposal to move City Council meetings to Thursdays.**

Mayor Countryman said with the change in the legislature and talking to other cities, they require 72 hours, a true 72 hours. Today we send out the agendas on Friday for a Tuesday meeting. They want it to be 72 hours, working business hours and do not include the weekend. That backs us up to Thursdays, which then backs us up that everybody needs to have their information to the city secretary by the previous Wednesday. So now we are two and a half weeks out. Hyper growth and with what we are experiencing, that is going to cause delay in a lot of timelines for those that we are working with. I know the county is changing to Thursdays. I believe the City of Conroe is changing to Thursdays. In hearing this, I asked the city administrator to put it on the agenda to see what the temperature was for Council and get feedback. Council Member Czulewicz said I would like to know more about what the problem is about getting it out a day or two days earlier. I do not understand that. There are people doing it. It is a matter of shifting a day. Mayor Countryman said it is taking out a weekend because those do not count. Council Member Czulewicz said Thursday, Friday, and Monday are the 72 business hours that you need. Instead of that, you have to get the agenda out on Wednesday which is two days earlier. Mayor Countryman said but there are five work days. Council Member Czulewicz said I guess I do not know the inner workings to understand. The other thing is it does create a problem. We will not have a second one in November. Council Member Olson said we never do. Mayor Countryman said we never have two in November and December. Council Member Czulewicz said I did not know that. City Administrator Walker said I think some input would be working with WGA and some of these other people, it affects everybody. Mayor Countryman said absolutely. City Administrator Walker said whether it works for everybody or not, I do not know the answer to that either because it is all just new. Mr. Petrov said I think that backing it up though, whether you are on a Thursday or a Tuesday, we still have to back it up. Council Member Czulewicz said yes, that is the thing. That is why I do not understand why we would have to move it. One way or another, the work effort is going to be the same. It is just a day of the week and once it is started, it should be smooth just like it is now. Council Member Olson said I am in agreement. It is going to take a couple of meetings to adjust and for people to understand that they cannot just come in on Friday and get things on an agenda, but once they understand and learn that, it is like anything. It will take care of itself. Council Member Czulewicz said and when they get burned once or twice they will realize they have to change. Council Member Olson said it really does not matter what day you throw it on. Council Member Czulewicz said it does not affect me personally. I am retired. Mayor Pro-Tem Fox said I am retired and I do not care. Mayor Countryman said it has just been a hot topic. It is something that is just up for consideration. Council Member Olson asked City Engineer Chris Roznovsky from your

standpoint, does it matter? Will it make a difference for you? City Engineer Roznovsky said the real thing is getting the items in time to the City for it to go through the process. For example, anything decided tonight and try to get on the next agenda, we are trying to wrap up that tomorrow, right? That is really where the time is. Our meeting report that is in here was written in July. Council Member Olson said you would not have to have it wrapped up by tomorrow. You would have to have it wrapped up by Wednesday of next week. City Engineer Roznovsky said the request is to try to get items in and done by the Wednesday before the agenda is posted, so that would be tomorrow for the 26th. As far as the question on Thursdays, personally, we can make it work. I stand in on the third Thursday of the month, but first that is MEDC. To your point, yes, it is two days. It is kind of the lead up time because it is two days to get it posted. It does not change the leave time and review time. Council Member Olson asked Finance Director Maryann Carl from your point of view, does it make any difference? Finance Director Carl said it does not really make a difference. I do not think moving the meeting changes anything. Like City Engineer Roznovsky was saying, it does not change our timeline at all. Like City Engineer Roznovsky said, we have to have everything ready by tomorrow and submitted tomorrow for the Council meeting in two weeks. If we move that to a Thursday, that means that we would have to have everything submitted by that Friday for everything to be ready. I foresee that that could cause a little bit of a problem because Friday sometimes can be a challenge. Of course, if people are taking a long weekend, they might take Friday. I think it could potentially back things up for the city secretary if we are not able to hurry up and give that back around the day after the meeting. Council Member Olson asked City Attorney Petrov, how many days did they make us extend not just the 72 hours, but where everything has to be done a week ahead of time? Mr. Petrov said the agenda has to be posted three business days before, but the way it is worded it is before the third business day before the meeting. So you do not count the day of the meeting and you do not count the day it is posted. You have to have three full days in between the posting of the meeting and weekends and weekends do not count. Council Member Donaldson said I am perfectly fine with Tuesdays. That is just my vote. Mayor Countryman asked City Secretary Beaven what is your input? City Secretary Beaven said we have just gone through a transition to adjust so that way we can be in compliance by the September 1st effective date and the transition went really well. I have found that with posting on Wednesdays, it is actually freeing up two days of my week to be more productive instead of constantly juggling back and forth on agenda items every day. Council Member Czulewicz said if it brings out more efficiency, I am in favor. Council Member Olson said according to City Secretary Beaven, she likes it on Tuesday. It sounds like everybody is good with Tuesdays. City Attorney Petrov said you can always see how it goes and if it is not working well, you will have September and October to make a change. This is not your last time you can have a change. Mayor Countryman said I talked to Representative Metcalf and he said there is a few cities that there was some sliding of the dates. And I said, so all the cities in Texas have to pay for a few bad actors, which is unfortunate.

Discussion item only no action taken.

**23. Consideration and possible action an Ordinance of the City Council of the City of Montgomery, Texas, amending Chapter 90 "Utilities" of Article II "Water and Sewer Services" to amend "Division 6. Backflow Prevention" to the City Code of Ordinances; Repealing all Ordinances and parts of Ordinances in conflict therewith; Providing a severance clause and Texas Open Meetings Act Clause; and providing for an effective date.**

Proposed Ordinance 2025-10.

Mayor Countryman said I see that Public Works Director Muckleroy was on here, but I know he is out. Who will be answering questions? Council Member Olson asked are we talking about sprinkler backflow protectors? City Engineer Roznovsky said no. This is only on the commercial side. The big difference is we already have a backflow ordinance. There are a couple major changes of what is in here. One, currently the backflow ordinance is set up that the City is responsible for completing the testing and backflow. It is a headache to do so. What this changes is it takes that responsibility and puts it on the property owner to do the testing and submit the backflow reports. Other changes are the company they are assigning will keep records of the certifications. Public Works Director Muckleroy has found a company for \$1,000 a year that will keep the records and note the schedule. So, if CVS is coming up on November the 12th, they are keeping record of it. When November 12th passes, they are sending out the notices and keeping track of those. Finally, the more current ordinance does not have any real penalties in it. With this added in where the customer fails to comply within a seven-day time period of repairs or recertifications, then you reserve the right to disconnect service. Council Member Olson asked was this particular one posted? Anytime we have something that imposes a fine or a fee, we have to post it. City Attorney Petrov said not until you actually pass it. Mayor Countryman said this ordinance of backflows was a hot topic in 2019. Is this the most recent or are we combining together several? City Engineer Roznovsky said this is updating. Yes, back around the 2019 timeline, there was a big push. That was down in the Lake Jackson area there was the issue that was the new push around that time. This is just updating it and putting it more on the customers versus the City to try to keep track of. Council Member Czulewicz asked does the ordinance require an independent tester rather than the owner itself? City Engineer Roznovsky said correct. It has to be by a certified tester. They have to submit their certification. City Administrator Walker said every city struggled with this because they did not have a lot of people that were certified. Now plumbers and other people are getting certified, where most cities do not have a large number of employees to do this. This is standard how people figured out how to do this, how to take care of it, and how to manage it. So mandated by the state was really unfunded. Mayor Countryman said so it is on the commercial customer to get it done and then we outsource the record keeping of it. Then they contact us to say XYZ has not done their backflow yet. City Engineer Roznovsky said that is right. Mayor Countryman asked who manages that piece? Who do they contact? Do they contact Public Works Director Muckleroy and then he calls them or Kristen calls? Who calls the customer? City Engineer Roznovsky said I do not for city staff, but I believe the company will initially send the letters and notify the business owners



that they did not comply. If it gets escalated beyond that where they still do not comply and now we are in the turnoffs, then of course city staff gets it. Mayor Countryman said they manage that whole process until it becomes an issue or non-compliance. City Engineer Roznovsky said correct. City Administrator Walker said it keeps a list going so every time you know what is going on. That is the other burden on cities because we did not have anything in place, so now everybody has to figure out some way to do this. Council Member Czulewicz asked are these tests done periodically or only after a year? City Engineer Roznovsky said there is an initial test that is laid out in here within the initial installation that the customer has to submit and then it is an annual certification after that. Council Member Langley asked do you know where the company is that is the third party? Are they local or are they in Houston? City Administrator Walker said he just sent me the email, but I did not pay attention where they are from. They just take the data. They are just a data collector. Mayor Countryman said so they manage the record and then they also call out. All of that is for \$1,000 a year? City Engineer Roznovsky said my understanding is that there is an upload fee. When the customer submits their results, there is a fee that goes with the submission. Mayor Countryman said that they pay, the customer pays. Council Member Langley said and they pay it to the third party. City Engineer Roznovsky said that is my understanding. Council Member Langley said so the City does not receive any money on it anymore. City Engineer Roznovsky said correct. The certification cost is paid by whoever the owner decides to get. If they do not, then it goes in the uploading of the record. There is an anomaly. I do not know the number. Then the letters get sent. If there are terminations etc., then that is when staff get involved. City Administrator Walker said I believe they also send letters for the reports to the state to meet that requirement. Mayor Countryman said I am just thinking that is a low fee, so I am wondering if they ala carte us saying well, I have had to call this customer three times, so it is \$100 a call. The \$1,000 to manage it and manage everybody's calendar and then chase them, that just does not sound right. That might be a base price and then do we get ala carte after that? City Engineer Roznovsky said I do not know. Mayor Countryman asked does that sound right? City Administrator Walker said yes. I understand what you mean, but I do not think that is right. As they do the renewals, they are handling that and the private individuals are also paying. Mayor Pro-Tem Fox said the owner's cost really offsets the cost that they are charging the City. Mayor Countryman said correct. That is where their revenue stream is. Council Member Czulewicz asked how is it being done right now today? City Engineer Roznovsky asked how is it being done? It is not. There is a large hole. The initial backflows are getting in. They are getting certified when they are being installed between your building official and on all the plan reviews. They are required to have them so they are getting in. It's that annual certification and testing that has not been completed. Council Member Czulewicz asked is the City remiss for not doing the research on an annual basis? City Administrator Walker said no because this is why you are fixing this ordinance. Unless you say that you are responsible for that, most cities have gone with the initial and they take care of that, and then the annual renewal they are farming out because you just do not have staff to do that annually. You would have one guy going around doing all this all the time. That is why it is being pushed to the private.

**Motion:** Council Member Donaldson made a motion to accept item number 23 as presented. Motion failed for lack of second.

Discussion: Council Member Olson it says in the recommendation there will be a fine or a fee, but nowhere in the ordinance do I see where it calls out what the fine or fee is. City Administrator Walker said you will have to decide on that. Council Member Olson said but it needs to be in the ordinance. City Administrator Walker said yes, but I think you will have to do that. Mayor Countryman said this is a draft. When will they have to come back? City Administrator Walker said it is an ordinance to correct, but I do not know. You could have to set the fee schedule. Mayor Countryman said it says there is one, but there is not one stated. City Administrator Walker said I do not have anything for that fee yet. Council Member Olson said we only have so many days to get it posted once we pass this ordinance. City Engineer Roznovsky said it was trying to get all of your fees into one section of the ordinance, so when you do updates, you are not updating every section. You have one schedule of fees I believe that is on the list. Council Member Czulewicz asked can it be stated to a fee as required by a certified tester? Mayor Countryman said there is a fee when they default and they do not get the tester. That is when we can fine them. Council Member Olson said the customer pays for the tester. The customer pays for the filing. Mayor Countryman said it is when they are delinquent. Council Member Olson said it calls out a fee or a fine if they do not do it, but nowhere does it say what the fine is. Mayor Countryman asked what is the typical fine for this? Is it thousands? Is it 10 bucks? City Administrator Walker said I have no idea. Mayor Pro-Tem Fox asked if we do pass it tonight, then does it becomes effective immediately? City Attorney Petrov said not until you actually publish notice of it. Mayor Pro-Tem Fox said but does it say shall take effect on its passage of publication? Council Member Olson said because it says a fine on it, we have to publicize it, correct? Mayor Countryman asked why not figure out the fine and bring it back? Council Member Olson said we need to table this until we get a fee.

**Motion:** Council Member Czulewicz made a motion to approve an Ordinance of the City Council of the City of Montgomery, Texas, amending Chapter 90 "Utilities" of Article II "Water and Sewer Services" to amend "Division 6. Backflow Prevention" to the City Code of Ordinances; Repealing all Ordinances and parts of Ordinances in conflict therewith; Providing a severance clause and Texas Open Meetings Act Clause; and providing for an effective date. Motion failed for lack of second.

**Motion:** Council Member Olson made a motion to TABLE this item until the fee schedule is included. Council Member Czulewicz seconded the motion. Motion carried with all present voting in favor.

City Council returned to this item at the end of the meeting. City Administrator informed the Council that the fees are the reconnect fees which are currently approved.

**Motion:** Council Member Olson made a motion to UN-TABLE this item. Council Member Czulewicz seconded the motion. Motion carried with all present voting in favor.

**Motion:** Council Member Czulewicz made a motion to approve Ordinance 2025-10, an Ordinance of the City Council of the City of Montgomery, Texas, amending Chapter 90 "Utilities" of Article II "Water and Sewer Services" to amend "Division 6. Backflow Prevention" to the City Code of Ordinances; Repealing all Ordinances and parts of Ordinances in conflict therewith; Providing a severance clause and Texas Open Meetings Act Clause; and providing for an effective date. Council Member Olson seconded the motion. Motion carried with all present voting in favor.

**24. Consideration and possible action to approve the fleet lease agreement with Enterprise Fleet Management for three Police Pursuit vehicles, one Police pick-up truck, and two Public Works pick-ups.**

Finance Director Maryann Carl stated what you have before you this evening is an add-on to what we had brought to you last year. We had entered into the agreement with Enterprise Fleet for vehicles last year and the program has worked well in both Public Works and the Police Department. This coming year the police department would like to bring on three new Dodge Durango pursuit vehicles, one Chevy Silverado, and Public Works would like to bring in two Silverado 2500's. These numbers have been included in the proposed budget that we have been discussing and that will be up for consideration this evening. Council Member Czulewicz asked is this CCCP? Council Member Olson said yes, some of them are. Finance Director Carl said the lease cost comes out of CCPD on the Police Department side. On the Public Works and Utility side, they are split 50/50, so essentially one in each department.

**Motion:** Council Member Olson made a motion to approve the fleet lease agreement with Enterprise Fleet Management for three Police Pursuit vehicles, one Police pick-up truck, and two Public Works pick-ups. Council Member Czulewicz seconded the motion. Motion carried with all present voting in favor.

**25. Consideration and possible action to approve the proposed FY 2025-2026 tax rate for the City of Montgomery.**

Finance Director Carl said tax assessor collector gave us the calculation for the tax rate for this coming year. We discussed this in workshop last night. The No New Revenue Rate is at .3663 and the voter approval rate is at .4537. Just to remind you that if you were to go to the .4537, we would have to get voter approval. Anything below that does not require voter approval. We discussed last night at the workshop that we have maintained what Council has done for the last, I believe it is seven years at 40 cents so that is what we are recommending and that is what we have used in this year's proposed budget. Mayor Countryman said an item of note, I think you said that last night that 19 percent uptick due to growth. Is that right? Finance Director Carl said yes, we had 19 percent increase in parcels, but yes 19 percent is definitely significant. Just a reminder, this item does require a record vote

**Motion:** Council Member Olson made a motion to approve the proposed FY 2025-2026 tax rate for the City of Montgomery. Council Member Czulewicz seconded the motion.

Recorded vote: Council Member Langley – Aye Council Member Olson – Aye, Council Member Czulewicz – Aye, Mayor Pro-Tem Fox – Aye, Council Member Donaldson – Aye. Motion carried with all present voting in favor.

**26. Consideration and possible action to approve the Proposed FY2025-2026 Budget for the City of Montgomery.**

Finance Director Carl said your packet includes the proposed budget. Hopefully you all had a chance to take a look at the booklet style. As you know, we have been using the new platform this year. That is what gives us the ability to have the booklet style and give some added graphics to it. That is something that will be on the website, so it will be more of an interactive piece for citizens. The information that is in your proposed budget that was in the packet has varied slightly based on last night's workshop. I provided you with a supplement document right before the meeting this evening. I am just going to go through these so we understand what has changed based on what is in the packet for this evening. In fund 100 in the general fund for revenues, we increased fines by \$31,740 to a new proposed amount of \$248,000, in administration, wages reduced by \$7,005, Payroll taxes reduced by \$541, workers compensation reduced by \$19, and retirement expense reduced by \$860. In department 12, which is public works, wages decreased by \$19,478, payroll taxes decreased by \$1,504, workers compensation decreased by \$580, and retirement expense reduced by \$929. The net change for the general fund is a reduction of \$30,916.

In the water sewer, I mentioned this last night that we had updated information on impact fees projected for next year. We went ahead and increased the revenue expected from impact fees. We increased it by \$908,604 to a total of \$2,078,604. In addition, we are decreasing the need, the use of surplus funds by \$43,500.

The expenses in the utilities, water and sewer, wages decreased by \$35,374. Payroll taxes reduced by \$2,731, workers compensation reduced by \$1,054, retirement expense reduced by \$4,341, and impact fees transfer to the capital project fund increased by that \$908,604.

Mayor Countryman asked do you have a total amount of our whole entire budget? Is it \$15 million? I did not see it in here. Finance Director Carl said it will be \$14.5 million for the operating funds. Mayor Countryman said for the record, with our significant growth as our budget is increasing substantially, remarkably, which is great, but I always like to know. Just seven years ago, we were at \$3 million.

**Motion:** Council Member Olson made a motion to approve the Proposed FY2025-2026 Budget for the City of Montgomery to include the amendments from the Budget Workshop from August 11, 2025. Council Member Donaldson seconded the motion. Motion carried with all present voting in favor.

**27. Consideration and possible action on a Resolution of the City of Montgomery, Texas calling a Public Hearing to be held at 6:00 p.m. on Monday, September 15, 2025, regarding the proposed Fiscal Year 2026 Tax Rate and Fiscal Year 2026 Annual Budget.**

## Proposed Resolution 2025-28

Finance Director Carl said the proposed tax rate and the proposed budget that was just approved will be posted on the City website to have that post for 30 days before adoption. We are actually not required to have a public hearing, but we do just out of formality offer the public hearing so that the public has an opportunity to express their view. We are asking for the public hearing to be on Monday, September 15th at 6:00 p.m. That allows us to meet the deadline from the tax office for getting everything turned around and sent over to them. Following public hearing, you would adopt the tax rate and adopt the budget.

**Motion:** Council Member Olson made a motion to approve Resolution 2025-28, a Resolution of the City of Montgomery, Texas calling a Public Hearing to be held at 6:00 p.m. on Monday, September 15, 2025, regarding the proposed Fiscal Year 2026 Tax Rate and Fiscal Year 2026 Annual Budget. Council Member Czulewicz seconded the motion. Motion carried with all present voting in favor.

### **28. Consideration and possible action on the Escrow Agreement by and between the City of Montgomery and the Developer (“Buddy’s Living Trust”) and authorizing the Mayor to sign the agreement.**

City Engineer Roznovsky said this is a standard escrow agreement we have all seen before. This development is on FM 1097, immediately adjacent to Atkins Creek where FM 1097 is currently covered in construction equipment for TxDot’s repair work channel. What they are proposing on the site, you will see a preliminary site plan I believe in your packet, right now is just a shell retail building. There are a lot of details to be worked out, but we had a pre-development meeting with them. The next step is they get into an escrow agreement and then start the approvals, variances, etc. process. Mayor Countryman asked are we concerned with the location and that adjacent waterway? City Engineer Roznovsky said yes. We brought that up during the pre-development meeting that you cannot put a parking space immediately adjacent to the creek. Now once TxDot completes the report, that first approximately 250 to 300 feet downstream from FM 1097 is planned to have slope paving and stabilizing that section down to the rear property line. That will alleviate a lot of the concerns. Mayor Pro-Tem Fox asked what kind of business will this be? City Engineer Roznovsky said right now it is just a retail shell building. There are no details on the build out or any potential tenants that they provided at this time. Mayor Countryman asked is there any way we can prevent a smoke shop? City Attorney Petrov said it would be based on the current zoning.

Mayor Pro-Tem Fox asked how do we approve an escrow agreement on something that we are really not sure of just based on the land? City Engineer Roznovsky said these escrow agreements are typically put in before any type of feasibility, etc. That is the first step on their development. If they have any variances, they will have to come back. This project is already platted, so they do not have to go through the platting process. That was completed with the Waterstone development. Other than that, it is really just their mechanism of funding the cost of reviews, administrative time, etc. for the development. They are not approving any portion of the development itself. Council Member Donaldson asked is the

proposed TxDot repairs to the creek going to pass their property line? City Engineer Roznovsky said TxDot has already acquired additional right-of-way. TxDot purchased a strip of the creek where they are doing their work. They are currently staged on that property with their equipment, but I do not recall if they purchased from them or if it was all the same. Council Member Donaldson said I just do not want any liability on our side because of the erosion. City Engineer Roznovsky said correct. Council Member Donaldson said I do not know where the repairs are going to end and the creek will be back to its normal settlement. City Engineer Roznovsky said that is something we will definitely be discussing with them throughout the planning processes on any developments that are along those creeks that they have sufficient setback to make sure that there is sufficient setback in the event of failure or further failures.

**Motion:** Council Member Donaldson made a motion to accept the Escrow Agreement by and between the City of Montgomery and the Developer (“Buddy’s Living Trust”) and authorizing the Mayor to sign the agreement. Council Member Olson seconded the motion. Motion carried with 4-Aye and 1-Nay by Mayor Pro-Tem Fox.

**29. Consideration and possible action on the partial re-plat for Hills of Town Creek Section 5 (Dev. No. 2406).**

City Engineer Roznovsky said as you all know Hills of Town Creek was the last section of Hills of Town Creek over at Lone Star Parkway and SH-105. In the very northern portion of this property there was a reserve that was on the back side of the lots. The developer has since decided to make that into a park and he needs access to it from the neighborhood. The proposed replat in front of you reduces the size of the two lots immediately adjacent and puts in a strip in order for them to own that strip of land to put sidewalks to access the park and playground they are putting in there. If you remember back in March of this year, they requested variances to be able to do this because in those lots, the setback would be a little bit less. That was approved. This is now just a follow up to it to officially approve the plat, have it recorded, and reset those property lines so they can continue with the development. The Planning and Zoning Commission did review this at their last meeting.

**Motion:** Council Member Donaldson made a motion to accept the partial re-plat for Hills of Town Creek Section 5 (Dev. No. 2406). Council Member Olson seconded the motion. Motion carried with all present voting in favor.

**30. Consideration and Possible Action on extending the sidewalk installation deadline for one additional one year following the warranty inspection for Montgomery Bend Section 1 & 2 (Dev. No. 2203).**

City Engineer Roznovsky said what is required is that developers install all sidewalks in the section of the one-year period. That one-year period for section one was August 13th. The one-year period for the next section is October 21st. Home sales have been slower than they expected so they have a lot of sidewalk to complete. We have done the walk-thru for section one. They will identify the punches and they are working through those items. What they have requested is a one-year extension on the sidewalk portion to have them installed



by one year from essentially these two dates, so August 26<sup>th</sup> and October 26<sup>th</sup> to have all those sidewalks installed. A couple things that are in here is one, we would re-walk all the sidewalks at the one-year period. Any deficiencies they will have to fix and anything missing will have to be installed. We are also recommending they provide an updated bond that carries through the cost of those sidewalks through the next one year because presumably their current bond will end.

**Motion:** Council Member Donaldson made a motion to accept extending the sidewalk installation deadline for one additional one year following the warranty inspection for Montgomery Bend Section 1 & 2 (Dev. No. 2203).

Discussion: Council Member Olson asked City Attorney Petrov what is our repercussion if they ask for another extension? City Attorney Petrov said you can choose not to grant it obviously. You have a date certain. It is a one-year extension and it would be like, if you did not grant the extension at all, it would be required to go forward with that. Mayor Countryman said so if they just ghost us on the whole thing. Say home sales tank and we give them the year, and it does not go in, which at the end of the day they are hurting their own residents, right, that purchase from them. Is there any recourse that we have to mandate that the sidewalks go in for the residents that are there? City Attorney Petrov said that is why we would obtain the bond.

Council Member Olson seconded the motion. Motion carried with all present voting in favor.

**31. Consideration and possible action on the acceptance of the public infrastructure within the 2023 Phase I Sanitary Sewer Rehabilitation project and authorize the City Administrator to sign the Certificate of Acceptance.**

City Engineer Roznovsky said this is a project that obviously has been going on for a while. Remember, this one has been dragging out with the contractor getting miscellaneous final repairs and videos over to us. They have now completed all of that work. We did a final inspection, identified punch list items, and they have since addressed all those items. This is just the acceptance of that project into the one-year warranty that would end on July 21, 2026. At that time, we would re-walk the project, make sure nothing has formed or anything comes up between there, and they would be responsible for those.

**Motion:** Council Member Donaldson made a motion to accept the public infrastructure within the 2023 Phase I Sanitary Sewer Rehabilitation project and authorize the City Administrator to sign the Certificate of Acceptance. Council Member Czulewicz seconded the motion. Motion carried with all present voting in favor.

**32. Consideration and possible action regarding the Development Agreement between the City of Montgomery, Texas (the “City”) and with Woodlands Methodist Church (the “Developer”) for the development of approximately 14 acres located northwest of the intersection of Clepper Drive and CB Stewart Drive (Dev. No. 2501).**

City Engineer Roznovsky said we have been talking about the church for a while. The church is here. They will provide an update to you on their project, their progress, and their timeline that they are looking at. What is in front of you today is approval of the development agreement that has a couple main points to it. One is their funding of the water line extension across the frontage of their property from Clepper to their northern boundary. How this is proposed is that they pay a pro rata share of their share of the cost of that project that is included as part of the larger BCS extension. Each party pays into it and one project is done. It is cheaper and more efficient to do one large construction contract over multiple. They are paying their share of that project cost. There is no reimbursement or impact fee credit on this toward that line. The other thing in here is clarifying that they will be building the sidewalks along their frontage from all along the frontage along Clepper and CB Stewart at their expense. They would have to put up funds in order for the City to inspect it. The timing of this is the request, what is in this agreement in front of you, is that it is triggered on three events. The reason of the trigger is one, they would like to get started to get the utility line not being delayed. They requested to delay the install, as well as just laying out the capital. Right now there are kind of sidewalks, no sidewalks adjacent to them, other than for Fernland where they end. There are three triggering events which is the sooner, of the soonest, of the events that were triggered. One would be a request for additional street occupancy for any future phases of the project. What they will present to you and shown in this agreement, they have a couple future buildings on the site plan. We are saying that you can complete phase one. When phase two comes around, a sidewalk has to get completed. Second triggering event is the adjacent property on the corner that develops. Now these are not sidewalks to nowhere. You have to complete the sidewalks at that time, so we interconnect and have the sidewalks complete. The third is never go for an additional phase of the project. The corner does not develop. They have to resolve by year three of the date of this. In the event that they do not go for the phase two or the corner does not develop, it does not just drag along. There is a time line to it. Other items in here to note, the oversizing of the waterline. In order to serve the size building they need, eight inch is required. Recommendation for the capital plan are 12 inch. For the City, we have the ordinance in there that states the oversized cost share. That is just memorializing that it is per the existing ordinance that is in place for that oversizing of that portion of the line. With that, I will turn it over to the church and let them give an update. Council Member Czulewicz said under the Article 3 Default and Termination it states parties acknowledge and agree that any substantial deviation. What is substantial deviation from the terms? City Attorney Petrov said it is anything that has any kind of real material effect. Not putting something in here or there would not be substantial, but if it has a material effect then it is considered. Council Member Czulewicz said I am coming from personal experience and City Engineer Roznovsky knows this. In Town Creek Crossing, there has been a default on the completion of the project there. It has been going on for two years and we still have not been able to settle it. Is that because of the term substantial or would those punch list items fall under substantial or not? City Attorney Petrov said not completing punch list items would be substantial. Council Member

Czulewicz said thank you. That is what I wanted to know. City Engineer Roznovsky said I will let the church give their update and then answer any questions you have.

My name is Aaron Laird. How are you, Mayor? Thank you for letting us be here today. I just want to introduce myself and our team. We are the Church of Montgomery. We are a campus of The Woodlands Methodist Church as City Engineer Roznovsky said and we have four campuses. We have a campus in The Woodlands, The Woodlands Creekside, Wood Forest, and soon to be in Montgomery. We have been much like the Israelites in the wilderness for the past two and a half years. We meet at Oak Hills Junior High right now. Principal Gifford and I are good friends and he has been incredibly accommodating for us, but we are ready to have a home, so thank you for considering this today. I want to introduce real quickly Ms. Suzanne Bird who is our chief architect. I have Mr. Steven Rector our Director of Operations for the Women's Methodist Church, and Mr. Mike Christopher sits on our building committee. I am going to turn it over to them.

Hello everyone. I am Ms. Suzanne Bird and I will go through a few slides just to update everybody where we are and what we are doing right now. This is an elevation of the rendering of the front elevation that you see here. This is a side from the main parking area entering the building. Mayor Countryman asked what is the square footage of that building? Ms. Bird said it is right under 16,000 square feet. This is the site plan for phase one that we will be submitting or should have already been submitted to the civil review once this is approved. This is the phase one site. You see the building there in the middle of the L of the parking. We have three entrances. One off of Clepper and two off of CB Stewart. This is the master plan. As mentioned in one of the triggers, if we were to go to phase two, we would install the sidewalks. Phase two would be where the building just gets a little bit larger. You can see there is a hatched area just off to the side. That would be increasing the size of the sanctuary to accommodate more people and that would be the first one that would trigger the additional sidewalk. This is our landscape plan that has the trees all shown. This is the floor plan. Council Member Olson asked can you go back to the other picture about the sidewalk because in here it talks about the sidewalk going north. That sidewalk that is extending to the west on Clepper should be built all the way out. Ms. Bird said we have a sidewalk on both sides. Council Member Olson said yes, but you are talking about a triggering event to do the sidewalk. The triggering event would go to the north, not to the west and your building is only going west. Mayor Countryman said the first phase is the L from, if I am right, they are up all the way at Buffalo Springs. That corner lot up there is not. That is the triggering effect. When that sells, they have to extend it to that corner lot. That is phase two or triggering effect, right? That is where it has to go. But while it is not in use, they are not going to put sidewalk there. Council Member Olson said no, I understand. That is what the agreement says, but her drawing extended the sidewalk west. Ms. Bird said you can see the progress of the drawings they are complete and then the next one is the schedule. We have issued drawings to the contractor for final pricing and design. We are meeting today to review the development agreement. Right after this is hopefully approved, we will be issuing for the civil review and building permit. We are hoping to start construction in October of this year. It will take 12 months to build.

This is just the civil drawing showing the waterline development that is already discussed. Council Member Donaldson asked what is your requirement for parking? Mayor Countryman said it is our ordinance. Ms. Bird said we have 450 occupants in the building. I think our parking requirement is right at 100. We are exceeding the parking requirement by about 20 parking spaces. Mayor Countryman asked what is the current membership today Mr. Laird? Mr. Laird said membership and attendance are drastically different things. About a year and three months ago, we were about 101 in attendance. We are now 190 in attendance. About 80 percent growth over the last 16 months and we anticipate that is going to continue. Membership is really hard for me to tell you. Mayor Countryman said you are having visitors. You do not have to have members, right? Mr. Laird said right. Mayor Countryman asked so then what is your projected maximum? Just curious because of looking at traffic patterns for that corner. Ms. Bird said we have about 300 seats in the current sanctuary and the idea in phase two would be that it could double. It would be up to 600 maximum in the building. Mr. Laird said 300 for phase one and up to 600 for phase two. The building is being designed such that it can be expanded. Council Member Czulewicz said so you have more than one service so that tenants would be split by the services. Mr. Laird said correct. We are actually talking about doing that with the school. Mayor Pro-Tem Fox asked are you planning on a school also? Mr. Laird said no. Mayor Countryman said they are holding it at a school. Mayor Pro-Tem Fox said I thought they were planning on having a Christian school. Mayor Countryman said no. Mayor Countryman asked if the white space on your footprint, is going to be landscaping? It is cleared pretty much already for the most part. Ms. Bird said there is nothing there now. Mayor Countryman asked are you going to keep that green? Ms. Bird said yes. Mayor Countryman said for drainage concerns to the west of there, that goes all the way down the back part of that neighborhood and then dumps at the bottom of the hill and goes under Abner and then goes out to Hills of Town Creek. We have sensitive drainage issues so is any of that drainage coming toward SH-105? I am asking this because the neighborhood is concerned as you can imagine. City Engineer Roznovsky said when this section was originally designed, because this is already a platted development, all the drainage was accounted for is part of that. This all goes back to the 2004 drainage study, the 2006 subsequent drainage study, and it all falls into that. This was a platted development. The drainage and everything was accounted for during the design of multiple name changes such as the Estates of Lake Creek which is after the last piece of Abner Drive that accounts for drainage coming from the site underneath. Council Member Donaldson said I understand this is phase one, but if I remember correctly, when this was initially brought before us, there were plans to put three buildings on it. Is that still in the works? Ms. Bird said not in phase one. If you go back to the master plan with the color site plan, it is phase two and three. There are two. Just above the bright green areas are two planned buildings possibly in the future. One is a pavilion for outdoor eating and gathering and one is a smaller chapel. Mayor Pro-Tem Fox asked City Engineer Roznovsky if there would there be any kind of detention pond on that acreage? City Engineer Roznovsky said there will not, as long as they are following the initial assumptions that were included in the drainage analysis. That has all been well communicated to them. As long as they follow those

assumptions within the amount of impervious cover required are allowed for, they would not. With the amount of site that they are using, they are not using a large portion of the site, but that will be part of our civil review to make sure that it is still in line with what was previously approved.

**Motion:** Council Member Donaldson made a motion to accept the Development Agreement between the City of Montgomery, Texas (the “City”) and with Woodlands Methodist Church (the “Developer”) for the development of approximately 14 acres located northwest of the intersection of Clepper Drive and CB Stewart Drive (Dev. No. 2501). Council Member Czulewicz seconded the motion. Motion carried with all present voting in favor.

### **33. Consideration and Possible Action on the BCS Capital Development Agreement (Dev. No 2415).**

City Engineer Roznovsky said I know we have talked about the BCS property multiple times. BCS is here. They can provide updates and answer questions as well. What you have in front of you is a development agreement that has been approved by the developer for action tonight. As you remember, we did an MOU that laid out the general scope of the improvements, the cost sharing, and the reimbursement that is in there. That is generally how this document is working. I will hit the high points. As we go through it, please ask either myself, City Attorney Petrov, and BCS and we will answer any questions you may have. This one there are a lot of moving pieces to it with roadway improvements, water improvements, drainage improvements, sanitary sewer improvements, and obviously the 380 reimbursement portion of this project as well. I will go through it piece by piece. Regarding the water improvements, just for sake of ease, they showed that was different on the last presentation. It is in this packet. It shows the overall water extensions required. They will be closing the waterline loop from Lone Star Parkway all the way down to where it currently ends by Home Depot. The overall project will be the church's portion of the water line that will take it up CB Stewart to their northern property boundary connecting those across to close that loop, and then finally extending across their frontage of SH-105 to close the loop there. Right now it all dead ends. For water to get from water plant three on FM 1097 to Kroger, it goes around the loop in order to get to Kroger. There is a line on the south side, but it does not connect until closer to FM 2854. That is one portion of it. The funding of that project would be based on they would pay for the remainder of the project. The church would pay their pro rata share of the project. The City would contribute a small chunk in front of the parcel we were just talking about, the northern part of the church site, to close that loop. Mayor Countryman said that is the unsold property. City Engineer Roznovsky said correct. It just makes sense to get that completed now. It is shown up here in yellow and they would fund that project. Council Member Olson asked who owns that one little chunk that is left? City Engineer Roznovsky said I do not know. I have not heard that it has not been sold from the developer of LeFevre, but it does not mean that it has not. Council Member Olson asked so we can recuperate that later once it sells or tries to develop? City Engineer Roznovsky said that was my understanding, so yes. This project is in your impact fee list so that cost will carry forward into the impact fee calculations so

you are recuperating theoretically a pro rata share from everyone. Mayor Countryman asked was everything released from the HOA Architectural Committee for both of these properties, both these developments? City Engineer Roznovsky said City Attorney Petrov might have more information, but I do not believe they ever took official action that I am aware of. Mayor Countryman said I know they did not, but I did not know if there is any legal removal of their oversight. City Attorney Petrov said that is on the developer. The City cannot enforce any kind of deed restrictions associated with the property. That is not the ability of the City to enforce. It is not something that we will consider whether we grant permits. We look at our zoning and our code. Mayor Countryman said I guess the reason I ask, and pardon me if I am being crude, but if they want to put a strip club here, we have no oversight, right? Who is to say that does not go within our restrictions? City Attorney Petrov said the only restrictions that we can apply are zoning restrictions. Mayor Countryman asked and that is on both of those parcels? So they could make their church lime green and we do not have a say? City Attorney Petrov said potentially, yes.

City Engineer Roznovsky said on sewer improvements, the big thing here is they will complete the line across SH-105 as well, including the elimination of lift station number 12, so we eliminate one lift station off the corner and that is one less piece of equipment to take care of from the City's standpoint. We talked about on the site they will have to design the drainage. They will have to provide an analysis showing that it is adequate for the site and that it falls in line with the ordinance or the rules of that master drainage study. As there has been in other development agreements, they pay their impact fees at time applied and so that is in here. The final last large component is the roadway improvements portion of it. The way that this is written is that there are two phases of the roadway improvements project. For phase one, there is an initial deposit to do the initial evaluation of the roadways from a geotechnical standpoint on the condition and final recommendations for the scope of the repairs. Concurrently, the developer will be completing a traffic impact analysis to show how the impact on the road to develop that final scope of the improvements project. What is shown on the screen is what is assumed to be part of it. So it is the Buffalo Springs improvements as well as CB Stewart from the Clepper intersection south to SH-105. I know we talked about this I believe at the last council meeting, it might have been two council meetings ago, when the developer acquired the additional six acres. Obviously, that opened up access to CB Stewart and then one of the later versions of their site plan, the truck traffic would be going onto CB Stewart. One thing the developer through their TIA is working with is putting in limits to control some of that truck traffic so we are not seeing the impacts elsewhere other than the areas that negative roads minimizing the effects of that. The process here is that we put up the deposit, get the geotechnical done that says here is exactly what the road needs to look like from a thickness standpoint, have the impact analysis done to determine the impacts of that to come back with a final recommendation of here is the scope, updated costs based on current numbers and estimates, and now it moves forward with the design and construction which would be funded by the developer. The final portion of this is the 380 component to this agreement. As you remember, the initial MOU laid out a \$4 million reimbursement with \$4.8 million if CB Stewart were required. The way this screen is worded, it is assuming that CB Stewart south is completed, as well as Buffalo



Springs. The reimbursement cap that is in this agreement is a \$4.8 million reimbursement over a 10-year period. Council Member Olson said no. Your picture up there, the red line, that is CB Stewart south. The original agreement was CB Stewart north because of the development. The CB Stewart south was left out because they did not own the six acres. City Engineer Roznovsky said correct. Council Member Olson said so that piece, that south, is not included in the 4.8. What they do with their 4.8, I do not care, but it is that north part of CB Stewart that is part of the 4.8. The only way to get the extra eight is if they do the north part. City Engineer Roznovsky asked what has changed since that original feasibility study? You are correct. It was the northern portion because that is the only thing adjacent. Unknown at the time was the layout of the apartment complex. As it is drawn up today, the main entrance out of the apartment complex is on Buffalo Springs. The traffic on to CB Stewart in that section was less than and obviously the truck traffic drastically increased when now they have connection to the south side, so you are correct. The original feasibility study talked about the northern portion, not the southern portion because that is the only part where they was connected to. Now that that site plan has been refined to have a secondary entrance with the main entrance off of Buffalo Springs, but the primary traffic generation coming from south of Clepper. Council Member Olson said either way, the north does not get done, I do not vote yes. Mayor Countryman said the north, can they cost share that with the church because they have two entrances on the CB Stewart. City Engineer Roznovsky said it can be asked to cost share with the church. Mayor Countryman said since there is no delivery entrance up there that is going to be residential and then the church, and since this will have entrances for 18 wheelers on the south. City Engineer Roznovsky said it can be. When you look at the church's traffic impact, it is very different times, different loadings, passenger cars versus commercial trucks, which is unlike your ordinance accounts for cost sharing of utilities. One thing that is in here it talks about there is a developer puts in a utility and they are able to collect from the neighbor that uses them, they can collect a pro rata share back. That is acknowledged in here and also acknowledged that that comes away from the cap so it is not being collected from the neighbor and collected from the City. Council Member Czulewicz asked if there is a pro rata share that BCS could gain from the church, is that going to be deducted from the 4.8? Council Member Olson said that is what he said. It comes out of the cap. City Engineer Roznovsky said how it is currently written, the only thing in the ordinance that counts for pro rata shares are for linear utilities which is water and sewer. They are extending linear utilities all the way along Buffalo Springs and so the Rumpy pond property behind Kroger, if that develops, there is an ordinance in place that allows them to collect a pro rata share over a 10-year period. From the time they put it in to 10 years, they can collect that. If that does not develop in 10 years, it cannot collect. That same 10 years is the 380 portion of this agreement, so both would end at the same time. There is no double dipping.

Mr. Jack Burgher, BCS Capital Group said Council Member Olson I get it. You want to honor something we agreed to. Council Member Olson said you just said you want us to honor what we agreed to, but you do not, so, do not say that. Mr. Burgher said there was not a roundabout in the original feasibility study. There also was not additional paving on CB Stewart. The CB Stewart paving is shorter on what we agreed to than what we are

willing to do. Council Member Olson said it is not the agreement though. End of story. You can explain it away all you want. You manipulated the MOU and I do not appreciate it. It was for the north side and the six acres. You told us you would not come back and try to Oh, no, that is on us. Well, guess what? You manipulated it into your favor and that is on us. So, no. They can vote how they want, but my answer is no. Mr. Burgher said we are not trying to manipulate. We also were going off numbers that were just out of thin air. This is a net loss for us that that portion of CB Stewart is going to cost over \$5.3 to \$5.4 million we confirm. The deal has only gotten better for you guys. The amount of sales tax that we are projecting is tripled because we purchased those 6.5 acres. The product we are going to put on the ground is going to significantly be better than what was presented and what was approved. There is no wool over the eyes, making you look bad. At the end of the day, when we showed up the first time today, which is probably the 10th, we are going to execute at a much higher level. Council Member Olson said that figure of \$5.4 million I do not know where it came from. I think City Engineer Roznovsky estimated to us around two to three because we did the same. We actually went farther on the other side for about two, so I do not know what you are talking about. City Engineer Roznovsky said the total is all inclusive costs. Council Member Olson said exactly. City Engineer Roznovsky said that section, I think the two sections of CB Stewart using rough numbers is \$900,000 for one, one and a half, and 1.2 for the other. Council Member Olson said which was in the original agreement, which was actually longer if you go from north, right, and do the whole thing. Mr. Burgher said the southern is 1.2, right and the north is a little bit less time. I do not want to quote something. Council Member Czulewicz said the roundabout was in the original. I was on the Planning and Zoning Commission and the roundabout was in the very first presentation that you gave us and you are saying it was not. That is not true. Mr. James Todd, BC Capital Groups said where Buffalo Springs, that highlighted blue portion at the roundabout was not included in the first feasibility study and since the first usability study was given to us, they increased the cost of that over \$400,000. In between the options that we had in the first on the MOU, we were agreeing to do the north portion of CB Stewart at an estimated \$800,000. What we are saying is we will do the south portion which is estimated to be I think it was between \$1.6 million and do the same \$4.8, so the City is getting a more equitable deal. Council Member Olson said the estimated \$800,000 was not the cost. That is all we would agree to. Mayor Countryman said they said the cost was \$800,000 and we said okay to that piece, but that was not the number that we said that we set. That is not a number we set. We would not know. They knew. Mr. Todd asked the \$800,000 for the CB Stewart extension? Mayor Countryman said yes. You were either \$4 million or \$4.8. Council Member Olson said that is in the original MOU and it was the only amount that we would agree to above the \$4 million with the cost of the road. We said we are not paying any more than this. Mr. Todd said you are paying the same amount for more paving. Council Member Olson said but here is the thing. You stood right here and said when we buy that six acres, that chunk of road is on us. I do not care how we look at it. Our original MOU was for the north section and the south section was on you if you bought that piece of property. You stood there and you said I promise we will not come back and mess with it if we pick up the six acres. That is not what you promised. Mr. Todd said we

are not asking for more money. Council Member Olson said it does not matter. Mayor Countryman said they are just swapping it. They are just doing the south side versus the north side. Council Member Olson said a promise is a promise and a deal is a deal. Mayor Countryman said but things can change and I get it. We are giving the same money, but we are getting more road. Council Member Olson said the deal was to get the whole road because we knew we were going to pick up the whole road. Mayor Countryman said it was not the whole road. Council Member Olson said no, it was for the north part. Mayor Countryman said yes it was. Council Member Olson said but he said, when we pick up the six acres, we will not come back to you for the south part, but basically they are ditching us on the north part. Mr. Burgher said we are not asking for more money. Mayor Countryman said I just think that they are saying, okay, we are going to do this portion of the road versus that portion of the road because this is where most of the heavy trucks are going to be and the traffic is going to be. Council Member Olson said the point is the original agreement was for north. Mayor Countryman said you are right. Council Member Olson said they said they would not change the original agreement if they picked up the six acres. That is not what they did. Mr. Burgher said but Council Member Olson, we are here and we are improving public streets. Council Member Olson said I understand. Mr. Burgher said and we are putting in every single dollar. Council Member Olson said but you are getting every single dollar back. Mr. Burgher said no we are not. Council Member Olson said yes, you are. When I make a deal, a deal is a deal and this is not the deal we agreed to. End of story. Mr. Burgher said it is a bad deal. Council Member Olson said no, it is really not because all you did is manipulate it to your favor. Council Member Czulewicz asked what are your current hard written commitments? Do you have somebody that is buying the apartments or are you running the apartments? Mr. Burgher said we are currently under contract with the Morgan Group which is the group we had from the beginning. Council Member asked do you have a written agreement with Academy? Mr. Burgher said we have a lease with Academy that is not signed. We are not signing leases until we get this development agreement done. Council Member Czulewicz asked what about the other pads? Mr. Burgher said we have the Texas Road House and a similar position with the lease agreement. We have letters of intent working with 15 others including restaurants and large box retailers. Mr. Burgher said look, this is a partnership. What is good for us is good for you guys. We are going to put out two to three times, maybe more amount of sales tax that we originally told you we were going to do. Council Member Olson, I am looking at you saying it is not the same deal. I object to what you said. What I said was not going to come ask for more money. We are not here asking for that. We are here generating two or three times more sales tax. Mayor Countryman said we do not have the money to do this and basically this is not out of our pockets because it is going to be done today and then the revenue that this development generates pays for itself. This is how cities work. Council Member Olson said I agree. Mayor Countryman said we are getting a greater part of the portion of the road. Council Member Olson said it is the most premier piece of commercial property left in Montgomery. Mayor Countryman said I do not know about that. I do not agree with you on that. Council Member Olson said as far as space road time. There is not one much better than that on SH-105. You talk about

partnerships. I go into partnerships with people I trust, not people that try to manipulate and change deals after we have made an agreement. Mr. Todd said we were doing this to try to get this done and be equitable to the City. We are doing more work, spending more money getting the same reimbursement. I wanted to honestly increase the reimbursement with Mr. Burgher, but Mr. Burgher said we are going to do \$4.8 million on the deal and we are doing more work. Mayor Countryman said Council Member Olson yes, we did agree, but things change too. Economy changes, obviously interest changes and that is what made you buy the additional six acres because interest changes and because this is a hot corner. I do not think it is the premier, but it is a hot corner, quite a piece of property. Things are going to change. That is why you go through several iterations and versions. Council Member Olson said we have been absolutely. Mayor Countryman said now we are at the final work that we are pulling across the finish line and we have had all of these different tweaks along the way. It is not any more than we have already said that we were going to do. Frankly, the trucks are going to be using this and they are repairing and putting in infrastructure that the vehicles that will supply the products to this development are going to be using. Council Member Olson said let me let me make something perfectly clear. Most of the trucks come around the loop and come up Buffalo Springs. The chunk they are going to use is the piece that we are not developing because those trucks do not like SH-105. There is no stoplight there to protect them. Mayor Countryman said yes there is. In front of Home Depot there is a light. That is where they go in. Right here at Academy. Council Member Olson said they are going to come in right here. Mayor Countryman said no. There is an entrance right here. That is what we initially talked about. Council Member Olson said that was before the six acres. We just got done saying the trucks are going to come in on the other road. Mayor Countryman said I do not care which road they are coming in on. Council Member Olson said I do because we have to fix the one they tear up. Mayor Countryman said that is the one the Home Depot put in. Mr. Burgher said we are going to prevent the 18-wheelers and the delivery trucks from being able to exit that way. Mayor Countryman said okay. That is preserving your east side. Council Member Olson said that is your west. Mayor Countryman said no, this is west the side. It is saying no exit here. Council Member Olson said this is a side that is going to get torn up because they are not going to fix it. It is a piece of junk now. Mayor Countryman asked why can they not leave out here and go up this way? Council Member said there is no stoplight to get them out from that road where there is 50,000 cars a day. We just talked about it. Mayor Countryman asked Council Member Olson have you been down Lone Star Parkway lately? You lose your teeth. I am not saying there is 18-wheelers, but I am saying right here. They are widening it. Council Member Olson said there is nothing to get them in and out of that road. They are going to want to take the stop lights. I have driven trucks. I want a stoplight. I am not waiting for some little car I cannot see to cut me off. Mayor Countryman said so then you are saying because there is not a stoplight if they go north or south on CB Stewart. Where are they going to go? Council Member Olson said yes there is. Mayor Countryman said no, there is not a stoplight here at Buffalo Springs. Council Member Olson said but how do you get out to Lone Star? There is a stop light at Lone Star. Mayor Countryman said my point is they have two different turns to get to Lone Star. Why would they not just

go to one turn to get to Eva? Council Member Olson said because there is 40,000 cars on that road. Mayor Countryman said there is a lot on Lone Star. We have made a commitment. Council Member Olson said we made a deal. Mayor Countryman said we did. We made a commitment. It is not the final deal. This is the final deal. We made a commitment. They are giving us more and this is an excellent project for the City. Mayor Pro-Tem Fox said I agree. Mayor Countryman said I am 100 percent on what you all are doing and I appreciate what you are doing. I see the value. Council Member Olson said I do not think the project is a bad project. Council Member Czulewicz said that it is a bad deal. Council Member Olson said yes. Mayor Countryman said we have already agreed to it months ago. Council Member Olson said yes, we agreed to a deal that is not up there. Mayor Countryman said we agreed to the amount. The amount is not changing. Council Member Olson said we agreed to a project with an amount. Mr. Burgher asked can I ask why it is a bad deal? Council Member Czulewicz said because of the fact that we are spending too much of the taxpayers money to pay you guys to line your pockets. A 380 agreement should be 50/50 and we are going 100 percent. That is ridiculous. Mr. Burgher said we are paying. Look at what they are paying. Look at the abutting property owners. Council Member Czulewicz said okay, you keep going back to what you are doing. All I am saying is the 380 agreement I am totally opposed to. It should have been \$2.4 million for us and \$2.4 million for you. That is the only way I would go. Mayor Countryman said then we need to raise taxes and we can afford it. Mr. Burgher said it would be raw land generating zero sales tax. Council Member Czulewicz said that is fine. Mr. Burgher said that is bad for the constituents. Council Member Olson said what will happen is a developer that comes in with pockets will build what they want. Council Member Czulewicz said that is right. Somebody that would come in here and do it right like HEB. HEB is not asking us for a dollar. Mr. Burgher said they did not buy the site. Council Member Olson said Home Depot did not ask us for a dollar and they are across the street. Mr. Todd said Home Depot did ask you for a dollar. Mayor Countryman said yes, we did pay Home Depot. Council Member Olson said no, we did not. They paid 100 percent of that road to their section. Mayor Countryman asked there was money paid back in the 380 agreement, correct? Finance Director says yes. Council Member Olson said that did not have anything to do with them. Mayor Countryman said they got paid back for infrastructure they put in. Council Member Olson said yes. Mayor Countryman said okay. It is the same. Council Member Olson said they paid for 50 percent and we paid for 50 percent. This is 100 percent. Mr. Todd said this is not 100 percent of the work we are doing to get the sales tax you are all getting. I want to put that loud and clear. We are doing a ton more work than what is in that feasibility report to make this actually happen for you all. This revenue does not happen without the work that we are having to do offsite and onsite. The \$4.8 million you are not giving us 100 percent of the money back. And we are doing more work now than we were when you agreed to \$4.8 million. Council Member Czulewicz said that is because you bought the extra six acres. Mr. Todd said that is irrelevant. Council Member Czulewicz said that is the same thing. You are changing the rules as you go along and say I am this good. I am doing all this stuff. Mr. Todd said I have been working with the city staff to bring an agreement that we thought would be equitable to agree upon tonight. It is not

different. We took a portion of the road that was estimated to be \$800,000 to pay and the City was okay with that and said we will reimburse you \$4.8 million if you do that. If you do not do that, based on the TIA, we will give you \$4 million. We all agreed upon that and we moved on. We started negotiating a deal and then the City gave us a new feasibility report when we did the 6.5 acres. The cost for paving and other items went up \$400,000 to \$500,000. I do not have it off the top of my head. The City is asking us to do more work. The reimbursement amount has not changed at all. Then BCS says we will do the south portion of CB Stewart, and not the north portion. We are not going to require a TIA to do it. We will just do it and that paving is estimated to be \$1.6 million instead of \$800,000. The reimbursement amount has gone up \$0 in that time frame. In that time frame, BCS costs have gone up over \$1.1 million. For the sake of time, we brought that on and said we will just do the south portion. We are not going to wait on the TIA. We are going to try to get this deal done and so we brought it to you tonight, kind of conceding to get that done. So, the City is getting a way better deal than what you agreed to however many months ago it was when we did the MOU. Mayor Pro-Tem Fox said to Council Member Olson and Council Member Czulewicz, I know you are having all these problems with it and comparing HEB to this is like oranges and apples. Council Member Olson said it is really not. Mayor Pro-Tem Fox said it is. Mayor Countryman said not every developer is created equal. I think we should know that by now in some of our experiences. Council Member Olson said there are some really good ones. Mayor Countryman said you just said a developer is a developer and that is not the case. There are different kinds of developers and there are different kinds of partnerships. Council Member Olson said yes, and partnerships to me are 50/50. That is what a partnership is. Mayor Countryman said not necessarily. I do not think a partnership says 50/50. Absolutely not. I do not see anywhere that says partnership is 50/50. Council Member Olson said my thing here is I when I look at a partnership, I want it to be 50/50. Mayor Countryman said okay, that is you. That is not the written rule. Council Member Olson said I agree. But, why would the City, the constituents, our taxpayers want a 50/50 rule? Mayor Countryman said I never heard anybody say that, nor has anybody ever stated that for the record. I do not know if they were so interested they should be here on the record talking about it, but they are not that interested in the 50/50.

**Motion:** Mayor Pro-Tem Fox made a motion to accept the BCS Capital Development Agreement (Dev. No 2415). Council Member Langley seconded the motion. Motion carried with 3-Aye and 2-Nay by Council Member Olson and Council Member Czulewicz.

## **DEPARTMENTAL REPORTS**

### **34. Discussion on Engineer's Monthly Report**

City Engineer Roznovsky covered the highlights for the monthly report regarding a wide range of project updates, including water improvements, ARPA funds, bid results, development plans, landscaping, utility issues, legal considerations with developers, and infrastructure concerns.

### **35. Public Works Monthly Report June 2025**

City Administrator advised Council that Public Works Director Muckleroy was unavailable and that questions can be emailed to him.

### **36. Utility Operations Monthly Report June 2025**

Mr. Phillip Wright, Hays Utility North addressed the Council and said the monthly report has been presented to you. Mr. Hay inquired if there were any questions. No Council questions presented for this monthly report.

### **37. June 2025 PD & CE/PZA Report**

City Administrator advised Council that Police Chief Solomon was unavailable and that questions can be emailed to him.

### **38. June 2025 Municipal Court Report**

Municipal Court Administrator Duckett addressed the Council and said the monthly report has been presented to you. Mrs. Duckett inquired if there were any questions. No Council questions presented for this monthly report.

### **39. Financial Report June 2025**

Finance Director Carl addressed the Council and said the monthly report has been presented to you. Mrs. Carl inquired if there were any questions. No Council questions presented for this monthly report.

### **40. Building Official Report for June 2025**

Building Official Rick Hanna stated it sounds like construction activity is picking up again after a slowdown, with around two dozen new applications submitted and ongoing developments, particularly on Lone Star Parkway near the dental office, experiencing delays due to unforeseen issues like natural springs requiring extensive drainage solutions. The delays seem to be linked to the time-consuming process of installing drains and wall construction, compounded by drying out challenges, which has temporarily halted work for about five weeks. The overall trend suggests a resurgence in construction momentum, although specific projects are still facing hurdles that slow progress.

**Motion:** Council Member Langley made a motion to accept the Departmental Reports as presented. Council Member Olson seconded the motion. Motion carried with all present voting in favor.

### **COUNCIL INQUIRY**

Council Member Langley requested for the September 23, 2025, meeting to be rescheduled or cancelled because of a conflict that will result in a lack of quorum.

City Secretary Beaven requested for the October 28, 2025, meeting to be rescheduled or cancelled because of a conflict with the TML Annual Conference and Councils attendance.

Mayor Pro-Tem Fox suggested the dissolution of the Parks Board for inactivity.

### **CLOSING AGENDA**

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

Action item for the September 23, 2025, meeting to be rescheduled or cancelled.

Action item for the October 28, 2025, meeting to be rescheduled or cancelled.

Proclamation for MHS.

#### **42. Adjourn.**

**Motion:** Council Member Czulewicz made a motion to adjourn the Regular Meeting of the City of Montgomery at 8:34 p.m. Mayor Pro-Tem Fox seconded the motion. Motion carried with all present voting in favor.

#### **APPROVED:**

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

#### **ATTEST:**

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



Montgomery City Council

AGENDA REPORT

Meeting Date: October 14, 2025	Budgeted Amount: N/A
Department: Administration	Prepared By: Ruby Beaven

Subject
Consideration and possible action on the City Council Regular Meeting Minutes of August 26, 2025.

Recommendation
Staff recommends approval of meeting minutes, as presented.

Discussion
Please see the accompanying minutes:  City Council Regular Meeting Minutes of August 26, 2025.

Approved By		
City Administrator	Brent Walker	Date: 10/02/2025



**City Council  
Regular Meeting Minutes  
August 26, 2025**

## **OPENING AGENDA**

### **1. Call Meeting to Order.**

The City Council Regular Meeting of the City of Montgomery was called to order by Mayor Countryman at 6:00 p.m. on August 26, 2025, at City Hall 101 Old Plantersville Rd., Montgomery, TX and live video streaming.

With Council Members present a full quorum was established.

Present: Mayor Sara Countryman  
 Council Member Place 1 Carol Langley  
 Council Member Place 2 Casey Olson  
 Council Member Place 3 Tom Czulewicz  
 Council Member Place 5 Stan Donaldson

Absent:  
 Mayor Pro-Tem Cheryl Fox

### **2. Invocation.**

Council Member Czulewicz gave the invocation.

### **3. Pledges of Allegiance.**

Mayor Countryman led the pledges of allegiance.

## **PUBLIC FORUM**

My name is Brendan Hoffman. I live at 22530 FM 2854 in Montgomery, Texas. First, I want to start off by saying thank you for the professionalism that has already been shown. Every time I reach out, I receive thoughtful, detailed answers, and I want to recognize how much I truly do appreciate that. As I reviewed the ordinances, there are three key sections that guide why I am standing here today. In front of you, there is an exhibit with some highlights on it. On the last exhibit, there is a drawing that I put together that you can also reference. The first Section, 78-162, is all required setback. It states that where commercial property abuts single family residence, it must be a 25-foot vegetative set back. Within that setback, it specifies plantings. If there is no subdivision fence wall, the standard is four shade trees, five

ornamental trees, and 20 shrubs for each 100 linear feet. Importantly, this means if a wall is provided, the vegetative component is still required unless reduction is approved by the Planning and Zoning Commission. The second is the definition of visual barrier. In the adopted ordinance it is defined as a continuous unbroken solid screen in either basic construction fencing or vegetation maturity. It must not be less than six feet in height above natural ground elevation and that is critical with non-vegetative barriers allowed up to eight feet and minimum thickness of one foot. Vegetation must be at least five feet in width and the ordinance is very clear that the improvement must create a true visual barrier. That definition rules out chain link fences which was actually submitted within the original set of drawings to the City. I also want to point out the sound ordinance under section 34-95 in commercial developments. The City cap noise at any time is 68 dB(A). A one foot thickness can block 20 to 50 dB(A) for sound transmission while trees reduce noise even at 100 foot in depth of only 4 to 5 dB(A). A wall can make the difference between compliance and violation with the City's ordinance. To understand the impact on the model developer traffic data related to my property in Exhibit D, the civil drawing shows 10 percent slope going down to a retaining wall. As I mentioned, the ordinance still requires that whatever is put in place is from natural ground elevation. I also met with Entergy to confirm that while no entity is permitted to plant trees within their aerial easement along the property line, a wall of eight feet in height is permissible. That means compliance will be required by law and physically feasible along the property line. My ask tonight is simple. I am asking that you enforce these ordinances. The setback requirement and visual area both require some accommodation of a wall or vegetation. Equally important is the City sound ordinance and it must be enforced to ensure that noise levels remain within legal limits that protect residential neighborhoods. By requiring compliance with both visual and sound ordinances, you preserve the intent of the ordinance to safeguard the quality of life of the residents of Montgomery. None of these ordinances that you would enforce would cost you any money. It is all the responsibility of the developer. Thank you for your time and consideration.

Dylan Parker, 20272 April Shower Drive. I am a resident who backs up directly to the proposed HEB. There have been a few particular items about this project brought to my attention that I may need further discussion. First is the 20-foot retaining wall that is supposed to be installed 20 feet horizontally from the back of my property line. Second, of that 20-foot horizontal, 10 of it is a part of the easement for Entergy. The third being a great change to a 10 percent down slope. The problem with the 20-foot retaining wall is I do not believe there is adequate distance for it to be installed perfectly. I am a contractor and I do this on a daily basis. You are not leaving much room for error. I do not know what the design is for the wall and I am not a part of the design team. I am sure they have it figured out. I just want to make sure the contractor and everybody involved has done the constructability study so that we do not have issues in the future. On the 10-foot easement, I do not believe they are taking that into consideration because for that 20-foot horizontal, 20-foot down, you have 10-feet to go up a sheer wall because they have an Entergy easement. That Entergy easement they have been accessing it

historically off of FM 2854 on HEB's side. As a contractor, I deal with Entergy and the competitors on a daily basis. I have never been allowed anything more than two percent slope. That is for safety reasons. They are proposing a 10 percent slope up to a leading edge that is 20-feet deep. Lastly, I just want to make sure that everybody is aware of the situations at hand. I do not believe Entergy has been coordinated with. I do not believe they have been brought into the fold. My house is not far from that back line. I do not think it is appropriate for them to make these changes and their only access be through my front yard.

Hello, I am Alexandria Parker at 20272 April Shower Drive. I am a resident, but more importantly, as a concerned parent regarding the HEB structure currently under construction directly behind my property. While I understand the economic value and convenience a development like this can bring, I have serious concerns about the potential impact on the safety of my children, our privacy, and the overall quality of life for our affected community. At present, there is no physical barrier separating the HEB site from the residential properties that border it. The exhibits provide an example of the thoughtful community conscious development to the nearby Walmart as shown in exhibit A, which installed a privacy wall adjacent to residential homes. Along with constructing this barrier, they also preserved an established tree line between properties. This approach proved beneficial to both residents and the business as it provided a natural attractive buffer while still ensuring privacy, safety, and separation. The same can be seen in surrounding area HEB's also establishing the separation of commercial and residential, as seen in Exhibit B, the Woodlands Parkway HEB that had the established tree barrier. I am proud to be a member of this community, and we should uphold the same standards of the flourishing communities around us. I believe a similar approach as stated above with the HEB site would show a strong commitment to being a good neighbor and maintaining the integrity of the surrounding residential area. I respectfully request that the City consider requiring the installation of an eastern wall along the rear property line of the HEB development and to explore options for preserving or reestablishing a natural buffer wherever possible. This action will continue to make this beautiful City that much more appealing. The proximity of a high traffic commercial development to our home without adequate separation raises several concerns. First and foremost, it is the safety and security of my children. My beautiful, precious children frequently play in our backyard and the lack of a secure barrier increases the risk of exposure to an active commercial area and thousands of people who now would have direct access to the back of our property, see my children play, and potentially have access to my children. Not everyone in this world has good intentions and that is, children disappear every day. Secondly, is privacy and noise. The daily operations of a retail store including deliveries, lighting, and customer traffic can significantly disrupt the peaceful atmosphere we currently have. Masonry wall would mitigate noise, shield light pollution, and provide visual privacy. Thank you for your time and dedication to our community. I trust you will take these concerns into account and help ensure that this development is carried out with respect for the families it directly impacts.

My name is Scott Blaylock and I am one of the many neighbors we have here at the Havenshire. I live at 20295 Havenshire. We wanted to express our concern regarding the HEB construction on the adjacent property as it pertains to the community's water well. The water well feeding our neighborhood is situated just 10 feet off the property line which we share with the HEB development. I provided a drawing showing the location of the well on the Havenshire plat. As you can see, there is a 150-foot radial easement surrounding the well protecting it from any possible groundwater contamination, as well as any construction that may disrupt the well's integrity. From the plans that we have seen from HEB, there will be a road and a massive retaining wall that will fall well within this easement. I come here tonight to ask for reassurance that this has been considered, reviewed, and designed according to TCEQ requirements to ensure safety and integrity of the water well. As of today, the water company has no knowledge of the construction and no one has been in contact with them to discuss any such plans. Thank you for your time.

Mayor Countryman asked City Engineer Chris Roznovsky, WGA did we know there was a well there? City Engineer Roznovsky said we have been made aware.

Mr. T. J. Wilkerson said I stand on behalf of the Montgomery Historical Society. We are having an event on September 6, 2025 from 1:00 p.m. to 3:00 p.m. at Living Savior Church. We are having blues author Coy Prather come and give an overview and some highlights on the Texas blues. As a matter of fact, the father of Texas blues was found not far from here. I would like you to come out and enjoy this afternoon with us. One thing about music is it breaks down all barriers. It breaks down social and racial barriers so we can all enjoy some highlights that we have that day. On behalf of the Montgomery Historical Society, we would like to invite you out. You might see some of these flyers around town and in the paper. We are asking that if you are free that evening, we want you to come out and enjoy us. Thank you for your time.

## **PRESENTATION**

### **4. Proclamation recognizing the Mary Vaughan Corner Chapter, NSDAR.**

Mayor Countryman presented a proclamation recognizing the Mary Vaughan Corner Chapter, NSDAR.

### **5. Proclamation Honoring First Sergeant Shawn Johnston, USMC (Ret.).**

Mayor Countryman presented a proclamation honoring First Sergeant Shawn Johnston, USMC (Ret.).

### **6. Proclamation Honoring First Sergeant William Miller, USMC (Ret.).**

Mayor Countryman presented a proclamation honoring First Sergeant William Miller, USMC (Ret.).

## **CONSENT AGENDA**

7. **Consideration and possible action on the City Council Workshop Meeting Minutes of August 11, 2025.**
8. **Consideration and possible action on a Resolution calling for a Public Hearing to be held on September 9, 2025, on an application by H-E-B, LP for a Special Use Permit on 31.97 Acre Tract of Land Situated in the J. Corner Survey, Abstract No. 8 of Montgomery County, Texas for the drive thru lane of a restaurant that is a part of the HEB Grocery development.**

**Motion:** Council Member Czulewicz made a motion to accept the consent agenda items cumulatively.

Discussion: Council Member Olson asked City Engineer Roznovsky if we know where the lane is going to be? City Engineer Roznovsky said it will be on the east side of the building.

**Motion:** Council Member Langley seconded the motion. Motion carried with all present voting in favor.

## **REGULAR AGENDA**

9. **TABLED 08/26/2025 Consider and possible action regarding a partnership agreement with Montgomery Neighbors Magazine to promote city initiatives, marketing and events.**

Special Events Coordinator Stephanie Johnson said I would like to introduce Jan McKemy. She is with Best Version Media, Montgomery Newspaper Magazine. She is going to present an updated overview of the club application that was originally presented and delivered at the City Council meeting on July 22nd. This revision includes corrected pricing details and incorporates updates based on feedback received during the initial discussion.

I am Jan McKemy. I am a marketing specialist and publisher of Montgomery Neighbors for Best Version Media. Our mission is to strengthen the community by highlighting local government initiatives, upcoming events, and the critical needs of our community. Celebrating our heroes, men and women in uniform who serve in Montgomery with dedication, partnering with businesses to support local charities and causes, fostering and culture of giving, providing a platform for residents to share their interests, life stories, and families, experiences, and by building a stronger, more connected community. My magazine will serve as a vibrant hub for these efforts delivering engaging content that informs, inspires, and unites. I am committed to amplifying Montgomery spirit and addressing its needs through this initiative. The City of Montgomery is a Best Version Media and Montgomery's Neighbors, and Avenity Business Solutions. Elevate Montgomery's visibility. Our mission is to put Montgomery in the spotlight, amplify awareness, drive engagement, and inspire community pride. The multi-channel

approach is through both print and digital print ads to reach 3,000 homes and thousands of digital visitors monthly. The expanded reach targets zip codes of 77316 and 77356, plus five more zip codes of your choice. Connect with locals and newcomers in memorable ways. Boldly showcase the City's history, growth, events, and leadership. Print plus digital increases coverage by using a hyper local branding campaign. More eyes equals more engagement, equals a stronger community. Social media management is provided by Avenity Business Solution. This is a separate service from BBM owned by Andrea Katen. This is the social media that brings the City to life. Authentic content, real photos, and moments captured at all of your events. The cross platform strategy, the Facebook, Instagram, Google profile, weekly posting, and scheduled post equals consistency. The benefits include loyal, online following, increased event participation, and consistent branding. My proposal tonight is monthly print communication. I am giving the mayor a free half-page mayor's newsletter every month. A full page or a half page advertisement including digital. The digital communication target based on selected zip codes. Monthly social media impressions 840,000 per year. Facebook and Instagram, 20,000 monthly impressions. Google and Bing, 50,000 monthly impressions. Our dashboard will easily help you identify the listings and the platforms. We have 50 plus platforms, ensuring your accuracy and consistency with a single point of input for updates to all sites. Reputation management to monitor and respond to all online comments. The social media management is through Avenity Business Solutions. BBM print and digital pricing. The full page print with ad with digital is \$2,835 monthly. Half-page print ad with digital is \$2,165 monthly. The additional benefits that you will be receiving is the free one-half page for the mayor's newsletter. There are no additional administrative fees. The price protection with renewal, free artwork included. This means that your ad can be used any way you want and anywhere you want. This ad will not be watermarked. Free digital onboarding training. This means that you will have help learning how to use your dashboard and you will have 8:00 a.m. to 5:00 p.m. Monday through Friday help if you need it. Your dashboard will be customized to fit you in your business. The digital zip codes will permanently go to 77316 and 356, but we can add the surrounding five zip code areas that can reach further. The 3,000 households will receive the monthly print and the 70,000 monthly digital impressions. You do have access to two of my calendars in the magazine. We will be working with you to make sure that all your upcoming events are in the upcoming calendar. We want to make sure that all of the residents and the business downtown will be noticing all of the upcoming events. They will be put in the magazine two months prior to the event. We will also be putting your logo in front of that so you will be easily identified so it will stand out. You will also be identified on our monthly calendar. The combined program pricing BPM, the print, and digital is \$2,835 for the full page in here again, the half-page is \$2,165. The Avenity, which is separate is \$1,000 a month for both the full page and the half page, making the full price \$3,835 and the half page \$3,165 a month.

Council Member Czulewicz asked is your digital just a reproduction of the print? In other words, on here you are talking about digital. So what we see digitally would be the same as the

magazine. Ms. McKemy said yes. What we do is we produce an ad for you and we work with our designer. You guys approve that ad. Once you approve it, we send that ad to the digital department. The specifications for an ad are completely different than what they are for a print ad. Even within the digital, the Facebook and Instagram specifications are different than the Google specifications. We take care of all of that for you. The look will be the same, but it will be consistent with the rules and specifications of each of those platforms. You will approve that. We then actually manage that campaign for you. You do not even have to do anything. You will then be getting a report at the end of the month showing your impressions or the results through the dashboard that we build for you. You can easily monitor your results and you can actually see where the people are clicking and who is clicking and you can watch the different algorithms and everything. Council Member Czulewicz asked is the access to the digital through your web page and to see the magazine digitally, go to your web page? Ms. McKemy said we do not have a digital version. What we do is we connect with your Facebook, your homepage. We will ask you for permission to just connect all of the ads that we are getting, all of the requests to see your page through your home page. It is just a simple yes. We do not do anything with your site. It is just a simple confirmation and then all of the ads are then directed to your Facebook page. Do you know when an impression is? Council Member Czulewicz said yes. In order for a citizen to see the digital version of the magazine, where do they go? Ms. McKemy said there is not a digital version of the magazine. Council Member Czulewicz said what is the digital that we are getting? Ms. McKemy said the digital is the digital ad. Mayor Countryman said it is a Facebook ad that you would see that is advertising on behalf of the City within those five zip codes and potentially beyond if they come to the site and see it via Facebook, like the Facebook page. If this is what we want the City to say this month, they will post this digitally and our Facebook page will be behind it or before it, I do not know exactly which, but then they send it out and make sure that everybody in these zip codes, comes up on your Facebook as you are scrolling. You see those ads that come up for shoes or eye cream or whatever. It is that? Ms. McKemy said yes. When they click on it or pause on it, that is an impression. That impression then is read through the readers and then that is how we start calculating. Council Member Czulewicz said the people that would want access have to be Facebook smart. Mayor Countryman said no. They just have to be on their Facebook. Council Member Czulewicz said that is Facebook smart. Mayor Countryman said they do not have to go looking for anything on Facebook. It just shows up in their feed. It is automatically because they are in the zip code. They do not have to be savvy, other than they just read their feed. They are seeing what their friends are doing. Ms. McKemy said let us talk about the online presence. That is a little bit different. There are three types of ways that they can look up the City of Montgomery. The City of Montgomery, there is voice activation, there is map, and there is typed in search. Most of the people look up by voice activation. That is the way most people do their searches. 80 percent is either voice or map, but we do all of them. We have over 50 platforms. When we build your dashboard, you go in one time and you can update your hours, or for the holidays, or if you want to update photos, which is so important.



That is what Avenity Business Solutions will do. They will upload all of your event pictures. You go in one time and push send, and it will go over all of those 50 plus platforms. You do not have to do that. Mayor Countryman said so you are managing all of our content for us. Ms. McKemy said Avenity is doing that work. What we are doing is the print advertising and we are doing what I am telling you through the digital. You need the book. Especially talking with the both of you. You need a comprehensive copy. Mayor Countryman said we have nothing today other than a manual visit Montgomery Texas or Historic Montgomery Texas that someone on staff loads up. I do not think we have paid for any impressions to go out through any engines. It is basically if you go to Facebook and you put in City of Montgomery or Montgomery, Texas. It might or might not come up. Ms. McKemy said having 50 platforms is huge. One of the other things is if you get a bad review, or if you even get a good review, it is important that you respond immediately. You will be notified immediately to respond. We even have an AI device that you can click on to help you write a review. It is very easy for you to manage. We have a class once you come on board and we do not leave you hanging. You have a safety net with a professional group that is there to help you throughout.

Mayor Countryman asked do we have any print advertisement that we have done today? Ms. McKemy said yes. What we are going to do with that is the mayor will be able to write a monthly article reaching the residents. We will be ordering extra copies to do the downtown businesses and the visitor center. As we grow, we will add more and more. Council Member Langley said remind me where you said you can pick up one of these magazines at in the town of Montgomery. Ms. McKemy said we will be putting them in the visitor center and all of the businesses downtown. We are looking for big sponsors that may want to help us with the price of ordering extra magazines because it is a lot. Council Member Langley said so most people get them in their mailbox or their house if it is delivered at the house. Ms. McKemy said yes. Council Member Langley said and then people that do not get one, that is where we would have to go to get one. Ms. McKemy said if we can find a sponsor to help us, we can work out something with the sponsor. Mayor Countryman asked will you have those at city hall as well, because I know when we get new residents in, we like to give them a new flag and information about the City. Ms. McKemy said when we talk again, we will decide how many extra copies we need. These have to be ordered prior to sending to print. I cannot order anymore post print. Council Member Czulewicz asked do you have an actual web page for the magazine? Ms. McKemy said I do. I will make sure that you get that and then you will be able to see the progress. There is a Facebook page that we are setting up and we are trying to get connected. As we go through this, we will make it more intuitive. Mayor Countryman asked is there an entry where we can do six months and just see? We would love for people to call city hall and say I want some more of that. Where can I get them? Just to test the market or to test drive this to see if it is something we want to commit a year or two years. Ms. McKemy said no. It is one year, two year, or three year. Unfortunately, there is not anything smaller than one year. Mayor Countryman asked how do we measure success? People just asking about the articles? I guess we could see an uptick and tax revenue. Ms. McKemy said one of the things you have will be

the dashboard. Mayor Countryman said so we can see the clicks and we can see the online activity. Ms. McKemy said I was trying to run a listings report which means I was trying to find out where you rank. I will get that number to you, a listings report. What is hard is I was trying to figure out what category you are in. I may need some help because I could not figure out where you fit. Mayor Countryman said when it was created it was done on the fly. I think Facebook has gotten a bit more specific and narrowed down where we have not done anything to upgrade. Ms. McKemy said I will make sure we can figure out how to get a report because that would be a good starting point. Although once you get started, you will see your starting point. Mayor Countryman said it is baseline. Ms. McKemy said then you can watch that as it goes up. Like I said, as you go along, if you are not understanding the numbers, you have this call center that you can call and I am always here. I can get you escalated to whomever. I do it all the time. Special Events Coordinator Johnson said you mentioned a social media, Facebook, Instagram, and Google. With Andrea, if they were to do the social media, does she write it so that it actually helps with the local SEO? Is that conclusive to the package? Ms. McKemy said I would say yes because that is what her business is. I know what she does. She will do all of the weekly posting and I think she got all of the events that you have. We will go through all of that and make sure that we have everything. Special Events Coordinator Johnson asked is this monthly? Ms. McKemy said yes, this is monthly.

**Motion:** Council Member Olson made a motion to take no action regarding a partnership agreement with Montgomery Neighbors Magazine to promote city initiatives, marketing and events. Council Member Donaldson seconded the motion. Motion carried with all present voting in favor.

**10. Consideration and possible action to approve a proposed agreement for the use of a firearms training range by law enforcement officers and authorizing the Chief of Police to sign the range agreement.**

Police Chief Anthony Solomon said we are here today to get your approval on going into an agreement with Valhalla Trust and DA's office range. The range is located at 5259 Jackson Street. It is just outside the city limits. We have been planning on building our own range at 2728 right here on Liberty Street. We are looking at cost of about \$360,000. We can go into an agreement with them. For the upkeep of the range, the things that we need, and our materials at the range, it is \$10,000 a year. Right now, we use Tomball's range, which is approximately 35-40 minutes away. This range is about 15 minutes away which would get officers back to the City if we had an emergency. It also allows us to do our six range days. Right now, we cannot do those six range days. We normally get about one in. We get about three rifle classes in a year. Right now, we get about one of those rifle classes and we qualify twice a year. This agreement gives us the opportunity to put our Conex box out there, put the things out there that we need to equip the range with. The range has been there for several years. It has only been back in use the last four years. It needs some improvements along with the DA's office and the

trust. I think precinct one is joining in as well. We will make those improvements and we just think it would be a really good deal instead of trying to spend \$360,000 this year and next year. Council Member Olson said Chief, you answered one of my questions. I wanted to know how long the range was there. The second question, is the \$10,000 coming out of the CCPD? Chief Solomon said that \$10,000 is coming out of CCPD. It is coming out of the 2025 year budget so we will not have to amend the budget that we just did. From that point on, this will be budgeted into our budget. Mayor Countryman said just for clarification too, I wondered if we were sharing our items and equipment with other entities and agencies. I asked that last night in CCPD and you said no. Chief Solomon said we will not be sharing things such as targets and things of that nature. If we get somebody out there who needs to target that day, we may let them use it and they will have to reimburse us on the targets, but no, that is where we will have our Conex box out. All of our things will be locked up while another agency is out on the range. It will not be shared. Mayor Countryman said not that I am not for helping, but if the taxpayers are paying for it I want to make sure.

**Motion:** Council Member Olson made a motion to approve the proposed agreement for the use of a firearms training range by law enforcement officers and authorizing the Chief of Police to sign the range agreement. Council Member Czulewicz seconded the motion. Motion carried with all present voting in favor.

**11. Consideration and possible action authorizing the City Administrator to sign the Consent to Encroachment by and between the City of Montgomery and the Developer (“Texas First Bank”) (Dev. No. 2503).**

City Engineer Roznovsky said this development is next to Christian Brothers on SH-105. It was originally called the Kenrock property. For all these developments along here, there is a 26-foot utility easement along the frontage. As they have been developing, they have entered into separate encroachment agreements to put in paving, signage, and other improvements within that easement. This is one of the same. On page 38 of your packets, you will see an exhibit showing the location of what they are doing, followed by a copy of the agreement they have executed. The main thing is that the City has to go in there to make repairs, replacements, etc. It is their obligation for any of the encroachment, so painting, signage, etc. the owner's cost of repairing, placing of those facilities, not the City's cost to do so. Council Member Olson asked what kind of encroachment are we talking about? City Engineer Roznovsky said paving. Council Member Olson asked just paving? We are not talking concrete curbs? City Engineer Roznovsky said paving with curb and gutter paving for parking spaces at the proposed site. Council Member Olson asked how much more money does it cost us to tear all that up? City Engineer Roznovsky said they are responsible for that cost. Council Member Olson asked for the tear up, not just the replacement? City Engineer Roznovsky said there are two pieces. If the City alters, removes, or damages said improvements owner will pay all cost incurred by

the City. Council Member Olson said very good. City Engineer Roznovsky said subsection C talks about improvements hindering the use from utilizing operating facilities.

**Motion:** Council Member Olson made a motion to authorize the City Administrator to sign the Consent to Encroachment by and between the City of Montgomery and the Developer (“Texas First Bank”) (Dev. No. 2503). Council Member Czulewicz seconded the motion. Motion carried with all present voting in favor.

## **12. Consideration and possible Action to award the contracts for the Lift Station 10 Improvements Phase II project.**

City Engineer Roznovsky said in your packet starting at page 43, you will see a memo from us regarding this project. As a reminder, with Taylor Morrison Development, as part of their development agreement with the City, they will complete these improvements. The first phase of these improvements were completed by Pulte which upsized the force main from this lift station to this discharge point. The second phase of these improvements are adding a third pump, replacing the internal piping to accommodate for that third pump, making minor electrical modifications, and adding a vacuum generator to this site. We received three bids back on July 17th. You will see a copy on page 44 of the bid tabulation. There is quite a discrepancy between the low bid and the rest. We have talked it over with them. They are standing by the price. We also have worked with McDonald Municipal. They are the ones who installed the most recent generator at water plant number three for the City. Mayor Countryman asked what happens when they want to do a change order because they are nearly 50 percent. City Engineer Roznovsky said if they have not submitted a change order with the backup, that requires mispricing, something on their end, that is not it. Now, if they decide not to execute the contract because of it, they were required, as with all public bids, to put up a bid bond that you can call on to cover that. In discussions with them, they are honoring the price. We have worked with them and they have worked with the City before. Council Member Czulewicz said I am amazed at the price differences. City Engineer Roznovsky said it is a big difference. Mayor Countryman said remind me what we did with them before. City Engineer Roznovsky said they added the last generator. At water number three on FM 1097, the two generators, they added the second generator. Mayor Countryman asked is that the only work they have done here? City Engineer Roznovsky said I think for the cities is the only work they have done. Council Member Langley asked where are they located? City Engineer Roznovsky said I will look it up and let you know. They are local to the Houston area. I cannot remember where exactly. Council Member Olson asked when we added the last generator and all that stuff, was there a bunch of added cost at the end for conduit? I know we had to do some kind of adjustment like \$80,000 or \$90,000 adjustment. City Engineer Roznovsky said I do not recall. I will have to go back and look. City Engineer Roznovsky asked Public Works Director Muckleroy do you remember? Public Works Director Muckleroy said I am thinking there was, but it was not the contractor’s fault. It was that conduit. The plan showed one certain thing and then it ended up not being what the original plan showed. City Engineer Roznovsky said

correct. Council Member Olson said so they had to install. I just remember there was something to do with conduit and it cost us a ton of money. City Engineer Roznovsky said yes, the conduit going into the building. Either the record drawings were different than what they found underground, or something like that.

**Motion:** Council Member Olson made a motion to award the contracts for the Lift Station 10 Improvements Phase II project. Council Member Czulewicz seconded the motion. Motion carried with all present voting in favor.

**13. Consideration and Possible Action authorizing the Mayor to sign the Escrow Agreement by and between the City of Montgomery and the Developer (“SR 105 LLC”) and authorizing the city engineer to prepare a Feasibility Study for the proposed 12.1-acre development.**

City Engineer Roznovsky said if you go to page 46 in your packets you will see where this is. This is immediately adjacent to HEB. If you remember with the HEB feasibility study, it came in only for the HEB side of the project. They have an agreement with the developer to do the masquerading and it is rated for the entirety which is why the entirety of that site is currently under construction. The item in front of you tonight is authorizing the feasibility study, as well as entering into the escrow agreement. There are some different changes that we are making as we are catching up. Their escrow deposit is an additional \$10,000 and the feasibility study is \$4,000. Council Member Donaldson asked is the corner lot included in the 12.1 acres? City Engineer Roznovsky said the corner lot is included and the total is actually 14.9 acres. We added incorrectly. Council Member Donaldson asked do they have any plans on what they are going to put in there or is it just too early to tell? City Engineer Roznovsky said it is too early to tell. The site plan that we have at this point is multiple pad sites up front, a pad site in the middle, and more big box type in the back. Council Member Olson said I know this is going to be a little off topic, but looking at your picture, if you can see these at the top, it says 150 feet control. City Engineer Roznovsky said correct. Council Member Olson asked do we know if there was an actual water storage tank in there? City Engineer Roznovsky said that is for around the water well. There are two rules that apply. There is a 50 foot rule which is the inside circle, and then there is a 150 foot rule which is shown here. Typically, your 150 foot rule allows for paving, buildings, etc. It does not allow for feed lots, septic systems, and things like that. In the 50 foot circle, there is some additional requirements along the drainage structures so you do not have underground piping and things within that space. Developing within the 150 foot is an allowable use to control what type of development you put there. Council Member Olson asked do we know if there is a water storage tank with that well? City Engineer Roznovsky said I do not. City Administrator Walker said I think they are adding one. Council Member Olson said it pushes that radius to 500 feet. City Administrator Walker said but it is still for raw water and those kind of things. There is nothing that will be in that area. The City utilities are all going to be buried and coming forward. Council Member Olson said I am just throwing it out there. Mayor Countryman said an 18 wheeler could go on top of this. City

Engineer Roznovsky said correct. City Engineer Roznovsky said an example right here is water plant number two. Within the 150 foot you have houses and other things. You are just not allowed to have those list of sanitary issue requirements. Council Member Olson said sewage, sludge disposal, things like that, but it does push it out 500 feet. City Administrator Walker said all their PVC and everything are coming towards their houses. They are not going towards HEB, so it is really not across.

**Motion:** Council Member Donaldson made a motion to authorize the Mayor to sign the Escrow Agreement by and between the City of Montgomery and the Developer (“SR 105 LLC”) and authorizing the city engineer to prepare a Feasibility Study for the proposed 12.1-acre development. Council Member Czulewicz seconded the motion. Motion carried with all present voting in favor.

**14. Consideration and Possible Action regarding authorizing the City Engineer to begin design of the Buffalo Springs and CB Stewart Public Infrastructure Improvements project (the “Project”) subject to receipt of deposit from BCS Capital Group (Dev. NO. 2415).**

City Engineer Roznovsky said at your last meeting, you all approved two different development agreements. One was with the Church of Montgomery, and one with BCS Capital. Both those development agreements addressed the public infrastructure requirement, the pain of their shares of that project, and the City would administer completing that project. What this is, they are just authorizing us to get started with that design. The costs and everything in here are what would match in those development agreements. This is all contingent upon receipt of those deposits, so no City funds are being expended until deposits are made by those developers. The next step after you all authorize it, we will send letters to those developers requesting they deposit funds per the terms of each agreement. Once those funds are received, then initiate a survey design.

**Motion:** Council Member Olson made a motion to authorize the City Engineer to begin design of the Buffalo Springs and CB Stewart Public Infrastructure Improvements project (the “Project”) subject to receipt of deposit from BCS Capital Group (Dev. No. 2415). Council Member Czulewicz seconded the motion. Motion carried with all present voting in favor.

**15. Consideration and Possible Action regarding authorizing the City Engineer to begin design of the Buffalo Springs Drive and CB Stewart Roadway Reconstruction project (the “Project”) subject to receipt of deposit from BCS Capital Group (Dev. No. 2415).**

City Engineer Roznovsky said this is very similar to the last item. This is the roadway portion. If you remember in those development agreements, we split out a phase one of that project. That is what this is. This is that initial geotechnical investigation study preliminary layout to get the final scope defined based on the results of their traffic impact analysis and the

geotechnical recommendations for the final roadway improvements. This is authorizing us to get that process started subject to receipt of the funds from the developer. Council Member Olson said I am going to take this opportunity City Engineer Roznovsky, to go over what I visited with you on the phone. I do not know if everybody necessarily understands why I was very upset with the agreement we ended up with. I am aware that yes, they are agreeing to pay more than what the original agreement was. The reason that really upset me is that it ties our hands. This property to the west is undeveloped, but the property that we now are responsible for the road, is developed on both sides. So we have no opportunity to try to split that cost, where yes, they maybe save us a couple hundred grand by doing a little bit more. They actually cost us about \$500,000 because we cannot even split it with anybody now. Mayor Countryman said we can certainly make any developer that comes in repave that road and put improvements if they tear out. Council Member Olson said there is no developer going to come in because there is an apartment building going in on the east side and a church going in on the west. Mayor Countryman said right here. Council Member Olson said no, that is not the piece. That is all part of the original agreement. Mayor Countryman asked are you mad at this piece right here? We can have them redo. Council Member Olson said they are going to do this piece that is in the agreement. We are stuck with the north end of that with developers on both sides and no agreement to help us. That is \$800,000 of a million dollars that we cannot split with anybody. I was very upset because yes, on the surface they are giving us a deal, but it ties our hands. So, we are stuck with \$1 million versus maybe we could have gotten out of it with \$400,000 right? Council Member Czulewicz said yes. Council Member Olson said that is why I was so very upset about this deal being swapped around. Council Member Czulewicz said it was changing constantly and their word was not very good. Mayor Countryman said it is going to change. It always changes. Council Member Olson said it is passed and moved on, but I wanted to explain why and that we have to look a little bit deeper a lot of times. We have to look into the future and look at future deals too and that was just not done.

**Motion:** Council Member Olson made a motion to authorize the City Engineer to begin design of the Buffalo Springs and CB Stewart Roadway Reconstruction project (the “Project”) subject to receipt of deposit from BCS Capital Group (Dev. No. 2415). Council Member Czulewicz seconded the motion. Motion carried with all present voting in favor.

**16. Consideration and Possible Action on the acceptance of the Engineer’s Recommendation of Bull-G Construction, LLC to complete the Construction Services related to the West Lone Star Parkway 12” Waterline Extension project.**

City Engineer Roznovsky said on page 70 of your packets you will see a copy of a letter from us regarding the bid results for this project. As a reminder, this is one of the pieces of Tri Pointe Development. It extends the water line that currently ends in front of the community center on Lone Star Parkway to the western boundary of their property along Lone Star Parkway. We received bids back on August 12th. We had 19 that provided proposals for this ranging from

\$333,000 to \$548,000. There are a lot of vendors to see on the project which is good. We received good pricing. We have worked with Bull-G Construction before. They are the contractors who worked on Old Plantersville, as well as a couple other projects in and around the City. Our recommendation is to continue to award the project to Bull-G based on their low base bid amount. I will say it again. I did not say this on the lift station 10 project. This is the additional deposit from the developer requirement. We will get the contract started, send a letter, and the contracts will not be executed and notice received given until the developer deposits the funds for construction. Council Member Czulewicz said it is really good to see the hungry contractors. City Engineer Roznovsky said we had multiple projects that were bidding, three or four that day. We had 19 on one, three on another, 10 on another so, it is really mixed, but this one was a straightforward project, so there is a lot of interest in it.

**Motion:** Council Member Donaldson made a motion to accept the engineer's recommendation of Bull-G Construction, LLC to complete the Construction Services related to the West Lone Star Parkway 12" Waterline Extension project. Council Member Langley seconded the motion. Motion carried with all present voting in favor.

**17. Consideration and Possible Action to award the Water Plant No. 3 Booster Pump Addition project and authorize the Mayor to sign the agreement.**

City Engineer Roznovsky said this is one of the ARPA fund projects. Of the two ARPA funds, there is the College drainage improvements which we had a pre-bid meeting on that earlier this afternoon, and then the booster pump number three addition project which is what is in front of you today. Earlier this month, we received three bids for this project. McDonald Municipal & Industrial is the same contractor for lift station 10 submitted the low proposal on this project in the amount of \$178,469 and 154 days to completion. You can see the next two bidders were at \$240,000 and \$300,000 with 240 and 250 days for completion. We worked with McDonald Municipal before they worked on this site. Our recommendation is to proceed with McDonald Municipal on this. It will take a little bit longer for contracts as these are ARPA fund contracts, so there are additional federal funding requirements, but this gets the process started to get those contracts executed. Grant Works will be reviewing and making sure we meet all the federal requirements. Council Member Donaldson asked does this booster pump serve both wells or just one? City Engineer Roznovsky said both. Whatever water is going into the ground storage tanks from whichever well, these booster pumps pull from those ground storage tanks to push it out into the system. Right now, these booster pumps are the limiting factor in your well capacity. If you remember those charts for the feasibilities, that first jump up from 570,000 gallons a day to 720,000 gallons a day is this booster pump addition project.

**Motion:** Council Member Czulewicz made a motion to award the Water Plant No. 3 Booster Pump Addition project and authorize the Mayor to sign the agreement. Council Member Olson seconded the motion. Motion carried with all present voting in favor.



**18. Consideration and possible action on an Interlocal Agreement between the City of Montgomery and Montgomery Economic Development Corporation in regard to a tract of land located at 203 and 213 Prairie Street, Montgomery, Texas 77316.**

Mayor Countryman asked is it really 316 and not 356? Council Member Langley said it is 356. Mayor Countryman said south of here is the 316. It is 77356.

Council Member Czulewicz said I would like to clarify this item. This is not just attractive land. For the record, there is a 6,000 square foot building sitting on this land which was purchased by the City in May of 2022 for a price of \$992,000. That item was purchased for the sole purpose of being a police station. That was never done. This building has been sitting there for over three years with no action on it. It was put out for bids. We did not meet the reserve on the bids. What we are trying to do now, and I disagree with, is we are trying to transfer over to MEDC for \$833,000, which has taken a loss of approximately \$150,000 because the appraised value on it is \$917,000. This is nothing but a workaround on our requirement to put this property up for bids. We cannot pay a broker. By this agreement that you are trying to enter into, you are going to be paying MEDC to sell this property and we are not allowed to do that. Council Member Olson said we are not taking a discount on the price. We have agreed to take this for that transfer. It is what we owe against the property and move on. We are unable to negotiate real estate as a City. So the MEDC is. They can go out there and they can put it in real estate magazines. They can actually advertise it outside of an article in the paper in the classifieds that is one by two inches tall. They can actually advertise it and sell it. Now, there is a lot of interest in the property through realtors. It is a much better deal to go that route because even though we as a City are taking the \$833,000 what we owe on it and moving on, anything extra MEC will keep, so ultimately it all stays with the City. It is not a net loss at all. Council Member Czulewicz said you are paying a broker fee. Council Member Olson said but we have put it out for bid and the problem is we do not get a large enough market to get it out there and advertise it. To sit on it, it is doing nothing but rotting away and it is capital that we could use somewhere else. So cut your losses and move. Council Member Czulewicz said I have no problem with that. If MEDC was to purchase it, it is not ours. It is theirs to sell, but we are circumventing the regulations relative to a broker because the property is ours. We are giving it to them with a piece of paper and they are going to make money on it. That is no different than a broker's fee. If it walks like a duck and talks like a duck, it is a duck and that is exactly what we are doing. I do not know if it is illegal, but to me, it is unethical. Council Member Olson said here is the deal. Whatever money they are going to make on it, I do not understand because it is the City's money. The MEDC belongs to the City. The corporation belongs to the City, so there is no money being made on this property outside of the City. Mayor Countryman said they can only spend on behalf of the City. They cannot spend outside that. Council Member Olson said I do not know where all this exactly is coming from because it makes no sense. Council Member Czulewicz said exactly what is the benefit to the taxpayer to transfer this property to MEDC? Council Member Olson said we can actually get more

money for it and advertise it out there so we can actually sell it. It is doing nothing but costing us interest right now. Mayor Countryman said you were not on Council when this was purchased. The idea was for a police station because we do need help. However, when you have city staff that has been told to go and do things and they do not do what Council has asked them to do, and the reason why this is purchased for years at a time, then that is not on the City Council. It was brought up multiple times during Council meetings. What is going on with this property? We were all lied to and buffaloeed. They did not do anything with it and now here we are down the road. So, say that the Council is at fault. We are not. We asked and we pushed. We do not work here every day and we are not on the payroll. It is staff's job to push forward what we asked them to do in the initiatives and when they do not do it, they do not have jobs here. Hence, where we are today, and there is a new staff. So this got picked up, this happened for good intention, but the reason nothing happened for it was complete and utter political retaliation from internal staff. So yes, I have the receipts if you would like to see them. With that being said, then with the City, the way that we have to take bids, they can get a dollar bid from now to the end of time and we are still sitting on it. Council Member Czulewicz said the for sale sign has been out there for two years. Mayor Countryman said to our point, it is for sale. Council Member Czulewicz said if someone is looking for property, why would they not see that sign? Council Member Olson said because we have to put it up for a sealed bid. Mayor Countryman said that for sale sign, that bid, they put out a piece of paper and we have to do it for 45 days. All of us could go put in a number on an envelope and it cannot be opened until day 46. City Administrator Walker would open it and we would see the dollar amounts. We can choose to take it or not take it. If we do not take it, guess what? It is going back out to bid again in 45 days. We can continue to do that, which is in my opinion, a rat on a hamster wheel, or we can give it to an entity that can act and get money and move it and bring value to the downtown area and bring value to our City because sitting there right now, it is doing nothing but being an eye sore and taking up space. Council Member Czulewicz asked can we transfer it at the appraised value? Council Member Olson said we are. Council Member Czulewicz and no, we are not. Council Member Olson said it is in an interlocal agreement. We get paid upon sale. Council Member Czulewicz said I understand that, but the words that we have in this agreement right here, if we stick with it, it says \$833,000. The appraised value is \$917,000. Council Member Olson said yes. Council Member Czulewicz asked why not put that \$917,000 in there instead of \$833,000? Council Member Olson asked what is the incentive for MEDC to do it? Council Member Czulewicz said oh, there is the incentive there. Council Member Olson said yes, because they need money to do their projects. Council Member Czulewicz said it is a broker. Council Member Olson said they need money to do their projects. The downtown project that is going to cost us \$2 million. The City Council is not paying for that, MEDC is. How do they pay for those projects? Council Member Czulewicz said I understand that. Council Member Olson said well, you must not if you do not understand that is where the money is coming from. Council Member Czulewicz said I understand that. I do not like the process that we are using. Council Member Olson said it is a transfer deed. That is all it is and

say sell the property for us. Thanks. Let us move on. Mayor Countryman said it is the only way we can sell this property and it is the only way we can sell it because a city entity, a government entity, cannot sell it in a traditional manner. If we pay somebody and get it off our hands in two months, it is a lot better than two years just sitting there going out to bid. Council Member Olson said the money that this brokerage fee is, it is still the City's money. The MEDC Corporation belongs to the City of Montgomery. Mayor Countryman said they cannot spend it without our approval. Council Member Olson said I just do not understand where you are coming from where there is money leaving the City. It stays within the City 100 percent. Council Member Czulewicz said I understand that 100 percent. I do not like the process. Mayor Countryman asked what process would you suggest? Council Member Czulewicz said bid it out. Council Member Olson said we have bid it out. Mayor Countryman said it has not worked. Council Member Olson said it has been out for bid several times and that is the problem. We cannot get a decent bid on it through the bid process with a little tiny ad in the classified this big. We are not getting the movement we need. We need to move it. We need capital. We have a building sitting over here that we are making payments on now. We need to finish out. We have two, right? We have one where we need capital to finish it and one we need to get rid of so it does not fall apart. So cut your losses, get it gone, move your capital, use it. It is 100 percent legal. Mayor Countryman said it is. It is exactly what has to happen. And guess what? We have the city staff that will actually follow Council's direction and do it. Council Member Olson said that is part of the reason why cities create MEDCs so that they can do business the way business ought to be able to do it. Cities cannot operate that way.

**Motion:** Council Member Olson made a motion to approve an Interlocal Agreement between the City of Montgomery and Montgomery Economic Development Corporation in regard to a tract of land located at 203 and 213 Prairie Street, Montgomery, Texas 77316 with the change of the zip code to 77356. Council Member Langley seconded the motion. The motion carried with 3-Ayes and 1-Nay vote by Council Member Czulewicz.

### **COUNCIL INQUIRY**

Council Member Czulewicz asked do we have any plans for improving or updating the community center? Mayor Countryman said we should. I just think we have other obligations right now. We have to get McCown's facelift and Jim's built out. Council Member Czulewicz and I was in there on Friday and it is horrible. Mayor Countryman said it is bad. Council Member Czulewicz said I talked to Public Works Director Muckleroy about the fact that it smells horrible in there. I do not know if the air conditioner was not working, but Daughters of the American Revolution (DAR) is scheduled to use that on the second of September and I am embarrassed. Mayor Countryman said yes, it needs a facelift. It does need to be tore down. I am all for it. I believe the City Council person that is not here tonight is probably on the same page. Council Member Olson said no. I have asked her several times to tear that building down. Mayor Countryman said no. She is fine. We had a talk about it. Public Works Director

Muckleroy said she is on board with it now. Mayor Countryman said yes she is. It is in bad shape and it has no historic relevance whatsoever. Public Works Director Muckleroy said I always tell people it is just old.

Mayor Countryman said I have a question for Public Works Director Muckleroy. Have we had any complaints about red water or dirty water on the regular up to five years from today? Public Works Director Muckleroy asked are you talking about in the last five years? Mayor Countryman said yes. Between today and five years back. Council Member Olson said we have had lots of complaints. Mayor Countryman said yes, but due to what? Is it because of water main breaks or when we updated all of the pipes and the sediment gets in there? Nothing on the regular. This is not our daily water. Public Works Director Muckleroy said no. Mayor Countryman asked when there is a complaint about daily water, who does somebody go to to report I have red water? The word was red water. I have red and dirty water. Where would somebody go to complain? Public Works Director Muckleroy said they need to call city hall. The place not to go is to complain about it on Facebook. Mayor Countryman said the comment was made that there had been complaints made to the city water department. I was like, who, what? First of all, I think it is a fake profile. Whoever you are, you are fake. I just wanted to make for the record that when there have been complaints, it has been due to an issue, a temporary issue, whether it be a break, construction, or something like that. It is not on the daily that you are aware of. The City does post TCEQ ratings, grades, and all of the information. This is the first time I have ever heard the word red water, so, it is alarming, but they went to the water company. Not sure who that is really. Council Member Olson said I know about five days ago there was a pretty good scent to it, but it cleared up. Mayor Countryman said it does. It ebbs and flows. Sometimes I get sediment, sometimes it smells like chlorine. Apparently, there have been multiple complaints and we have done nothing and it is red water on the regular, and there have been complaints to the water company. I just wanted to ask you. Public Works Director Muckleroy said like any water system out there, we have the water complaints that come in. Whenever we have a rash of them like we had a handful of months ago, then we tackle it on a systemwide issue. We did a full systemwide flushing and it all cleared out, but I cannot say that we have regular. I would say we have the normal amount that anybody would. Mayor Countryman said if somebody is reporting this to the water company, I am assuming it would be to your office. It sounds like you have not had these complaints on the regular. Public Works Director Muckleroy said no, not on the regular. You have regular subjective, but my regular, no. It is definitely not a regular occurrence. The good thing is we have a record of any dirty water call that we get ever. Council Member Olson said the only way you are going to get red water around here is if their line to their house is broken and they have where the builder brought in a bunch of red clay, which is what most builders do bring in red clay around here. If they have a cracked line and it is coming in, it is pulling in sediment with it. Mayor Countryman said of which then if that would happen, they would call either a plumber, so the City would have nothing to do with it, or call the water company. Council Member Olson said they might call the City too and ask what is going on?

They might find a leak or something. City Administrator Walker said if they continue to loop these systems in, it will help with that. Public Works Director Muckleroy said all that I ask is that if anybody has water complaints, please call us and let us know. Most of the time we do not know unless we hear. Mayor Countryman said apparently there is an advocate out there advocating for all of the City about all of the water that is poisoning everybody, but this was news to me. Public Works Director Muckleroy said call us and give us the address. Mayor Countryman said I asked for that too, and that was declined.

Council Member Donaldson asked did you have another complaint about not responding to theft? Mayor Countryman said yes. It would be the same, a fake profile. Chief Solomon said we gave him an opportunity to come forward, bring us those case numbers, bring us those names, and we are still waiting. He declined. Mayor Countryman said the advocate declined to give details.

### **CLOSING AGENDA**

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

There were no items to consider.

#### **20. Adjourn.**

**Motion:** Council Member Czulewicz made a motion to adjourn the Regular Meeting of the City of Montgomery at 7:32 p.m. Council Member Donaldson seconded the motion. Motion carried with all present voting in favor.

**APPROVED:**

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

**ATTEST:**

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

Montgomery City Council  
**AGENDA REPORT**

<b>Meeting Date:</b> October 14, 2025	<b>Budgeted Amount:</b> N/A
<b>Department:</b> Administration	<b>Prepared By:</b> Ruby Beaven

**Subject**

Consideration and possible action on the City Council Regular Meeting Minutes of September 09, 2025.

**Recommendation**

Staff recommends approval of meeting minutes, as presented.

**Discussion**

Please see the accompanying minutes:

City Council Regular Meeting Minutes of September 09, 2025.

**Approved By**

City Administrator	Brent Walker	Date: 10/03/2025
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**City Council  
Regular Meeting Minutes  
September 09, 2025**

## **OPENING AGENDA**

### **1. Call Meeting to Order.**

The City Council Regular Meeting of the City of Montgomery was called to order by Mayor Countryman at 6:00 p.m. on September 09, 2025, at City Hall 101 Old Plantersville Rd., Montgomery, TX and live video streaming.

With Council Members present a full quorum was established.

Present:	Mayor	Sara Countryman
	Mayor Pro-Tem	Cheryl Fox
	Council Member Place 1	Carol Langley
	Council Member Place 2	Casey Olson
	Council Member Place 3	Tom Czulewicz
	Council Member Place 5	Stan Donaldson

### **2. Invocation.**

Council Member Donaldson gave the invocation.

### **3. Pledges of Allegiance.**

Mayor Countryman led the pledges of allegiance.

## **PUBLIC FORUM**

No citizen comments presented for this meeting.

## **CONSENT AGENDA**

- 4. Consideration and possible action on the request to reschedule Tuesday, September 23, 2025, City Council meeting to Monday, September 22, 2025, to be held at 6:00 p.m.**
- 5. Consideration and possible action on the request to reschedule Tuesday November 11, 2025, City Council meeting to Monday, November 10, 2025, to be held at 6:00 p.m.**
- 6. Consideration and possible action on the request to cancel Tuesday, November 25, 2025, City Council meeting.**

**7. Consideration and possible action on the request to cancel Tuesday, December 23, 2025, City Council meeting.**

**Motion:** Council Member Olson made a motion to accept the consent agenda as presented. Mayor Pro-Tem Fox seconded the motion. Motion carried with all present voting in favor.

**CONSENT AGENDA**

**8. Convene into the Public Hearing on the rezoning request, submitted by Lone Star Cowboy Church (Dev. No. 2407), related to 58.952-acre Tract 1 located in the Zacharias Landrum Survey, Abstract 22 currently zoned within a mix of R1 Single-Family Residential, B Commercial, and Institutional.**

Mayor Countryman convened the Montgomery City Council into a Public Hearing at 6:03 p.m.

No one present to speak.

Mayor Countryman reconvened the Montgomery City Council into a Regular Meeting at 6:04 p.m.

**9. Convene into the Public Hearing on the rezoning request, submitted by BCS Capital LLC (Dev. No. 2415), related to 11.084 acres of the Tract 2-G, John Corner Survey, Abstract 8 currently zoned PD Planned Development and B Commercial.**

Mayor Countryman convened the Montgomery City Council into a Public Hearing at 6:05 p.m.

No one present to speak.

Mayor Countryman reconvened the Montgomery City Council into Regular Meeting at 6:05 p.m.

**10. Convene into the Public Hearing on a request for a Special Use Permit for a restaurant with drive-through service, submitted by H-E-B, LP (legal description: 31.97-acre tract of land situated in the J. Corner Survey, Abstract No. 8 of Montgomery Country, Texas).**

Mayor Countryman convened the Montgomery City Council into a Public Hearing at 6:05 p.m.

No one present to speak.

Mayor Countryman reconvened the Montgomery City Council into Regular Meeting at 6:05 p.m.

**11. Convene into the Public Hearing on an Ordinance of the City of Montgomery, Texas, amending Article III, "Impact Fees" of Chapter 90 "Utilities" of the City Code of Ordinances by adopting new impact fees for water and wastewater improvements that**



**are attributable to new development in the City's proposed water and wastewater impact fee service area within the corporate boundaries of the City; Providing open meeting and effective date provisions; and Providing for related matters.**

Mayor Countryman convened the Montgomery City Council into a Public Hearing at 6:06 p.m.

No one present to speak.

Mayor Countryman reconvened the Montgomery City Council into Regular Meeting at 6:06 p.m.

## **REGULAR AGENDA**

### **12. Consideration and possible action on a rezoning request, submitted by Lone Star Cowboy Church (Dev. No. 2407), related to 58.952-acre Tract 1 located in the Zacharias Landrum Survey, Abstract 22 currently zoned within a mix of R1 Single-Family Residential, B Commercial, and I Institutional.**

Code Enforcement Officer and Planning/Zoning Administrator Tilley said in your packet on page nine is a final report from the Planning and Zoning Commission on the clean-up of this property. It is a mixture of residential, commercial, and institutional uses. What they are doing is combining the residential and institutional use making it all institutional, but leaving the commercial portion of the property. It is pretty much clean up because they are using the property as an institutional use. It helps with addressing any setback issues and making sure the actual use of the property fits within that. Mayor Countryman asked have we been collecting property taxes in accordance to what they are zoned today, and now we are going to be losing those because it will properly be zoned to I institutional? Code Enforcement Officer and Planning/Zoning Administrator Tilley said according to the appraisal district if that is how they looked at that property because I have not checked the appraisal district's documentation on that. Mayor Countryman said I was just curious how much we would be losing. City Engineer Chris Roznovsky referred to the ownership of the property stating that the church owns the entirety of the property as a tax exempt entity. Mayor Countryman said so, it has been tax exempt. We have not been collecting, even though it was not zoned institutional. City Engineer Roznovsky I will check that. City Attorney Alan Petrov said that should be correct though because the exemption is based on ownership and not zoning. Council Member Donaldson said from the way I read this map, they are still leaving a little piece of it industrial. Code Enforcement Officer and Planning/Zoning Administrator Tilley said correct. A small piece of it is going to be commercial. It is their western driveway, that corner there. Council Member Donaldson asked where the new driveway is? Code Enforcement Officer and Planning/Zoning Administrator Tilley said yes, but otherwise the rest is institutional.

**Motion:** Council Member Donaldson made a motion to accept a rezoning request, submitted by Lone Star Cowboy Church (Dev. No. 2407), related to 58.952-acre Tract 1 located in the Zacharias Landrum Survey, Abstract 22 currently zoned within a mix of R1 Single-Family Residential, B Commercial, and I Institutional. Council Member Langley seconded the motion. Motion carried with all present voting in favor.

**13. Consideration and possible action on a rezoning request, submitted by BCS Capital, LLC (Dev. No. 2415), related to 11.084 acres of the Tract 2-G, John Corner Survey, Abstract 8 currently zoned PD Planned Development and B Commercial.**

Code Enforcement and Planning/Zoning Administrator Tilley said the Planning and Zoning Commission did review the property and did recommend approval. It is just for the northern portion, the multi-family proposed area at 11.084 acres.

**Motion:** Council Member Olson made a motion to accept a rezoning request, submitted by BCS Capital, LLC (Dev. No. 2415), related to 11.084 acres of the Tract 2-G, John Corner Survey, Abstract 8 currently zoned PD Planned Development and B Commercial. Council Member Donaldson seconded the motion. Motion carried with all present voting in favor.

**14. Consideration and possible action on an application submitted by H-E-B, LP for a Special Use Permit on 31.97 Acre Tract of Land Situated in the J. Corner Survey, Abstract No. 8 of Montgomery County, Texas for the drive through lane of a restaurant that is a part of the HEB Grocery development.**

Code Enforcement Officer and Planning/Zoning Administrator Tilley said this is for the drive-thru. HEB is proposing a drive-thru for the restaurant that is going into their actual box grocery store. It will be located on the far eastern location of their building. It would be the FM 2854 building and then the drive-thru. Access to it would be towards the back of the building and any kind of stacking would be towards the back of the building. We do not see any type of stacking that would affect FM 2854 or SH-105. The Planning and Zoning Commission also reviewed this and recommended approval.

**Motion:** Council Member Donaldson made a motion to accept an application submitted by H-E-B, LP for a Special Use Permit on 31.97 Acre Tract of Land Situated in the J. Corner Survey, Abstract No. 8 of Montgomery County, Texas for the drive through land of a restaurant that is a part of the HEB Grocery development. Council Member Czulewicz seconded the motion. Motion carried with all present voting in favor.

**15. Consideration and possible action on an Ordinance of the City of Montgomery, Texas, amending Article III, "Impact Fees" of Chapter 90 "Utilities" of the City Code of Ordinances by adopting new impact fees for water and wastewater improvements that are attributable to new development in the City's proposed water and wastewater impact**

**fee service area within the corporate boundaries of the City; Providing open meeting and effective date provisions; and Providing for related matters.**

Proposed ordinance number is 2025-11.

City Engineer Roznovsky said we discussed this item a handful of times in the past, most recently with the called public hearing and we talked about those inquiries based on the pace of growth in the City and rate of development. With the annexations, we are bringing in more connections, as well as the timing of the improvements in order to be able to meet that demand as what goes into this impact fee analysis. This was presented to and reviewed and approved by the Capital Impact Advisory Committee, which is the Planning and Zoning Commission. They served both capacities earlier this summer, and so now you have just had a public hearing on it. This is the actual action approving the ordinance to adopt the proposed changes. Those changes are summarized in your packets. Starting on page 34, you will see the executive summary of the analysis that shows a 17 percent increase to the impact fees, bringing the single family impact fee to \$47.88 up from \$39.84. The last time it was updated was September 2024. Council Member Donaldson said I am not familiar with the Capital Impact Advisory Commission. City Engineer Roznovsky said in order for the impact fees when they were originally put together in the 2016, 2017 time frame, an Advisory Committee was set up to do the review, identify the projects, and the scoping of that. Back in the 2019 time frame, the Capital Impact Advisory Committee was consolidated into the Planning and Zoning Commission. The thought process was that Planning and Zoning is looking at planning and zoning. Let us have them also look at the utilities as part of that. Mayor Countryman said prior to that it was volunteers from the City and so it just made sense for Planning and Zoning, since they had attended all the meetings and understood what was going on. City Engineer Roznovsky said there was some recent changes with the last legislature so that may change, but this committee took action. City Attorney Petrov said right, the law has changed now so that is going to change, though the City cannot use it's Planning and Zoning as that committee any longer. Mayor Countryman asked is it comprised of residents then? City Engineer Roznovsky said correct me if I am wrong, but essentially 50 percent of the committee has to be made up of developers, real estate, or similar background of individuals. Council Member Olson asked does it say how big the committee has to be? Can it be a committee of two? City Engineer Roznovsky said these are the round of 800 laws that went into effect September 1<sup>st</sup>. Council Member Czulewicz said we cannot raise it for three years anyways, right? So, we have some time. City Engineer Roznovsky said correct. After this increase with the new law, you can only update every three years. Council Member Olson asked can you break down appendix A because each one says fee and dollar sign, but then the last one is our difference in the maximum allowable accessible fee. Are each of those lines fees? City Engineer Roznovsky asked are you looking on page 34 in your packet at that table? Council Member Olson said yes. City Engineer Roznovsky said what that is is there is a showing of the first column. The way that your impacts are set up is based on meter size because that was the easiest. It is what

size meter, you put it in, here is your assessed impact fee. Then, you have your water fee existing and proposed, sewer fee existing and proposed because they are based off of water system improvement calculations and sewer system improvements. The last column is your combined number.

**Motion:** Council Member Czulewicz made a motion to accept Ordinance 2025-11, an Ordinance of the City of Montgomery, Texas, amending Article III, “Impact Fees” of Chapter 90 “Utilities” of the City Code of Ordinances by adopting new impact fees for water and wastewater improvements that are attributable to new development in the City’s proposed water and wastewater impact fee service area within the corporate boundaries of the City; Providing open meeting and effective date provisions; and Providing for related matters. Mayor Pro-Tem Fox seconded the motion. Motion carried with all present voting in favor.

**16. Consideration and possible action on a request for a sign variance of the entry signs for each major entrance (2) to the Redbird Meadows development (known as Briarley).**

Code Enforcement Officer and Planning/Zoning Administrator Tilley said this is Red Bird Meadows also known as Briarley. They have two entrances to this subdivision. Each entrance is going to have a large monument sign. The monument sign is composed of two parts. One large wall and then where the actual Briarley words are going to be. When you look at it, it looks like it would be one whole sign with that wall behind it. That is where I measure the 400 square feet from. The actual sign is going to be less than what our maximum requirement is for the signage, but again, the perception of the size of that sign, I felt that it was the reason that we should go ahead and go for the variance on this because it does measure 400 square feet and it does meet the height requirement of eight feet. Each one of them is 400 feet and each of them are eight feet maximum in height. The requested variance would be 336 square feet and you will see elevation shots of each of the signs. One is the main sign on Basset Hound Drive. The secondary sign will be the one on Kammerer Drive. They are comprised of two monuments. The Briarley sign is actually going to be in front of the larger wall monument sign. If you look at the colored elevations, you will see the landscaping and all of the work that is going to be done on it just to make it look better. The reasons that I put on there for the findings is it is a little bit of a ways from Old Plantersville Road and considering the size of the development, felt that the size of the sign met the size of the development. You do not want just a 64 square foot sign on a grand opening in both entrances. Council Member Czulewicz asked they show two curved walls in the entry on Basset, but the sign is only on one? Code Enforcement Officer and Planning/Zoning Administrator Tilley said correct. The word Briarley is going to be on that front smaller side, and have the larger wall behind it. Mayor Countryman said I see the landscaping in this photo. I am assuming this is a rendering of what the spirit of the landscaping will look like. Who is to maintain that? I am assuming Johnson Development during the building session, but after that, is it the HOA? Council Member Olson said yes, the HOA. Council Member Donaldson said the letters will actually be floating. They will not have a wall behind the letters, they will be sitting up on their own, right? Code

Enforcement Officer and Planning/Zoning Administrator Tilley said it will actually have a wall behind it, but it is a smaller wall. Mayor Countryman said I am assuming it lights up at night from behind the letters. Mr. Matt Banks with Johnson Development said the letters sit on the gabion wall and then the bigger wall behind it is just a back stop for it. The lights are lit up at night and maintenance is provided by the HOA.

**Motion:** Council Member Donaldson made a motion to accept a request for a sign variance of the entry signs for each major entrance (2) to the Redbird Meadows development (known as Briarley). Council Member Czulewicz seconded the motion. Motion carried with all present voting in favor.

**17. Consideration and possible action authorizing the Mayor to sign the Escrow Agreement by and between the City of Montgomery and the Developer (KIH Revocable Trust) and authorizing the city engineer to prepare a Utility and Economic Feasibility Study for the proposed 5.107-acre development.**

City Engineer Roznovsky said this development is on College Street at the very end. They are subdividing the property, providing private access back to subdivide initially two lots, a long-term plan of four lots. That meets the definition of a development, which is why this is in front of you. What you have in here is an escrow agreement to put a fund to the City, as well as a proposal from us to do a summary. We are not proposing a full feasibility study on this. This is two single family homes on a property. The summary memo identifies water, sewer, drainage connection points and concerns, as well as just defining the outline of the steps that need followed between platting where public and private utilities will extend and stop, etc. We have in here the hourly cost of estimated \$1,000 to do that summary. This is just to paper up so we are all on the same page.

**Motion:** Council Member Olson made a motion to authorize the Mayor to sign the Escrow Agreement by and between the City of Montgomery and the Developer (KIH Revocable Trust) and authorize the city engineer to prepare a Utility and Economic Feasibility Study for the proposed 5.107-acre development. Council Member Czulewicz seconded the motion. Motion carried with all present voting in favor.

**18. Consideration and possible action on the request to cancel or reschedule Tuesday, October 28, 2025, City Council meeting.**

City Secretary Beaven said we have several council members that will not be present for the 28<sup>th</sup>. We briefly talked about this, so I am bringing it forward. I believe I put on the cover sheet an alternate date would be October 20<sup>th</sup>, a Monday, if you wanted to reschedule it. The meeting before that would be literally the week before. I do not know if you want to have two meetings back to back, a week apart, or if you wanted to just cancel it. Mayor Countryman asked can we schedule it and then if there is really not any business at hand, then we can cancel it at that September meeting or the earlier October meeting?

**Motion:** Mayor Pro-Tem Fox made a motion to cancel the Tuesday, October 28, 2025 meeting. Council Member Olson seconded the motion. Motion carried with all present voting in favor.

**19. Consideration and possible action on the request for the creation of a full-time new position for a Parks & Recreation Program Coordinator & Event Organizer.**

City Administrator Brent Walker said I put this on there because the EDC had some changes that we have done in the EDC with all the events that we have. What I really want is recommendations from all of you as to how we should move forward. This is just a standard way that cities handle events, so I put it in there just like that, but I really want feedback from you. Council Member Olson said we have a position, right? City Administrator Walker said you did. Council Member Olson said which we still do. We just moved the person from it to a different position, so a position still exists. City Administrator Walker said in reality, yes. Council Member Czulewicz said so we do not have to create a new one. Council Member Olson said no. City Administrator Walker said the EDC person was working full-time on events and really not that much on EDC and we were paying for all these events through EDC, which is kind of a gray area. I am saying, if we are going to do this, we have to do it more this way moving forward. I would like feedback from you on how do we want to handle this. Council Member Olson said we already have the position. The position was originally created and it was under Public Works Director Muckleroy, correct? Then, our other administrator moved it under him and then basically used that person as a do all for him. We just need to put it back the way it was with the position that we had because the position for MEDC is the director position they had created. City Administrator Walker said with all these projects the EDC has coming, which you will see in the next EDC meeting, there is going to be a lot coming and they are going to have plenty to do there. Council Member Olson asked is it not just a personnel transfer? Mayor Countryman said no, it is two heads, not one. It would be one for parks and recreation events and one for EDC. Council Member Olson said I understand. Mayor Countryman said they cannot do both jobs well. Council Member Olson said I understand that, but we already have the position. We do not need to create it. We have just moved that person to a different position that we have already created so we have an opening. Mayor Countryman said yes. This is what this was creating. Council Member Olson said we do not have to create it. We already have it. Mayor Countryman asked was that her title? Council Member Olson said yes. City Administrator Walker said it does not even have to be this title. Council Member Olson said she came in and replaced Patty and that was what Patty's title was. When Patty left, we hired our new person. She took that job position. We have now moved that person over to the director position in MEDC and now we have an open position. I do not understand why we have to create a new one. We just need to put them back under Public Works Director Muckleroy where they were. City Administrator Walker said it is not really to create a new one. You have to approve what we move forward with. I want to make sure that you really want to do these events. Some of these are private events, some of them are sort of City events. Council Member Czulewicz asked is this event coordinator going to be for the whole City, not

just parks and recreation? City Administrator Walker said yes, it is for all the events. They are going to help all of those people. We do not run those events. Mayor Countryman said to be the liaison between. City Administrator Walker said we provide security. We block the streets. We do all that anyways. We permit these events by a permitting process. This person can help them organize because through the permit process, they have to talk with them and help them get all the insurance. It is quite a bit of work actually. Council Member Olson said at that point, maybe I do not know, Public Works Director Muckleroy wants them back under them or we put them under Planning and Zoning. Mayor Countryman said I think we put them under City Administrator Walker.

**Motion:** Mayor Pro-Tem Fox said I make a motion that we table this for further discussion, possibly in executive session. Council Member Donaldson seconded the motion.

Discussion: Council Member Donaldson said I second it because I am not convinced we need another person. I do not understand why Stephanie cannot take care of this and what she does for the City because there seems to be overlap in my mind. City Administrator Walker said she works for the EDC. Council Member Olson said she does not work for the City. Position is not to Council Member Donaldson said so we lost someone. Council Member Olson said yes. We did not lose a position. Council Member Donaldson said I did not take it like they actually moved. Mayor Countryman said that board actually funds her. Council Member Olson said she is paid for by MEDC. Council Member Czulewicz said it just seems like we have a vacant position that we need to fill. I think it is up to City Administrator Walker to figure it out. Council Member Olson said that is kind of where I am because we have that position. City Administrator Walker said the whole thing was I wanted to make sure we want as a City, to continue managing these events. We did put a budget line item in already because I saw this coming. It will be a lot cleaner and it is really the proper way to handle it in my opinion. Mayor Countryman said agreed. City Secretary Beaven said right now we have a motion on the table and a second to table this and we are trying to get feedback for the budget. When do you want to bring this back to discuss it in executive session? Unless, you want to call in executive session tonight. Mayor Pro-Tem Fox said no. Council Member Olson asked what do we have to pay this person? City Administrator Walker said I put an advance in the budget is what I am saying. They are already in there for when you approved the budget because I saw this coming. Now with the videos and all the other things EDC is doing, they are not going to have the money. It is going to be really tight with McCown and wayfinding. For all the events, potentially \$40,000 to \$50,000 total for doing all of that. It is not a huge number. Council Member Olson said MEDC has already agreed to continue to just do a line item back to the City to help fund events. Council Member Donaldson said I do not mind if you take charge of the situation. I do not mind that at all. In my mind right now, I cannot see the need for two people to do event planning. Council Member Olson said she will not be planning events. That is the whole point. Council Member Donaldson asked so the responsibilities are different? Council Member Olson said yes. Mayor Countryman said she is moving 100 percent EDC

which is a different function than this function. This function is open. Mayor Pro-Tem Fox are we going to move with the motion and the second? Mayor Countryman said the motion was to table it. There is no date given. Mayor Pro-Tem Fox said I will make the date to be the next meeting on the 23rd. Council Member Olson said we cancelled the 23rd. City Administrator Walker said you could potentially go into executive session right now if you want to. Council Member Olson asked are you all comfortable with letting City Administrator Walker get a person and run with it? Council Member Donaldson said I am. Mayor Pro-Tem Fox said I do not think the Council is all understanding and all in agreement on that, so I do not know. If you want me to withdraw my motion, I will. Mayor Countryman said it is your motion and that is what you wanted to make and Council Member Donaldson seconded it, we can take a vote on it. Then, if somebody else wants to make a motion to move forward with it, we can make that motion on top of it. Mayor Pro-Tem Fox said let us go with that. Mayor Countryman said or you can kill your motion to table it. Mayor Pro-Tem Fox said no.

**Motion:** Mayor Pro-Tem Fox made a motion to table item 19 until the next City Council meeting. Council Member Donaldson seconded the motion. Motion carried with all present voting in favor.

## **DEPARTMENTAL REPORTS**

### **20. July 2025 PD & CE/PZA Reports**

Chief Solomon stated Council has the report and asked if there were any questions. No questions were asked.

### **21. Municipal Court Monthly Report**

Court Administrator Kimberly Duckett said I was informed the court report was not included in the packet, so I wanted to go ahead and pass it out to you. The citations for July were \$276 and the collection was \$48,067.17.

### **22. Public Works Monthly Report July 2025**

Public Works Director Muckleroy said you have the report in front of you. I am happy to answer any questions you have. Mayor Countryman said I know we took down 39 trees at Cedar Brake Park. Are we going to replace them? Public Works Director Muckleroy said we are going to replace the trees. I do not have an exact number. Mayor Countryman said I asked that question because there is a rumor that we are not. I just wanted it on the record.

### **23. Utility Operations Monthly Report July 2025**

Public Works Director Muckleroy said I just want to clear up that I did put in the packet on the accountability numbers. What is going on is we replaced well four meter. Since we replaced



it, the readings for previous months and previous history is thrown way off by a magnitude of times 10 to times 100, so I do not have an accurate number to be able to go by and give you. That is why this portion of the report is blank because they get their numbers from us. I just wanted to clear that up.

Mr. Phillip Wright, Hays Utility North said on this report, there are no numbers there for the billing and you understand why that is. On the wastewater treatment plant, it is made in compliance with the discharge permit. Those are really the big items to talk about on our report this last month. Council Member Donaldson asked if well number two is back online? Public Works Director Muckleroy said not yet, but close.

City Administrator Walker said I wanted to talk about the community building a little bit because it is coming, so I want you to at least be thinking about it. Council Member Czulewicz brought up some good points and we are looking at the mold that is in there and the ceiling that is falling down. We are looking at the big windows that are single pane, big gaps. I am going to put it all together and look at what it will cost to remodel the place. New flooring, updated kitchen. There is some mold in there. The smell is mold. We did get a report back that said it was not dangerous, but if you continue to let it grow, it could get into the HVAC system, so we are going to get that cleaned up depending on what we decide. As soon as I get all this put together, I will bring it to Council and everyone can be thinking about what we are going to do. Mayor Countryman asked what would be the funding mechanism? City Administrator Walker said I think that is really a great EDC project. We talked about it today. Community centers, parks, and all of that fits right in with quality of life projects. I am going to try to put a plan together, maybe add some outdoor pavilion things if we kept the building and cleaned it up and added on to it or, what are the options there? Council Member Czulewicz said it would be a great center for wedding receptions. City Administrator Walker said a lot of people still like it. Council Member Czulewicz said I appreciate you looking into it. It definitely needs it. City Administrator Walker said it is going to be either tear the whole thing down and start over or fix what you have. It is going to be one or the other. Council Member Czulewicz said as an aside to that, we should possibly look at seeing if we can partner with the County's Lone Star Community Center for various ways. I cancelled the one I was going to use and used Lone Star Community Center. It has a lot of good bones. City Administrator Walker said yes. It is a different clientele and I looked at that to see who is doing what and there are some other ones just like this in two other cities. Mayor Countryman said Willis. City Administrator Walker said we looked at those. They have redone some things and added some outdoor stuff to it. As a Council, you will have to decide if is this something we want to keep as part of the community and make it usable? Right now, to be honest with you, the ceiling is about to fall down on the site. Mayor Countryman said it is awful and it is right across from the new city hall. City Administrator Walker said if you want to keep it as just a piece of history, even though it is not historic, you could very well do so. Council Member Czulewicz said it could become an adjunct conference center after the city hall's done too. City Administrator Walker said it is a

beautiful lot. Mayor Countryman agreed. City Council Member Czulewicz said you could advertise this for conferences. Mayor Countryman said we are all on board for you to handle that City Administrator Walker.

## **24. Financial Report – July 2025**

Finance Director Maryann Carl said you have the report from July and fiscal year end September 30th 2024. Council Member Olson said we are under budget, so that is good. Finance Director Carl said one of the things that you will notice is if you look at the last report and this report because of those adjusting entries primarily related to sales tax, the funds that we received in October and November get put back into the last fiscal year, so you will notice it has been a reduction, but that all catches up when we bring back in what we get in October and November. Council Member Czulewicz said I have two questions. The first one is the spike in sales taxes in February. Do we have any idea what that is attributed to? Finance Director Carl said yes. It was a large audit payment. It was an audit payment that was for an entity back to 2017 to current year. Basically, sales tax that should have been paid for the City of Montgomery was paid elsewhere and it was recovered by the comptroller. Council Member Czulewicz asked what are the reasons for the reductions in March and April and June and July for construction? It is a 48.2 percent, 91.9 percent, 66 percent, and 50 percent reduction. Finance Director Carl asked can you tell me what page you are looking at? Council Member Czulewicz said page 97. Finance Director Carl said I do not know what that reduction would be without doing some more research into what that is. Typically, when you see a reduction in those areas, it is just because they placed a large order a month prior to or something like that. When materials and things are delivered here, that sales tax is here, so that is a construction that would then fall into this construction category. If there is a large, start up, a beginning expenditure, it is going to peak in that month. Those types that like in the construction, we do not panic necessarily about those. The ones that you really want to look at is retail trade and the lodging and food services because if we start seeing a dip there, that means that our sales tax for everyday items is down. Council Member Olson said it is year-over-year, so are you comparing March of this year to March of last year? Finance Director Carl said correct. Council Member Olson said you are looking at a year ago. It is not a reduction. It is just they did not spend as much in this March as they did last March. Council Member Czulewicz said I understand. I was just curious. Now I see it is ebb and flow. That is what I did not realize. Mayor Countryman said I did notice though that retail trade is 48 percent. At one point I felt like that was not that big. It is really substantial which is good.

## **25. Building Official Report for July 2025**

Council Member Olson said the handout that you gave us, I am assuming the red are the ones you do not agree with and the blue you are okay with. Building Official Rick Hanna said no. The Building Officials Association of Texas is a briefing they did. It seemed like the state does not want the federal government to bother them, but I do not mind telling cities that they cannot

do stuff. It is a briefing on some of the topics that affect construction permitting and buildings. Council Member Olson said but I am still going with the red and blue here. Blue is all right. Red they do not like. Is that correct? Building Official Hanna said I have not read it that closely. Council Member Czulewicz said I think it is noteworthy about the electrical inspections to talk about that. Building Inspector Hanna said yes. I have included the letter from the electrical board that one of the bills have passed, basically saying that solar panels and generators no longer have to be permitted or inspected, but they have to be installed by licensed electricians, just no one is going to look over their back. That is another state bill that I am sure the solar panel lobbyists got that pushed through. Council Member Olson said if they really wanted to lobby, they would lobby the utility companies. There was one about chemicals. I was going to ask you about the third one, removes chemical storage containers. What is it removing? Is it removing us not being able to? Building Inspector Hanna said it is saying that where someone came in and had a hardship, you had the legislature to pass a bill. Something to the effect of if you have storage containers with chemicals like water treatment plants and those sort of things, they have to be certain distances away from areas. Council Member Olson asked so it will not have to be a certain distance anymore? Is that correct? It is not written well, so I am not sure what they are talking about. Building Inspector Hanna said I did not write it. Council Member Olson said no, I am with you. I thought maybe you could clarify. Building Inspector Hanna said no, I am still trying to read all that. It did not directly affect the inspection site. That is my understanding where it came from. The fire explosion close to the residential area, wanting to increase the distance of where it had to be. Council Member Olson said it says it is removing it from within 2,000 feet, so does that mean they are letting it go closer? Building Inspector Hanna said I do not know. Council Member Olson said I swear some people do not think much, do they? Do you want an explosive substance that close to your home?

## **26. Discussion on Engineer's Monthly Report**

City Engineer Roznovsky said the first item on here is water plant number two. The well driller is supposed to finish his work by Friday so the plant contractor can finish the piping, touch up painting, etc., so hopefully it will be online here within the month. We have had rain delays and equipment delays, but they are getting close.

City Engineer Roznovsky said on to the next page of your packet of our report, water plant number four. We had a meeting with the engineer on the project, as well as the Briarley developments as water number four is going on that site. We had a productive meeting on coordinating access and construction timing, temporary access to pumps and neighboring lots to the site to help with construction and also just clarified some planning with them. One thing they are looking at is to procure some of the electrical equipment early. Right now, that is still the long lead time on these projects. They are specking that out now so the City can procure that in advance of the bidding out the project to help consolidate the timeline as much as possible.

City Engineer Roznovsky said Old Plantersville waterline is wrapping up. There is just final site restoration on it.

City Engineer Roznovsky said on page three of our report, for a bunch of these projects, letters have been sent to the developer requesting their share of those funds. These are the lift station 10 improvements, the roadway improvements, Buffalo Springs infrastructure, and west Lone Star Parkway waterline. All those letters went out over the past two weeks to get those funds in to proceed with construction.

City Engineer Roznovsky said moving on to page four, these are just updates on developments. One thing we changed on the report that was getting very long was the plan and plat reviews and tracking, so now they are just a table. At the back is an attachment that shows the history ins and outs of all the active plan and plat reviews.

City Engineer Roznovsky said the College Street improvements bid earlier today. We had eight bidders on it and we will be coming at your next council meeting or the following, depending on timing, to get everything in on that project. So far the bids came in low which is good. We are analyzing that as we speak. We had that earlier this afternoon. Council Member Langley asked did we know most of them? City Engineer Roznovsky said yes. The current low bid contractor is the contractor that we work with and they are local to the Houston area, not local to Montgomery. They are recognizable names. It is not someone that we have never heard of before.

Mayor Countryman asked is November when KKC is going to present their ordinances? City Engineer Roznovsky said that is our understanding. We have been going back and forth on comments with them. They are still aiming for November. Mayor Countryman asked are they within their milestone? City Engineer Roznovsky said I will have to go back and look. I do not recall.

Council Member Langley said on the map at the end there is a Quickshift and then it says Lonebuff Ventures 1.6 six acres. Where and what is that? City Engineer Roznovsky said that is the track in the northwest corner of Lone Star Parkway and Buffalo Springs. That is the gas station that was closed. Council Member Czulewicz said they started construction. City Engineer Roznovsky said correct. Mayor Countryman asked the Quickshift Lonebuff Ventures that are going to have the car wash, they cannot do it at the corner there? City Engineer Roznovsky said correct. Mayor Countryman said that is highly unfortunate.

**Motion:** Council Member Langley made a motion to accept the departmental reports. Mayor Pro-Tem Fox seconded the motion. Motion carried with all present voting in favor.

## **COUNCIL INQUIRY**

Mayor Pro-Tem Fox said a couple of residents today asked me when will the City announce that the new city hall will be located on FM 149 at the former Jim's Hardware? The other one was when will they take those signs and stuff off of the building? City Administrator Walker said it will be part of the construction. The construction crew will do that. It will probably be one of the early things that happens. I guess we can announce it whenever. Mayor Pro-Tem Fox said I was asked to what day was the City announcing that it was going to be the new city hall? I said I do not know. Mayor Countryman said we can do a press release. Mayor Pro-Tem Fox said apparently, she said there was never any kind of public release or anything. Council Member Olson said no, there has not been. City Administrator Walker said we can add it to the special meeting, make it official, and ask for the local paper to come. Council Member Donaldson said I received an inquiry from someone wanting to know how much we were selling it for. I said it has already been bought by the City.

## **CLOSING AGENDA**

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

Council Member Czulewicz said I would like to see for our September 22nd meeting, in addition to the executive session that was approved, I would like to see the city attorney brief us on our ongoing litigation.

### **28. Adjourn.**

**Motion:** Council Member Donaldson made a motion to adjourn the Regular Meeting of the City of Montgomery at 6:56 p.m. Mayor Pro-Tem Fox seconded the motion. Motion carried with all present voting in favor.

**APPROVED:**

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

**ATTEST:**

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

Montgomery City Council  
**AGENDA REPORT**

<b>Meeting Date:</b> October 14, 2025	<b>Budgeted Amount:</b> N/A
<b>Department:</b> Administration	<b>Prepared By:</b> Ruby Beaven

**Subject**

Consideration and possible action on the City Council Special Meeting Minutes of September 15, 2025.

**Recommendation**

Staff recommends approval of meeting minutes, as presented.

**Discussion**

Please see the accompanying minutes:

City Council Special Meeting Minutes of September 15, 2025.

**Approved By**

City Administrator	Brent Walker	Date: 10/03/2025
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**City of Montgomery  
City Council  
Special Meeting Minutes  
September 15, 2025**

**OPENING AGENDA**

**1. Call Meeting to Order.**

The City Council Special Meeting of the City of Montgomery was called to order by Mayor Countryman at 6:00 p.m. on September 15, 2025, at City Hall 101 Old Plantersville Rd., Montgomery, TX and live video streaming.

With Council Members present a full quorum was established.

Present:	Mayor	Sara Countryman
	Mayor Pro-Tem	Cheryl Fox
	Council Member Place 1	Carol Langley
	Council Member Place 2	Casey Olson
	Council Member Place 5	Stan Donaldson

Absent:	Council Member Place 3	Tom Czulewicz
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**2. Invocation.**

Council Member Donaldson gave the invocation.

**3. Pledges of Allegiance.**

Mayor Countryman led the pledges of allegiance.

**PUBLIC FORUM**

No citizen comments presented for this meeting.

**PRESENTATION**

**4. Proclamation recognizing Mount Pleasant Missionary Baptist Church.**

Mayor Countryman read the proclamation recognizing Mount Pleasant Missionary Baptist Church.

**PUBLIC HEARING**

**5. Convene into a Public Hearing on the Proposed FY2026 City of Montgomery Annual Budget.**

Mayor Countryman convened the Montgomery City Council into a Public Hearing at 6:05 p.m.

Finance Director Maryann Carl said I just wanted to bring one thing forward this evening. As you know, we have been talking about the transition of events over to the City side. Looking at what was budgeted, we have that item on the MEDC budget, but it had not been in the proposed budget that was posted. The one change that we will be bringing forward tonight is to add \$60,000 to the general fund budget under public works for those quality of life events. This is the only change to the proposed budget, but I did want that to be brought to you during this time. Council Member Langley asked if we took it out of MEDC. Finance Director Carl said we have not made any changes on the MEDC side. We have not had a meeting to do so at this point. The other thing that was a little bit of a question is to what level of participation MEDC may still have in supporting those events, even though they are on the City side. There is still the ability for them to support events at some level. That is something that Mr. Walker and I have been talking about and that will need to circle back around with MEDC. At the moment, that has not come out of the EDC budget. That is something that we can do as we progress through the year. It is in addition to the proposed budget that has been posted.

Mayor Countryman reconvened the Montgomery City Council into a Regular Meeting at 6:07 p.m.

**6. Convene into a Public Hearing on the Proposed 2025 Tax Rate of \$0.4000 per \$100 assessed valuation.**

Mayor Countryman convened the Montgomery City Council into a Public Hearing at 6:07 p.m.

No public comments were presented at this time.

Mayor Countryman reconvened the Montgomery City Council into a Regular Meeting at 6:08 p.m.

**SPECIAL AGENDA**

**7. Consideration and possible action regarding Ordinance 2025-12 of the City of Montgomery, Teas adopting an operating budget for the fiscal year 2025-2026.**

**THIS BUDGET WILL RAISE MORE REVENUE FROM PROPERTY TAXES THAN LAST YEAR'S BUDGET BY AN AMOUNT OF \$292,343, WHICH IS A 13.20 PERCENT INCREASE FROM LAST YEAR'S BUDGET. THE PROPERTY TAX REVENUE TO BE RAISED FROM NEW PROPERTY ADDED TO THE TAX ROLL THIS YEAR IS \$147,211.**

**TAXPAYER IMPACT STATEMENT**



**This notice informs taxpayers of the potential impact of the Proposed Tax Rate for Fiscal Year 2025-2026, comparing what would be paid under the No-New-Revenue Tax Rate versus the Proposed Tax Rate.**

Finance Director Carl said as I mentioned in the public hearing, the only change to the budget that has been posted as proposed for the preceding 30 days is an increase to the general fund budget under the public works department for a \$60,000 expenditure for quality of life events. As a result, the proposed surplus for the general fund will be reduced from \$411,483 to \$351,483. We still have a surplus. Council Member Langley asked if it is posted online. Finance Director Carl said yes, it has been posted on our website. Council Langley asked if the correction was posted. Finance Director said you cannot make any changes to that proposed budget once it is posted. It has to stay posted for those 30 days without changes. That is where we bring these changes forward this evening if there is any variation in that budget. That adopted budget is what will be posted as of 10-01-2025. Mayor Countryman asked would you say this is a healthy surplus? Finance Director Carl said absolutely. Mayor Pro-Tem Fox asked when was the last time we actually had a tax increase? I do not remember having a tax increase in quite a few years. Finance Director Carl said this is the part that gets to be kind of funny because it is where the increase is, and if you look back at your previous several years, you will have the exact same wording. The reason for that is we have been adopting slightly above that no new revenue rate. By doing so, you are actually bringing in some new revenue on existing properties. If you look at the chart that is on the agenda, and if you look at the 2025 no new revenue tax rate, the tax on a median homestead would be \$1,024.36. But since Council had given the guidance that you wanted to keep the tax rate at the \$0.40, that puts that tax at \$1,118.60. That is what you see as the increase in tax because it is above that no new revenue rate. So therefore, it is considered an increase over the known revenue rate, but the tax rate is the same as what you have had for the last six or seven years. Mayor Countryman said the reason why that is happening is because of property values increasing. Council Member Olson said if it was worded correctly, by definition, it is not a rate increase, it is a revenue increase. Our rate has stayed flat, but our revenue has increased based off of property valuation. Mayor Countryman said yes.

**Motion:** Council Member Olson made a motion to accept Ordinance 2025-12, an Ordinance of the City of Montgomery, Texas adopting an operating budget for the fiscal year 2025-2026. This budget will raise more revenue from property taxes than last year's budget by an amount of \$292,343, which is a 13.20 percent increase from last year's budget. The property tax revenue to be raised from new property added to the tax roll this year is \$147,211. Mayor Pro-Tem Fox seconded the motion. Motion carried with all present voting in favor.

Council Member Langley – Aye  
 Council Member Olson – Aye  
 Mayor Pro-Tem Fox – Aye

Council Member Donaldson - Aye  
Mayor Countryman (only votes to break a tie)

**8. Consider, Adopt and Set by Ordinance the 2025 Ad Valorem Tax Rate for Maintenance and Operations, \$0.3258/\$100.**

Finance Director Carl said this item is just a separation of the overall tax rate that will be covered in the ordinance in the following item. The first motion would be for adopting the maintenance and operations tax rate of \$0.3258. Mayor Countryman asked if this could be a cumulative vote or does it still need to be independent? Finance Director Carl said this one can be cumulative. The record vote is going to come under number 10.

**Motion:** Council Member Langley made a motion to accept the 2025 Ad Valorem Tax Rate for Maintenance and Operations, \$0.3258/\$100.

Discussion: Council Member Olson asked is the date wrong? Finance Director Carl asked where it says 2025 ad valorem? Council Member Olson said yes. Finance Director Carl said it is not because we are currently in tax year 2025. Your taxes are based on your valuation as of January 1st of 2025, so even though we will be collecting it in January of 2026 and in the FY26 budget, it is for tax year 2025.

Council Member Olson seconded the motion. Motion carried with all present voting in favor.

**9. Consider, Adopt and Set by Ordinance the 2025 Ad Valorem Tax Rate for Debt Service, \$0.0742/\$100.**

Finance Director Carl said this is the debt service, the remaining portion of that \$0.40.

**Motion:** Council Member Donaldson made a motion to accept the 2025 Ad Valorem Tax Rate for Debt Service \$0.0742/\$100. Mayor Pro-Tem Fox seconded the motion. Motion carried with all present voting in favor.

**10. Consideration and possible action on an Ordinance 2025-13 of the City Council of the City of Montgomery, Texas, setting the ad valorem tax rate of the City of Montgomery, for the year 2025 at a rate of \$0.4000 per one hundred dollars (\$100) valuation on all taxable property within the corporate limits of the City of Montgomery as of January 1, 2025 specifying separate components of such rate for operations and maintenance and for debt service; levying an ad valorem tax for the year 2025 providing for due and delinquent dates together with penalties and interest; providing for collection and ordaining other related matters.**

Finance Director Carl said this is the ordinance that would set the tax rate at the 40 cents and calls out two items that you just previously approved which is the \$0.3258 for maintenance and operation and the \$0.0742 for debt service.

**Motion:** Council Member Olson made a motion to accept Ordinance 2025-13, an Ordinance of the City Council of the City of Montgomery, Texas, setting the ad valorem tax rate of the City of Montgomery, for the year 2025 at a rate of \$0.4000 per one hundred dollars (\$100) valuation on all taxable property within the corporate limits of the City of Montgomery as of January 1, 2025 specifying separate components of such rate for operations and maintenance and for debt service; levying an ad valorem tax for the year 2025 providing for due and delinquent dates together with penalties and interest; providing for collection and ordaining other related matters. Mayor Pro-Tem Fox seconded the motion. Motion carried with all present voting in favor.

Council Member Langley - Aye

Council Member Olson – Aye

Mayor Pro-Tem Fox – Aye

Council Member Donaldson – Aye

Mayor Countryman (only votes to break a tie)

**11. Consideration and possible action on adopting the recommended Evergreen Solutions new open range pay scale.**

Mayor Countryman said I understand going up and down and having the minimum, midpoint, maximum, but I do not know what qualifies what. Mayor Pro-Tem Fox said I wanted to know what the 106 range was, but I did not take time to go look for it. Do you know what the 106 range is? Council Member Olson said you have grades that start with 101 and run through 115. Within that grade, you have a minimum, a maximum, and a midpoint. Basically, if you are within that grade, your salary range can fall anywhere in that grade range. Mayor Countryman asked are you are saying the beginning pay at the City will start in range 106? Council Member Olson said no. Mayor Countryman asked where did you get 106? Council Member Olson said page 63. City Administrator Walker said if you remember back to when we brought all the job descriptions, everybody is assigned to one of those. Everyone fits within that range within where they are assigned. Council Member Olson said it is just a grade. That is all it is. It gives you a pay range within that grade, correct? City Administrator Walker said every year we will still come at budget time with everybody's salaries, where that is, what that looks like, but everybody will maintain in their grade unless they are doing something else. Mayor Countryman asked what happens when the grade 115 in 20 years, I guess you would update it, but what if they go above that? Council Member Olson said you do not change the grade, you slide the range. Council Member Langley asked if every employee is in one of the grades? City Administrator Walker said yes. Mayor Countryman said just for the record, I would like to say that Evergreen Solutions was hogwash. Terrible. Chief Solomon asked what is your understanding of this when you talk about grades, COLA's and merits? What is your understanding? When you look at our manual, it has all those things in there with the exception of distance. Council Member Olson said honestly, it is really just a baseline so we understand where to bring people on at, and then when we promote someone, what does it look like. Your merit

wages and stuff that may actually push you to a new grade if you merit up. But actually with a COLA, it will not affect it because your COLA should affect your grades. Chief Solomon said the COLA will never affect your grade. Council Member Olson said but it will. I am just letting you know how a grade system works. Chief Solomon said it will always affect that grade going up three percent. Council Member Olson said right. Your grade will adjust. Chief Solomon said I was just trying to make sure you had the understanding of where that is at. Council Member Olson said your merit wages will not slide your grade, but your COLA will because your COLA is across the board. Your range will adjust. Your grade will actually stay the same. It will change the range. Council Member Langley asked who is our person that oversees this? Are you City Administrator Walker? City Administrator Walker said as part of the HR, yes. City Secretary Ruby Beaven said I still oversee it and the HR specialist. Mayor Countryman said we have all the department heads here. Is everybody on board? Council Member Olson said yes, that is a big one. Do you all understand how it works? I understand how it works. Chief Solomon said I just want to make sure you all understood how it works and how it goes with what we have in our manual. Public Works Director Muckleroy said the pay scale is great for hiring. It takes the guesswork out. I do not know how many times I have heard all of you ask over the years what is this person going to start at? What range are we talking? This answers it all and puts it on paper. There is flexibility in where they can start, but it puts it all on paper. Council Member Olson said you assign your grades by your position of, let us just say a brand new technician that is at the base level, he would be grade 101. There is your range. Chief Solomon said if we hire someone with more experience, we can start them somewhere else and then it does not affect what we are doing budget wise. Council Member Olson said they just assign that grade. There is their pay range, everything moves on, and it is very smooth. Chief Solomon said right. Council Member Olson said no questions, it is clean.

**Motion:** Council Member Donaldson made a motion to adopt the recommended Evergreen Solutions new open range pay scale. Council Member Olson seconded the motion. Motion carried with all present voting in favor.

12. **Consideration and possible action on adopting an Ordinance regarding the City of Montgomery's Texas Municipal Retirement System benefits authorizing: (1) An increase to the employee contribution rate; (2) Non-retroactive repeating colas, for retirees and their beneficiaries under TMRS ACT §853.404(f) and (f-1); (3) Annually accruing updated service credits and transfer updated service credits; and (4) Removal of the statutory maximum contribution rate limit.**

City Administrator Walker said this is the same. It is just clean up from what we discussed here in the budget.

**Motion:** Council Member Olson made a motion to adopt Ordinance 2025-14, an Ordinance regarding the City of Montgomery's Texas Municipal Retirement System benefits authorizing: (1) an increase to the employee contribution rate; (2) Non-retroactive repeating colas, for retirees and their beneficiaries under TMRS ACT

§853.404(f) and (f-1); (3) Annually accruing updated service credits and transfer updated service credits; and (4) Removal of the statutory maximum contribution rate limit. Council Member Donaldson seconded the motion. Motion carried with all present voting in favor.

## **COUNCIL INQUIRY**

Council Member Olson said just a reminder, our meeting is on Monday next week. Council Member Langley said yes, the 22<sup>nd</sup> correct? Council Member Olson said I think so.

City Administrator Walker said I would like us to consider having a retreat, maybe a small retreat, maybe a Saturday afternoon or morning. I know it is tough to get everybody together with different schedules, but I would like to go over some of the comprehensive plan, some of the questions you might have, some of the visions that have been written before I got here, so you can tell me where we are going with these things because also, with EDC meetings, they are looking for direction as well, and I want to bring a consolidated message. Council Member Langley asked Saturday mornings and a couple of hours? I have been to too many retreats, all day retreats, and we had not done anything, so I am not going to sit through an all-day retreat. City Administrator Walker said it does not have to be all day. I can bring these items back to a regular meeting. Mayor Countryman said Council Member Langley, here is the thing. City Administrator Walker needs to hear from us. We know what that stuff is. He needs to hear from us for a directive and moving forward. Council Member Langley said in two hours, we can get it done. Mayor Countryman said it might go further, but you can walk out. City Administrator Walker said I already have some items and then if you think of specific items you want to discuss, we can make it real organized and just go through it. It does not have to be stretched out. As a group, you all have to give me direction. I have read through most of this stuff. We have a number of items like McCown Street Project, and now we have the community building. Some of these things are going to be happening and I need some direction. Council Member Langley asked do you have a date? City Administrator Walker said I do not. That is what I wanted to bring up. Council Member Langley asked do you have a month? City Administrator Walker said we can do it soon before the holidays hit. Council Member Olson said I have some Saturdays I cannot participate. Mayor Countryman asked how does October 11<sup>th</sup> look for everyone or the 18<sup>th</sup>? Mayor Countryman asked Mayor Pro-Tem Fox how is your 18<sup>th</sup> looking? Mayor Pro-Tem Fox said it is okay. Mayor Countryman asked Council Member Olson how is your 18<sup>th</sup>? Council Member Olson said the 18<sup>th</sup> is out. I have a concert. Mayor Countryman asked how about November 1<sup>st</sup>? Mayor Countryman asked how about November 8<sup>th</sup>? Mayor Pro-Tem Fox said we are having the street dance that night. Mayor Countryman said it can happen during the day. Mayor Pro-Tem Fox said I wish we would have it in October though. Mayor Countryman asked what about October 12<sup>th</sup>? Council Member Olson said I would do the 12<sup>th</sup>. Mayor Countryman said it is a Sunday. Council Member Olson said not a Sunday. Mayor Countryman said I say

the 18th or the 11th. Council Member Olson said the 11th is good. Mayor Countryman said Council Member Donaldson cannot do the 11th. He can do the 18th. Mayor Pro-Tem Fox said I can do the 18th. Mayor Countryman said I cannot do the 25th. Mayor Pro-Tem Fox said the 18th works well for me. Council Member Olson said he cannot do the 18th. Mayor Countryman said the 11th or the 18th, we can have a coin toss. Council Member Langley asked who cannot do the 11th? Council Member Olson said Council Member Donaldson. Council Member Langley asked what is the matter with November the 1st? Mayor Pro-Tem Fox said I am out of town that day. Council Member Olson said I might be able to do November 8th. Mayor Countryman said November 8th is a Saturday. Mayor Countryman said the 11th or the 18th. Council Member Olson said November 8<sup>th</sup> is okay for me. Mayor Countryman asked is November 8<sup>th</sup> good for everyone? Council Member Donaldson said yes. Mayor Countryman asked Mr. Walker, would you like to have a retreat on November 8th for the record? City Administrator Walker said sounds good. City Secretary Beaven asked what time do you want to start? Council Member Langley said 9:00 a.m. to noon with breakfast. Council Member Donaldson said 10:00 am. to noon. Mayor Pro-Tem Fox said that day we are also having the Lone Star dance that starts at 6:00 p.m. so it will not be in the afternoon. Mayor Countryman asked do you want to do 9:00 a.m. to noon and then if we need to stay longer, we can stay longer, or if we get done earlier, we get done earlier? Council Member Olson said yes, that is plenty of time. Mayor Countryman asked Council Member Langley do you want to start 8:00 a.m. to noon? Council Member Langley said no. We can get it done from 9:00 a.m. to noon. I will stay until noon and we will get it done. Mayor Countryman said okay, November 8th, at 9:00 a.m. Council Member Langley asked and you will tell us where it is going to be held at? City Administrator Walker said yes. Mayor Countryman said we can find somewhere. Council Member Donaldson said I did not hear what Council Member Olson said about next week. He said something about Monday. Council Member Olson said our normally scheduled Tuesday meeting we moved to Monday. Mayor Countryman said we moved it on the last agenda.

### **CLOSING AGENDA**

#### **13. Adjourn.**

**Motion:** Council Member Olson made a motion to adjourn the Special Meeting of the City of Montgomery at 6:35 p.m. Council Member Langley seconded the motion. Motion carried with all present voting in favor.

#### **APPROVED:**

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

#### **ATTEST:**

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

Montgomery City Council  
**AGENDA REPORT**

<b>Meeting Date:</b> October 14, 2025	<b>Budgeted Amount:</b> N/A
<b>Department:</b> Administration	<b>Prepared By:</b> Ruby Beaven

**Subject**

Consideration and possible action on the City Council Regular Meeting Minutes of September 22, 2025.

**Recommendation**

Staff recommends approval of meeting minutes, as presented.

**Discussion**

Please see the accompanying minutes:

City Council Regular Meeting Minutes of September 22, 2025.

**Approved By**

City Administrator	Brent Walker	Date: 10/03/2025
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**City Council  
Regular Meeting Minutes  
September 22, 2025**

## **OPENING AGENDA**

### **1. Call Meeting to Order.**

The City Council Regular Meeting of the City of Montgomery was called to order by Mayor Countryman at 6:00 p.m. on September 22, 2025, at City Hall 101 Old Plantersville Rd., Montgomery, TX and live video streaming.

With Council Members present a full quorum was established.

Present:	Mayor	Sara Countryman
	Mayor Pro-Tem	Cheryl Fox
	Council Member Place 1	Carol Langley
	Council Member Place 2	Casey Olson
	Council Member Place 3	Tom Czulewicz
	Council Member Place 5	Stan Donaldson

### **2. Invocation.**

Council Member Donaldson gave the invocation.

### **3. Pledges of Allegiance.**

Mayor Countryman led the pledges of allegiance.

## **PUBLIC FORUM**

No citizen comments presented for this meeting.

## **CONSENT AGENDA**

### **4. Consideration and possible action on a Resolution calling for a Public Hearing to be held on October 14, 2025, on an application by Cruz Real Estate Ventures LLC for a Special Use Permit at 22205 FM 1097 (WATERSTONE ON LAKE CONROE 01 LOT RES A-2) for a restaurant with accessory drive-through service.**

Proposed Resolution 2025-30



5. **Consideration and possible action authorizing the Mayor to execute any and all documents necessary for the City of Montgomery to participate in the Purdue Direct Settlement Agreement.**
6. **Consideration and possible action authorizing the Mayor to execute any and all documents necessary for the City of Montgomery to participate in the Secondary Manufacturers Settlement Agreement.**
7. **Consideration and possible action of an Ordinance of the City Council of the City of Montgomery, Texas, granting a rezoning request to Lone Star Cowboy Church, related to 58.952-acre Tract 1 located in the Zacharias Landrum Survey, Abstract 22.**

Proposed Ordinance 2025-15

8. **Consideration and possible action of an Ordinance of the City Council of the City of Montgomery, Texas, granting a rezoning request to BCS Capital, LLC (Dev. No. 2415), related to 11.084 acres of the Tract 2-G, John Corner Survey, Abstract 8 currently zoned PD Planned Development and B Commercial.**

Proposed Ordinance 2025-16

Council Member Czulewicz said he had questions for items five and six. What is the plan to use any funds received from these two sources? City Administrator Walker said there are only certain things we can spend the money on. It sets it out for you. Right now, we do not know because the money is coming a little bit from different places that we are required to pay these. Some of it could be for school crossings, extra police, education of students, about different things that would relate to this. Council Member Czulewicz asked so it can be used for policing of drugs? City Administrator Walker said yes. I think for school crossings you can use it to help pay for school crossings. They have added a new list of different things you can spend it on. Right now, we have not spent any of it yet. Mayor Countryman asked what is the amount? City Administrator Walker said I do not remember. Mayor Countryman asked what is the amount? Is it nine dollars, \$900? City Administrator Walker said no, it is like \$5,000. Mayor Countryman said I guess settlements are like 72 cents. City Administrator Walker said I cannot remember what the first one was that came in. I think it was bigger though. It was from some of the grocery stores. City Attorney Petrov said some of the initial settlements that they received were bigger amounts. These are now trickling in all the tangential service organizations that were involved with opioid waste at one time or another. Council Member Czulewicz asked who in our organization determines where it is going? City Administrator Walker said I think we are going to have to get with Chief Solomon and the police because that is really going to be where they will be able to utilize this money for those kind of things. Right now, it is just going to sit in the fund until we find a place to use it. Chief Solomon, correct me if I am wrong, but did you already order some of the shots? The Narcan? Chief Solomon said yes we did. City Administrator Walker said that is one of the things we can use it for.

**Motion:** Council Member Donaldson made a motion to accept the consent agenda as presented. Mayor Pro-Tem Fox seconded the motion. Motion carried with all present voting in favor.

## **REGULAR AGENDA**

### **9. Consideration and possible action on the acceptance of the Old Plantersville Waterline project and enter into the One-Year Warranty as of June 3, 2025, and authorize the City Administrator to sign the Certificate of Acceptance.**

City Engineer Chris Roznovsky, WGA said as a reminder, if you look into your packets, you will see an exhibit showing where this is on page 47 of your packets. This is the waterline that goes by the high school, down from the Briarley development that Johnson funded. It was substantially complete back in June, but they were addressing punch list items since then, and so now it is in front of you for acceptance. The punch list items they had were mostly painting of the hydrants. It is a normal thing to paint the city colors, adjusting some valves, etc. They have now completed all those punch list items. What this will do is set the warranty period of August 28th, 2025. At that time, we will do a walk through and they will address any items at that time. Council Member Langley asked what is the date again? City Engineer Roznovsky said August 28th. I have two different dates on here. It will be June 3rd. We will correct that certificate of acceptance. Council Member Donaldson asked now that the water line has a loop in it, along Old Plantersville, are we able to cut valves off on either side of it? City Engineer Roznovsky said yes. The state requires you to have valves every thousand feet, as well as at every intersection. So if we have a T, you are required to have two of the three legs have a valve on it. In this case, you have valves at SH-105, you have valves at Womack, and valves all throughout every time they connect to a subdivision, so you can valve those off independently. Then with the railroad crossing, those have valves on each side of the railroad because that was one of its own pieces, so you have a lot of flexibility to serve via Old Plantersville Road and around or back the other direction.

**Motion:** Council Member Olson made a motion to accept the Old Plantersville Waterline project and enter into the One-Year Warranty as of June 3, 2025, and authorize the City Administrator to sign the Certificate of Acceptance. Council Member Czulewicz seconded the motion. Motion carried with all present voting in favor.

### **10. Consideration and possible action on the Final Plat for Legacy Grove Section 1 (Dev. No. 2409).**

City Engineer Roznovsky said this item is for the first of two sections for Legacy Grove. This is the Tri Pointe development that goes behind Napa all the way to Lone Star Parkway. If you look in your packets, you will see a copy of that plat. These are for the northernmost 65 homes. This is not the connection all the way through at this point, but access to this section will be

through Lone Star Parkway. Planning & Zoning has reviewed, as we have reviewed. We have no comments with them left to address. There are no variances on this development. Remember, this is the larger lots development in the City. A couple of things that are on here is that per the developer, they pay impact fees at the time of platting. They delivered those checks tonight. They are listed on here.

One thing that we are still working with them on is clarifying the language on the performance bond for this period. They provided it. We are just tweaking some language and working with your attorney on that. The rest of the items have been submitted and are complete. We recommend approval of this final plat.

**Motion:** Council Member Czulewicz made a motion to accept the final plat for Legacy Grove Section 1 (Dev. No. 2409). Council Member Langley seconded the motion. Motion carried with all present voting in favor.

**11. Consideration and possible action authorizing the Mayor to sign the Consent to Encroachment by and between the City of Montgomery and the Developer (“1000 Foster Drive LLC”) (Dev. No. 2208).**

City Engineer Roznovsky said in your packets, to give you an idea where this is, there is an exhibit following the cover. This is the apartment complex on Plez Morgan, just north of the newer of the two complexes on that site. This has been out there for a while. The trajectory on this was started last summer. Just with staffing changes, we found out that it was never executed, which is why it is coming to you to you now. The only thing they are proposing is if you look at that exhibit, they have a piece of their dumpster pad encroaching into the easement. In the event that a line break or anything happens and has to be repaired, we just had one last meeting for the bank, so same deal. This just papers up that if it has to get torn out, it is their responsibility and the City is not responsible for it. That is the agreement in front of you today. In the event that something happens, there is a document to cover the City. Council Member Donaldson asked what is the width of the easement? City Engineer Roznovsky said it is 25 foot. Council Member Donaldson asked how much are they going to encroach in it? City Engineer Roznovsky said I do not know, but less than five feet.

**Motion:** Council Member Donaldson made a motion to authorize the Mayor to sign the Consent to Encroachment by and between the City of Montgomery and the Developer (“1000 Foster Drive LLC”) (Dev. No. 2208). Council Member Olson seconded the motion. Motion carried with all present voting in favor.

**12. Consideration and possible action on the acceptance of the Engineer’s Recommendation of AR Turnkee Construction Co., Inc. to complete the Construction Services related to the College Street Drainage Repair project.**

City Engineer Roznovsky said if you go to page 66 in your packets, that is really where you see the meat of this. As a copy of the bid tabulation for this project, we received bids on September 9<sup>th</sup>. We received eight bidders ranging from roughly \$101,000 to \$338,000 with most of those being under \$150,000, so good pricing. We have worked with AR Turnkee in the past and currently work with them on other projects. They are a good contractor to work with. They are someone that we would solicit bids from if we had the opportunity. As a reminder, this is one of those ARPA fund projects. The scope of this is the replacement of culverts on College Street, rebuilding the road, the guard rails, and then fixing and preventing for additional erosion upstream and downstream of the road itself. Our recommendation is to award AR Turnkee based on their low bid. It will take a little while for it to get started as this is a federal funded project. Grant Administrators review are already done. They have been working on the clearances through SAM.gov and others, but it takes a little more time with the additional federal requirements. Mayor Countryman asked with a vast gap between number one and number eight, \$238,000 and some change, should we accept change orders on top of that? That is a big difference. City Engineer Roznovsky said there is always a potential for change orders on any project. Now, they have to come back with something that is reasonable, and a reasonable change order with as many that are grouped. You have 100, 118, 127, 147. I feel like those prices are not extremely out of line. I think again, kind of like what we saw on that waterline project that we did a month and a half ago. The market is just getting more competitive. People are looking for these projects, especially something like this they can jump on. They are estimating they will be done in 20 days and get in and knock it out. As the market shifts, we are seeing more competitiveness. Mayor Pro-Tem Fox said that is another thing too, the difference between 20 days and 100 days. City Engineer Roznovsky said correct. Mayor Pro-Tem Fox asked is there any penalty for overage? City Engineer Roznovsky said I do not believe this contract has penalties in it for delays because a project of this size, it is harder to quantify damages on a project like this versus a utility job that would prevent a development or cause other harm. Mayor Pro-Tem Fox said I was just thinking about the three residents on the other side. City Engineer Roznovsky said it is in the contract about maintaining open access to the unit each day, put down steel plates to make sure that there is full access to, and extra time in there for coordination with the residents and communication thereof. Mayor Countryman said the one we are looking at is \$100,985. If it goes to say \$120,000, do we have that much in ARPA funds to be able to fill that gap? City Administrator Walker said at this point, yes, unless something happens. The good thing is you can always go back and look at that because there is nothing that says that only ARPA funds pays for this. It is a big enough project. Council Member Olson asked City Engineer Roznovsky to Council Member Langley's question earlier for the design of it, what did we do for the prevention of future erosion? City Engineer Roznovsky said there is some slope paving and then riprap on top of the geotextile. So regrade it, put down geotextile fabric, and then on top to help dissipate. Mayor Countryman said we have not worked with AR Turnkee before. City Engineer Roznovsky said I cannot recall that the City has specifically. WGA has worked with them before and actively have one

or two projects with them. Mayor Countryman asked how has the experience been? City Engineer Roznovsky said the experience has been very good. There are contractors that we would go to and solicit bids from and they are one of those that we would solicit proposals from.

**Motion:** Council Member Donaldson made a motion to accept the Engineer's recommendation of AR Turnkey Construction Co., Inc. to complete the Construction Services related to the College Street Drainage Repair project. Council Member Olson seconded the motion. Motion carried with all present voting in favor.

**13. Consideration and possible action on formally ending the one-year warranty period and releasing the maintenance bond on the Buffalo Springs Drive Roadway Improvement project.**

City Engineer Roznovsky said this is Buffalo Springs, the roadway portion of it. We have two projects. The signal. That warranty ended early because TxDOT took over that responsibility some months ago, so now, this is the actual concrete roadway portion of it. We had a one-year warranty inspection at the first of September. There were a couple items we had them address. The biggest thing was we had put in those sleeves for future irrigation, lighting, etc., and with the mowers, trucks, and everything else, they got knocked off. The contractor replaced and fixed them. There was a couple minor cracking on the curbs that we had resealed, but nothing that was of any structural concern. It was normal cracking that we would expect to see in a concrete roadway. They have addressed all the items. In our opinion, they are ready to be closed out on that project overall. To answer your question on the last contractors we worked with, they were responsive. They knocked it out. Throughout the time once grass was established, they cleaned out the silk fence once they were asked and they did not push back. Those irrigation sleeves, it was not a defect. It was just something random. They have been good to work with. Mayor Countryman asked so then when they run them over in the future, what is the cost on that? City Engineer Roznovsky said it is not a whole lot. It is a four inch PVC sleeve. It is something that you can cut them down lower. Mayor Countryman said just making sure it is not like a \$10,000 cost. Public Works Director Muckleroy said no. A couple hundred dollars.

**Motion:** Council Member Olson made a motion to formally end the one-year warranty period and release the maintenance bond on the Buffalo Springs Drive Roadway Improvement project. Council Member Czulewicz seconded the motion. Motion carried with all present voting in favor.

**14. Consideration and possible action on a variance request related to the required parking for the multi-family development by BCS Capital (Dev. No. 2415).**

City Engineer Roznovsky said in your packets you will see a handful of information on this. In short, during the development agreement process, these were considered as part of the rezoning and the mention of the parking variance requests that would be coming. The request they have in front of you tonight is to go from a two vehicle per unit space to one and a half vehicles, or one and a half spaces per unit parking ratio. In the packet, you will see a breakdown of their request and a reasoning why. Behind it they reference City of Houston standards to bring that request down as their backup. This did go to the Planning and Zoning Commission. The Planning and Zoning Commission did not recommend approval of. However, tonight BCS is here as well as Morgan Group, the actual developers of the complex to answer questions because there is a lot of questions on the actual development and the quality of the product. They are here tonight to answer any questions and give you an overview of the product they are proposing on site and the reason for the variance.

Mr. Jason Hauck, Morgan Group, located at 3000 Richmond Avenue, Houston, Texas. Mr. Hauck stated it is great to be here with you tonight. I am with Morgan Group, the multi-family developer. We are excited to be in Montgomery. We are excited to be working with BCS on this project. What I thought I would do is give a quick background on who we are and what we do as a company. We are headquartered and based here in Houston. We are a family-owned company. We have been in business for more than 60 years, and we focus exclusively on multi-family development and acquisition. We have developed and acquired all across the country, but Houston is our backyard, our home, and nearest and dearest to our heart. We have been following the growth here and are really excited about what HEB is doing and the retail that BCS is bringing. We have an in-house general contractor, as well as an in-house property management company. We do this because we are obsessive about the quality of the projects that we build. This allows us to control the construction all the way through the process. Then also, when we get into leasing, we are responsible for that, working with residents on our maintenance orders, things like that. Really from cradle to grave, we are involved in the process. We developed a class A product. We are very practical in the product that we build. We want to make you proud as a city and build something that you like the look of that operates well. This product specifically will be about 60 to 65 percent one bedrooms. That is important to the parking demand and the parking ratio for the development. Then, the balance will be mostly two bedrooms. We will have just a handful of three bedrooms. We are here to answer any questions and happy to address those. Mayor Pro-Tem Fox asked what is the percentage of the one bedrooms? Mr. Hauck said 60 to 65 percent. Our current plan is 62 percent exactly. Council Member Donaldson said my question is why did you not design your development according to what our zoning laws require? Why did you do something opposite than what we require zoning for parking? Mr. Hauck said the reason we are requesting this parking ratio tonight is really for the product that we are building that is more heavily concentrated in one bedrooms. The zoning ordinance does not distinguish between unit mixes, and so I think the unit mix that we are bringing we have across the country is different than the parking ratio that is in the base. Council Member Czulewicz said one bedroom does not necessarily mean one

person. National average is one and a half to two and a half cars per residence. That is where our ordinance is, right in the middle at two per residence. If you do not have enough cars, you are going to have overflow parking and they are going to wind up parking on CB Stewart Drive on a shoulder guaranteed. Mr. Hauck said we definitely do not want any parking issues. As I mentioned, we manage the product that we build after we build it. Our experience with multi-family is that the one and a half parking ratio is more than adequate and we will not have parking that will be outside of the development. We will not allow that. Our experience again is that one and a half is adequate. Mayor Pro-Tem Fox asked do you plan on maintaining the project after it is completed? Mr. Hauck said we will. We have a leasing staff, and a maintenance staff that interacts with the residents every day. If there is ever a concern from the City's perspective, you bring it to us, we make sure that it is addressed. Again, we do not want parking problems and we cannot lease units if that happens. Mayor Pro-Tem Fox said I can assure you Montgomery has parking problems. We have lots of them. Council Member Langley asked where is the closest project to us that you have done? Mr. Hauck said we have developed all over Houston. We have most recently developed in the suburbs in Austin and DFW, City of Georgetown, City of McKinney, and in DFW. Traditionally in Houston, we have been more of an infill developer, but in other markets across the country, we have had a [inaudible]. Mayor Countryman asked what are the rental rates? Mr. Hauck said we will set the market. We set the rents to market. As part of our due diligence, we obviously do a thorough inventory of all the comps and what is in the area, what is surrounding the area, and I can confidently say we will be the nicest development in Montgomery, the surrounding county. Our rents will reflect that, and we will set those rents when we are close. Council Member Czulewicz asked are they all going to be unfurnished apartments? Mr. Hauck said correct, unfurnished apartments. Council Member Olson asked how wide is the drive lane between your parking? Mr. Hauck said it will be I believe the standard fire lane is 24 to 26 feet. Council Member Olson asked City Engineer Roznovsky is this variance in the development agreement? City Engineer Roznovsky said it is mentioned. Variances are not approved in the development agreement, but it is in the consideration. The wording is support or some language like that of a proposed variance. Mayor Countryman said we have apartments behind Brookshire Brothers. We have apartments in front of the high school. We have two, dare I say, institutional looking on Plez Morgan, and I have never heard anyone say anything about parking issues. I do not know if anyone was here when those were approved to find out if there was a variance given. I am of the opinion that there was a variance given for the ones behind Brookshire Brothers. City Administrator Walker said that is right. Mayor Countryman said it is not a new thing and I have not heard any feedback that there has been a parking issue or a parking problem with that. City Engineer Roznovsky said the ones behind Brookshire Brothers, I think one of the sections of, I think there are three phases of that, received a variance and they were doing like this development, both garage and surface parking as well. In general, the Heritage Apartments and most of them are following the two. There was that section that changed the base because again, if I remember correctly, it was related to the senior living portion. A smaller unit, and

smaller number of bedrooms. Mayor Pro-Tem Fox said the other thing about the ones behind Brookshire Brothers is that the structure itself is all fenced, virtually eliminating anyone parking on Flagship Street. Is that going to be the same concept? City Engineer Roznovsky said it would be fenced and gated. On the plan that is in your packet, there is secondary entrances that go to the south and CB Stewart and the main entrance that comes off of Buffalo Springs. It is not gated coming off the street, so you can get to the leasing building, but then gates go into the complex itself on the other side. Council Member Olson said I just have one question about the proposed ratio. Is that the ratio or is that a proposed ratio? Mr. Hauck said that is the minimum ratio. Our current count exceeds the minimum ratio of 1.5 per unit. Council Member Olson said no, I am asking about you said your ratio is 62 percent one bedrooms to two bedrooms. That is your proposal. I want to know if that is the proposal and then well, we decided to change it after we grant you the variance. I want to know that that is the number it is going to be or greater. Mr. Hauck said yes, it will be in the 60 to 65 percent bandwidth. We have not delivered a suburban project with less than 60 percent. City Administrator Walker said actually we have another opportunity as they bring the actual plans to be able to see that. Council Member Olson said once we pass the variance, it is passed. Mayor Pro-Tem Fox said my concern is too, is that Planning and Zoning did not approve it. Here is another arm of the City saying they are going to override the Planning and Zoning Commission. Mayor Countryman asked did you watch the meeting? I am not 100 percent certain that they understood this part at all. I think it was presented differently and I do not believe the Morgan Group presented it. City Engineer Roznovsky said correct. It was presented differently and I do not think they understood that. City Engineer Roznovsky said yes, the Morgan Group was not here during that meeting. Mayor Countryman said so these kind of numbers of ratios were not presented. Mr. Hauck said I was here for that meeting and they definitely recognized that this was already approved in the development agreement. I believe they were more inclined to say no, knowing that. Just my two cents. Mayor Pro-Tem Fox said I need to go back and read that and watch that meeting because it concerns me. Council Member Czulewicz asked is it in the development agreement that it is approved? Mr. Hauck said the verbiage is not approved. It is that the city staff will support the variance for commercial parking variants and then also multi-family parking variants. What we did with the site, we took the multi-family site from 12 acres to 11 acres, which allowed our commercial section of the development to increase depth, which will better suit the parking and users that we can get for the commercial side. What that does for BCS is that we are able to deliver more commercial and reduce the footprint of the multi-family. What that does for both of us is that creates more sales tax for both of us. One day there is going to be less acreage designated to just collecting property tax and more of that which is going to be property tax and sales tax. It was a net benefit to get this acreage down. Council Member Czulewicz said I am just not happy with the 25 percent reduction below our ordinance. That is what ordinances are for. We put these ordinances on record, spent all the money earlier this year to get somebody to review it, and we agreed with their recommendation. We passed it, and then we turn right around and just override them. It is



crazy. Mayor Countryman said that is what we do though. These are our ordinances and then variants are asked all the time and that is not a different part of this business. It is not outside of the scope. Mr. Hauck said this development is going to be gated and off the top of my head, I would imagine it is roughly a \$50 million investment for total project cost, if not exceeding that. They are completely in line with the City on not having a parking problem and they know how to take care of their investment to the best of their abilities and that does not include not being able to lease units that they will not be able to park. Mayor Countryman said the fact that they are not turn and burn, but they are actually going to eat the dog food that they create is a big benefit. Mayor Pro-Tem Fox said that makes me feel better about that.

**Motion:** Mayor Pro-Tem Fox made a motion to accept a variance request related to the required parking for the multi-family development by BCS Capital (Dev. No. 2415).

**Amended Motion:** Council Member Olson amended the motion to include the one bedroom ratio must be above 60 percent of the ratio of the full development. Council Member Donaldson seconded the amended motion. The motion carried with 4-Ayes and 1-Nay vote by Council Member Czulewicz.

#### **15. Consideration and possible action on a three-year agreement to outsource professional installation services to enhance holiday lighting for Christmas in Montgomery.**

Special Events Coordinator Stephanie Johnson said I wanted to give you a quick overview of agenda item number 15 in reference to the professional installation services to enhance the Christmas in Montgomery for certain locations within the City. In your packet, you have a copy of the PowerPoint presentation. It is also up here on the screen. What we have over here is a customized way to look at the different options with pricing and different items so you can select what you like for pricing and for locations. I would like to introduce Angie Clampitt with Tis the Season Lighting and Decor at this time.

Ms. Clampitt said I want to thank you Mayor, City Council, and Special Events Coordinator Johnson for inviting me to present to you this evening. It really is my pleasure to talk about Christmas. I know a lot of you are thinking really, it is not even Thanksgiving. I know how people think, but in the commercial world you do have to think a little bit ahead of time. Before we go into the proposal, is it going to be on this big screen? Special Events Coordinator Johnson said the PowerPoint should be yes, because it was in the packet when we did the agenda item. It will be the same thing that is on the screen. Ms. Clampitt said before I go into the proposal, I am going to give a little introduction on the slides over here that Special Events Coordinator Johnson is going to just click as you go to the next one. I wanted to mention in the introduction I have been in the commercial Christmas industry for 15 years. I work for a very high-end commercial company for 13 years. I started out in sales with them. I have experience from the design side of décor, as well as estimating and managed the production of two different divisions for holidays for six years, the last company I worked for. In 2023, I decided

to start my own company Tis the Season and have been so happy with it and have taken that experience that I learned with them to bring it into my own company. I do work all over the City of Houston and surrounding the City of Houston, not just Houston, but all over the Houston area. Also, installation has been a big part of what I am involved in as well. I manage different crews, so we are all over the area. I actually have a former husband who was an installer for me and I have been on many job sites with him and watched him do it, so that has helped me learn that side of it as well. A side note to that, he is a fireman right down the street. So, I have an affinity for the City of Montgomery because they did pay our bills for a while. The next slide are the standards that Tis the Season brings to the table. First of all, we use commercial grade materials. We do not go to Home Depot or Lowe's and buy the things that you get that a lot of homeowners might use. I have many years of working with commercial vendors where I outsource my materials for that. We also have general liability insurance which is definitely required. I have very experienced production team members that are making our custom glitter bows. We also fabricate large size props that we can use on commercial properties and our installation teams as well have been installing for years. That brings a sense of peace for you all when we are out there on the property installing and we are going to be doing things safely. Also, we refurbish our materials every year. Let us say you chose a three-year lease. The second year that those materials go out, they are going to look fresh and new. We remove all the faded ornaments, anything that is cracked or broken, any lights that may be dimmed or gone out, we will replace those. Every year, you can be assured that is going to look like a fresh site for your holiday decor. We also have a timely response to all service call requests. If you are dealing with electrical and water and Christmas lights, you have had them on your own home, then you know, you are going to have calls from time to time. We definitely like to respond to those. We try within 24 hours, as soon as we can get out there, but definitely we will not go over two days. The next slide is the community. I do spend time donating to local causes and nonprofits. It is built in my blood to do so. I volunteer for charity and fundraising events as well as, I am a member of CAI which is the Community Association Institute and also various chambers of commerces. The last slide, before we get into the proposal may be some pictures that I would like to show you, is my commitment to the City of Montgomery. I would like to assist you in reaching your goal of becoming a destination city. In speaking with Special Events Coordinator Johnson, I know that is very important for you and I believe that I can certainly help you out with that. In doing so, I would love to collaborate with all those entities that are involved in reaching that goal. I think it is important that we hear from all different sides of your community because everybody has their own idea of what is going to bring people to the community and we can certainly come up with goals and plans that we can do that over a five year period, or however long you want to talk about it. I would love to help unify the City of Montgomery, not just with Christmas, but we also have other holidays that you might in the future want to also unify with the Fourth of July celebration, Memorial Day, or any other special events that you may have. That is something that we can certainly talk about helping you with. The other commitment is to provide quality

decor while staying within your budget. As you know, you have a budget and I can create the Taj Mahal for you, but if you do not have the money to pay for it, that is not going to do us any good. It is always nice to have a budget and we work together to find you something that is very appealing and it is going to wow the community when they come in. In scrolling through some of these pictures, it just shows you a little idea of some of the things that we have done in the past, and some of the things that we could do in the future for you. As I said, you can see here, this is a custom glitter bow. We like to use those on our materials. They do give a little bit of interest at night instead of some of these other fabric bows. Those can be in different colors, too, but red seems to be the most popular, so that is why that is on there. This is just showing some things that we can hang from trees and snowflakes, as well as we can have spheres, and different things like that. That is a custom glitter bow there. Instead of throwing a piece of garland on that, which a lot of people might do, then we might do something like this. That gives it a little more interest and sets you apart from some of the other communities in the area that might just be throwing garland on there. Council Member Olson said I keep seeing trees wrapped, but I do not see any of the tree wrapping in the packages. Mayor Countryman said strands tree wrap like downtown historical community center trees. It is in here. Special Events Coordinator Johnson said it is hard to show a picture in the dark to what it would really look like. Council Member Olson said no, I like the trees wrapped. I have seen it many times, but it is a lot of work and a lot of lights. I just want to know if it was in this package or not. Ms. Clampitt said there are renderings of some of the trees in the area that we will show that we talk about lighting. Mayor Pro-Tem Fox asked do you own all the lighting? Ms. Clampitt said yes. We purchase all the materials and everything is leased. I provide you a one, two, or three year lease. That is a very good question because a lot of people maybe do not understand exactly how that works. If you look in your packet, you have a one, two, or three year lease. If you chose the three-year lease, which is obviously a cheaper price, that is the price that you would pay for three years. I highly recommend the three-year. 99 percent of my customers choose that. The reason is, first of all, you do not have to have somebody every year come in and bid this out every year. You do not want to waste your time. Also, you want to build a relationship with someone. That is my ultimate goal, to build a relationship and help you grow. You may not be able to do everything that I present this year, but we can plan on the future years and add things as we go. Within the three-year lease, that really ties you into a certain amount of, like I said, we did garland or wreaths, or things that are custom for that area. Those would stay the same for those three years. At the end of three years, if you wanted to change up that design, we can certainly do that. It does not mean that after year one, we cannot add to it, but we can certainly add elements throughout the City in other buildings. Mayor Pro-Tem Fox said the one that you have for the community building, the Montgomery Community Building where it has the trees lit, what would be an issue if they were lit all year long? Ms. Clampitt said Special Events Coordinator Johnson and I did talk about that and I did not include that in there. I am not sure how many trees that you would want to do, but I would love to light all of them up for you. The lights are not made for year round lighting. What I

would propose to do after we just determine how many trees there are, is to put you on a quarterly maintenance of that. We would come out, check the lights, and make sure they are all working. If they are not, then we would replace those that have gone out. If your trees are still growing, then they might get tight, so we might have to rewrap them. That is what I recommend. Mayor Pro-Tem Fox said a couple of the trees in there are close to 300 years old maybe. Council Member Langley said yes. Council Member Olson said we are leasing all these lights. Is there anything about theft? Mayor Countryman said yes, it is in here. Special Events Coordinator Johnson said if we do the lighting at the community center, we need to get with Public Works Director Muckleroy for additional electricity because we do have them around the main corner in the front. Mayor Pro-Tem Fox said if all the trees at the community building were lit though year round, I think that it would definitely make an impact on the City. Special Events Coordinator Johnson said we could probably put them on a timer or two to where they just come on and go off. Mayor Countryman said plus, Public Works Director Muckleroy's crew want to do the new city hall, too. That would be great to have this community center and city hall since they are next door to each other and have those on a maintenance and have those lit up. I think that would be fantastic. Special Events Coordinator Johnson said at any time during the year, you can pick and choose what you want to add and take away and she will show you what that looks like. Ms. Clampitt said most every line item that is an option has a box here. I can choose that we want to do that and the price would change. Special Events Coordinator Johnson said I had Ms. Clampitt add in 47 light poles at Cedar Brake Park just so that we could see what it would cost if we were to outsource it, or other items an enhancement to what Public Works already does for the park during the holidays, so that is something that down the road if we change up how we run some of our events, you can just select that or add it. Council Member Donaldson asked what is going to happen to our Christmas lighting program for the members of the City because do we not have something where different companies sponsor? Special Events Coordinator Johnson said that is Light up the Park. Registration has already opened for this year and I may have 13 registered to decorate the light poles. When they come out to decorate, Public Works Director Muckleroy will have everything finished by November the 8th. They already have one strand of lights, no garland. Mayor Countryman said so they can build on top of that. Special Events Coordinator Johnson said absolutely. Mayor Pro-Tem Fox said they can do it the way that they have been doing it to begin with. Special Events Coordinator Johnson said yes, absolutely. That is an ala carte. I just wanted to show what it would cost in three years if you wanted to change things out. Council Member Olson asked is that built into this price the 47? Ms. Clampitt said no, but it can be if I check it. You can see the price right now. 23 over here if we wanted to add that. Mayor Countryman said by my assessment, there are 12 different locations that she would do with multiple lights in multiple scenes on here. Council Member Olson said the only one that was not in it was the posts in the park, right? Ms. Clampitt said I will go through this instead of looking at each line. It is easier just to look at the pictures of what we are talking about. This is the custom glow bow with the C9's there. You may not want to do all these, I do not know,

but Special Events Coordinator Johnson and I talked about it and I just added them in here. We can click them on or off. Special Events Coordinator Johnson said this would be in addition to what Public Works already does. Again, you cannot select those options. Public Works Director Muckleroy said in all honesty, the poles when we put the lights on them, most of the poles when they get decorated, they get covered up. I would not do the lights. I would not let us put them on there. Mayor Countryman asked Public Works Director Muckleroy, would you still do the Christmas trees in town? Public Works Director Muckleroy said yes, we would definitely do that. Mayor Countryman said you do the one here, you do the one at the LED sign, and you do the one at the community center. Public Works Director Muckleroy said correct. As far as all the other decorations that we do, which are primarily in Cedar Brake Park, I think it would be something that we need to sit down and look at because you want them to blend. Mayor Countryman asked are they a little tired because I think that we had talked about buying new decorations because they were a little long in the tooth? Public Works Director Muckleroy said we have replaced some things that had become dull. Council Member Olson asked is this just a rendering because that is not wrapped? You are not going to hang them like that. Mayor Countryman said it is just to give an idea. Ms. Clampitt said to give an idea of what is available, too, because these are lit, but during the day they may not look so pretty because they are just white. You may want to add some color, do some ornaments, so we could do a mix of that or you could do either or. Special Events Coordinator Johnson said basically what you can do is add and subtract a location. If you wanted to take Cedar Brake Park off, you could take off the entire location. If you just wanted to take off certain items within the park, you could do that as well. Council Member Olson said I just want to take the poles back off. Mayor Countryman said with us moving into Jim's Hardware, we will not be at this location. Therefore, the amount for the gazebo would go away and the amount for anything here would go away. How would that adjust in our pricing? This is our location today and we will have Christmas here this year in 2025, Council Member Langley, but 2026 and moving forward, it will be different. How would the price adjust for our new location because we will not have the gazebo because we are moving to another location? If we lock ourselves in, I was just curious at how we would transform that. Ms. Clampitt said I am very flexible. My goal is to build a relationship. Mayor Countryman said there is a little ebb and flow here right now. Ms. Clampitt said absolutely. Mayor Countryman asked Public Works Director Muckleroy can we move the gazebo? Everyone up here says yes. Special Events Coordinator Johnson said what I hear you saying Ms. Clampitt is what you are pricing right now, we could actually move that to Jim's. Mayor Countryman said yes, move this cost to there. Ms. Clampitt said right. If it is a little bit different, I am willing to work with you on that. Special Events Coordinator Johnson said show them the goats. Ms. Clampitt said I know where your goats are. Council Member Olson said no goats. Mayor Countryman said in 2008, there was a goat statue put downtown and it is historical in nature. Council Member Olson and Council Member Langley both said no goats. Ms. Clampitt said we can take the goats out. Council Member Langley said I am not paying to decorate a goat. Public Works Director Muckleroy said I will say in my

opinion, at Cedar Brake Park, if we are going to do all this, I want Cedar Brake Park done right, so just let Ms. Clampitt do it. Do not try to mix because you are going to get color differences with the lights. Ms. Clampitt said they may not match exactly with my brand of lights. Public Works Director Muckleroy said we could still do the poles. Mayor Pro-Tem Fox said I really would like to see that because if we decided to keep the poles in place all year long, they could be lit at certain times or all the time every night. It is very pretty. Ms. Clampitt said it really is a statement piece when you have year round lighting. Also, there are photo opportunities when people come to your City they want to go to where the lights are. Council Member Donaldson asked are all the lights LED? Ms. Clampitt said yes. Everyone has their own idea of what color lights. I brought a sample strand of warm white, cool white, and pure white. Would you like to see them? Mayor Countryman said I do not know that we could tell a difference with them all plugged in. Everyone likes the idea. Mayor Pro-Tem Fox said and quality of life. Mayor Countryman said yes, for sure. Council Member Langley asked where is the money coming from? City Administrator Walker said in the budget that we talked about at the last meeting, in the quality of life events. Council Member Langley asked from MEDC? City Administrator Walker said no. In the general fund balance. Mayor Countryman said the City has quality of life. Special Events Coordinator Johnson said we have a lot of visitors that pass through here every day, especially on the weekends. To really draw them in, they might see the lights and they might stop and want to eat or do a little shopping or, let us bring the family back. Once you really start collaborating with the surrounding communities, make this a destination. Mayor Pro-Tem Fox said I have had a lot of comments when we put the flags out in Cedar Brake Park, whether they are the Texas flag or the American flag, because I have a lady that I know that goes to Burton all the time on the weekends and she always says, "Oh, you had your flags out." Special Events Coordinator Johnson said if you go to downtown Tomball, all of their light poles downtown all have a little wreath or maybe a simple bow. I think it is the little things that make a big difference. Mayor Countryman said it elevates the City. They are not a lot of money. Council Member Olson said exactly. Beyond landscaping, we do not spend a ton of money on beautification. We do not spend any beyond landscape. Mayor Countryman said we spend money on the parking for the Texas flag, which I appreciate, but outside of that, very minimal. Council Member Olson said I do not perceive this as a bank breaker in any way. I think it brings a lot of value. Ms. Clampitt said I wanted to mention too, some communities in the area near you that we have done in the past are West Fork, Crighton Woods, Montgomery Creek Ranch, and Del Webb. Mayor Pro-Tem Fox said the Del Webb one was really good. Ms. Clampitt continued, South Creek and South Brook Village. We are all over the Houston area, but those were some that were in your area. Council Member Olson asked City Attorney Petrov what are the rules on bidding this out? Do we need to bid this out since it is over \$10,000. City Attorney Petrov said no. Actually, the bid requirement was raised to \$100,000. City Administrator Walker said I do have some other companies that do this. Council Member Langley said yes, there is another one here in town that does it. Council Member Olson asked City Administrator Walker have you seen any pricing in packages with

the same kind of setup? City Administrator Walker said yes, but it depends on what you tell me. If we light the whole City, it is going to cost more. They are fairly comparable. It is small enough. It is hard to bid apples to apples because I do not really have a direction on what you want. Mayor Countryman said she is here. She is great.

**Motion:** Council Member Olson made a motion to accept a three-year agreement to outsource professional installation services to enhance holiday lighting for Christmas in Montgomery.

Discussion: Council Member Olson said let me amend that. I want to make the motion to be the three-year agreement to include Cedar Break Park, the last option. Mayor Countryman said plus poles. Council Member Olson said yes, the \$30,000 whatever it is right now. Can you scroll down? You did not check the box. Ms. Clampitt asked do you want to check this? Council Member Olson said yes. Mayor Countryman said you have the goat and they flipped out, so you may want to take the goat out. Ms. Clampitt said that was complimentary. Also, this is not checked for the City Hall corner. Special Events Coordinator Johnson said I recommend going through all the checklists. Ms. Clampitt said these are the small monuments, the larger monument, the pavilion. Special Events Coordinator Johnson asked is that the rooftop? Ms. Clampitt said yes. Mayor Countryman said that is not checked. Ms. Clampitt asked do you want the City Hall building? Council Member Olson asked can Public Works Director Muckleroy do City Hall? Mayor Countryman said no. He has never done it, but he has done the pavilion. Public Works Director Muckleroy said not the pavilion, but the gazebo and the bushes and trees out front. Mayor Countryman asked why not have you do the SH-105 corner? Public Works Director Muckleroy said this is just a suggestion, but if this is the last year, let us do this one, for the last year. Mayor Countryman said absolutely. Public Works Director Muckleroy said and put some options somewhere else. Mayor Countryman said and modify it later, yes. Council Member Olson said take the corner option off. Mayor Countryman said we will let Public Works Director Muckleroy do it. It will be the last year. Mayor Pro-Tem Fox said that is another thing. Let us say this year, but then next year we have a reconfigure like we are talking about. Ms. Clampitt said yes. We can do that next year and we can maybe do that on a two-year so it is even with the rest of the cost. Mayor Countryman said she will work with us. We will lock in the three-year price, but we will change up year two or three. Mayor Pro-Tem Fox asked Public Works Director Muckleroy if he is doing the tree in the community building? Public Works Director Muckleroy said yes. There are a few items that go on the front of the building, but not much. City Administrator Walker said next year if you have to change the budget, we can do that during budget time so we know. Mayor Pro-Tem Fox asked Ms. Clampitt to go down a little bit on the community center tree. That is the one that Public Works Director Muckleroy does too. Ms. Clampitt asked these are the four trees at the corner? Council Member Olson said no. He does not do any trees. Public Works Director Muckleroy said we did the trees in Cedar Brake Park. Ms. Clampitt asked if the Historical District monument sign was to be included? Mayor Countryman said yes. Ms. Clampitt asked if the Welcome to Montgomery sign would be include? Mayor Countryman

said the little one. Ms. Clampitt asked about the pavilion for the band. Council Member Olson said yes. Special Events Coordinator Johnson said I was looking at pictures and it looks like Public Works does put garland around the poles at the stage. Public Works Director Muckleroy said yes. Council Member Olson asked do you do lights around the rim too? Public Works Director Muckleroy said I think so. Council Member Olson said so we do not need that one. Special Events Coordinator Johnson said that is the stage so you can take that one off. Ms. Clampitt asked take the whole thing off? Mayor Countryman said yes, just for this year. Special Events Coordinator Johnson said these are the light posts. There are 17 of them downtown. Mayor Countryman said that is good. Council Member Czulewicz asked are there going to be more when we finish McCown Street? Council Member Olson said probably. Public Works Director Muckleroy said not every one of those have electricity. Mayor Countryman said they need to be replaced as it is. Council Member Czulewicz said all I am saying is if the number of posts will increase when we finish McCown? Special Events Coordinator Johnson said that is to be determined, but this is for this year and we can always remove that for next year. It is totally customizable. Council Member Olson said we are at the bottom now so when we refresh, what is our price? Ms. Clampitt said \$31,678. Council Member Olson asked if the lights on the stage were only \$300? Public Works Director Muckleroy said I do not know if you have checked or unchecked those light poles on McCown. I would not try to do those right now because you are going to have cords running everywhere. Special Events Coordinator Johnson said maybe we just put a red bow instead. Public Works Director Muckleroy said yes. Just lights. I am talking about just lights, right? There would be extension cords everywhere. Mayor Countryman asked why not just make this not to exceed \$32,000 and then we can modify it however we want to. Council Member Olson said that is probably the easiest way. Special Events Coordinator Johnson said you want it to be uniform. It is going to be professional so you do want it to match. I think that is very important.

**Amended Motion:** Council Member Olson amended the motion to include the three-year agreement not to exceed \$33,000 for the installation and services to enhance holiday lighting for Christmas in Montgomery.

Discussion: Council Member Olson asked is your company an outsource professional? Council Member Langley said the company name is Tis the Season. Council Member Olson said Tis the Season is not listed here.

**Amended Motion:** Council Member Olson amended the motion to include the three-year agreement not to exceed \$33,000 with the company Tis the Season for the holiday lighting for Christmas in Montgomery. Council Member Mayor Pro-Tem Fox seconded the motion. Motion carried with all present voting in favor.

**16. TABLED 09/09/2025: Consideration and possible action on the request for the creation of a full-time new position for a Parks & Recreation Program Coordinator & Event Organizer.**



City Administrator Walker said over time, it just worked into one job and then another job. I went back and looked. Really the EDC requested having a full-time person. That creates the issue here because Special Events Coordinator Johnson was really doing 90 percent of the work for the events and very little for the EDC particularly. EDC was doing just all events basically. This just creates that separation again. We will have somebody working for the EDC to help with these projects they are working on. We will have somebody with the events doing that. That is really all that is. Council Member Czulewicz asked where would the position be? Will it be under you? City Administrator Walker said yes, it is going to change though because we are on top of each other already here. However, when we get over there, hopefully we have an office and they will probably still work with Special Events Coordinator Johnson in some portion of this because it is going to take some coordination. She already has so much in place. Council Member Olson said so the position will answer to the City Administrator, not to Public Works. City Administrator Walker said it still has to coordinate with Public Works in the way that they are going to be doing the projects if they are putting up the lights and whatever they are doing with the events, but no roadblocks, so it will still have to be a combination of both. Council Member Olson said just as long as there is a direct line of who is boss. Mayor Countryman asked do you manage them or is it Public Works Director Muckleroy I guess is the question. I know there is coordination. I know there is teamwork and all of that, but where do they sit in the organization chart? Council Member Langley said it has always been a combination of working together. City Administrator Walker said yes. If we assume that in City Hall, then they can work directly for me. Council Member Czulewicz asked who will write their performance review? City Administrator Walker said probably me. Mayor Pro-Tem Fox asked who is the supervisor for Public Works Director Muckleroy? City Administrator Walker said City Council most of the time. Council Member Olson said I just want to make sure there is a clear chain of command and we do not have a person floating with no boss that says, "Well, I work for them. I work for them. I work for myself." City Administrator Walker said we just have to line out how that is going to look and really they should be part of the main office most of the time because people are calling here for events and Special Events Coordinator Johnson has already set that precedent. We just have to make that a good transition. Mayor Countryman asked Public Works Director Muckleroy are you good with that? Public Works Director Muckleroy asked good with it being under City Administrator Walker? Mayor Countryman said yes. Public Works Director Muckleroy said gladly. Council Member Langley asked is it a full-time position? City Administrator Walker said yes. Council Member Olson asked what was the grade? City Administrator Walker said 106. Council Member Langley said we have been on the 50 in the past or below. Council Member Olson said if we grade them at 106, they cannot come in below. Council Member Langley said well, they could. Council Member Olson said no, then we would have to grade them at 105. That is how the grade system works. How could we advertise if we have to stick to that? Mayor Pro-Tem Fox said I considered why it was being a full-time job, but after Special Events Coordinator Johnson and Public Works Director Muckleroy informed me that it was definitely

a full-time job, I understand it better. Who takes care of what kind of park events you have? Is that person going to create them or you have already created them for that person? City Administrator Walker asked a job description? Mayor Countryman said no. Park events. Which park? Cedar Brake Park? City Administrator Walker said no, we have just discussed some of the things that we can do in the parks. Mayor Pro-Tem Fox asked is that person going to be tasked with coming up with that or is there something already in place? City Administrator Walker said no, there are only ideas in place, but some of these community walks and some of these different things we are going to try to focus on the property that we promote, which is the parks, and having some of these things. Of course, you run into the same problem. If you get too big in the park, you have parking problems. If we have events in the park, we are working on right now this McCown project, and we are really going to try to utilize the community center space that is in the community center, so, this will be a big part of that, too. Mayor Pro-Tem Fox said I talked to City Attorney Petrov about it but, could City Council be privy to applications that are being made? City Administrator Walker asked for programs or events? Mayor Pro-Tem Fox said for the position. City Administrator Walker said sure. Council Member Donaldson said I am not disagreeing with what everyone is saying, but this job description says the department is Public Works and immediate supervisor is the Public Works Director. You just told me you are going to be the director, so, this needs to change. City Administrator Walker said yes, we know. That is just how it was written. Council Member Olson said that is when we created the position two and a half years ago. That is where we originally put it. Council Member Langley asked where do you think you would advertise this position at? City Administrator Walker said probably on Indeed. It seems to get the best response of anything, even when we try some of the local government places, which we get free, so we will put them on there. Indeed seems to get the best responses. Mayor Countryman asked where did you find us? Indeed or TML? City Administrator Walker said TML.

**Motion:** Council Member Olson made a motion to accept a request for the creation of a full-time new position for a Parks & Recreation Program Coordinator & Event Organizer. Council Member Czulewicz seconded the motion. Motion carried with all present voting in favor.

### **COUNCIL INQUIRY**

City Administrator Walker said I have a question for you. I know Council Member Donaldson talks about Sourcewell and how Sourcewell works. Would you like me to explain at the next meeting how Sourcewell works and how that whole process functions? Would that be helpful? Council Member Czulewicz said yes. City Administrator Walker said okay, I will put it together. The basics of it, even though we have this company up here that is doing the design build, that is just really what they do is design, build, and then it flows out to all these companies through Sourcewell that have already been vetted for government work. They are all Texas companies in that end of it. Mayor Countryman said I had a developer call me today who is somewhat local who said they would like to throw their hat in the ring. They have done some commercial stuff. Do they have to go through Sourcewell or can they come directly to you? City Administrator Walker said

no, because they have to be part of the pre-bid because they have to meet certain guidelines. This saves us from doing the bidding because we have to hit all those little things, small to medium businesses and minority because you have to hit them all. Sourcewell just does it for us. Mayor Countryman said so then I should encourage them to go to Sourcewell and become a company on the list. City Administrator Walker said it is easy for a vendor to register with them. They say who they are, who the owner is. It is really just a simple application. Council Member Olson said as long as they have all the qualifications. Council Member Donaldson asked is he going to present this on the first November meeting. Mayor Countryman said we have a meeting in October.

Special Events Coordinator Johnson asked staff, what is your idea of an estimated time on having someone for the events position? City Administrator Walker said I do not have any idea. It is going to greatly depend on who is out there. Council Member Olson said I would plan on with Christmas having the parade, you are probably going to do 95 percent of it. Special Events Coordinator Johnson said I am already committed to that. Mayor Countryman said she is just trying to figure out if she is going to get out of it by February or by July. Special Events Coordinator Johnson said I have a lot of deadlines and I work with so many different departments. I have to plan everything out in advance. All the events for this year are already on my calendar. I know we are having some website issues come up, so I just wanted a general idea. City Administrator Walker said two months would not be unusual. Mayor Pro-Tem Fox asked how long do you leave the position posted usually? City Administrator Walker said until it is filled.

#### **17. Items to be considered for placement on future agendas.**

Council Member Olson said just the Sourcewell item.

#### **18. Adjourn.**

**Motion:** Council Member Olson made a motion to adjourn the Regular Meeting of the City of Montgomery at 7:21 p.m. Council Member Czulewicz seconded the motion. Motion carried with all present voting in favor.

**APPROVED:**

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Sara Countryman, Mayor

**ATTEST:**

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Ruby Beaven, City Secretary

Montgomery City Council  
**AGENDA REPORT**

<b>Meeting Date:</b> October 14, 2025	<b>Budgeted Amount:</b> N/A
<b>Department:</b> Administration	<b>Prepared By:</b> Maryann Carl

**Subject**

Consideration and possible action on the revision to Rick Hanna CBO Partners, LLC's Service Agreement to align the term with the City's fiscal year.

**Recommendation**

Staff recommends approving the change in term date to align with the City's fiscal year.

**Discussion**

The contract with the City's inspector/building official, Rick Hanna, is set to renew on January 1, 2026. Mr. Hanna has asked to change the term date on his January 1, 2026 renewal to align with the City's fiscal year. Attached is a copy of the agreement with the end of term date of September 30, 2026. No other changes have been made to this agreement.

**Approved By**

City Administrator	Brent Walker	Date: 9/29/2025
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## RICK HANNA CBO PARTNERS, LLC - SERVICE AGREEMENT

1. **PARTIES:** This Base Agreement (Agreement) is between Rick Hanna CBO Partners, LLC (Contractor) and the City of Montgomery, Texas (Client).
  
2. **WORK:** The visual building inspection and/or plan review services to be supplied by Contractor at the request of the Client from and after the date of this Agreement. This agreement is exclusive to all permits and the City shall not engage another inspection nor plan review service without the consent of the Contractor. This Agreement shall be effective from the date hereof and shall continue until terminated by either party upon **ninety (90) days** written notice to the other; provided, however, that Contractor's obligations shall survive termination with respect to all Work supplied by or through Contractor prior to termination. The agreement is effective to **September 30, 2026**, and shall automatically renew with the fees listed unless renegotiated beginning **ninety (90) days prior to the end of the agreement**. **Contractor agrees to provide the City of Montgomery with specific scope services with related fees as outlined in the addendum(s) to this service agreement.**
  
3. **PAYMENTS:** Contractor will submit invoices bi-monthly to the City of Montgomery for work performed. Invoices will include the date of service, job address, description of service and contracted price for services rendered. The Contractor will not be required to submit separate invoices for each individual service and/or job address. Contractor agrees to honor all bid prices submitted to the City of Montgomery from the date of each subject bid through completion of the work. It is agreed that City of Montgomery shall be responsible for payment of invoices from the Contractor. There shall be no exceptions to this requirement. **Provided all requirements in this agreement have been met, payment will be made by the City of Montgomery to the Contractor within fifteen (15) days of receipt of invoice.** The City of Montgomery assures full and prompt payment of all sums due to Contractor pursuant to this Agreement. Delinquent invoices after thirty (30) days will accrue interest at a rate of 15% or the maximum amount permitted by law without regard to any client payments received.
  
4. **INDEPENDENT CONTRACTOR:** Contractor certifies that Contractor is an "independent contractor" and not an employee of City of Montgomery and as such, certifies that Contractor is solely responsible for all applicable taxes and charges including, but not limited to, withholding taxes, social security taxes and unemployment taxes on Contractor and Contractor's staff. Contractor certifies that, as an independent contractor, Contractor is not under the direction and control of City of Montgomery and certifies that Contractor may be employed by or contract with other companies/municipalities. Contractor certifies that Contractor uses its own vehicles, tools, computers and devices, office supplies, forms, telephone, internet services, and offices at the business address shown below and there has never been, nor will there be, during the term of this Agreement, an employer/employee relationship with City of Montgomery. Contractor certifies that this Agreement went into effect from the date of first performance as a Contractor for City of Montgomery (September 2004). Contractor may engage and supervise additional inspectors (certified by the International Code Council and state licensed as required) and additional office staff as needed to accomplish his duties as his expense.
  
5. **CONTRACTOR LICENSED SOFTWARE:** Contractor is the licensed owner of the Meritage Systems CommunityCore Solutions and all related "web-based and mobile tools software" utilized by the City of Montgomery. Use of the software by the City of Montgomery is permissible while under the terms of this Agreement with the Contractor. The City of Montgomery may only use the software during the term of this Agreement. Upon termination the City of Montgomery should cease use of the software other than during the 90-day period when Rick Hanna CBO Partners, LLC, will allow the City of Montgomery to download and/or print information from the system. No process will be allowed that alters the documentation.

**6. CONTRACT DOCUMENTS:**

A. **CONTRACT DOCUMENTS** - This Agreement, together with any and all relevant addendums shall constitute the entire Contract Documents (Contract Documents) and there are no other agreements, oral or written, by and between the parties hereto, except as to Contractor's warranties under any prior or contemporaneous agreement with City of Montgomery which warranties are incorporated by reference herein for all purposes.

7. **LICENSES AND CERTIFICATIONS:** Contractor shall secure and pay for all licenses and certifications necessary for proper completion of the Work. Additionally, Contractor is responsible for all education and reference materials as may be required for such licenses and certifications.

8. **COMPLIANCE WITH LAWS, ORDINANCES AND BUILDING CODES:** All parties shall comply with all current applicable laws, ordinances, building codes and all rules, regulations, or orders of all public or regulatory authorities.

9. **WARRANTY DISCLAIMER:** Nothing in this Agreement shall be construed as a warranty expressed or implied by either Party.

**10. INSURANCE:**

A. **INSURANCE REQUIREMENTS** - Before commencing the Work as contemplated herein, Contractor shall procure and maintain at his sole cost and expense minimum insurance coverage from insurance companies satisfactory to City of Montgomery. Contractor shall, prior to the commencement of the Work hereunder, furnish City of Montgomery with satisfactory Certificates of Insurance naming the City of Montgomery as an additional insured and providing that no cancellation or other material change in the terms of the policy may be made without thirty (30) days prior written notice to City of Montgomery. City of Montgomery's receipt of satisfactory insurance certificates complying with the above requirements shall be a prerequisite to payment under this Agreement or any invoice.

11. **NOTICES:** To the extent not otherwise required by law, notices must be in writing and must be delivered by personal delivery, by certified mail return receipt requested, or by facsimile to the location for each party designated below.

Contractor: **Rick Hanna CBO Partners, LLC**

**4520 FM 1374**

**Huntsville, TX 77340-2266**

**Phone: 888-479-1112**

**Fax: 888-479-1112**

**Electronic Mail: [rhanna@rickhanna.com](mailto:rhanna@rickhanna.com)**

**City of Montgomery**

**101 Old Plantersville Rd.**

**Montgomery, TX 77316**

**Phone: 936-597-6434**

**Fax:**

**Electronic Mail:**

Either party may change the location for notice upon written notice, delivered as described above.

12. **ALTERNATIVE DISPUTE RESOLUTION:** The parties to this Agreement specifically agree that the transactions contemplated herein involve interstate commerce.

A. **MEDIATION OR ARBITRATION:** Contractor agrees to and shall participate in any mediation or arbitration between the Client and any customer of the City of Montgomery if requested by the Client. The contractor shall be paid **\$350** per hour of participation. Directly related expenses will be billed at cost. Rick Hanna CBO Partners, LLC nor any agents of Rick Hanna CBO Partners, LLC can warrant or guarantee the outcome of any matter.

B. **MEDIATION OR ARBITRATION BETWEEN CITY OF MONTGOMERY AND CONTRACTOR** - Contractor agrees that any dispute between City of Montgomery and Contractor (whether contract, warranty, tort, statutory, or otherwise) shall first be submitted to mediation and, if not settled during mediation, shall be submitted to binding arbitration as provided by the Federal Arbitration Act (9 U.S.C. §§ 1 et. seq.) or, if applicable, by similar state statute, and not by or in a court of law. All decisions respecting the arbitrability of any dispute

shall be decided by the arbitrator. The arbitrator shall have the right to award reasonable attorneys' fees and expenses, including those incurred in mediation and arbitration. The parties agree to work together in good faith to select a mediator and, if all disputes are not resolved by mediation, an arbitrator in the county where the subject property is located. If the parties are unable to agree on the appointment of a mediator and/or arbitrator, then the mediation or arbitration, or both, shall be conducted by the American Arbitration Association ("AAA") in accordance with its applicable rules and procedures provided, however, if there is any conflict between this Agreement and such rules or procedures, the provisions of this Agreement shall control. If for any reason the AAA is unable or unwilling to conduct the mediation or the binding arbitration, or both, either party may petition a court of general jurisdiction in the subject county to appoint a mediator or arbitrator, or both.

**C. ARBITRATION - In any arbitration proceeding involving the parties:**

- 1) All applicable Federal and State law shall apply;
- 2) All applicable claims, causes of action, remedies and defenses that would be available in court shall apply;
- 3) The proceeding shall be conducted by a single arbitrator selected by a process designed to ensure the neutrality of the arbitrator;
- 4) The parties shall be entitled to conduct reasonable and necessary discovery;
- 5) The arbitrator shall render a written award and, if requested by any party, a reasoned award;
- 6) Any award rendered in the proceeding shall be final and binding and judgment upon any such award may be entered in any court having jurisdiction.
- 7) The prevailing party shall be entitled to attorney's fees and costs as well as costs and expenses reasonably incurred.

**D. SURVIVAL – Contractor and City of Montgomery agree that notwithstanding anything to the contrary contained herein, the rights and obligations set forth in the mediation/arbitration provisions set forth above shall survive (1) the termination of this Agreement by either party; or (2) the breach of this Agreement by either party. The waiver or invalidity of any portion of the mediation/arbitration provisions set forth above shall not affect the validity or enforceability of the remaining portions of those provisions and/or this Agreement. City of Montgomery and Contractor further agree (1) that any dispute involving the directors, officers, employees and agents of either City of Montgomery or Contractor shall be resolved as set forth herein and not in a court of law; and (2) that City of Montgomery shall have the option to include Contractor as a party in any mediation and arbitration between City of Montgomery and any customer or client of City of Montgomery and, if City of Montgomery does opt to include Contractor in such mediation and arbitration, Contractor shall fully participate therein pursuant to the terms set forth above. If any party to this Agreement files a proceeding in any court to resolve any controversy, dispute or claim, such action shall not constitute a waiver of the right of such party or a bar to the right of any other party to seek arbitration of that or any other claim, dispute or controversy, and the court shall, upon motion of any party to the proceeding, direct that such controversy, dispute or claim be arbitrated in accordance with this Agreement.**

**13. FORCE MAJEURE:** Any delay or nonperformance of any provision of this agreement by either party (other than payments) which is caused by events beyond the reasonable control of either party or by Acts of God, shall not constitute a breach and the time for performing shall be extended for a period equal to the duration of the event prevent performance.

**14. INVALIDITY:** It is understood and agreed by the parties hereto that if any of the clauses or provisions of this Agreement shall contravene or be invalid under the laws of the State of Texas, such contravention of invalidity shall not invalidate the entire Agreement, but it shall be construed as if not containing the particular clause or provision held to be invalid, and the rights and obligations of Contractor and City of Montgomery shall be construed and enforced accordingly.

- 15. GENDER:** The “Contractor” and words “City of Montgomery,” include singular or plural, individual, partnership or corporation, and the respective heirs, executors, administrators, successors, and assigns of City of Montgomery, Contractor, and subcontractors, as the case may be. The use of any gender applies to all genders. If more than one party is named as Contractor, the obligation hereunder of each such party is joint and several.
- 16. BINDING AGREEMENT:** The Contract Documents are complimentary, and what is called for by anyone shall be binding as if called for by all. This Agreement shall remain in full force and effect from the execution date and until terminated in writing. This Agreement and the terms and covenants herein contained shall apply to and be binding upon the parties hereto, their heirs, successors, and assigns. None of the rights, interests or obligations created by this Agreement may be assigned, transferred, or delegated in whole or in part by the parties hereto, and any such purported assignment transfer or delegation shall be void.
- 17. ASSIGNMENT:** Contractor shall not assign this Agreement or any payments due or to become due hereunder without the prior written consent of City of Montgomery.
- 18. ENTIRE AGREEMENT:** This Agreement contains the entire agreement among the parties, and no oral statements or prior written matters not specifically incorporated herein shall be of any force and effect. No variation, modification or changes hereof shall be binding on either party hereto unless set forth in a document executed by all the parties hereto. If there is a conflict between this Agreement and any terms contained in any proposal, invoice or other agreement between City of Montgomery and Contractor, the terms of this Agreement shall control.
- 19. TIME OF THE ESSENCE:** Time is of the essence in the performance of Contractor’s obligations hereunder.
- 20. GOVERNING LAWS:** The laws of the State of Texas shall govern the validity, enforcement, and interpretation of this Agreement. The obligations of the parties are performable in **Montgomery** County, Texas and the parties hereto consent to such venue for purposes of any action arising out of this Agreement. The parties agree that the normal rule of construction that any ambiguities are to be resolved against the drafting party shall not be employed in the interpretation of this Agreement.

Executed October 14, 2025 Effective as of January 1, 2026.

Contractor: <u>Rick Hanna CBO Partners, LLC</u>	<u>City of Montgomery</u>
By: _____	By: _____
Printed name: <u>Rickey E. Hanna</u>	Printed name: <u>Sara Countryman</u>
Title: <u>President &amp; CEO</u>	Title: <u>Mayor</u>
<u>4520 FM 1374</u>	<u>101 Old Plantersville Rd.</u>
<u>Huntsville, TX 77340-2266</u>	<u>Montgomery, TX 77316</u>
<u>Phone: 888-479-1112</u>	<u>Phone: 936-597-6434</u>
<u>Fax: 888-479-1112</u>	<u>Fax:</u>
<u>Electronic Mail: <a href="mailto:rhanna@rickhanna.com">rhanna@rickhanna.com</a></u>	<u>Electronic Mail:</u>



**Addendum "A"**  
**Specific Scope of Service and Fees**  
**January 1, 2026**

**Contractor agrees to provide services to the City of Montgomery as follows:**

- (a) Serve as Building Official, Building Inspector and Plumbing Inspector for construction, remodeling, and renovation of certain structures submitted to the City in accordance with the City Ordinances and building codes.
- (b) Serve as Plan Reviewer and perform commercial and residential plan reviews with reports as requested, submitted to the City in accordance with the City Ordinances and building codes.
- (c) Perform the duties of Building Official including signing permits, Certificates of Occupancy, and related documents.
- (d) Report to City Administrator other city staff as assigned.
- (e) Advise the City Council of new and/or relevant state and federal regulations concerning building codes.
- (f) Work with the City of Montgomery regarding notifications of Code violations and participate in hearings as needed.
- (g) Prepare Reports to the City Council as requested.

**The City of Montgomery shall designate a staff member to serve as Permit Technician to receive all permit fees and enter permits in the CommunityCore system. Rick Hanna CBO Partners, LLC shall not be responsible for negotiating nor collecting fees. The City will be provided with up to three (3) sign-in accounts for the CommunityCore system for an annual fee of \$3,000.00 (to be invoiced 01.01.2026).**

**Building Official shall be paid \$3,000 monthly** (to be invoiced on the 15<sup>th</sup> and last day of each month).

**Inspector shall be paid from inspection fees and other fees collected by the City of Montgomery in accordance with the fee schedule below:**

**Structural Inspections** (Foundation Make-up; Framing Rough; Energy Code Rough; Final Building and similar inspections as covered by Building Permit) - \$100 each up to 5,000sf covered area and \$20 for each additional 1,000sf covered area.

**Mechanical, Electric, Plumbing and Irrigation Inspections** (Ground; Rough; Top-Out; Final and similar inspections as covered by Trade Permits) - \$50 each up to 5,000sf covered area and \$10 for each additional 1,000sf covered area.

**Inspection requests with less than 24-hour notice – The deadline for requests for the following business day shall be received by Contractor by Noon. Inspection fee is Doubled for short request** (based on availability & scheduling).

**Change of Occupancy Inspection** - \$100 each trip.

**Non-Permit Inspection / Stop Work Notice** - \$150 each trip.

**Evaluations, Meeting Attendance, Special Requests** - \$200 first hour and \$50 for each additional quarter hour on site and \$100 per hour for report preparation unless otherwise agreed upon by all parties.

**Plan Reviews** – 75% of the Plan Review Fee (one-half of Building Permit Fee) collected by City or as may be negotiated.

**Permit Entry in Community Core** – one-half of Base Fee (standard is \$50) for Trade Permits and \$50 for Building Permits (based on availability & scheduling).

**CommunityCore and/or Permit Technician Training** - \$50 per hour (based on availability & scheduling).

**Overflow Work** – When Permit Technician is not available due to illness, vacation, training, job opening, etc. a daily fee of \$200 will be assessed to compensate for increased workload (based on availability & scheduling).

**Rick Hanna CBO Partners, LLC**  
**Building Inspection Team**  
**4520 FM 1374; Huntsville, TX 77340-2266 (as of 09/22/2025)**

Executive Vice-President and COO: **Shavauna Higgins**, SHSU Degree in Journalism with Business Minor (lives in New Waverly) – 25-year TREC inspector, served industry at the State level and assisted clients performing expert and consultation duties; now oversees day-to-day operations including monitoring all communications, scheduling inspections, permitting, and billing.

Vice-President and CFO & Building Inspector: **Cody Hanna**, Montgomery HS graduate, Eagle Scout and EMT with Alpha Search & Recovery – Residential Combination Inspector (lives in Walden) – performs residential & light commercial building inspections. Plumbing Inspector License No. 4213.

Contract Building Inspector: **Steven Richards**, Texas A&M Degree in Construction Science, 25 years of Construction experience before converting to inspector – Residential Combination Inspector (lives in Navasota) – performs residential & light commercial building inspections. Plumbing Inspector License No. 4175.

Office Administrator: **Joe Burk Higgins**, Finance background; former Owner / Operator of financial company educating and serving customers in AZ and CA (lives in New Waverly). Provided financial information from residential and commercial sites to construction lenders (TX) for their projects. Worked as a utility inspector prior to assisting with invoicing and office administration.

Inspector-in-Training Intern: **Heredic “Eric” Villagran**, Junior at SHSU pursuing BS degree in Construction Management (lives in Huntsville) – assists with plan reviews, data entry and inspections.

President and CEO & Building/Plumbing Inspector & Plan Reviewer: **Rick Hanna, CBO**, SHSU Degree in General Business Administration & Certified Building Official [one of 392 in Texas as of September 22, 2025] Residential Combination Inspector and TSBPE Plumbing Inspector No. 2616 [one of 1677 Current Licenses as of August 29, 2025] (lives in Huntsville) – provides plan reviews, commercial/residential building inspections and occasionally assists with management.

Montgomery City Council  
**AGENDA REPORT**

<b>Meeting Date:</b> October 14, 2025	<b>Budgeted Amount:</b> n/a
<b>Department:</b> Administration	<b>Prepared By:</b> Maryann Carl

**Subject**

Consideration and possible action on the following Resolution: A Resolution of the City Council of the City of Montgomery, Texas authorizing the signers for all City of Montgomery banking accounts with First Financial Bank; and providing an effective date.

**Recommendation**

Adopt the resolution to update bank signers.

**Discussion**

Signers on City accounts with First Financial Bank need to be updated to reflect the addition of Brent Walker and Tom Czulewicz. The following individuals will be authorized bank signers:

Sara Countryman	Mayor
Cheryl Fox	Mayor Pro-Tem / Council Member
Carol Langley	Council Member
Casey Olson	Council Member
Stan Donaldson	Council Member
Tom Czulewicz	Council Member
Brent Walker	City Administrator
Ruby Beaven	City Secretary

**Approved By**

City Administrator	Brent Walker	Date: 10/03/25
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## RESOLUTION NO. 2025-XX

### A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF MONTGOMERY, TEXAS AUTHORIZING THE SIGNERS FOR ALL CITY OF MONTGOMERY BANKING ACCOUNTS WITH FIRST FINANCIAL BANK; AND PROVIDING AN EFFECTIVE DATE.

**WHEREAS**, the City Council of the City of Montgomery, Texas (the "City") has the following banking accounts with First Financial Bank:

General Fund  
Debt Service Fund  
Construction Account  
Home Depot Escrow  
Montgomery Economic Development Corp

**WHEREAS**, City Council has determined that the following members of the governing body and the City Administrator are authorized signers on the aforementioned accounts:

Sara Countryman	Mayor
Cheryl Fox	Mayor Pro-Tem / Council Member
Carol Langley	Council Member
Casey Olson	Council Member
Stan Donaldson	Council Member
Tom Czulewicz	Council Member
Brent Walker	City Administrator
Ruby Beaven	City Secretary

**WHEREAS**, First Financial Bank issues a Banking Resolution for each account with the identified signers and related information, which is attached as Exhibit "A."

**WHEREAS**, the City Council of the City now wishes to authorize the governing body, which includes the Mayor and members of City Council, the City Administrator and City Secretary as signers on all City of Montgomery banking accounts.

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

**Section 1:** The City Council and City Administrator are authorized and approved to execute any and all necessary documents on behalf of the City to conduct City business with First Financial Bank regarding all City banking accounts.

**Section 2:** This Resolution shall take effect immediately upon its passage and adoption.

**PASSED, APPROVED AND ADOPTED** this the 14<sup>th</sup> day of October, 2025.

**CITY OF MONTGOMERY, TEXAS**

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

**ATTEST:**

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

DRAFT



# Corporate Authorization Resolution

First Financial Bank  
14125 Liberty St  
Montgomery, TX 77316

By: City Of Montgomery  
General Fund  
101 Old Plantersville Rd  
Montgomery TX 77316-4416

*Referred to in this document as "Financial Institution"*


*Referred to in this document as "Corporation"*

I, Ruby Beaven, certify that I am Secretary (clerk) of the above named corporation organized under the laws of Texas, Federal Employer I.D. Number 74-2063592, engaged in business under the trade name of City Of Montgomery, and that the resolutions on this document are a correct copy of the resolutions adopted at a meeting of the Board of Directors of the Corporation duly and properly called and held on (date). These resolutions appear in the minutes of this meeting and have not been rescinded or modified.

**Agents.** Any Agent listed below, subject to any written limitations, is authorized to exercise the powers granted as indicated below:

Name and Title or Position	Signature	Facsimile Signature (if used)
A.		
B.		
C.		
D.		
E.		
F.		

**Powers Granted.** (Attach one or more Agents to each power by placing the letter corresponding to their name in the area before each power. Following each power indicate the number of Agent signatures required to exercise the power.)

Indicate A, B, C, D, E, and/or F	Description of Power	Indicate number of signatures required
	(1) Exercise all of the powers listed in this resolution.	1
_____	(2) Open any deposit or share account(s) in the name of the Corporation.	_____
_____	(3) Endorse checks and orders for the payment of money or otherwise withdraw or transfer funds on deposit with this Financial Institution.	_____
_____	(4) Borrow money on behalf and in the name of the Corporation, sign, execute and deliver promissory notes or other evidences of indebtedness.	_____
_____	(5) Endorse, assign, transfer, mortgage or pledge bills receivable, warehouse receipts, bills of lading, stocks, bonds, real estate or other property now owned or hereafter owned or acquired by the Corporation as security for sums borrowed, and to discount the same, unconditionally guarantee payment of all bills received, negotiated or discounted and to waive demand, presentment, protest, notice of protest and notice of non-payment.	_____
_____	(6) Enter into a written lease for the purpose of renting, maintaining, accessing and terminating a Safe Deposit Box in this Financial Institution.	_____
_____	(7) Other:	_____

**Limitations on Powers.** The following are the Corporation's express limitations on the powers granted under this resolution.

## Resolutions

The Corporation named on this resolution resolves that,

- (1) The Financial Institution is designated as a depository for the funds of the Corporation and to provide other financial accommodations indicated in this resolution.
- (2) This resolution shall continue to have effect until express written notice of its rescission or modification has been received and recorded by the Financial Institution. Any and all prior resolutions adopted by the Board of Directors of the Corporation and certified to the Financial Institution as governing the operation of this corporation's account(s), are in full force and effect, until the Financial Institution receives and acknowledges an express written notice of its revocation, modification or replacement. Any revocation, modification or replacement of a resolution must be accompanied by documentation, satisfactory to the Financial Institution, establishing the authority for the changes.
- (3) The signature of an Agent on this resolution is conclusive evidence of their authority to act on behalf of the Corporation. Any Agent, so long as they act in a representative capacity as an Agent of the Corporation, is authorized to make any and all other contracts, agreements, stipulations and orders which they may deem advisable for the effective exercise of the powers indicated on page one, from time to time with the Financial Institution, subject to any restrictions on this resolution or otherwise agreed to in writing.



- (4) All transactions, if any, with respect to any deposits, withdrawals, rediscounts and borrowings by or on behalf of the Corporation with the Financial Institution prior to the adoption of this resolution are hereby ratified, approved and confirmed.
- (5) The Corporation agrees to the terms and conditions of any account agreement, properly opened by any Agent of the Corporation. The Corporation authorizes the Financial Institution, at any time, to charge the Corporation for all checks, drafts, or other orders, for the payment of money, that are drawn on the Financial Institution, so long as they contain the required number of signatures for this purpose.
- (6) The Corporation acknowledges and agrees that the Financial Institution may furnish at its discretion automated access devices to Agents of the Corporation to facilitate those powers authorized by this resolution or other resolutions in effect at the time of issuance. The term "automated access device" includes, but is not limited to, credit cards, automated teller machines (ATM), and debit cards.
- (7) The Corporation acknowledges and agrees that the Financial Institution may rely on alternative signature and verification codes issued to or obtained from the Agent named on this resolution. The term "alternative signature and verification codes" includes, but is not limited to, facsimile signatures on file with the Financial Institution, personal identification numbers (PIN), and digital signatures. If a facsimile signature specimen has been provided on this resolution, (or that are filed separately by the Corporation with the Financial Institution from time to time) the Financial Institution is authorized to treat the facsimile signature as the signature of the Agent(s) regardless of by whom or by what means the facsimile signature may have been affixed so long as it resembles the facsimile signature specimen on file. The Corporation authorizes each Agent to have custody of the Corporation's private key used to create a digital signature and to request issuance of a certificate listing the corresponding public key. The Financial Institution shall have no responsibility or liability for unauthorized use of alternative signature and verification codes unless otherwise agreed in writing.

**Pennsylvania.** The designation of an Agent does not create a power of attorney; therefore, Agents are not subject to the provisions of 20 Pa.C.S.A. Section 5601 et seq. (Chapter 56; Decedents, Estates and Fiduciaries Code) unless the agency was created by a separate power of attorney. Any provision that assigns Financial Institution rights to act on behalf of any person or entity is not subject to the provisions of 20 Pa.C.S.A. Section 5601 et seq. (Chapter 56; Decedents, Estates and Fiduciaries Code).

**Effect on Previous Resolutions.** This resolution supersedes resolution dated [REDACTED]. If not completed, all resolutions remain in effect.

**Certification of Authority**

I further certify that the Board of Directors of the Corporation has, and at the time of adoption of this resolution had, full power and lawful authority to adopt the resolutions stated above and to confer the powers granted above to the persons named who have full power and lawful authority to exercise the same. (Apply seal below where appropriate.)

☐ If checked, the Corporation is a non-profit corporation.

In Witness Whereof, I have subscribed my name to this document and affixed the seal of the Corporation on  
(date).

*Secretary*  
Ruby Beaven

*Attest by One Other Officer*

**For Financial Institution Use Only**

Acknowledged and received on \_\_\_\_\_ (date) by \_\_\_\_\_ (initials)

☐ This resolution is superseded by resolution dated \_\_\_\_\_.

**Comments:**

CIF NO. CPA0173**CORPORATE AUTHORIZATION RESOLUTION Cont.**By: City of Montgomery

**AGENTS** Any agent listed on this page, subject to any written limitations, is authorized to exercise the powers granted as indicated on page one of the corporate authorization resolution.

	Name and Title or Position	Signature	Facsimile Signature (if used)
G.	[Redacted]	[Signature]	X
H.		X	X
I.		X	X
J.		X	X
K.		X	X

**EFFECT ON PREVIOUS RESOLUTIONS** This resolution supersedes resolution dated \_\_\_\_\_. If not completed, all resolutions remain in effect.

**CERTIFICATION OF AUTHORITY**

I further certify that the Board of Directors of the Corporation has, and at the time of adoption of this resolution had, full power and lawful authority to adopt the resolutions on page 2 and to confer the powers granted above to the persons named who have full power and lawful authority to exercise the same. (Apply seal below where appropriate.)

In Witness Whereof, I have subscribed my name to this document and affixed the seal of the Corporation on \_\_\_\_\_ (date)

Attest by One Other Officer

Secretary

Montgomery City Council  
**AGENDA REPORT**

<b>Meeting Date:</b> 10/14/2025	<b>Budgeted Amount:</b> NONE
<b>Department:</b> Planning and Zoning	<b>Prepared By:</b> Corinne Tilley

**Subject**

Consideration and possible action on a Resolution calling for a Public Hearing to be held on November 10, 2025, on an application by Weekley Homes for a Special Use Permit to place a temporary construction trailer on a residential lot located at 703 Gunner Court in the Redbird Meadows Development (known as Briarley).

**Recommendation**

Based on the requirements outlined in Section 98-27 of the City Code of Ordinances, staff find no objection to calling the public hearing.

**Discussion**

In accordance with Section 98-27 of the City Code of Ordinances, any application for a special use permit must undergo a public hearing conducted by the City Council prior to its adoption. A notice of the hearing must be published, with the hearing scheduled no earlier than 15 days from the date of publication.

**Sec. 98-27. - Special use permits.**

(a) The city council, by an affirmative four-fifths vote, may by ordinance grant a special permit for special uses in any district, for those uses listed under "CC" in the table of permitted uses in [section 98-88](#), or which are otherwise not expressly permitted by this chapter, and may impose appropriate conditions and safeguards, including a specified period of time for the permit, to protect property and property values in the neighborhood. A special use permit may be revoked or canceled by the city council upon violation of any permit granted. Before authorization of any of such special uses, the request therefor shall be referred to the planning and zoning commission for study and report concerning the effect of the proposed use on the comprehensive plan and on the character and development of the neighborhood. A public hearing shall be held in relation thereto before the city council, and notice and publication of the time and place for which shall conform to the procedure prescribed in subsection (b) of this section.

(b) A public hearing shall be held by the city council before adopting any proposed special use permit. Notice of such hearing shall be given by publication one time in a newspaper of general circulation in the city stating the time and place of hearing, which time shall not be earlier than 15 days from the date of publication.

**Approved By**

City Administrator	Brent Walker	10/06/2025
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DWTH - Construction trailer



## Special Use Permit

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

## Applicant Information

Owner/leaseholder Name: Weekly Homes  
 Address: 14444 Northwest Freeway Houston TX 77040  
 Email: norman@duhomes.com Phone: 281/249-7769  
 Name of owner (if different): Johnson Dev.  
 Contact person (if different): Matt Banks  
 Address: 5005 Riverway Suite 500 Houston TX 77056  
 Email: mattb@johnsondev.com Phone: 281/797-4426

## Parcel Information

Type of Business: Home builder  
 Legal Description: 1-2-1 Briarley  
 Street Address or Location: 703 Runner Court

## Special Use Permit Request

Description of request:

Temporary location for our construction team to office. We intend to occupy this space until the developer deems we need to move to a new section. At this time 2 years / 24 months is my estimated time need. Trailer will be removed and a home will be built when deemed appropriate by developer.

Applicant's Signature

Date

7/17/25

→ All builders are in Cuddosac to mitigate disruption to community + residents.





www.montgomerytexas.gov

101 Old Plantersville Road

Montgomery, TX 77316

Phone: 936-597-6434

Fax: 936-597-6437

[permits@ci.montgomery.tx.us](mailto:permits@ci.montgomery.tx.us)

## COMMERCIAL BUILDING PERMIT APPLICATION

For the erection of buildings, accessories, repairs, demolition, moving, etc. Expires in 6 months. (180 days); Non-Transferable.

Building Permit # \_\_\_\_\_

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

911 Designated Jobsite Address: 703 Gunner Court - Trailer Temp.

Legal Property Description: Brigley Lot: 1 Block: 2 Section: 1

Property Owner: Weekly Home Phone: 281/249-7769 Email: nomano@duhones

Property Owner Mailing Address: 14444 Northwest Freeway Houston 77040

Contractor: Some Company Email: \_\_\_\_\_

Company Address: \_\_\_\_\_

Field Supervisor Name: Steven Speer Email: SSpeer@duhones.com

Cell Phone: 713/299-8820

Construction Type(s): ☒ New ☐ Addition

☒ Exterior ☒ Interior

Gross Square Foot (sf) of Structure: 896

☐ Proof of Ownership / Deed Attached

\$0.00 - \$1,000 = \$60.00 Flat Fee  
 \$1,001 - \$50,000 = \$15.00 for first \$1,000 + \$5.00 for each additional \$1,000 or fraction thereof  
 \$50,001 - \$100,000 = \$260.00 for first \$50,000 + \$4.00 for each additional \$1,000 or fraction thereof  
 \$100,001 - \$500,000 = \$460.00 FOR FIRST \$100,000 + \$3.00 for each additional \$1,000 or fraction thereof  
 OVER \$500,001 = \$1,660.00 FOR FIRST \$500,000 + \$2.00 for each additional \$1,000 or fraction thereof

**PLAN REVIEW FEE IS HALF OF PERMIT FEE - DUE UPON SUBMITTAL**

Separate Permits are required for Public Utilities; Electrical; Plumbing; Mechanical; Heating, Ventilation & Air Conditioning; Grading; Alarms; Roofing; Landscaping; Fire Sprinklers and Lawn Sprinklers. I hereby attest that I am the legal owner or authorized agent of the property described on this document. I certify that I am an authorized signer with the authority to submit this application. I certify that I have read and examined this application and attest that the information I am providing is correct. I understand that it is against the law to make a false statement on a government document and that incomplete applications will be denied. I agree to comply with all provisions of laws and ordinances governing this type of work, whether specified herein or not. The approval of this application does not presume to give authority to violate or cancel the provisions of any state or local law regulating construction or the performance of construction.

Applicant Signature: \_\_\_\_\_ Printed Name: \_\_\_\_\_ Date: \_\_\_\_\_

### OFFICE USE ONLY

☐ Received for Review by: \_\_\_\_\_ Date: \_\_\_\_\_

☐ Approved by: \_\_\_\_\_ Date: \_\_\_\_\_

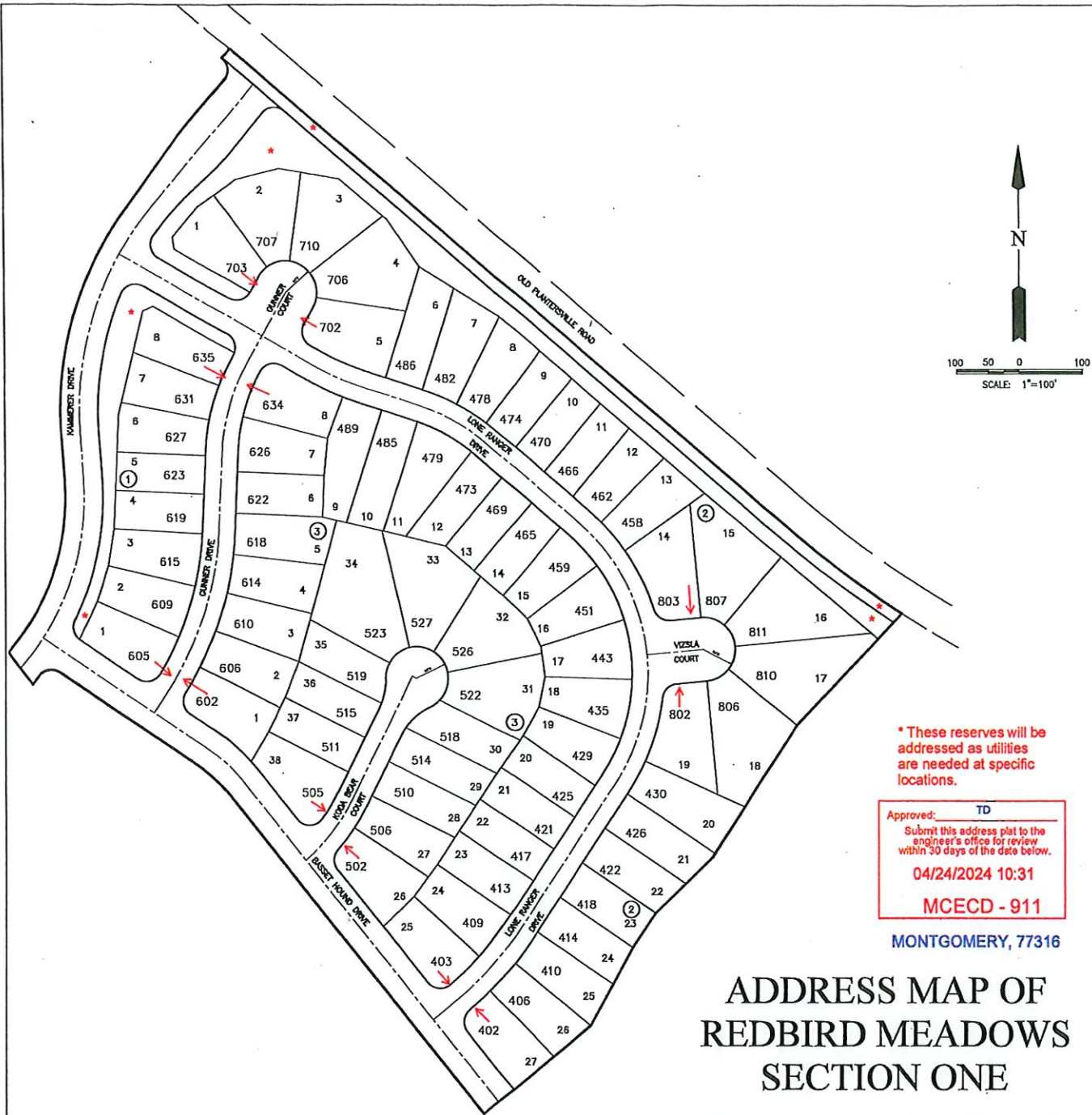
Re-inspections=\$75 each.

Additional inspections required during project=\$100 each.

☐ Fire Marshall Notification

Base Application Fee:	\$ 300.00
+ Fee Based on Valuation:	\$
Total Fees Due:	\$
Receipt #:	

Revision: 1/9/2025



## ADDRESS MAP OF REDBIRD MEADOWS SECTION ONE

A SUBDIVISION OF 27.18 ACRES OF LAND SITUATED IN THE  
ZACHARIAH LANDRUM SURVEY, ABSTRACT A-22  
MONTGOMERY COUNTY, TEXAS.

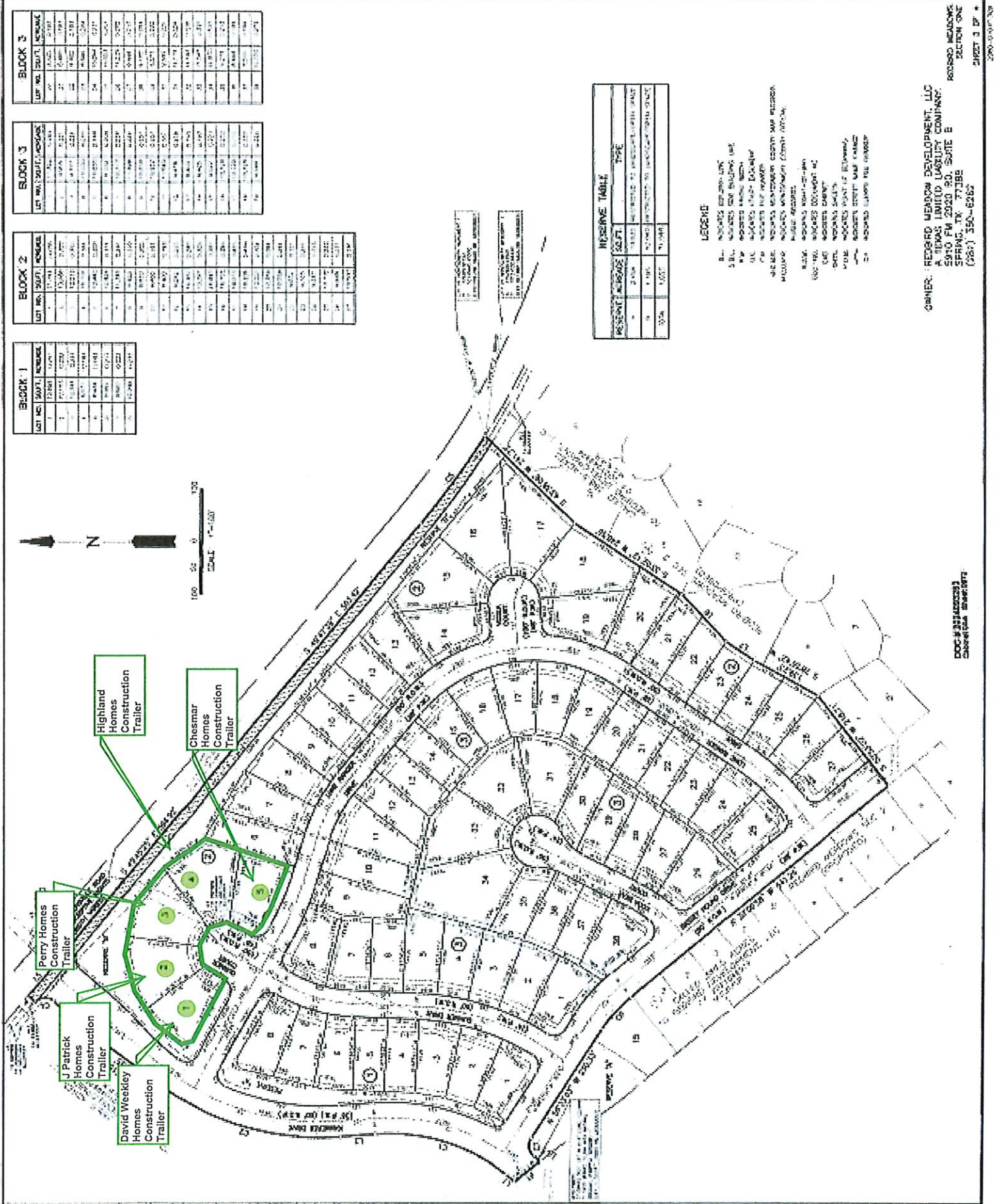
OWNERS: REDBIRD MEADOW DEVELOPMENT, LLC  
 A TEXAS LIMITED LIABILITY COMPANY  
 5910 FM 2920 RD, SUITE B  
 SPRING, TX 77388  
 (281) 350-6262

DEVELOPER: REDBIRD MEADOW DEVELOPMENT, LLC  
 A TEXAS LIMITED LIABILITY COMPANY  
 5910 FM 2920 RD, SUITE B  
 SPRING, TX 77388  
 (281) 350-6262

**LJA SURVEYING, INC.**  
 3500 W Sam Houston Parkway S  
 Suite 115  
 Houston, Texas 77042  
 Phone 713.553.5200  
 Fax 713.553.5206  
 T87615 Form No. 10194382

**ENGINEER: LJA Engineering, Inc.**  
 3500 W Sam Houston Parkway S  
 Suite 600  
 Houston, Texas 77042  
 Phone 713.553.5200  
 Fax 713.553.5028  
 FRN - F-1385





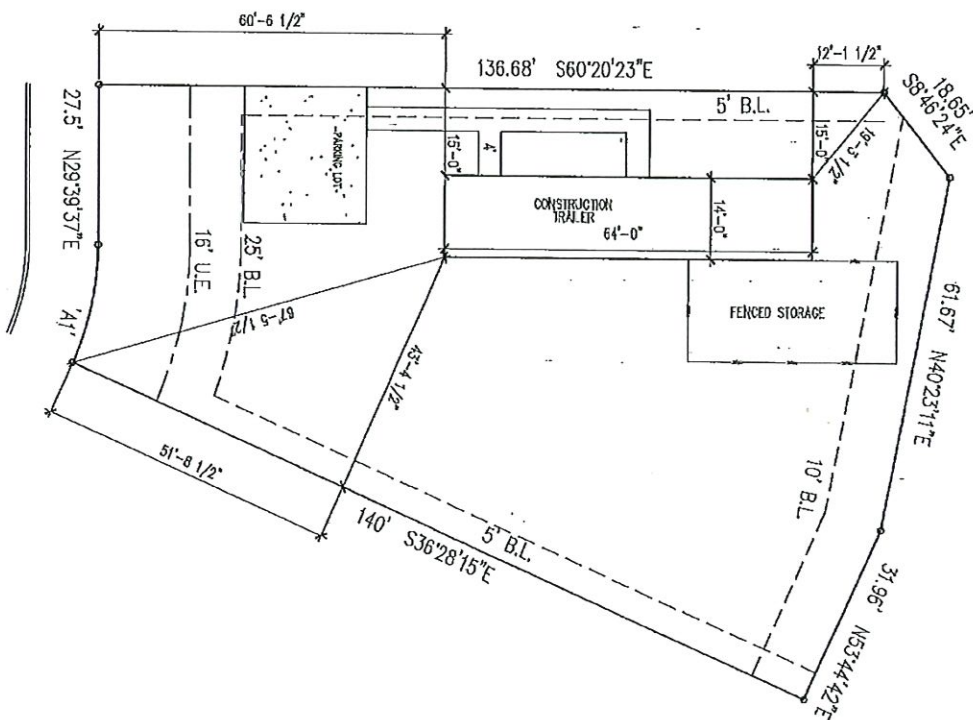


ARC	LEN.	ARC TABLE	CHRD. BRG.	CHRD. LEN.
74'	20.83'	R/LD.	50'	S41°35'41"W
				20.83'



703 GUNNER COURT

11164 SQFT



NORTH
PLT PLAN
TRAILER
HOLSTON

**BRIARLEY**  
703 GUNNER COURT  
MONTGOMERY, TX

Proj. No:	Lot: 1
7034	Bk: 2
Job No:	Sect: 1
0000	

David Weekley Homes	
JLH	Scale: 1/8" = 1'-0"
Date:	Rev: 01/09/24 JLH

© Weekley Homes L.P. 2015  
The measurements, directions, and other  
specifications shown on this document  
are a guide only for construction purposes.  
The actual specifications of the finished  
structure may vary. This document may  
not be relied on as a representation of  
what the completed structure will look like.

## RESOLUTION NO. 2025 - XX

**A RESOLUTION CALLING FOR A PUBLIC HEARING ON AN APPLICATION BY WEEKLEY HOMES FOR A SPECIAL USE PERMIT TO PLACE A TEMPORARY CONSTRUCTION TRAILER ON A RESIDENTIAL LOT LOCATED AT 703 GUNNER COURT IN THE REDBIRD MEADOWS DEVELOPMENT (KNOWN AS BRIARLEY).**

**WHEREAS**, the applicant – Weekley Homes, requests the City of Montgomery to consider granting a Special Use Permit to place a temporary construction trailer on a residential lot located at 703 Gunner Court in the Redbird Meadows Development (known as Briarley); and

**WHEREAS**, pursuant to Chapter 211 of the Texas Local Government Code, and Section 98-27 of the Montgomery City Code, a public hearing must precede any zoning change or grant of a special use permit; **NOW, THEREFORE**,

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

**Section 1:**      **THAT** the facts set forth in the preamble above are true and correct.

**Section 2:**      **THAT** the City Council has received an application for a Special Use Permit by Weekley Homes.

**Section 3:**      **THAT** a public hearing to consider whether to grant the application for a Special Use Permit to place a temporary construction trailer on a residential lot located at 703 Gunner Court in the Redbird Meadows Development (known as Briarley) shall be held on November 10, 2025 at 6:00 p.m. in the City Council Chambers of the City of Montgomery City Hall, 101 Old Plantersville Road, Montgomery, TX 77316.

**Section 4:**      **THAT** notice of the public hearing shall be published one time, in a newspaper of general circulation in the City, at least fifteen days prior to the date of the hearing stating the time and place of the hearing.

**PASSED, ADOPTED, AND APPROVED** this 14th day of October 2025, at a Regular Meeting of the City Council of the City of Montgomery.

**CITY OF MONTGOMERY, TEXAS**

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

**ATTEST:**

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

Montgomery City Council  
**AGENDA REPORT**

<b>Meeting Date:</b> 10/14/2025	<b>Budgeted Amount:</b> NONE
<b>Department:</b> Planning and Zoning	<b>Prepared By:</b> Corinne Tilley

**Subject**

Consideration and possible action on a Resolution calling for a Public Hearing to be held on November 10, 2025, on an application by J. Patrick Homes for a Special Use Permit to place a temporary construction trailer on a residential lot located at 707 Gunner Court in the Redbird Meadows Development (known as Briarley).

**Recommendation**

Based on the requirements outlined in Section 98-27 of the City Code of Ordinances, staff find no objection to calling the public hearing.

**Discussion**

In accordance with Section 98-27 of the City Code of Ordinances, any application for a special use permit must undergo a public hearing conducted by the City Council prior to its adoption. A notice of the hearing must be published, with the hearing scheduled no earlier than 15 days from the date of publication.

**Sec. 98-27. - Special use permits.**

(a) The city council, by an affirmative four-fifths vote, may by ordinance grant a special permit for special uses in any district, for those uses listed under "CC" in the table of permitted uses in [section 98-88](#), or which are otherwise not expressly permitted by this chapter, and may impose appropriate conditions and safeguards, including a specified period of time for the permit, to protect property and property values in the neighborhood. A special use permit may be revoked or canceled by the city council upon violation of any permit granted. Before authorization of any of such special uses, the request therefor shall be referred to the planning and zoning commission for study and report concerning the effect of the proposed use on the comprehensive plan and on the character and development of the neighborhood. A public hearing shall be held in relation thereto before the city council, and notice and publication of the time and place for which shall conform to the procedure prescribed in subsection (b) of this section.

(b) A public hearing shall be held by the city council before adopting any proposed special use permit. Notice of such hearing shall be given by publication one time in a newspaper of general circulation in the city stating the time and place of hearing, which time shall not be earlier than 15 days from the date of publication.

**Approved By**

City Administrator	Brent Walker	10/06/2025
--------------------	--------------	------------



## Special Use Permit

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

### Contact Information

Property Owner(s): J. PATRICK HOMES, LTD.

Address: 1500 CITYWEST BLVD., SUITE 540

Zip Code: 77042 Phone: 713-789-8004 EXT. 221

Email Address: JPHPRODUCTION@JPHOMES.COM

Applicants: \_\_\_\_\_

Address: \_\_\_\_\_

Zip Code: \_\_\_\_\_ Phone: \_\_\_\_\_

Email Address: \_\_\_\_\_

### Parcel Information

Type of Business: RESIDENTIAL CONSTRUCTION

Legal Description: 02/02/01

Street Address or Location: 707 GUNNER COURT

### Special Use Permit Request

Description of request: BRIARLEY CONSTRUCTION TRAILER

### Submission Information

This application is to be submitted to the City of Montgomery Director of Planning & Development:

City of Montgomery  
101 Old Plantersville Road  
Montgomery, Texas 77316





www.montgomerytexas.gov

101 Old Plantersville Road

Montgomery, TX 77316

Phone: 936-597-6434

Fax: 936-597-6437

[permits@ci.montgomery.tx.us](mailto:permits@ci.montgomery.tx.us)

## COMMERCIAL BUILDING PERMIT APPLICATION

For the erection of buildings, accessories, repairs, demolition, moving, etc. Expires in 6 months. (180 days); Non-Transferable.

Building Permit # \_\_\_\_\_

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

E-911 Designated Jobsite Address: 707 GUNNER COURT

Legal Property Description: CONSTRUCTION TRAILER Lot: 02 Block: 02 Section: 01

Property Owner: J. PATRICK HOMES, LTD. Phone: 713-789-8004 Email: JPHPRODUCTION@JPHOMES.COM

Property Owner Mailing Address: 1500 CITYWEST BLVD., STE 540, HOUSTON, TX 77042

Contractor: J. PATRICK HOMES, LTD. Company Email: JPHPRODUCTION@JPHOMES.COM

Company Address: 1500 CITYWEST BLVD., STE 540, HOUSTON, TX 77042

Field Supervisor Name: JOE MATLEGA Email: JMATLEGA@JPHOMES.COM

Cell Phone: 713-259-0555

☐ Proof of Ownership: Deed/Lease Attached

Type(s): ☐ New ☐ Addition ☐ Shell Build-Out ☐ Remodel ☐ Exterior ☐ Interior Gross Square Footage: \_\_\_\_\_

Project Valuation: \$ \_\_\_\_\_ Type of Construction (IBC 602): \_\_\_\_\_

Occupancy Classification (IBC 302): \_\_\_\_\_

\$0.00 - \$1,000 = \$60.00 Flat Fee (Permit Fee is based on Valuation plus \$300 Base Application Fee)  
 \$1,001 - \$50,000 = \$15.00 for first \$1,000 + \$5.00 for each additional \$1,000 or fraction thereof  
 \$50,001 - \$100,000 = \$260.00 for first \$50,000 + \$4.00 for each additional \$1,000 or fraction thereof  
 \$100,001 - \$500,000 = \$460.00 FOR FIRST \$100,000 + \$3.00 for each additional \$1,000 or fraction thereof  
 OVER \$500,001 = \$1,660.00 FOR FIRST \$500,000 + \$2.00 for each additional \$1,000 or fraction thereof

**PLAN REVIEW FEE IS HALF OF TOTAL PERMIT FEE - DUE UPON SUBMITTAL**

Separate Permits are required for Public Utilities; Electrical; Plumbing; Mechanical; Heating, Ventilation & Air Conditioning; Grading; Alarms; Roofing; Landscaping; Fire Sprinklers and Lawn Sprinklers. I hereby attest that I am the legal owner or authorized agent of the property described on this document. I certify that I am an authorized signer with the authority to submit this application. I certify that I have read and examined this application and attest that the information I am providing is correct. I understand that it is against the law to make a false statement on a government document and that incomplete applications will be denied. I agree to comply with all provisions of laws and ordinances governing this type of work, whether specified herein or not. The approval of this application does not presume to give authority to violate or cancel the provisions of any state or local law regulating construction or the performance of construction.

Applicant Signature: \_\_\_\_\_ Printed Name: \_\_\_\_\_ Date: \_\_\_\_\_

### OFFICE USE ONLY

☐ Receipted for Review by: \_\_\_\_\_ Date: \_\_\_\_\_

☐ Approved by: \_\_\_\_\_ Date: \_\_\_\_\_

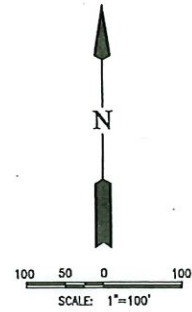
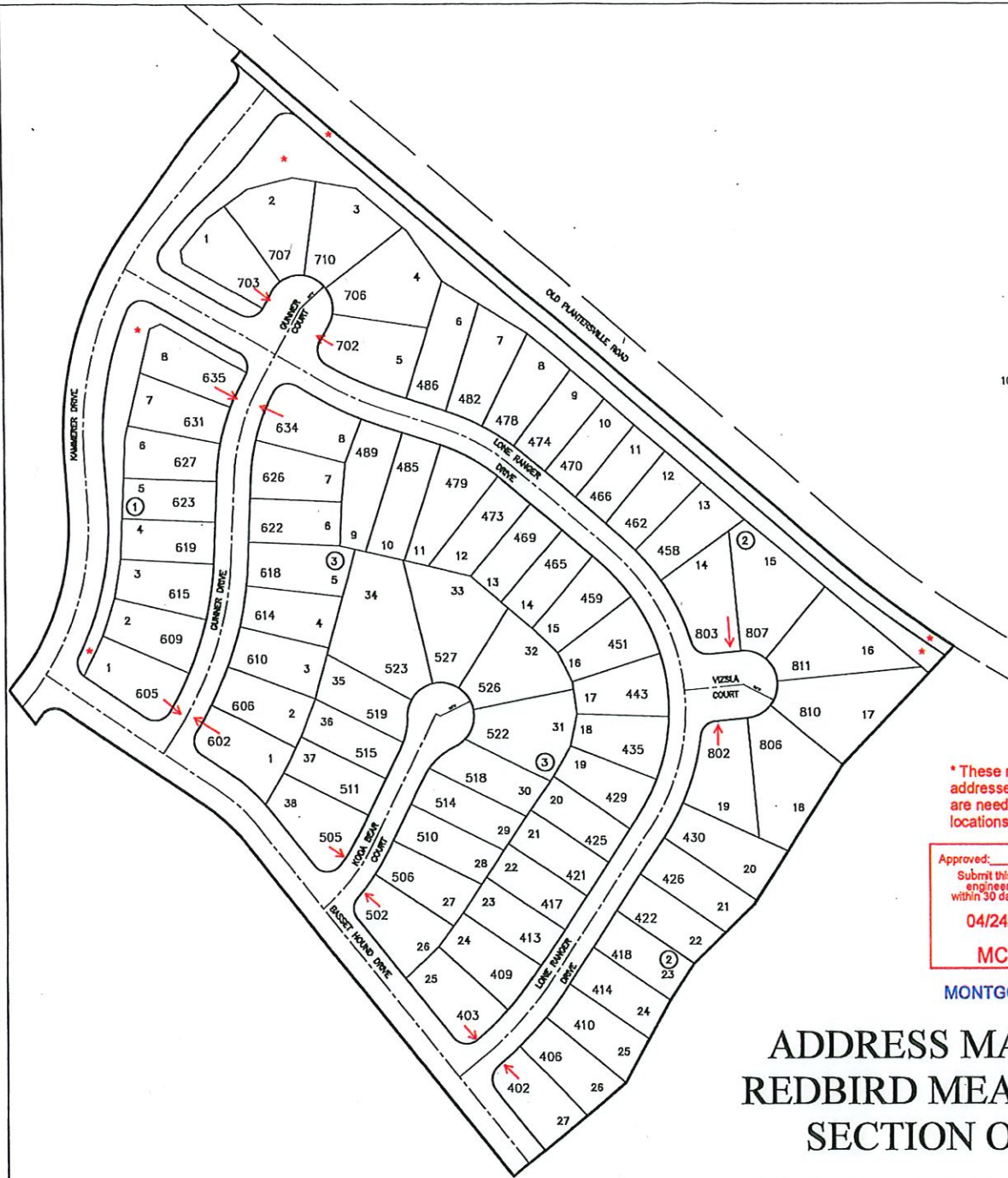
Re-inspections=\$75 each.

Additional inspections required during project = \$100 each.

☐ Fire Marshall Approval

Base Application Fee:	\$ 300.00
+ Fee Based on Valuation:	\$
Building Permit Fee	\$
Plan Review Fee	\$
Receipt #:	

Revision: 05/21/2025



\* These reserves will be addressed as utilities are needed at specific locations.

Approved: **TD**  
 Submit this address plat to the engineer's office for review within 30 days of the date below.  
**04/24/2024 10:31**  
**MCECD - 911**

**MONTGOMERY, 77316**

## ADDRESS MAP OF REDBIRD MEADOWS SECTION ONE

A SUBDIVISION OF 27.18 ACRES OF LAND SITUATED IN THE  
ZACHARIAH LANDRUM SURVEY, ABSTRACT A-22  
MONTGOMERY COUNTY, TEXAS.

OWNERS: REDBIRD MEADOW DEVELOPMENT, LLC  
 A TEXAS LIMITED LIABILITY COMPANY  
 5910 FM 2920 RD, SUITE B  
 SPRING, TX 77388  
 (281) 350-6262

DEVELOPER: REDBIRD MEADOW DEVELOPMENT, LLC  
 A TEXAS LIMITED LIABILITY COMPANY  
 5910 FM 2920 RD, SUITE B  
 SPRING, TX 77388  
 (281) 350-6262

**LJA SURVEYING, INC.**  
 3500 W Sam Houston Parkway S  
 Suite 175  
 Houston, Texas 77042  
 Phone 713.553.5200  
 Fax 713.553.5206  
 T8/FELS Form No. 101943A2

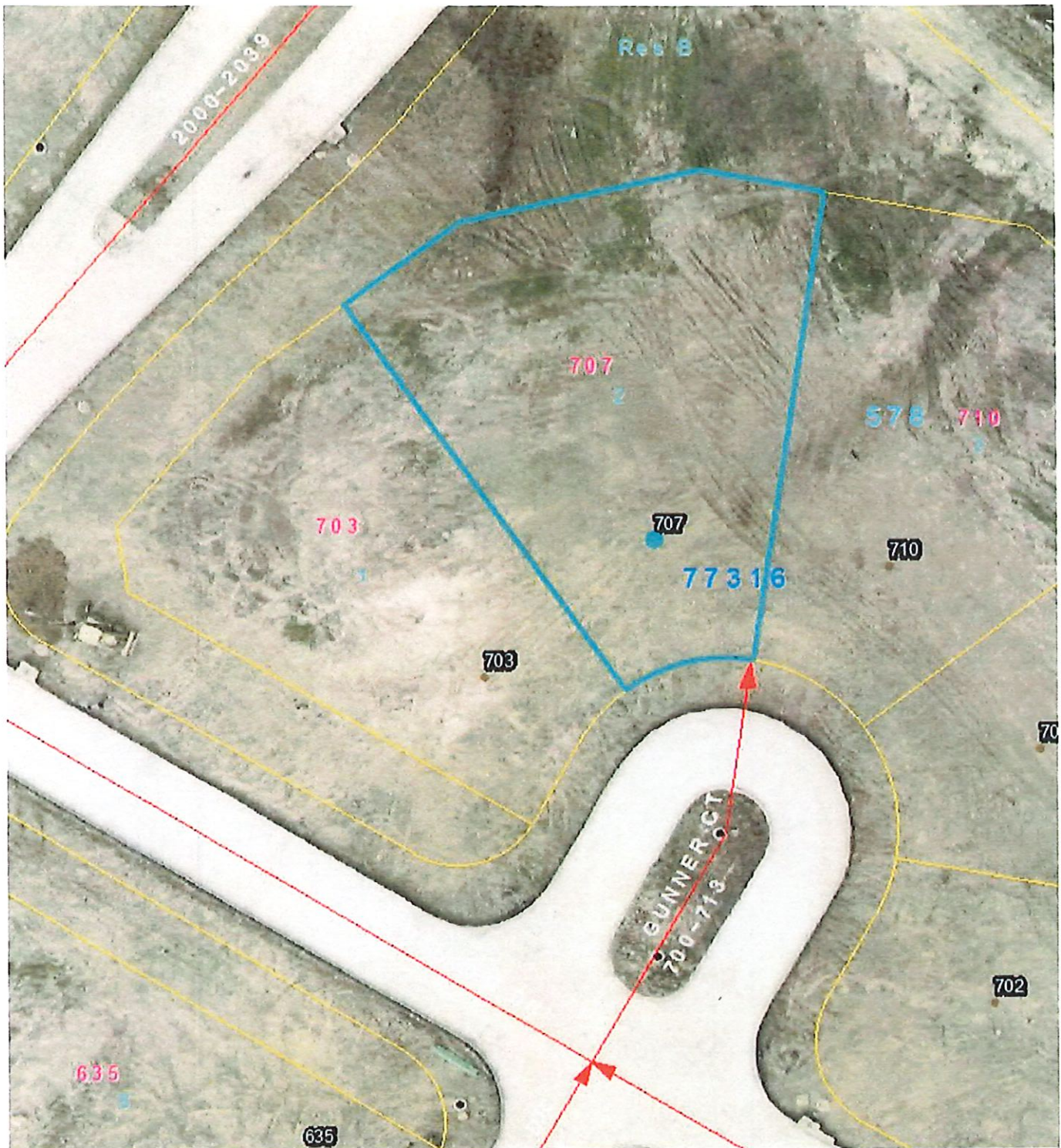
**ENGINEER: LJA Engineering, Inc.**  
 3500 W Sam Houston Parkway S  
 Suite 600  
 Houston, Texas 77042  
 Phone 713.553.5200  
 Fax 713.553.5206  
 FRN - F-1389

DATE: 04/24/2024, 10:31 AM. ENGINE: TD. DATE: 04/24/2024, 10:31 AM. ENGINE: TD. DATE: 04/24/2024, 10:31 AM. ENGINE: TD. DATE: 04/24/2024, 10:31 AM. ENGINE: TD.







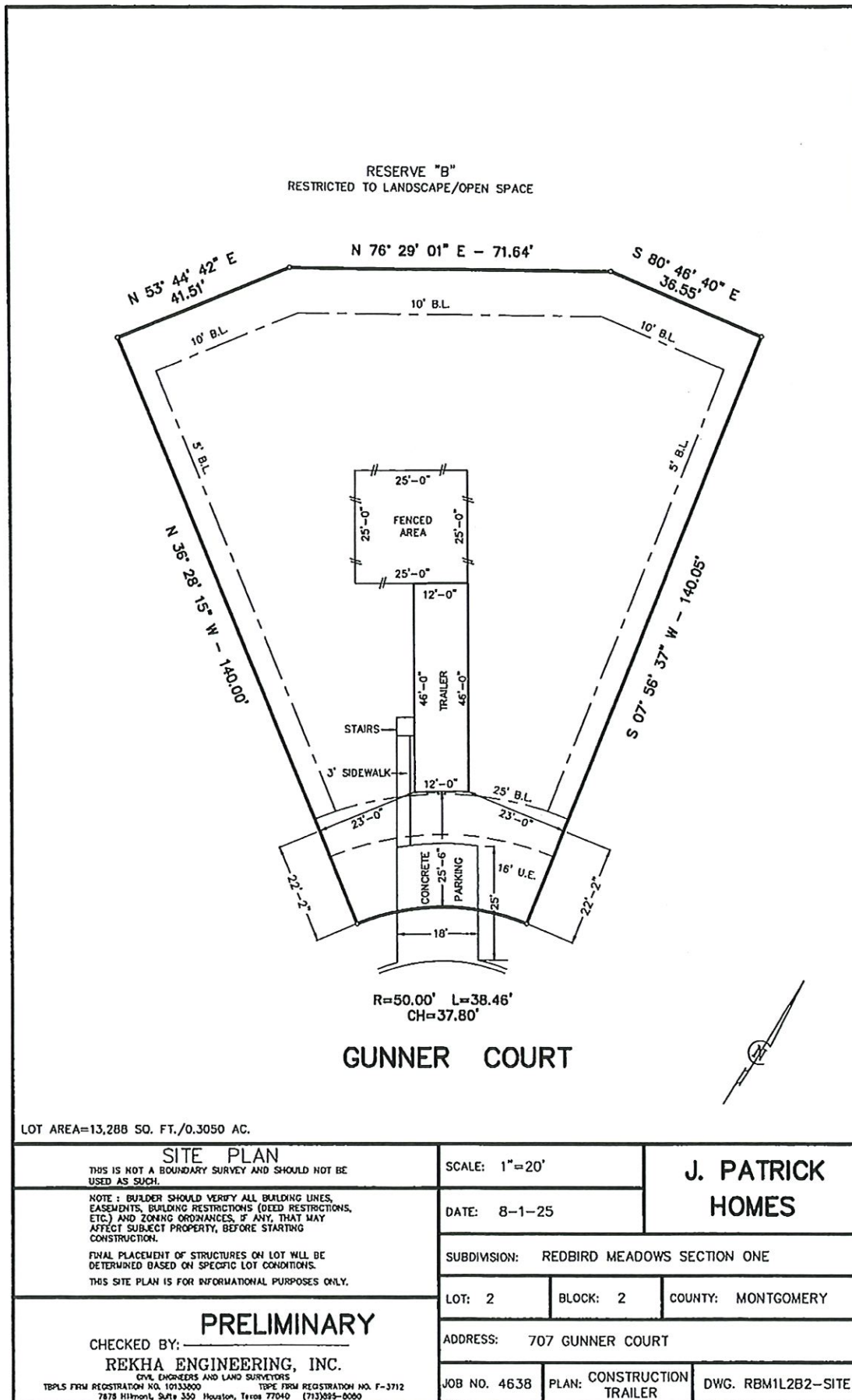


*\*This email serves as your official 911 letter for address verification purposes.*

*Sincerely,*

**Evan Guderian**  
GIS Analyst I  
936-523-5911  
eguderian@mc911.org





## RESOLUTION NO. 2025 - XX

**A RESOLUTION CALLING FOR A PUBLIC HEARING ON AN APPLICATION BY J. PATRICK HOMES FOR A SPECIAL USE PERMIT TO PLACE A TEMPORARY CONSTRUCTION TRAILER ON A RESIDENTIAL LOT LOCATED AT 707 GUNNER COURT IN THE REDBIRD MEADOWS DEVELOPMENT (KNOWN AS BRIARLEY).**

**WHEREAS**, the applicant – J. Patrick Homes, requests the City of Montgomery to consider granting a Special Use Permit to place a temporary construction trailer on a residential lot located at 707 Gunner Court in the Redbird Meadows Development (known as Briarley); and

**WHEREAS**, pursuant to Chapter 211 of the Texas Local Government Code, and Section 98-27 of the Montgomery City Code, a public hearing must precede any zoning change or grant of a special use permit; **NOW, THEREFORE**,

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

**Section 1:**       **THAT** the facts set forth in the preamble above are true and correct.

**Section 2:**       **THAT** the City Council has received an application for a Special Use Permit by J. Patrick Homes.

**Section 3:**       **THAT** a public hearing to consider whether to grant the application for a Special Use Permit to place a temporary construction trailer on a residential lot located at 707 Gunner Court in the Redbird Meadows Development (known as Briarley) shall be held on November 10, 2025 at 6:00 p.m. in the City Council Chambers of the City of Montgomery City Hall, 101 Old Plantersville Road, Montgomery, TX 77316.

**Section 4:**       **THAT** notice of the public hearing shall be published one time, in a newspaper of general circulation in the City, at least fifteen days prior to the date of the hearing stating the time and place of the hearing.

**PASSED, ADOPTED, AND APPROVED** this 14th day of October 2025, at a Regular Meeting of the City Council of the City of Montgomery.

**CITY OF MONTGOMERY, TEXAS**

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

**ATTEST:**

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

Montgomery City Council  
**AGENDA REPORT**

<b>Meeting Date:</b> 10/14/2025	<b>Budgeted Amount:</b> NONE
<b>Department:</b> Planning and Zoning	<b>Prepared By:</b> Corinne Tilley

**Subject**

Consideration and possible action on a Resolution calling for a Public Hearing to be held on November 10, 2025, on an application by Perry Homes for a Special Use Permit to place a temporary construction trailer on a residential lot located at 710 Gunner Court in the Redbird Meadows Development (known as Briarley).

**Recommendation**

Based on the requirements outlined in Section 98-27 of the City Code of Ordinances, staff find no objection to calling the public hearing.

**Discussion**

In accordance with Section 98-27 of the City Code of Ordinances, any application for a special use permit must undergo a public hearing conducted by the City Council prior to its adoption. A notice of the hearing must be published, with the hearing scheduled no earlier than 15 days from the date of publication.

**Sec. 98-27. - Special use permits.**

(a) The city council, by an affirmative four-fifths vote, may by ordinance grant a special permit for special uses in any district, for those uses listed under "CC" in the table of permitted uses in [section 98-88](#), or which are otherwise not expressly permitted by this chapter, and may impose appropriate conditions and safeguards, including a specified period of time for the permit, to protect property and property values in the neighborhood. A special use permit may be revoked or canceled by the city council upon violation of any permit granted. Before authorization of any of such special uses, the request therefor shall be referred to the planning and zoning commission for study and report concerning the effect of the proposed use on the comprehensive plan and on the character and development of the neighborhood. A public hearing shall be held in relation thereto before the city council, and notice and publication of the time and place for which shall conform to the procedure prescribed in subsection (b) of this section.

(b) A public hearing shall be held by the city council before adopting any proposed special use permit. Notice of such hearing shall be given by publication one time in a newspaper of general circulation in the city stating the time and place of hearing, which time shall not be earlier than 15 days from the date of publication.

**Approved By**

City Administrator	Brent Walker	10/06/2025
--------------------	--------------	------------



# Special Use Permit

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

## Applicant Information

Owner/leaseholder Name: PAULA FOSTER

Address: 3200 SOUTHWEST FWY, STE. 2800, HOUSTON, TX 77027

Email: PAULA.FOSTER@PERRYHOMES.COM Phone: 936-447-4010

Name of owner (if different): PERRY HOMES LLC

Contact person (if different): CHRIS HAWKINS

Address: \_\_\_\_\_

Email: CHRIS.HAWKINS@PERRYHOMES.COM Phone: 346-867-4967

## Parcel Information

Type of Business: HOME BUILDER

Legal Description: CONSTRUCTION/SALES TRAILER

Street Address or Location: 710 GUNNER COURT

## Special Use Permit Request

Description of request:

REQUEST TO USE SITE UNTIL JUN 30, 2028 AS AN OFFICE FOR THE CONSTRUCTION TEAM TO HOLD PLANS, CONDUCT MEETINGS, AND TO USE AS A WORKING SPACE.

Applicant's Signature Paula Foster Date 7/11/2025  
Signer ID: K71FNSW911...





www.montgomerytexas.gov

101 Old Plantersville Road

Montgomery, TX 77316

Phone: 936-597-6434

Fax: 936-597-6437

[permits@ci.montgomery.tx.us](mailto:permits@ci.montgomery.tx.us)

## COMMERCIAL BUILDING PERMIT APPLICATION

*For the erection of buildings, accessories, repairs, demolition, moving, etc. Expires in 6 months. (180 days); Non-Transferable.*

Building Permit # \_\_\_\_\_

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

911 Designated Jobsite Address: 710 GUNNER

Legal Property Description: CONSTRUCTION/SALES TRAILER Lot: 3 Block: 2 Section: 1

Property Owner: PERRY HOMES, Phone: 936-447-4010 Email: PAULA.FOSTER@PERRYHOMES.COM

Property Owner Mailing Address: 3200 SOUTHWEST FWY, STE 2800, HOUSTON, TX, 77027

Contractor: PERRY HOMES Company Email: \_\_\_\_\_

Company Address: \_\_\_\_\_

Field Supervisor Name: CHRIS HAWKINS Email: CHRIS.HAWKINS@PERRYHOMES.COM

Cell Phone: 346-867-4967

Construction Type(s): ☒ New ☐ Addition ☒ Exterior ☐ Interior

Gross Square Foot (sf) of Structure: \_\_\_\_\_ ☐ Proof of Ownership / Deed Attached

\$0.00 - \$1,000 = \$60.00 Flat Fee  
 \$1,001 - \$50,000 = \$15.00 for first \$1,000 + \$5.00 for each additional \$1,000 or fraction thereof  
 \$50,001 - \$100,000 = \$260.00 for first \$50,000 + \$4.00 for each additional \$1,000 or fraction thereof  
 \$100,001 - \$500,000 = \$460.00 FOR FIRST \$100,000 + \$3.00 for each additional \$1,000 or fraction thereof  
 OVER \$500,001 = \$1,660.00 FOR FIRST \$500,000 + \$2.00 for each additional \$1,000 or fraction thereof

**PLAN REVIEW FEE IS HALF OF PERMIT FEE - DUE UPON SUBMITTAL**

Separate Permits are required for Public Utilities; Electrical; Plumbing; Mechanical; Heating, Ventilation & Air Conditioning; Grading; Alarms; Roofing; Landscaping; Fire Sprinklers and Lawn Sprinklers. I hereby attest that I am the legal owner or authorized agent of the property described on this document. I certify that I am an authorized signer with the authority to submit this application. I certify that I have read and examined this application and attest that the information I am providing is correct. I understand that it is against the law to make a false statement on a government document and that incomplete applications will be denied. I agree to comply with all provisions of laws and ordinances governing this type of work, whether specified herein or not. The approval of this application does not presume to give authority to violate or cancel the provisions of any state or local law regulating construction or the performance of construction.

Applicant Signature: Paula Foster Printed Name: PAULA FOSTER Date: 7/11/2025  
 Signer ID: K71FNSW911...

### OFFICE USE ONLY

☐ Received for Review by: \_\_\_\_\_ Date: \_\_\_\_\_

☐ Approved by: \_\_\_\_\_ Date: \_\_\_\_\_

Re-inspections=\$75 each.  
 Additional inspections required during project=\$100 each.

☐ Fire Marshall Notification

Base Application Fee:	\$ 300.00
+ Fee Based on Valuation:	\$
Total Fees Due:	\$
Receipt #:	

Revision: 1/9/2025

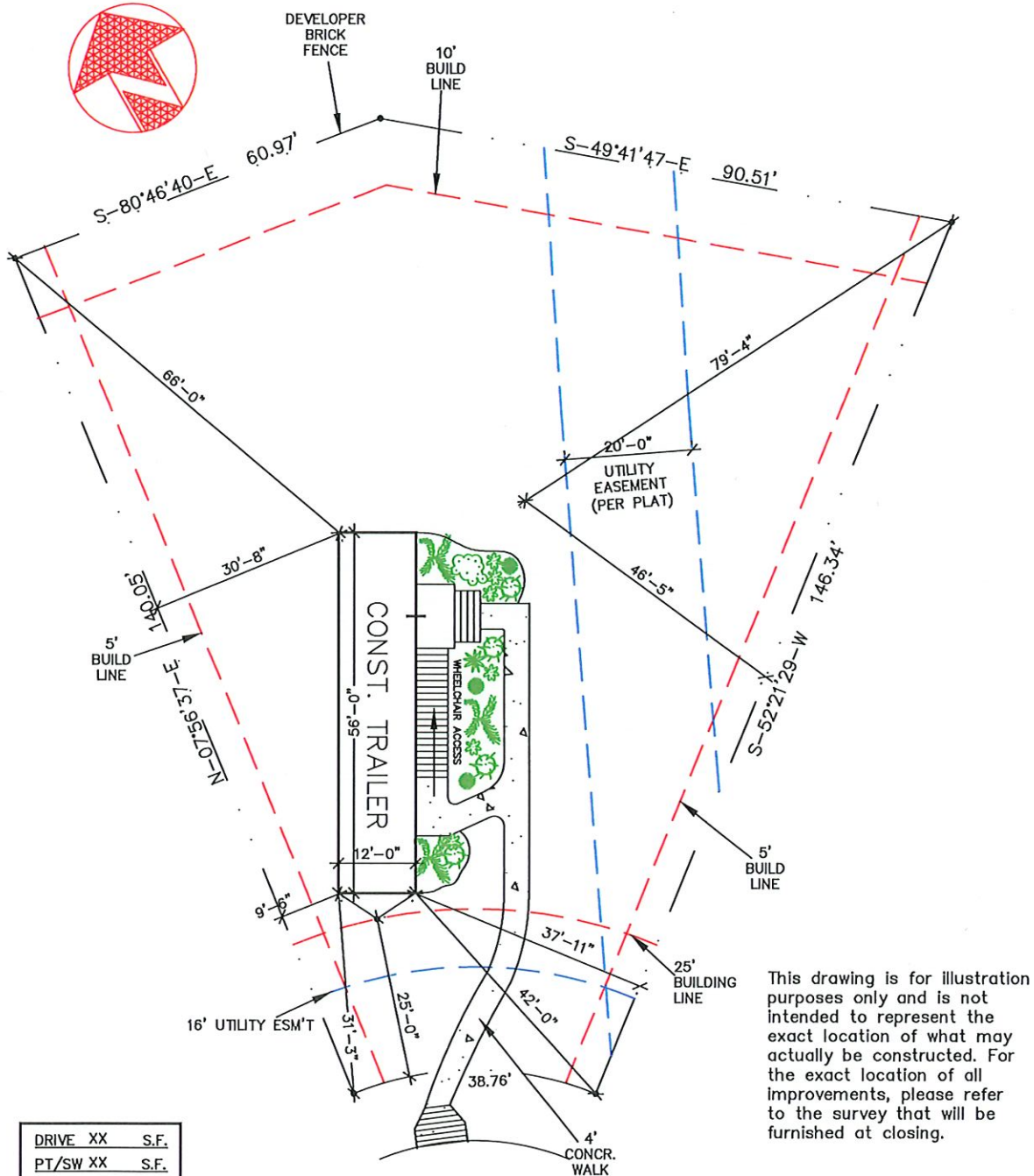




[illegible][illegible][illegible]

CARRIER: REDWOOD MEDICAL DEVELOPMENT, LLC  
A THORAC LIMITED LIABILITY COMPANY  
5240 FM 2020 RD, SUITE E  
SPRING, TX 77389  
(281) 350-6262





This drawing is for illustration purposes only and is not intended to represent the exact location of what may actually be constructed. For the exact location of all improvements, please refer to the survey that will be furnished at closing.

DRIVE XX	S.F.
PT/SW XX	S.F.
B/W+ 0.00	L.F.

LOT SIZE=	13512	S.F.
BUILDING COVERAGE=	XX	S.F.
TOTAL=	XX	S.F.
	XX	%

GUNNER COURT  
50' R.O.W.

PERRY HOMES DESIGN

© 2025 - PERRY HOMES<sup>SM</sup>  
ARCHITECTURE & INTERIORS

3200 SOUTHWEST FWY, STE 2800

HOUSTON, TEXAS

Address: 710 GUNNER COURT

Lot: 03

Block: 02

Section: 01

Subdivision: BRIARLEY

Panel No.

COUNTY: MONTGOMERY COUNTY, TEXAS

Job Number: 20388.0007

Scale: 1" = 20'-0"

Drawn By: SAJ

Date: 02/06/25

BA030201.DWG



**RESOLUTION NO. 2025 - \_\_\_\_\_****A RESOLUTION CALLING FOR A PUBLIC HEARING ON AN APPLICATION BY PERRY HOMES FOR A SPECIAL USE PERMIT TO PLACE A TEMPORARY CONSTRUCTION TRAILER ON A RESIDENTIAL LOT LOCATED AT 710 GUNNER COURT IN THE REDBIRD MEADOWS DEVELOPMENT (KNOWN AS BRIARLEY).**

**WHEREAS**, the applicant – Perry Homes, requests the City of Montgomery to consider granting a Special Use Permit to place a temporary construction trailer on a residential lot located at 710 Gunner Court in the Redbird Meadows Development (known as Briarley); and

**WHEREAS**, pursuant to Chapter 211 of the Texas Local Government Code, and Section 98-27 of the Montgomery City Code, a public hearing must precede any zoning change or grant of a special use permit; **NOW, THEREFORE,**

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

- Section 1:**       **THAT** the facts set forth in the preamble above are true and correct.
- Section 2:**       **THAT** the City Council has received an application for a Special Use Permit by Perry Homes.
- Section 3:**       **THAT** a public hearing to consider whether to grant the application for a Special Use Permit to place a temporary construction trailer on a residential lot located at 710 Gunner Court in the Redbird Meadows Development (known as Briarley) shall be held on November 10, 2025 at 6:00 p.m. in the City Council Chambers of the City of Montgomery City Hall, 101 Old Plantersville Road, Montgomery, TX 77316.
- Section 4:**       **THAT** notice of the public hearing shall be published one time, in a newspaper of general circulation in the City, at least fifteen days prior to the date of the hearing stating the time and place of the hearing.

**PASSED, ADOPTED, AND APPROVED** this 14th day of October 2025, at a Regular Meeting of the City Council of the City of Montgomery.

**CITY OF MONTGOMERY, TEXAS**

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

**ATTEST:**

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

Montgomery City Council  
**AGENDA REPORT**

<b>Meeting Date:</b> 10/14/2025	<b>Budgeted Amount:</b> NONE
<b>Department:</b> Planning and Zoning	<b>Prepared By:</b> Corinne Tilley

**Subject**

Consideration and possible action on an application submitted by Cruz Real Estate Ventures LLC for a Special Use Permit at 22205 FM 1097 (WATERSTONE ON LAKE CONROE 01 LOT RES A-2) for a restaurant with accessory drive-through service.

**Recommendation**

The Planning and Zoning Commission recommends approval of the request for a Special Use Permit for a restaurant with accessory drive-through service located at 22205 FM 1097 (WATERSTONE ON LAKE CONROE 01 LOT RES A-2), subject to the following condition:

- Upon any change in ownership of the property, this permit shall expire. The new property owner must apply for and receive approval for a new Special Use Permit to continue the approved use.

**Discussion**

In accordance with Section 98-27 of the City Code of Ordinances, any application for a special use permit must undergo a public hearing conducted by the City Council prior to its adoption. This ensures community involvement and transparency in decision-making. Additionally, a notice of the hearing must be published, with the hearing scheduled no earlier than 15 days from the date of publication.

**Sec. 98-27. - Special use permits.**

(a) The city council, by an affirmative four-fifths vote, may by ordinance grant a special permit for special uses in any district, for those uses listed under "CC" in the table of permitted uses in [section 98-88](#), or which are otherwise not expressly permitted by this chapter, and may impose appropriate conditions and safeguards, including a specified period of time for the permit, to protect property and property values in the neighborhood. A special use permit may be revoked or canceled by the city council upon violation of any permit granted. Before authorization of any of such special uses, the request therefor shall be referred to the planning and zoning commission for study and report concerning the effect of the proposed use on the comprehensive plan and on the character and development of the neighborhood. A public hearing shall be held in relation thereto before the city council, and notice and publication of the time and place for which shall conform to the procedure prescribed in subsection (b) of this section.

(b) A public hearing shall be held by the city council before adopting any proposed special use permit. Notice of such hearing shall be given by publication one time in a newspaper of general circulation in the city stating the time and place of hearing, which time shall not be earlier than 15 days from the date of publication.

Attached is the Planning and Zoning Commission recommendation memo for your reference.

**Approved By**

City Administrator	Brent Walker	10/06/2025
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## CITY OF MONTGOMERY

101 Old Plantersville Road  
Montgomery, TX 77316  
Tel: 936-597-6434  
Fax: 936-597-6437

September 3, 2025

Mayor Countryman  
City Council Members

RE: Planning and Zoning Commission Recommendation

Mayor and City Council Members,

On September 2, 2025, the City of Montgomery Planning and Zoning Commission ("the Commission") considered the request for a special use permit for a restaurant with accessory drive-through service located at 22205 FM 1097 (legal description: WATERSTONE ON LAKE CONROE 01 LOT RES A-2), pursuant to Section 98-27(a) of the City of Montgomery Code of Ordinances ("the Code"):

**Sec. 98-27. – Special use permits.**

- (a) The city council by an affirmative four-fifths vote, may by ordinance grant a special permit for special uses in any district, for those uses listed under "CC" in the table of permitted uses in [section 98-88](#), or which are otherwise not expressly permitted by this chapter, and may impose appropriate conditions and safeguards, including a specified period of time for the permit, to protect property and property values in the neighborhood. A special use permit may be revoked or canceled by the city council upon violation of any permit granted. Before authorization of any of such special uses, the request therefor shall be referred to the planning and zoning commission for study and report concerning the effect of the proposed use on the comprehensive plan and on the character and development of the neighborhood.


Upon thorough review of the request with the supporting information, the Commission recommends, to the City Council, approval of the request for special use permit for a restaurant with accessory drive-through service located at 22205 FM 1097 (legal description: WATERSTONE ON LAKE CONROE 01 LOT RES A-2), subject to the following condition:

- Upon any change in ownership of the property, this permit shall expire. The new property owner must apply for and receive approval for a new Special Use Permit to continue the approved use.

The proposed use is consistent with the comprehensive plan and is not anticipated to negatively impact the character or development of the surrounding neighborhood.

The motion passed with a vote of 3-1 (1-absent).

Respectfully,

  
Corinne Tilley  
Code Enforcement Officer  
Planning/Zoning Administrator



## Special Use Permit

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

## Applicant Information

Owner/leaseholder Name: Cruz Real Estate Ventures LLC

Address: 18 E Ambassador Bend, Spring, TX 77382

Email: simcruz99@gmail.com Phone: 281-541-2702

Name of owner (if different): N/A

Contact person (if different): N/A

Address: N/A

Email: N/A Phone: N/A

## Parcel Information

Type of Business: Retail Center - Drivethrough to serves morning food / beverage unit

Legal Description: WATERSTONE ON LAKE CONROE 01 LOT RES A-2

Street Address or Location: 22205 FM 1097, Montgomery, TX 77356

## Special Use Permit Request

Description of request:

This request is for a drive-through lane for a single tenant at the northeast elevation of the building. The intended use of this unit is for a morning food or beverage tenant. The drive-through lane will support the business and operations of the future tenant and provide a convenient option for busy residents. The drive-through lane will reduce wait times and promote accessibility. Due to the nature of the tenant, we assume the drive-through would be busier in the morning, and quieter after breakfast.

Applicant's Signature

A handwritten signature in black ink, appearing to be "M. M. G.", is written over a horizontal line.

Date 06-04-2025



## Submission Information

Submit the completed application with supporting documentation to:

City of Montgomery  
Planning/Zoning Administrator  
101 Old Plantersville Road  
Montgomery, Texas 77316



Or via email: [ctilley@ci.montgomery.tx.us](mailto:ctilley@ci.montgomery.tx.us)

## Additional Information

Date Application received by the City of Montgomery: \_\_\_\_\_

Owner(s) of record for the above described parcel: Cruz Real Estate Ventures LLC

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

Signature:  Managing Member Date: 6/4/2025  
 Signature:  Trustee, Buddys Living Trust Date: 6/4/2025  
 Signature: \_\_\_\_\_ Date: \_\_\_\_\_

*Note : Signatures are required for all owners of record for the property proposed for Special Use Permit.  
Attach additional signatures on a separate sheet of paper.*

Date Received

Office Use

AS442

DATE: 01/15/2024

PROJECT NO.: 2024

SITE PLAN & GENERAL NOTES

NOT FOR CONSTRUCTION PERMITTING OR EXISTING UTILITY APPROVAL

MATTHEW GARDNER  
TX, 2020



VAST  
Engineering & Consulting  
MONTGOMERY, TX 77356

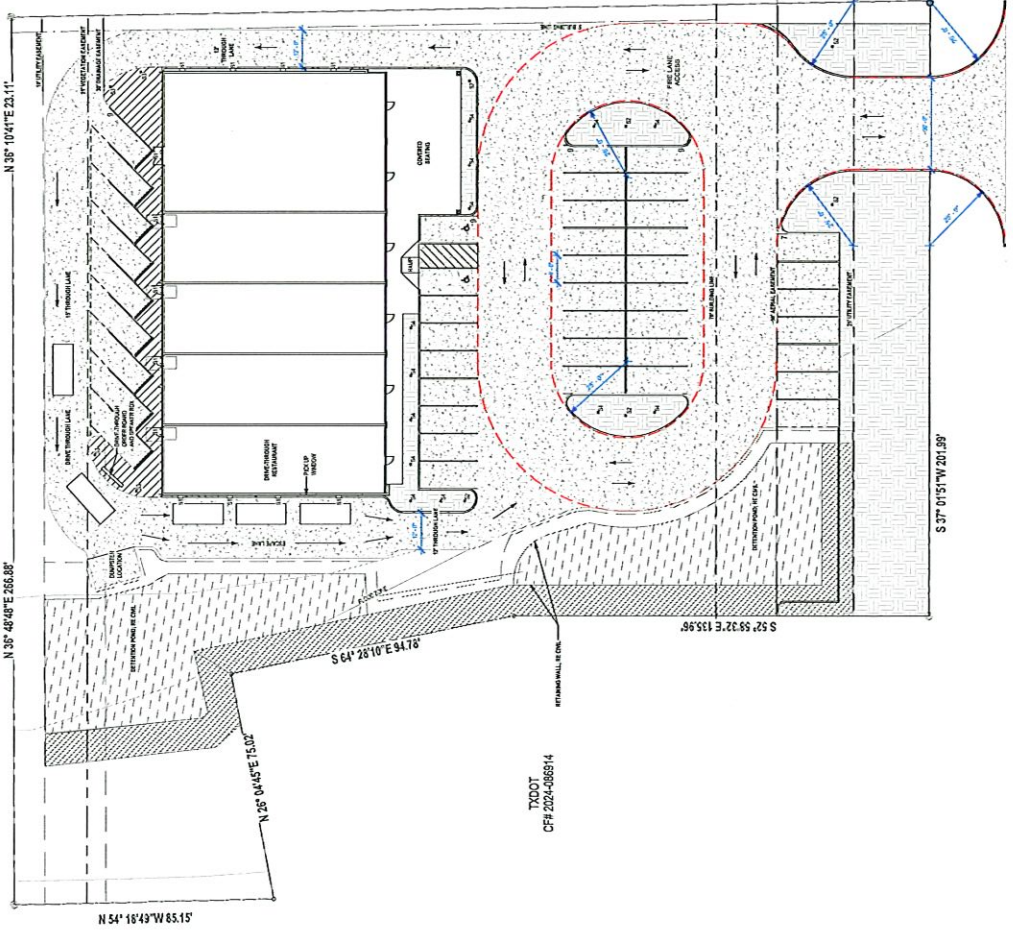
ARCHITECT  
VAST ENGINEERING  
STRUCTURAL ENGINEER

PROJECT:  
FM 1097 RETAIL CENTER  
22205 FM 1097  
MONTGOMERY, TX 77356

DRIVE THROUGH INFORMATION

NOT FOR CONSTRUCTION PERMITTING OR EXISTING UTILITY APPROVAL

- 1. MAIN DRIVE
- 2. STREET LANE LAYOUT
- 3. PARKING LANE
- 4. LANDSCAPE LAYOUT



FM 1097

TWOOT  
C/F# 2024-086814

PROJECT:

FM 1097 RETAIL CENTER  
22205 FM 1097  
MONTGOMERY, TX 77356

PROJECT:



VAST  
Engineering & Consulting



NOT FOR  
CONSTRUCTION  
OR  
APPROVAL  
MONTGOMERY, TX 77356

DATE: 1/1/2020  
BY: J. SMITH  
REV: 1/1/2020

PROJECT NO. 2020

EXTENSION CLADDING

DATE: 1/1/2020

BY: J. SMITH

REVISIONS

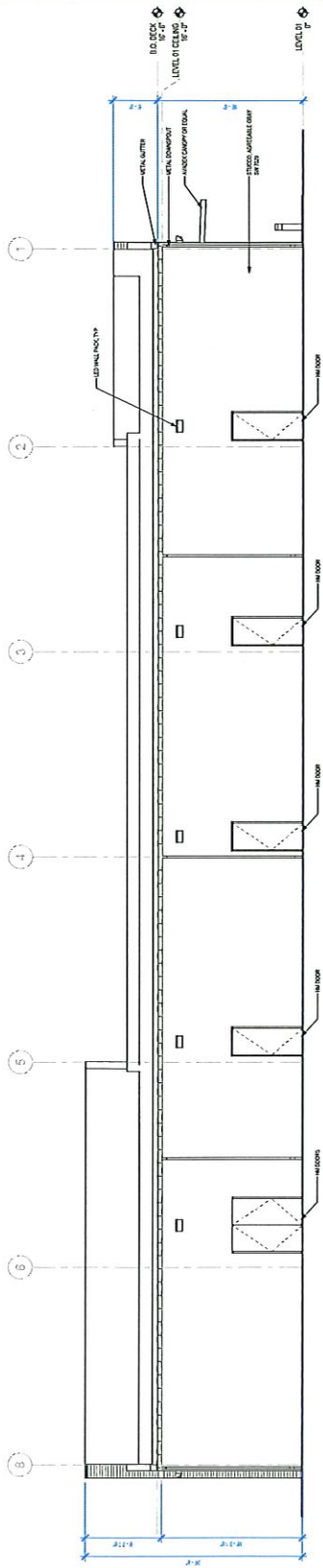
1. 1/1/2020

2. 1/1/2020

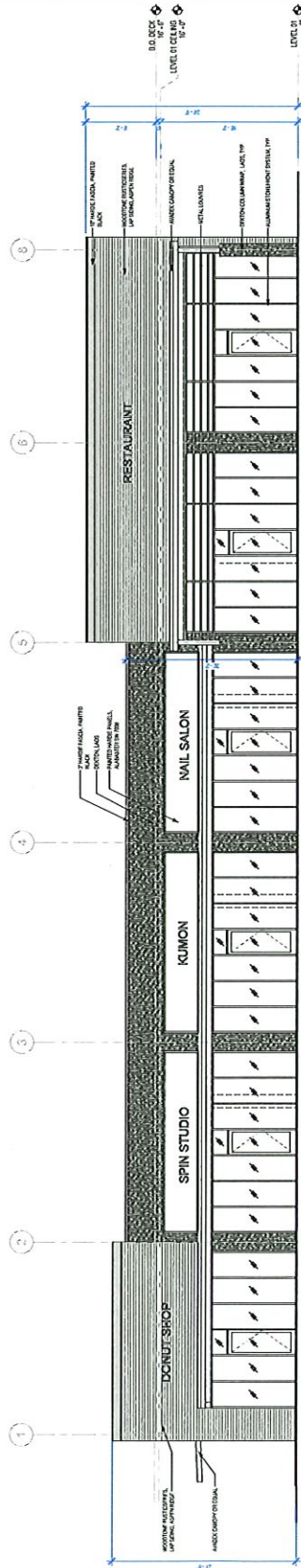
3. 1/1/2020

ELEVATION NOTES

- 1. SEE TO PROVIDE APPROXIMATE ELEVATION OF CLADDING OF EXISTING BUILDING. CLADDING OF EXISTING BUILDING IS TO BE MATCHED TO CLADDING OF NEW BUILDING.
- 2. SEE TO PROVIDE APPROXIMATE ELEVATION OF CLADDING OF EXISTING BUILDING. CLADDING OF EXISTING BUILDING IS TO BE MATCHED TO CLADDING OF NEW BUILDING.
- 3. PRELIMINARY ELEVATION. CLADDING OF EXISTING BUILDING IS TO BE MATCHED TO CLADDING OF NEW BUILDING.



10 NORTH ELEVATION  
2/16" = 1'-0"



10 SOUTH ELEVATION  
2/16" = 1'-0"







Montgomery City Council  
**AGENDA REPORT**

<b>Meeting Date:</b> 10/14/2025	<b>Budgeted Amount:</b> NONE
<b>Department:</b> Administration	<b>Prepared By:</b> WGA

### Subject

Consideration and possible action authorizing the Mayor to sign the Escrow Agreement by and between the City of Montgomery and the Developer (“Montgomery Flex LLC”) and authorizing the city engineer to prepare a Feasibility Study Summary Memo for the proposed 2.73-acre development.

### Recommendation

City Council approve the Escrow Agreement and authorize the City Engineer to prepare a Feasibility Study Summary Memo.

### Discussion

The Escrow Agreement and supporting documents are attached.

A Developer (“Montgomery Flex LLC”) is proposing commercial warehouses on a 2.73-acre tract located east of Town Village Drive along the southern frontage of FM 1097. The tract is located entirely within City limits and would not require annexation. The tract is zoned Planned Development and would require rezoning. The Development of the site must comply with Chapters 78 and 98 of the City Code of Ordinances and all applicable development regulations in the Development Handbook and Design Criteria Manual.

The Escrow Agreement ensures that the City’s incurred costs related to the development are paid for by the Developer, not with City operating funds. The proposed development is allowed by right under the City’s zoning regulations, and WGA and staff recommend approval of the agreement.

### Approved By

City Staff	Ruby Beaven	Date: 09/30/2025
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**ESCROW AGREEMENT**  
**BY AND BETWEEN**  
**THE CITY OF MONTGOMERY, TEXAS,**  
**AND**  
**Montgomery Flex LLC**  
**Dev. No. 2508**

THE STATE OF TEXAS                    ➤

COUNTY OF MONTGOMERY            ➤

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

**RECITALS**

WHEREAS, the Developer desires to acquire and develop all or part of a 2.73-acre tract sometimes referred to as the Montgomery Flex Tract, and being more particularly described in Exhibit "A" attached hereto and incorporated herein by reference for all purposes.

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

## **AGREEMENT**

### **ARTICLE I**

#### **SERVICES REQUIRED**

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

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

### **ARTICLE II**

#### **FINANCING AND SERVICES**

Section 2.01 All estimated costs and professional fees needed by City shall be financed by Developer. Developer agrees to advance funds to City for the purpose of funding the required Utility and Economic Feasibility Study ("Study") in the amount of \$4,000.00

Section 2.02 Developer agrees to submit payment of the funds for the Utility and Economic Feasibility Study to City no later than ten (10) days after the execution of this Escrow Agreement. No work will begin on the Study until funds have been received, and the Study has been authorized by City Council.

Section 2.03 As part of the Study, the estimated additional Escrow Amount will be determined for plan reviews, developer coordination, construction coordination, construction inspection of all exterior private site improvements, construction inspection of all proposed public

infrastructure, warranty services, legal expenses, and administrative costs. Developer agrees to submit payment of the Escrow Amount to City no later than thirty (30) days after the acceptance of the Study by City Council. No work outside of the Study will be performed by or on behalf of the City until the Escrow Amount has been deposited.

Section 2.04 The total amount shown above for the Utility and Economic Feasibility Study and the Escrow Amount determined in the Study is intended to be a "Not to Exceed" amount unless extenuating, unexpected fees are needed. Examples of extenuating circumstances created by the developer that may cause additional fees include, but are not limited to, greater than three plan reviews or drainage analysis reviews; revisions to approved plans; extraordinary number of comments on plans; additional meetings at the request of the developer; variance requests; encroachment agreement requests; construction delays and/or issues; failure to coordinate construction with City; failed testing during construction; failing to address punch list items; and/or excessive warranty repair items. If extenuating circumstances arise, the Developer will be informed, in writing by the City, of the additional deposit amount and explanation of extenuating circumstance. The Developer agrees to tender additional sums within 10 days of receipt of request to cover such costs and expenses. If additional funds are not deposited within 10 days all work by or on behalf of the City will stop until funds are deposited. Any funds which may remain after the completion of the development described in this Escrow Agreement will be refunded to Developer.

## ARTICLE III,

MISCELLANEOUS

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

Section 3.02 If either party is rendered unable, wholly or in part, by *force majeure* to carry out any of its obligations under this Escrow Agreement, then the obligations of such party, to the extent affected by such *force majeure* and to the extent that due diligence is being used to resume performance at the earliest practicable time, shall be suspended during the continuance of any inability so caused to the extent provided but for no longer period. As soon as reasonably possible after the occurrence of the *force majeure* relied upon, the party whose contractual obligations are affected thereby shall give notice and full particulars of such *force majeure* relied upon to the other party. Such cause, as far as possible, shall be remedied with all reasonable diligence. The term "*force majeure*," as used herein, shall include without limitation of the generality thereof, acts of God, strikes, lockouts, or other industrial disturbances, acts of the public enemy, orders of any kind of the government of the United States or the State of Texas or any civil or military authority, insurrections, riots, epidemics, landslides, lightning, earthquakes, fires, hurricanes, storms, floods, washouts, droughts, arrests, restraint of government and people, civil disturbances, explosions, breakage, or accidents to machinery, which are not within the control of the party claiming such inability, which such party could not have avoided by the exercise of due diligence and care.

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

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

Section 3.05 Any notice, communication, request, reply or advice (hereafter referred to as "notice") herein provided or permitted to be given, made, or accepted by either party to the other (except bills) must be in writing and may be given or be served by depositing the same in the United States mail postpaid and registered or certified and addressed to the party to be notified, with return receipt requested, or by delivering the same to an officer of such party. Notice deposited in the mail in the manner herein above described shall be conclusively deemed to be effective, unless otherwise stated in this Escrow Agreement, from and after the expiration of seven (7) days after it is so deposited. Notice given in any other manner shall be effective only when received by the party to be notified. For the purpose of notice, the addresses of the parties shall, until changed as hereinafter provided, be as follows:

If to City, to:	Brent Walker City of Montgomery 101 Old Plantersville Rd. Montgomery, Texas 77356
If to Developer, to:	Montgomery Flex LLC 5900 Balcones Drive Austin, Texas 78731

The parties shall have the right from time to time and at any time to change their respective addresses, and each shall have the right to specify as its address any other address by at least fifteen (15) days written notice to the other party.

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

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

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

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

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

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

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

CITY OF MONTGOMERY, TEXAS

By: \_\_\_\_\_,  
Mayor

ATTEST:

By: \_\_\_\_\_,  
City Secretary

Montgomery Flex LLC  
Developer

By:   
Signature Shoaib Kabani

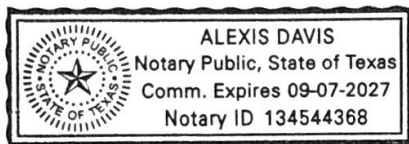
Title: Managing Member



STATE OF TEXAS {  
COUNTY OF Harris MONTGOMERY {

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

GIVEN UNDER MY HAND AND SEAL OF OFFICE on this the 29<sup>th</sup> day of September, 2025.



Alexis Davis  
Notary Public, State of Texas

THE STATE OF TEXAS {  
COUNTY OF \_\_\_\_\_ {

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

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

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



# Montgomery Flex (2.73 Ac)

## City of Montgomery

### (Dev. No. 2508)

**Request:** Council Authorization on October 14, 2025

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

#### SCOPE OF WORK

- Feasibility Study Summary Memo – Preparation of a feasibility study summary memo to analyze the feasibility to serve the proposed improvements to the 2.73-acre commercial development located east of Town Village Drive and along the southern frontage of FM 1097 Road. WGA will analyze the City's water and wastewater system and note whether any upgrades need to be made or if any utility extensions will be required to serve the tract. Expansions/extensions are not expected on the site and location of the development. If required, an additional escrow deposit will be needed. A preliminary site exhibit showing the extent of the 2.73-acre tract, and water and sanitary sewer connection location will be prepared by WGA to be included in this feasibility study summary memo.*

#### ENGINEERING COST

The estimated cost to perform the Montgomery Flex Tract's Utility Feasibility Study described above is \$2,000, to be billed hourly.

#### SCHEDULE

Milestone 1: Authorization to Proceed	1	calendar day*
Milestone 2: Kick-off Meeting	1	calendar day
Milestone 3: Report Preparation	20	calendar days
<b>TOTAL DURATION</b>	<b>22</b>	<b>calendar days</b>

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

Accepted by Client

Regards,

Chris Roznovsky, PE  
City Engineer

\_\_\_\_\_  
Signature

\_\_\_\_\_  
Printed Name and Title

\_\_\_\_\_  
Date





**WAREHOUSE (FLEX SPACE)**

1 SPACE PER 600 SF.

10,300 SF/600 = 17.2 P.S.

10,200 SF/600 = 17 P.S.

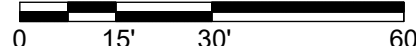
10,282 SF/600 = 17.2 P.S.

51.4 (52) - TOTAL P.S. REQUIRED

57 - TOTAL P.S. PROVIDED

**SITE PLAN**

Scale: 1" = 30'-0"



**FM 1097 MONTGOMERY FLEX BUSINESS CENTER**

March 19, 2025

0 FM 1097 RD  
MONTGOMERY, TX 77356  
FM 1097\_MONTGOMERY FLEX\_XSITE\_250319

THIS DRAWING IS FOR PRESENTATION PURPOSES ONLY. ANY AND ALL FEATURES, MATTERS AND OTHER INFORMATION DEPICTED HEREON OR CONTAINED HEREIN ARE FOR ILLUSTRATIVE MARKETING PURPOSES ONLY. ARE SUBJECT TO MODIFICATION WITHOUT NOTICE. ARE NOT INTENDED TO BE RELIED UPON BY ANY PARTY AND ARE NOT INTENDED TO CONSTITUTE REPRESENTATIONS AND WARRANTIES AS TO THE SIZE AND NATURE OF IMPROVEMENTS TO BE CONSTRUCTED (OR THAT ANY IMPROVEMENTS WILL BE CONSTRUCTED) OR AS TO THE IDENTITY OR NATURE OF ANY OCCUPANTS THEREOF.



# Flex Warehouse Development Information



*Illustrative Example*

## Land Site Info

- 2.72 acres - SWQ of Plez Morgan & FM 1097 in Montgomery, TX.
- Legal Description: A0008 - Corner John, TRACT 1J-1, ACRES 2.72
- Property ID: 411764

## Proposed Use

- The proposed development will be flex office warehouses.
- Each unit will have a small office area and a warehouse area with a roll-up door. The building will be constructed with a steel frame.

## Flex Office Warehouses

### WHAT IS IT?

- Flex offices warehouses, also known as industrial flex spaces or office warehouses are commercial properties designed to provide a versatile and adaptable working environment. These facilities combine the functionality of a warehouse or industrial space with the flexibility and amenities of a modern office.
- These spaces combine warehouse and office areas, featuring a roll-up door and higher ceilings. Due to their versatility, these buildings are attractive to businesses and vary in size, often offering suites ranging from 1,000 to 5,000 SQFT for multiple tenants.

### TENANT TYPES

Tailored for small businesses, including home services (HVAC, plumbing, electric, etc.), e-commerce fulfillment centers, distribution and logistics, fitness centers and gyms, art studios, and creative workspaces.

The layouts allow for a wide variety of industries, for example:

- Gyms / fitness centers
- Sign Printing
- E-Commerce Retail
- Car Wraps
- Lawn or Small Mechanical Repair
- Pool Cleaners
- Hardware Companies
- Marble and Tile Companies
- Handyman / Maintenance Companies
- Furniture and Carpentry Builders
- Artist Collectives
- Pottery

- Shared Offices
- Event Planners
- Home Stagers

## Image Examples















Montgomery City Council  
**AGENDA REPORT**

<b>Meeting Date:</b> 10/14/2025	<b>Budgeted Amount:</b> NONE
<b>Department:</b> Administration	<b>Prepared By:</b> Corinne Tilley

**Subject**

Consideration and possible action authorizing the Mayor to sign the Escrow Agreement by and between the City of Montgomery and the Developer (“Cox Communities LLC”) and authorizing the city engineer to prepare a Feasibility Study Summary Memo for the proposed 2.5731-acre development.

**Recommendation**

City Council approve the Escrow Agreement and authorize the City Engineer to prepare a Feasibility Study Summary Memo.

**Discussion**

The Escrow Agreement and supporting documents are attached.

A Developer (“Cox Communities LLC”) is proposing restaurant on a 2.5731-acre tract located at 1062 Clepper. The tract is located entirely within City limits and would not require annexation. The tract is zoned R-1 Single-Family Residential and would require rezoning. The Development of the site must comply with Chapters 78 and 98 of the City Code of Ordinances and all applicable development regulations in the Development Handbook and Design Criteria Manual.

The Escrow Agreement ensures that the City’s incurred costs related to the development are paid for by the Developer, not with City operating funds. WGA and staff recommend approval of the agreement.

**Approved By**

City Administrator	Brent Walker	Date: 10/06/2025
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# City of Montgomery Development Application

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

## A. GENERAL INFORMATION

1. Name of proposed development: 1062 Clepper
2. Name of Owner: Cox Communities, LLC  
 Mailing Address: 13225 FM 149 Road  
 City/State/Zip: Montgomery, TX 77316  
 Telephone Number: 281-681-0400 Fax Number: \_\_\_\_\_  
 Cell Phone: 281-239-9313 Email: jbober@gracepointhomes.com
3. Name of registered Professional Land Surveyor: \_\_\_\_\_  
 Firm Name & Registration No.: Texas Professional Surveying (Reg. #10083400)  
 Mailing Address: 3032 North Frazier St.  
 City/State/Zip: Conroe, TX 77303  
 Telephone Number: 936-756-7447 Fax Number: 936-756-7448  
 Cell Phone: 936-933-5498 Email: dmcintyre@surveyingtexas.com
4. Name of registered Professional Engineer: \_\_\_\_\_  
 Firm Name & Registration No.: Texas Professional Engineering (Reg. #21819)  
 Mailing Address: 3038 N. Frazier St.  
 City/State/Zip: Conroe, TX 77303  
 Telephone Number: 936-756-7101 Fax Number: 936-756-7102  
 Cell Phone: 936-756-7139 Email: cgray@engineeringtexas.com

## B. DEVELOPMENT SPECIFICATIONS

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

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

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

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

**2. Property Description:**

- a) Survey Name: John Corner
- b) Abstract No.: 8
- c) Total Acreage: 2.5731
- d) Current Zoning: Residential (R1)
- e) Number of Lots: 1 Number of Blocks: 0 Estimated Commercial Value: \$425,000
- f) Number of Streets: 0 Type: Public Private
- g) Total Acreage in Other uses (any land within the boundaries of the plat that is not divided into lots):  
0
- h) Estimated Total Taxable Value: \$560,421 Land \$0 Improvements
- i) Estimated Size(s) of Lots: NA
- j) Estimated Value of House and Lot: \$560,421
- k) Water Capacity Requested: 7,000 gpd Wastewater Capacity Requested: 7,000 gpd

**3. Certification**

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

  
Signature of Owner/Agent

9/25/25  
Date

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

\_\_\_\_\_  
Date

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

For City Use Only

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

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

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

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

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

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

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

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

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

\_\_\_\_\_

\_\_\_\_\_

\_\_\_\_\_

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\_\_\_\_\_

\_\_\_\_\_



# 1062 Clepper Street (2.57 Ac)

## City of Montgomery

### (Dev. No. 2509)

**Request:** Council Authorization on October 14, 2025

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

#### SCOPE OF WORK

- Feasibility Study Report– Preparation of a feasibility study report to analyze the feasibility to serve the proposed improvements to the 2.57-acre commercial development located at 1062 Clepper Street, east of FM 149, along the northern frontage of Clepper Street. WGA will analyze the City's water and wastewater system and note whether any upgrades need to be made or if any utility extensions will be required to serve the tract. If any upgrades to the City's facilities are needed or any utility extensions are required, WGA will prepare a cost estimate to be included in this feasibility study. A preliminary site exhibit showing the extent of the 2.57-acre tract, and any utility extensions/upgrades necessary to serve the tract will be prepared by WGA to be included in this feasibility study.*

#### ENGINEERING COST

The estimated cost to perform the 1062 Clepper Street Tract's Utility and Economic Feasibility Study described above is \$5,000, to be billed lump sum.

#### SCHEDULE

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

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

Accepted by Client

Regards,

Chris Roznovsky, PE  
City Engineer

\_\_\_\_\_  
Signature

\_\_\_\_\_  
Printed Name and Title

\_\_\_\_\_  
Date






LEGEND

- |  |                        |
|--|------------------------|
| 1 RESTAURANT (60' x 83')                 | 6 PROPOSED TREE (TYP.) |
| 2 PARKING LOT (61 SPACES / +/-24,700 SF) | 7 EXISTING CANOPY      |
| 3  | 8 ACCESS FENCE         |
| 4  | 9 DETENTION POND       |
| 5 DECOMPOSED GRANITE AREA (+/- 1,300 SF) |                        |

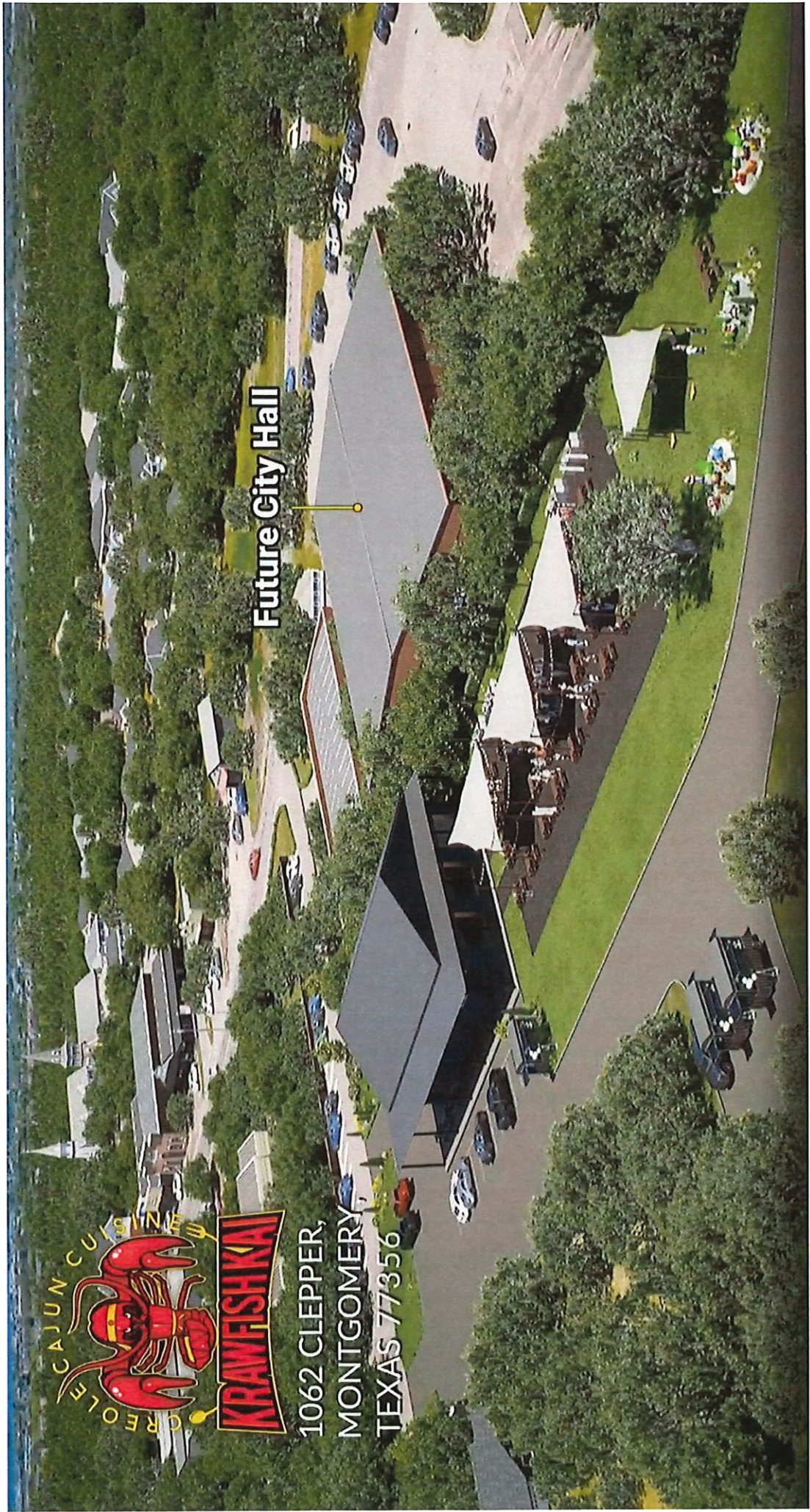
CLEPPER DRIVE

1" = 20'-0" 

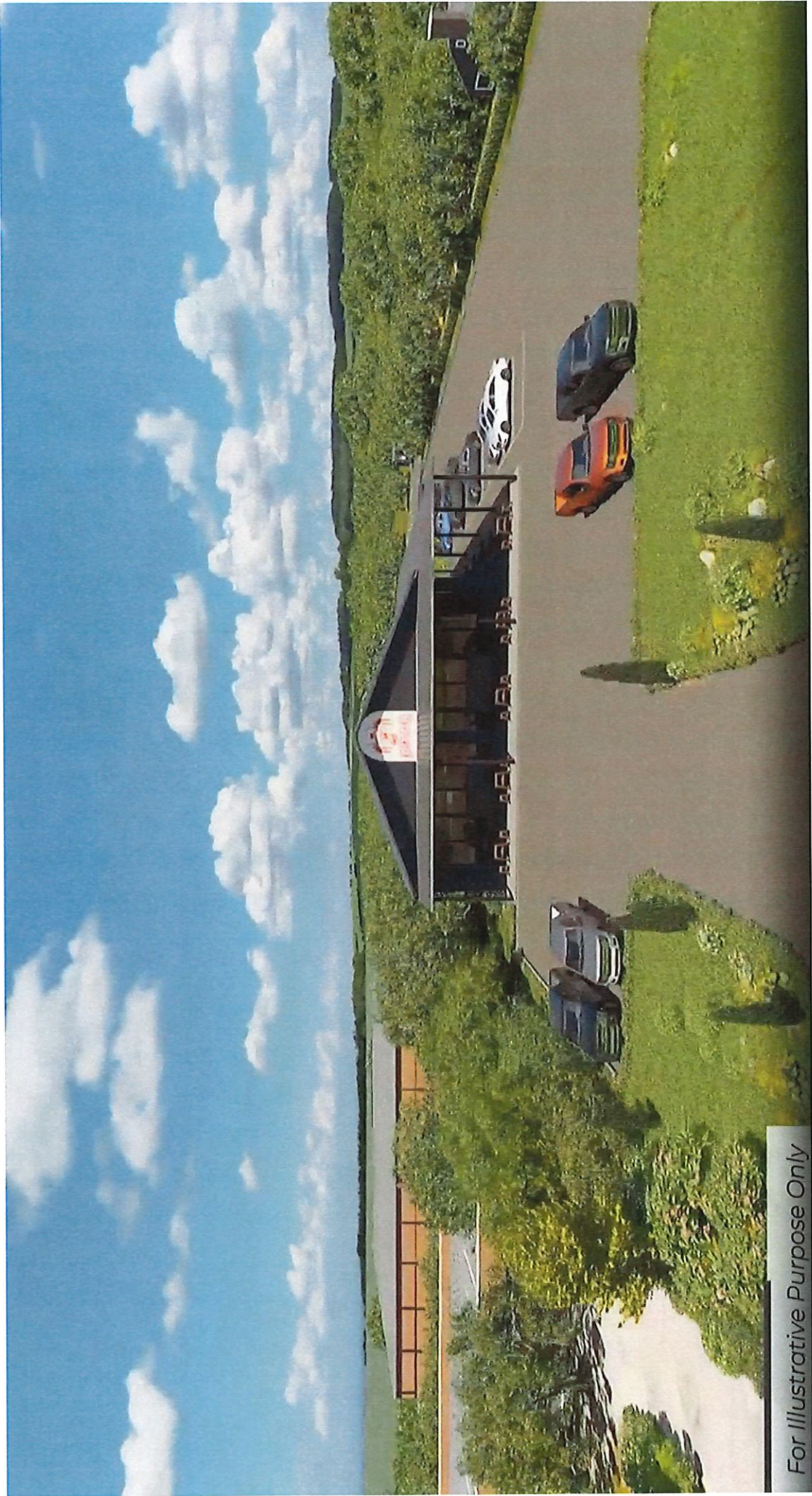




















For Illustrative Purpose Only









For Illustrative Purpose Only



**ESCROW AGREEMENT**  
**BY AND BETWEEN**  
**THE CITY OF MONTGOMERY, TEXAS,**  
**AND**  
**Cox Communities, LLC**  
**Dev. No. 2509**

THE STATE OF TEXAS                    ➤

COUNTY OF MONTGOMERY            ➤

This Escrow Agreement, is made and entered into as of the First day  
October, <sup>2025</sup>~~2024~~ by and between the CITY OF MONTGOMERY, TEXAS, a body  
politic, and a municipal corporation created and operating under the general laws of the State of  
Texas (hereinafter called the "City"), and Cox Communities, a Limited Liability Company,  
(hereinafter called the "Developer").

**RECITALS**

WHEREAS, the Developer desires to acquire and develop all or part of a 2.57-acre tract,  
sometimes referred to as the Gracepoint Homes Tract, and being more particularly described in  
Exhibit "A" attached hereto and incorporated herein by reference for all purposes.

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

## **AGREEMENT**

### **ARTICLE I**

#### **SERVICES REQUIRED**

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

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

### **ARTICLE II**

#### **FINANCING AND SERVICES**

Section 2.01 All estimated costs and professional fees needed by City shall be financed by Developer. Developer agrees to advance funds to City for the purpose of funding the required Utility and Economic Feasibility Study ("Study") and coordination with the Developer in the amount of \$10,000.

Section 2.02 Developer agrees to submit payment of the funds for the Utility and Economic Feasibility Study to City no later than ten (10) days after the execution of this Escrow Agreement. No work will begin on the Study until funds have been received and the Study has been authorized by City Council.

Section 2.03 As part of the Study, the estimated additional Escrow Amount will be determined for plan reviews, developer coordination, construction coordination, construction inspection of all exterior private site improvements, construction inspection of all proposed public

infrastructure, warranty services, legal expenses, and administrative costs. Developer agrees to submit payment of the Escrow Amount to City no later than thirty (30) days after the acceptance of the Study by City Council. No work outside of the Study will be performed by or on behalf of the City until the Escrow Amount has been deposited.

Section 2.04 The total amount shown above for the Utility and Economic Feasibility Study and the Escrow Amount determined in the Study is intended to be a "Not to Exceed" amount unless extenuating, unexpected fees are needed. Examples of extenuating circumstances created by the developer that may cause additional fees include, but are not limited to, greater than three plan reviews or drainage analysis reviews; revisions to approved plans; extraordinary number of comments on plans; additional meetings at the request of the developer; variance requests; encroachment agreement requests; construction delays and/or issues; failure to coordinate construction with City; failed testing during construction; failing to address punch list items; and/or excessive warranty repair items. If extenuating circumstances arise, the Developer will be informed, in writing by the City, of the additional deposit amount and explanation of extenuating circumstance. The Developer agrees to tender additional sums within 10 days of receipt of request to cover such costs and expenses. If additional funds are not deposited within 10 days all work by or on behalf of the City will stop until funds are deposited. Any funds which may remain after the completion of the development described in this Escrow Agreement will be refunded to Developer.



ARTICLE III,  
MISCELLANEOUS

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

Section 3.02 If either party is rendered unable, wholly or in part, by *force majeure* to carry out any of its obligations under this Escrow Agreement, then the obligations of such party, to the extent affected by such *force majeure* and to the extent that due diligence is being used to resume performance at the earliest practicable time, shall be suspended during the continuance of any inability so caused to the extent provided but for no longer period. As soon as reasonably possible after the occurrence of the *force majeure* relied upon, the party whose contractual obligations are affected thereby shall give notice and full particulars of such *force majeure* relied upon to the other party. Such cause, as far as possible, shall be remedied with all reasonable diligence. The term "*force majeure*," as used herein, shall include without limitation of the generality thereof, acts of God, strikes, lockouts, or other industrial disturbances, acts of the public enemy, orders of any kind of the government of the United States or the State of Texas or any civil or military authority, insurrections, riots, epidemics, landslides, lightning, earthquakes, fires, hurricanes, storms, floods, washouts, droughts, arrests, restraint of government and people, civil disturbances, explosions, breakage, or accidents to machinery, which are not within the control of the party claiming such inability, which such party could not have avoided by the exercise of due diligence and care.



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

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

Section 3.05 Any notice, communication, request, reply or advice (hereafter referred to as "notice") herein provided or permitted to be given, made, or accepted by either party to the other (except bills) must be in writing and may be given or be served by depositing the same in the United States mail postpaid and registered or certified and addressed to the party to be notified, with return receipt requested, or by delivering the same to an officer of such party. Notice deposited in the mail in the manner herein above described shall be conclusively deemed to be effective, unless otherwise stated in this Escrow Agreement, from and after the expiration of seven (7) days after it is so deposited. Notice given in any other manner shall be effective only when received by the party to be notified. For the purpose of notice, the addresses of the parties shall, until changed as hereinafter provided, be as follows:

If to City, to:	City Administrator City of Montgomery 101 Old Plantersville Rd. Montgomery, Texas 77356
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If to Developer, to:	Gracepoint Homes Cox Communities, LLC 13225 FM 149 Rd. Montgomery, Texas 77316
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The parties shall have the right from time to time and at any time to change their respective addresses, and each shall have the right to specify as its address any other address by at least fifteen (15) days written notice to the other party.

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

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

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

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

Section 3.10 This Escrow Agreement and any amendments thereto, constitute all the agreements between the parties relative to the subject matter thereof, and may be executed in

multiple counterparts, each of which when so executed shall be deemed to be an original.

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

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

CITY OF MONTGOMERY, TEXAS

By: \_\_\_\_\_  
 , Mayor

ATTEST:

By: \_\_\_\_\_  
 , City Secretary

Tom Cox  
 Developer

  
 Signature

Title: CEO



STATE OF TEXAS {

COUNTY OF MONTGOMERY {

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

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

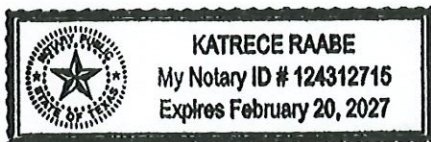
\_\_\_\_\_  
Notary Public, State of Texas

THE STATE OF TEXAS {

COUNTY OF Montgomery {

BEFORE ME, the undersigned, a Notary Public in and for the State of Texas, on this day personally appeared Thomas D. Cox Jr, Chief Executive Officer of Cox Communities LLC, a \_\_\_\_\_, known to me to be the person whose name is subscribed to the foregoing instrument and acknowledged to me that he executed the same for the purpose and consideration therein expressed and in the capacity therein stated and as the act and deed of said organization.

GIVEN UNDER MY HAND AND SEAL OF OFFICE on this the 1st day of October 2025.



Katrece Raabe  
Notary Public, State of Texas

Montgomery City Council  
**AGENDA REPORT**

<b>Meeting Date:</b> 10/14/2025	<b>Budgeted Amount:</b> NONE
<b>Department:</b> Administration	<b>Prepared By:</b> Corinne Tilley

**Subject**

Consideration and possible action authorizing the Mayor to sign the Lease Agreement by and between the City of Montgomery and the Tenant/Lessee (“Kristen Eakes”) at 14426 Liberty Street, recently acquired by the City. The lease would cover the use of the secondary structure in front of the property for the purpose of operating a seasonal, small-scale food service business.

**Recommendation**

Approve the Lease Agreement and authorize the Mayor to sign the Lease Agreement.

**Discussion**

The Lease Agreement is attached.

**Approved By**

City Administrator	Brent Walker	Date: 10/06/2025
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## CITY OF MONTGOMERY

101 Old Plantersville Road  
Montgomery, TX 77316  
Tel: 936-597-6434  
Fax: 936-597-6437

### LEASE AGREEMENT

This Lease Agreement ("Agreement") is made and entered into on this \_\_\_\_ day of \_\_\_\_\_, **2025**, by and between:

The City of Montgomery, a Texas Type-A General Law Municipality, hereinafter referred to as the "Lessor," \_\_\_\_\_ **DBA (doing business as)** \_\_\_\_\_, hereinafter referred to as the "Lessee."

The Lessor and Lessee may each be referred to as a "Party" or collectively as the "Parties."

#### 1. Premises

The Lessor hereby leases to the Lessee a designated area located at 14460 Liberty Street, Montgomery, Texas 77356, including the use of an accessory portable structure situated on said property specified as "Unit A" (the "Premises"), for the purpose of operating a seasonal, small-scale food service business.

The specific location and boundaries of the leased area are shown in **Exhibit A**, attached hereto and incorporated herein by reference.

#### 2. Term

The term of this lease shall commence on \_\_\_\_\_, **2025**, and shall terminate on \_\_\_\_\_, **202**\_\_\_\_, unless earlier terminated in accordance with the provisions of this Agreement. The term may be renewed upon mutual written agreement of both Parties.

### **3. Use of Premises**

The Premises shall be used solely for the operation of a seasonal food service business. The Lessee shall not use the Premises for any other purpose without the prior written consent of the Lessor. The Lessee's employees will serve customers via a walk-up service window. Customers may consume food on the Premises. Parking for this operation shall be limited to the area specifically designated by the Lessor. If additional parking is required, the Lessor may, at their sole discretion, allow shared use of the main parking lot, provided such use does not interfere with or conflict with the Lessor's own operations or customer access.

### **4. Rent**

The Lessee shall pay to the Lessor rent in the amount of \$150 per month, payable on the first day of each month during the term of this Agreement. Any acceptance by Lessor of any amount less than the full amount owed will operate as a waiver by Lessor for the full amount of rent owed or in any way defeat or affect the rights and remedies of Lessor to pursue the full amount owed.

### **5. Security Deposit**

The Lessee shall provide a security deposit in the amount of \$300 (the "Security Deposit"). The Security is calculated as being the sum of the first and last month's rent.

### **6. Utilities and Services**

The Lessee shall be responsible for all costs associated with utilities and services required for the operation of the business, unless otherwise agreed in writing.

### **7. Maintenance and Repairs**

The Lessee shall maintain the portable structure and surrounding area in a clean and orderly condition. Any damage caused by Lessee shall be promptly repaired at Lessee's expense, and if repairs are not made, the Lessor, at Lessor's option, may make the necessary repairs and submit receipts of the expense to make repairs to be paid by the Lessee.

### **8. Compliance with Laws**

The Lessee shall comply with all applicable federal, state, and local laws, ordinances, regulations, and health codes in connection with its use of the Premises.

## **9. Structures Within the Right-of-Way**

This Agreement does not convey rights to any permanent structures within the right-of-way (ROW), including but not limited to streetlights, sidewalks, signage, or utility infrastructure. Any use or modification of such structures must be separately authorized by the Lessor.

## **10. Insurance**

The Lessee shall maintain general liability insurance in an amount not less than \$\_\_\_\_\_ per occurrence, naming the Lessor as an additional insured. Proof of insurance and a copy of the policy shall be provided prior to occupancy.

## **11. Indemnification**

The Lessee agrees to indemnify, defend, and hold harmless the Lessor from any and all claims, liabilities, damages, or expenses arising out of the Lessee's use of the Premises.

## **12. Termination**

Either party may terminate this Agreement with thirty (30) days written notice. Upon termination, the Lessee shall vacate the Premises and remove all personal property and equipment within the 30 days' notice or a reasonable time thereafter the notice period.

## **13. Default**

If Lessee is in default of any Rent payments, Lessor may, without notice or any form of legal process, enter upon the Premises and seize, remove, and sell Lessee's goods, chattels, and equipment from the Premises or seize, remove, and sell any goods, chattels, and equipment at any place to which Lessee or any other person may have removed them, in the same manner as if they had remained and been seized upon the Premises, all notwithstanding any rule of law or equity to the contrary, and Lessee hereby waives and renounces the benefit of any law limiting or eliminating the Landlord's right of default.

## **14. Abandonment**

If at any time during the Term Lessee abandons the Premises, Lessor may, at its option, enter the Premises by any means without being liable for any prosecution, and without incurring liability to

Lessee for damages, and may, at Lessor's discretion, relet the Premises for the whole or any part of the unexpired Term, and may receive and collect all rent payable by virtue of such reletting, and at Lessor's option, hold Lessee liable for any difference between the Rent that would have been payable under this Agreement during the balance of the unexpired Term, if this Agreement had continued in force, and the net rent for such period realized by Lessor by means of the reletting. If Lessor's right of reentry is exercised following abandonment of the Premises by Lessee, then Lessor may consider any personal property belonging to Lessee and left on the Premises to also have been abandoned, in which case Lessor may dispose of all such personal property in any manner Lessor deems proper and is relieved of all liability for such disposition of the personal property of Lessee.

### 15. Entire Agreement

This Agreement constitutes the entire understanding between the parties and supersedes all prior negotiations or agreements, whether written or oral.

IN WITNESS WHEREOF, the parties have executed this Lease Agreement as of the date first written above.

#### City of Montgomery

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

Name: Sara Countryman

Title: Mayor

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

**Lessee:** \_\_\_\_\_ **DBA** \_\_\_\_\_

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

Name:

Title:

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

Address, Phone #, Email: \_\_\_\_\_

Tax ID: \_\_\_\_\_

Montgomery City Council  
**AGENDA REPORT**

<b>Meeting Date:</b> October 14, 2025	<b>Budgeted Amount:</b> N/A
<b>Department:</b> Administration	<b>Prepared By:</b> Ruby Beaven

**Subject**

Consideration and possible action on casting one vote for the Texas Municipal League Region 14 Directors Election.

**Recommendation**

Staff recommend Council to select one candidate to cast a vote for the Texas Municipal League Region 14 Directors Election.

**Discussion**

Each TML member city is entitled to one vote, which vote must be cast by a majority vote of the city's governing body.

The officials listed on the ballot have been nominated to serve a one-year term on the TML Board of Directors. A brief biography for each candidate is available for review.

**Approved By**

City Administrator	Brent Walker	Date: 09/30/2025
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TEXAS MUNICIPAL LEAGUE

*Empowering Texas cities to serve their citizens*

---

President **Allison Heyward**, Councilmember, Schertz  
Executive Director **Bennett Sandlin**

September 8, 2025

To: Primary Contacts in TML Region 14

From: Bennett Sandlin, Executive Director, Texas Municipal League

Subject: Region 14 Director Ballot

Attached are the official ballot and candidate biographies for the TML Region 14 Director of the TML Board of Directors. Previously, elections for region directors were held at region meetings. After changes to the TML Constitution were approved in 2023, these elections are now administered by TML centrally.

The officials listed on this ballot have been nominated to serve a one-year term on the TML Board of Directors that will begin on October 31, 2025, upon adjournment of the TML Annual Conference and Exhibition.

The attached ballot includes instructions for filling it out. If you have any questions, please contact Rachael Pitts at [rpitts@tml.org](mailto:rpitts@tml.org) or 512-231-7472.

Thank you in advance for your city's participation in the election.



## OFFICIAL BALLOT

### Texas Municipal League (TML) Region 14 Director Election

This is the official ballot for the election of the Region 14 director of the TML Board of Directors. You received this ballot because you are the city's primary contact person with TML. Each TML member city is entitled to one vote, which vote must be cast by a majority vote of the city's governing body. Please record your city's choice by placing an "X" in the square beside the candidate's name or writing in the name of an eligible person in the space provided. You can only vote for one candidate.

The officials listed on this ballot have been nominated to serve a one-year term on the TML Board of Directors. A brief biography for each candidate is included after the ballot.

Ballots must reach the TML office by 5:00 p.m. Central Time on October 23, 2025. Ballots received after this date cannot be counted. **The ballot must be properly signed and mailed to: Rachael Pitts, Texas Municipal League, 1821 Rutherford Lane, Suite 400, Austin, TX 78754, or scanned and emailed to [rpitts@tml.org](mailto:rpitts@tml.org). If the ballot is not signed, it will not be counted.**

#### Region 14 Director (select one)

☐ Sally Branson, Councilmember, Friendswood (Incumbent)

☐ Robin Collins, Mayor, Kemah

☐ Tom Crews, Councilmember, League City

☐ Emmanuel Guerrero, Councilmember, Pasadena

☐ Josh Pratt, Councilmember, Bunker Hill Village

☐ Frank W. Robinson, Councilmember, Shenandoah

#### Certificate

I certify that the vote cast above has been cast in accordance with the will of the majority of the governing body of the city named below.

Witness my hand, this \_\_\_\_\_ day of \_\_\_\_\_, 2025.

\_\_\_\_\_  
Signature of Authorized Official

\_\_\_\_\_  
Title

\_\_\_\_\_  
Printed Name of Authorized Official

\_\_\_\_\_  
Printed Name of City



## Region 14 Director Candidate Biographies



### **Sally Branson, Councilmember, Friendswood (Incumbent)**

Sally Branson is a lifelong Friendswoodian. After graduating from Friendswood High School in 1976, she briefly moved away to attend The University of Texas at Austin receiving her BBA. She returned to Friendswood where she met and married her husband of 35 years, Jon. They raised three children, all of whom graduated from Friendswood High School. She is now the proud grandmother of three grandchildren currently making their way through the Friendswood school system as Sally and her children did. She began her career at NASA Johnson Space Center in the Chief Financial Officers Directorate in 1989, prior to joining the financial services industry in 2000. Unsurprisingly, she chose downtown Friendswood as the location for her business that she manages with her oldest son. Councilmember Branson believes in giving back to her community and is currently serving as chair of the

Galveston County Historical Commission and is on the board of the Friendswood Historical Society. She is also an active member of the Friendswood Rotary Club. She also served on the board for the Friendswood Education Foundation for over 18 years and participated in the establishment of the Friends of Downtown Friendswood Association. Branson currently serves as liaison to the Houston-Galveston Area Council and the Community Economic Develop Committee. She is also serving as the current president of Texas Municipal League Region 14. Prior to being elected to Friendswood City Council in 2017, she served on the Planning and Zoning Commission for three years.



### **Robin Collins, Mayor, Kemah**

Robin Collins proudly serves the City of Kemah with a deep commitment to preserving the charm, character, and coastal heritage that define her hometown. Elected as mayor in 2023 and now serving her second term, she brings experienced, steady leadership rooted in tradition, accountability, and a strong belief in the power of local government to improve everyday life. Collins has prioritized community engagement, economic development, and public safety. Under her leadership, Kemah continues to thrive as both a welcoming community for residents and a sought-after destination for visitors. Her focus on infrastructure, transparency, and regional partnerships has helped Kemah grow responsibly while preserving its unique identity.

Her service in public office began in 2009 when she was elected to the Kemah City Council. She served through 2023, including time as mayor pro tem and Kemah's representative to the Houston-Galveston Area Council (HGAC). She currently serves as president of the Galveston County Mayor and Councilmember Association, where she continues to build consensus and foster collaboration across city lines. With years of experience in municipal government and regional leadership, Collins understands the challenges of cities in Region 14, particularly smaller and coastal communities. She is committed to making sure those voices are heard at the state level. She is a firm believer in servant leadership and strives to lead with humility, consistency, and a commitment to listening. Collins is passionate about fostering collaboration among municipal leaders and ensuring that every community—regardless of size—has a seat at the table.





#### **Tom Crews, Councilmember, League City**

Tom Crews is a Certified Public Accountant and the owner of a family-run CPA firm based in League City. He and his wife, Chrissy, founded the practice in 2015, and it has since become a trusted business in the community. Their children are also involved in the firm, making it a true family operation. Crews currently serves on the League City Council in Position 3. First elected in 2022 and re-elected in 2024, he brings over a decade of financial experience to his role in local government. Before joining the council, he served as chair of both the League City Finance Committee and the Charter Review Committee, gaining a strong foundation in municipal budgeting and policy. To further strengthen his public service skills, Crews is currently enrolled in the Texas Municipal League's Certified Municipal Official (CMO)

program. His dual roles as a business owner and public servant allow him to effectively represent both residents and local entrepreneurs. He is committed to fiscal responsibility, efficient city services, and sustainable growth for League City. In addition to his professional and civic work, Crews and his family are active volunteers in the community. They support several local nonprofits and regularly participate in service projects, reflecting their strong belief in giving back to the city they call home.



#### **Emmanuel Guerrero, Councilmember, Pasadena**

Emmanuel Guerrero grew up in a blue-collar family, raised by a single mother. He is the eldest brother of five siblings. He is a first-generation college graduate from the University of Houston's Bauer Business School obtaining a double Bachelor of Business Administration (BBA) in finance and marketing in three years. He worked many sales jobs and services jobs while obtaining his bachelor's degree at the University of Houston from 2015-2018, maintaining two jobs and attending school full time. His professional career and experience have been in two Fortune 100 food companies, a Fortune 100 oil and gas company, and a Fortune 100 food company. Currently, he works for a consulting firm specializing in disaster relief, emergency response, economic development, grant management, and compliance and review. At 24,

he was promoted to be the youngest manager in the firm's history, helping to oversee \$400 million through CARES, ARPA, and ERA federal funds. Guerrero was elected as Pasadena City councilman of District C at age 26, making history as the youngest councilman in the City's history. Since being in office, he has led initiatives resulting in \$5.9 million in waterline improvements, \$9.9 million in sewer rehabilitations, \$7.3 million in reconstruction projects, \$150,000 in water well improvements, and has created various scholarships opportunities for the lowest income school in Pasadena. His commitment to his community is unparalleled.



**Josh Pratt, Councilmember, Bunker Hill Village**

Councilmember Josh Pratt grew up in Houston and relocated his family to the Memorial Villages in 2014. With a focus on secure families, financials, and small-town community feel, he was elected to the Bunker Hill Village City Council in 2025. Pratt served on the City's Zoning Board of Adjustment as well as various boards and committees in local government, business, and church. He is a certified public accountant working in the private sector. He and his wife have one child.



**Frank W. Robinson, Councilmember, Shenandoah**

Frank W. Robinson, BA, MPA, ICMA-CM (Retired) is an elected member of the City of Shenandoah City Council and an accomplished public administrator. He holds a bachelor's degree from the University of North Texas and a Master of Public Administration from Sam Houston State University. After 38 years of public service, 29 of those years as a chief administrative officer and city manager in Texas and California, Robinson retired in 2017. He began his public service career as a police officer in Denton, eventually receiving an appointment as chief of police in the City of West University Place before transitioning to city management. He is best known for his role in the development of the downtown of The Woodlands. Robinson served 14 years as president and township manager for The

Woodlands Township (formerly known as the Town Center Improvement District of Montgomery County). He led the organization through visioning and goal setting to define the Township's vision and mission as a local government focused on creating public benefit. In 2020, he came out of retirement to assist the City of Conroe in the position of downtown manager and implemented the newly adopted Downtown Conroe Development Plan and promote the historical preservation and economic development of downtown Conroe. Robinson successfully attracted new entertainment and dining venues to the downtown's Central Business District, brought in an estimated \$54 million in new development investment, and facilitated the recertification of Conroe as a Texas Main Street Community and receiving the coveted Cultural District designation by the Texas Commission on the Arts. In January 2023, Robinson retired once again and was elected to the City of Shenandoah's City Council in May 2024. He remains an active member of the Texas City Management Association.



Montgomery City Council  
**AGENDA REPORT**

<b>Meeting Date:</b> October 14, 2025	<b>Budgeted Amount:</b> N/A
<b>Department:</b> Administration	<b>Prepared By:</b> Ruby Beaven

**Subject**

Consideration and possible action on a Resolution of the City Council of the City of Montgomery, Texas, to nominate candidates for the Board of Directors of Montgomery Central Appraisal District.

**Recommendation**

Staff recommend Council nominate two candidates for the Board of Directors of Montgomery Central Appraisal District.

**Discussion**

Montgomery Central Appraisal Districts is seeking two nominations for the Board of Directors. The deadline to submit all nominations by Resolution is before October 15, 2025. All nominations will require a brief biography.

The eligibility requirements for a board member to nominate a candidate is attached.

The Official Ballot will be prepared and distributed prior to October 30, 2025.

**Approved By**

City Administrator	Brent Walker	Date: 10/01/2025
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## RESOLUTION NO. 2025 - XX

### A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF MONTGOMERY, TEXAS, TO NOMINATE CANDIDATES FOR THE BOARD OF DIRECTORS OF MONTGOMERY CENTRAL APPRAISAL DISTRICT.

**WHEREAS**, pursuant to the Texas Property Tax Code, the District is entitled to nominate TWO candidates for appointment to the Board of Directors of the Montgomery Central Appraisal District for terms beginning on January 1, 2026; and

**WHEREAS**, the City Council of the City of Montgomery has decided to nominate the two persons named herein below to be placed on the official appointment ballot by the Chief Appraiser;

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

**Section 1:** City of Montgomery (Taxing Unit) nominates the following persons:

\_\_\_\_\_  
Nominee #1

\_\_\_\_\_  
Nominee #2

**Section 2:** The Mayor is hereby authorized and directed to deliver or cause to be delivered an executed or certified copy of this Resolution to the Chief Appraiser of the Montgomery Central Appraisal District before October 15, 2025.

**PASSED, ADOPTED, AND APPROVED** this 14<sup>th</sup> day of October 2025, at a Regular Meeting of the City Council of the City of Montgomery.

CITY OF MONTGOMERY, TEXAS

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

**ATTEST:**

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

Montgomery City Council  
**AGENDA REPORT**

<b>Meeting Date:</b> 10/14/2025	<b>Budgeted Amount:</b> NONE
<b>Department:</b> Administration	<b>Prepared By:</b> WGA

**Subject**

Consideration and possible action on the Preliminary Plats for Briarley (formerly known as Redbird Meadows) Sections 4, 5, and 6 (Dev. No. 2006).

**Recommendation**

WGA recommends approval of the Preliminary Plats as submitted.

**Discussion**

The Engineer's memo and the Preliminary Plats are attached.

The Preliminary Plats for the Briarley (formerly known as Redbird Meadows) Sections 4, 5, and 6 have been submitted by the Developer and reviewed by the City Engineer. All comments have been addressed, and the plats are ready for approval.

As pointed out in the City Engineer's memo, review criteria for the plat are based on Chapter 78 Section 60 of the City Code of Ordinances along with certain exceptions to lot sizes as described in the Development Agreement approved on August 8<sup>th</sup>, 2023, by City Council.

As a reminder, this development includes the following variances:

- Reduced lot width of 60' (typical is 75')
- Lot area of 8,400 sq ft (typical is 9,000 sq ft)
- Side yard setbacks of 5' (typical is 10')

The Preliminary Plats will be presented to the Planning & Zoning Commission on October 8, 2025.

**Approved By**

City Staff	Ruby Beaven	Date: 10/7/2025
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October 7, 2025

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

Re: Submission of Preliminary Plats  
Briarley Phase 1B Section 4, 5, and 6 (Dev. No. 2006)  
City of Montgomery

Dear Mayor and City Council:

We reviewed the preliminary plat submissions for Briarley Phase 1B, owned by Johnson Development ("the Owner"), on behalf of the City of Montgomery. The Owner is requesting approval of the preliminary plats. Our review was based on The City of Montgomery's Code of Ordinances, Chapter 78, Section 60 and any other applicable chapters.

As a reminder, this development includes 698 total single-family residential lots. The development also includes the following variances:

- Reduced lot width of 60' (typical is 75')
- Lot area of 8,400 sq ft (typical is 9,000 sq ft)
- Side yard setbacks of 5' (typical is 10')

Additionally, as part of the Development Agreement, the Developer is required to provide at least 20% of the total number of lots with shared side yard lot lines of no less than 15'. Including the plats previously approved and those currently being presented, the Developer has provided 14% of the lots with shared side yard setbacks of no less than 15'. It is our understanding for the remaining sections, the Developer is expected to meet the required 20%.

The Planning & Zoning Commission will be presented with the preliminary plats at the October 8<sup>th</sup> meeting. We offer no objection to the preliminary plats, and we recommend Council approve the preliminary plats as submitted.



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

Sincerely,

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

Chris Roznovsky, PE  
City Engineer

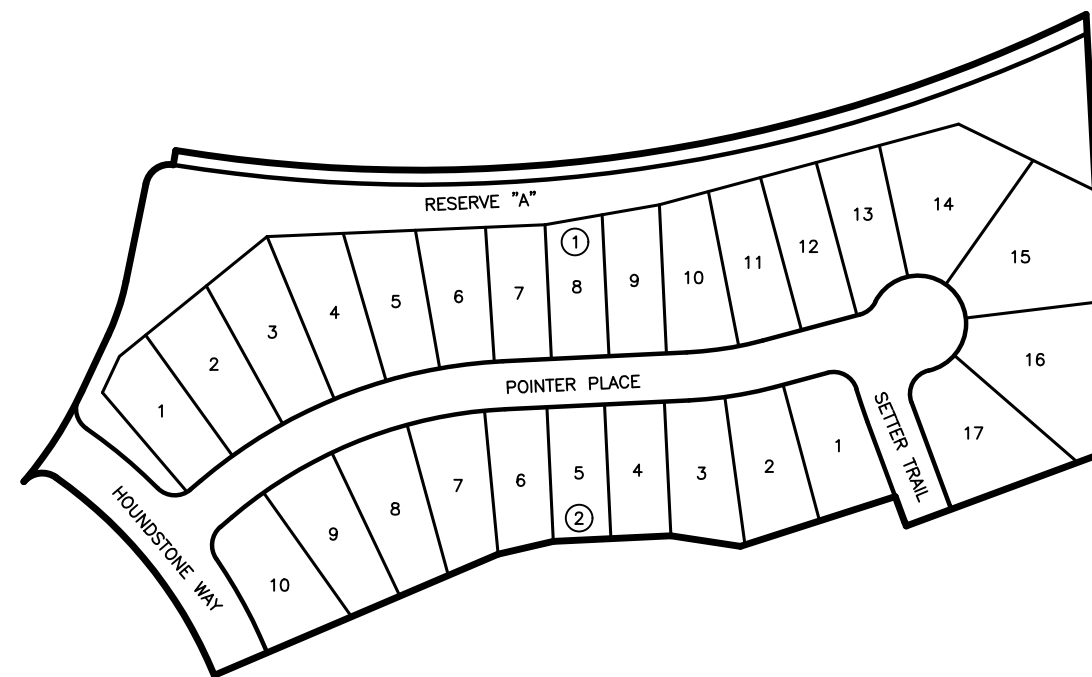
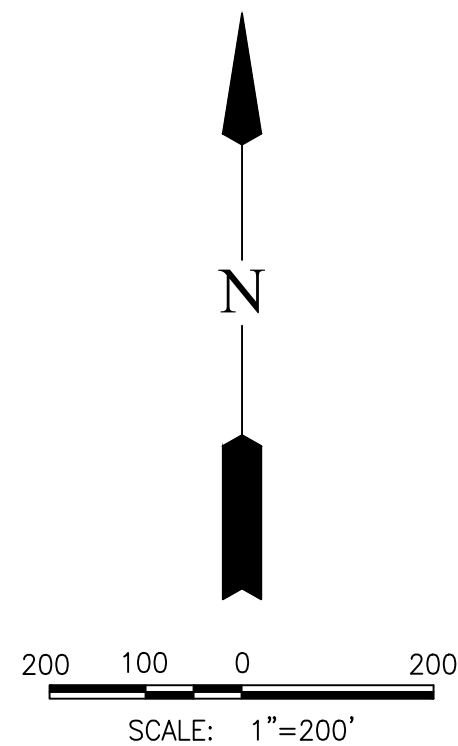
CVR/jtd

Z:\00574 (City of Montgomery)\123 Briarley-RedBird Meadows (Dev. No. 2006)\Correspondence\Letters\2025.10.07 MEMO TO Council Briarley Phase 1B Preliminary Plats .docx

Enclosure: Preliminary Plats

Cc (via email): Ms. Corinne Tilley – City of Montgomery, Planning & Development Administrator  
Mr. Brent Walker – City of Montgomery, City Administrator  
Ms. Ruby Beaven – City of Montgomery, City Secretary  
Mr. Alan Petrov – Johnson Petrov, LLP, City Attorney





# PRELIMINARY PLAT OF BRIARLEY SECTION FOUR (DEVELOPMENT NO. 2006)

A SUBDIVISION OF 10.448 ACRES OF LAND SITUATED IN THE  
LANDRUM ZACHARIAS SURVEY, ABSTRACT NO. 22  
MONTGOMERY COUNTY, TEXAS.

OWNER: JDS OLD PLANTERSVILLE ROAD, LLC  
A TEXAS LIMITED LIABILITY COMPANY  
5005 RIVERWAY, SUITE 500  
HOUSTON, TX 77056  
(281) 350-6262

DEVELOPER: JDS OLD PLANTERSVILLE ROAD, LLC  
A TEXAS LIMITED LIABILITY COMPANY  
5005 RIVERWAY, SUITE 500  
HOUSTON, TX 77056  
(281) 350-6262

27 LOTS  
2 BLOCKS  
1 RESERVES  
1.404 ACRES IN RESERVE

SURVEYOR:

**LJA Surveying, Inc.**

3600 W Sam Houston Parkway S  
Suite 175  
Houston, Texas 77042

Phone 713.953.5200  
Fax 713.953.5026  
T.B.P.E.L.S. Firm No. 10194382



ENGINEER:

**LJA Engineering, Inc.**

3600 W Sam Houston Pkwy S  
Suite 600  
Houston, Texas 77042

Phone 713.953.5200  
Fax 713.953.5026  
FRN - F-1386



DATE: AUGUST 18, 2025

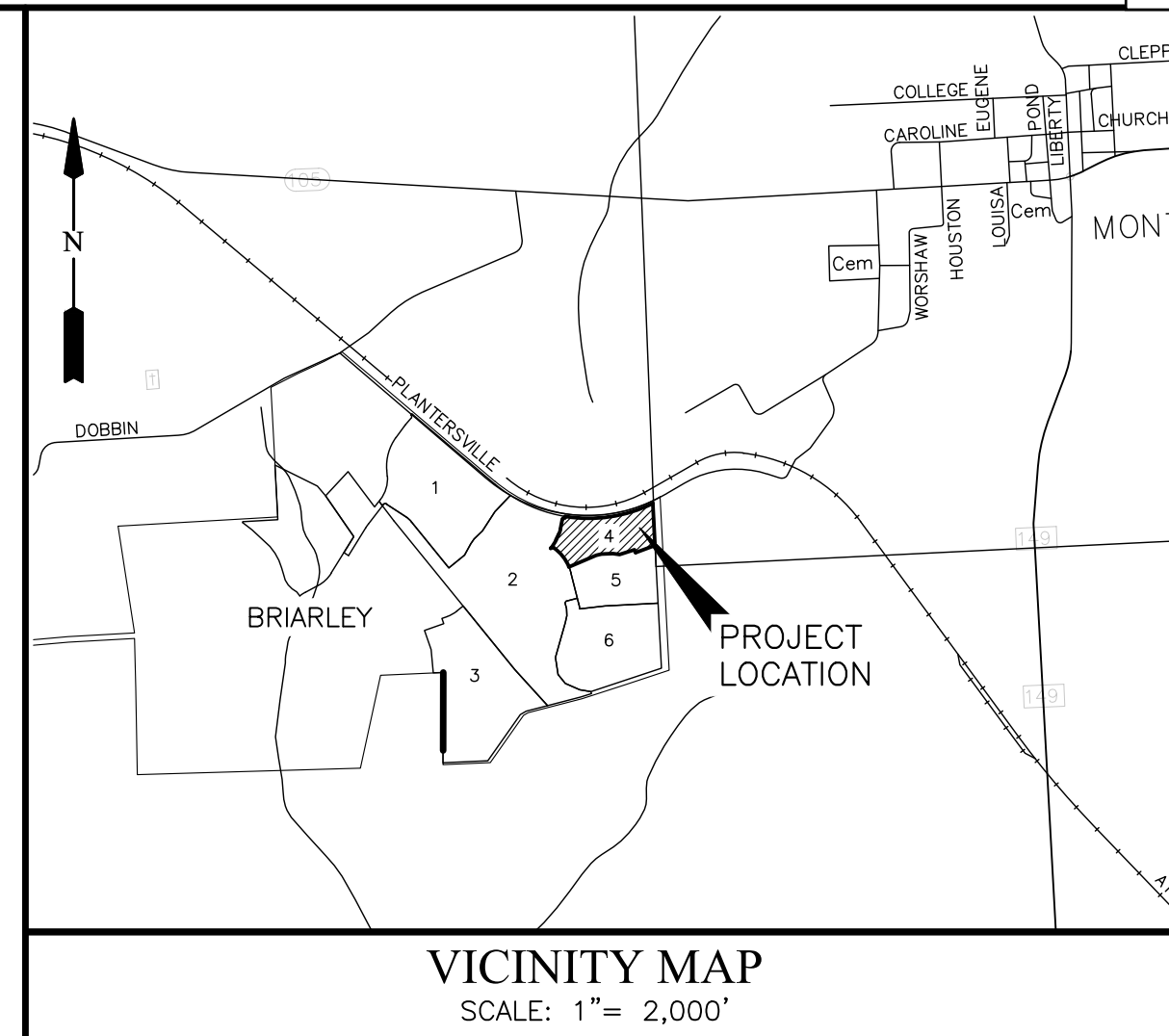
SHEET 1 OF 3

2980-0104P-309

201

MYLAR CHECK: COORD. \_\_\_\_\_ DIR. \_\_\_\_\_

File Name : I:\Projects\PLATING\2980\PLATS\Briarley Sec 4.dwg  
Date : Wed, 27 Aug 2025 10:51:00 AM  
User : jds



STATE OF TEXAS  
COUNTY OF MONTGOMERY

THAT JDS OLD PLANTERSVILLE ROAD, LLC, A TEXAS LIMITED LIABILITY COMPANY HEREIN ACTING INDIVIDUALLY OR THROUGH THE UNDERSIGNED DULY AUTHORIZED AGENTS, DOES HEREBY ADOPT THIS PLAT DESIGNATING THE HEREIN DESCRIBED REAL PROPERTY AS THE BRIARLEY SECTION FOUR SUBDIVISION, AND DOES HEREBY MAKE SUBDIVISION OF SAID PROPERTY ACCORDING TO THE LINES, STREETS, ALLEYS, PARKS, AND EASEMENTS THEREIN SHOWN, AND DEDICATE TO PUBLIC USE FOREVER ALL AREAS SHOWN ON THIS PLAT AS STREETS, ALLEYS, PARKS, AND EASEMENTS, EXCEPT THOSE SPECIFICALLY INDICATED AS PRIVATE; AND DOES HEREBY WAIVE ANY CLAIMS FOR DAMAGES OCCASIONED BY THE ESTABLISHING OF GRADES AS APPROVED FOR THE STREETS AND ALLEYS DEDICATED, OR OCCASIONED BY THE ALTERATION OF THE SURFACE OF ANY PORTION OF STREETS OR ALLEYS TO CONFORM TO SUCH GRADES AND DOES HEREBY BIND OWNER, AND OWNER'S SUCCESSORS AND ASSIGNS TO WARRANT AND FOREVER DEFEND THE TITLE TO THE LAND SO DEDICATED.

OWNER HEREBY CERTIFIES THAT OWNER HAS OR WILL COMPLY WITH ALL APPLICABLE REGULATIONS OF THE CITY, AND THAT A ROUGH PROPORTIONALITY EXISTS BETWEEN THE DEDICATIONS, IMPROVEMENTS, AND EXACTIONS REQUIRED UNDER SUCH REGULATIONS AND THE PROJECTED IMPACT OF THE SUBDIVISION.

JDS OLD PLANTERSVILLE ROAD, LLC,  
A TEXAS LIMITED LIABILITY COMPANY

BY: \_\_\_\_\_  
L. MICHAEL COX,  
MANAGER

STATE OF TEXAS  
COUNTY OF HARRIS

BEFORE ME, THE UNDERSIGNED AUTHORITY, ON THIS DAY PERSONALLY APPEARED L. MICHAEL COX, MANAGER OF JDS OLD PLANTERSVILLE ROAD, LLC, A TEXAS LIMITED LIABILITY COMPANY, KNOWN TO ME TO BE THE PERSON WHOSE NAME IS SUBSCRIBED TO THE FOREGOING INSTRUMENT AND ACKNOWLEDGED TO ME THAT HE EXECUTED THE SAME FOR THE PURPOSES AND CONSIDERATIONS THEREIN EXPRESSED, AND IN THE CAPACITY THEREIN AND HEREIN SET OUT AND AS THE ACT AND DEED OF SAID CORPORATION.

GIVEN UNDER MY HAND AND SEAL OF OFFICE, THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, 2025.

\_\_\_\_\_  
NOTARY PUBLIC IN AND FOR THE STATE OF TEXAS

THAT I STEPHEN P. MATOVICH, DO HEREBY CERTIFY THAT I PREPARED THIS PLAT FROM AN ACTUAL AND ACCURATE SURVEY OF THE LAND AND THAT THE CORNER MONUMENTS SHOWN THEREOF WERE PROPERLY PLACED UNDER MY PERSONAL SUPERVISION, IN ACCORDANCE WITH THE SUBDIVISION REGULATIONS OF THE CITY OF MONTGOMERY, TEXAS.

\_\_\_\_\_  
STEPHEN P. MATOVICH, R.P.L.S.  
REGISTERED PROFESSIONAL LAND SURVEYOR  
TEXAS REGISTRATION NO. 5347

I THE UNDERSIGNED, ENGINEER FOR THE CITY OF MONTGOMERY, HEREBY CERTIFY THAT THIS SUBDIVISION PLAT CONFORMS TO ALL REQUIREMENTS OF THE SUBDIVISION REGULATIONS OF THE CITY AS TO WHICH HIS APPROVAL IS REQUIRED.

\_\_\_\_\_  
CITY ENGINEER – MONTGOMERY

THIS PLAT AND SUBDIVISION HAS BEEN SUBMITTED TO AND CONSIDERED BY THE CITY PLANNING AND ZONING COMMISSION, AND IS HEREBY APPROVED BY SUCH COMMISSION. DATED THIS \_\_\_\_\_, DAY OF \_\_\_\_\_, 2025.

BY: \_\_\_\_\_  
CHAIRPERSON PLANNING AND ZONING  
COMMISSION

THIS PLAT AND SUBDIVISION HAS BEEN SUBMITTED TO AND CONSIDERED BY THE CITY COUNCIL OF THE CITY OF MONTGOMERY, TEXAS, AND IS HEREBY APPROVED BY SUCH COUNCIL. DATED THIS \_\_\_\_\_, DAY OF \_\_\_\_\_, 2025.

BY: \_\_\_\_\_  
MAYOR

ATTEST: \_\_\_\_\_  
CITY SECRETARY

STATE OF TEXAS  
COUNTY OF MONTGOMERY

I, L. BRANDON STEINMANN, CLERK OF THE COUNTY COURT OF MONTGOMERY COUNTY, TEXAS, DO HEREBY CERTIFY THAT THE WITHIN INSTRUMENT WITH ITS CERTIFICATE OF AUTHENTICATION WAS FILED FOR REGISTRATION IN MY OFFICE ON \_\_\_\_\_, 2025, AT \_\_\_\_\_ O'CLOCK \_\_\_\_\_.M., AND DULY RECORDED ON \_\_\_\_\_, 2025, AT \_\_\_\_\_ O'CLOCK \_\_\_\_\_.M., IN CABINET \_\_\_\_\_ SHEET \_\_\_\_\_, OF RECORD OF MAP FOR SAID COUNTY.

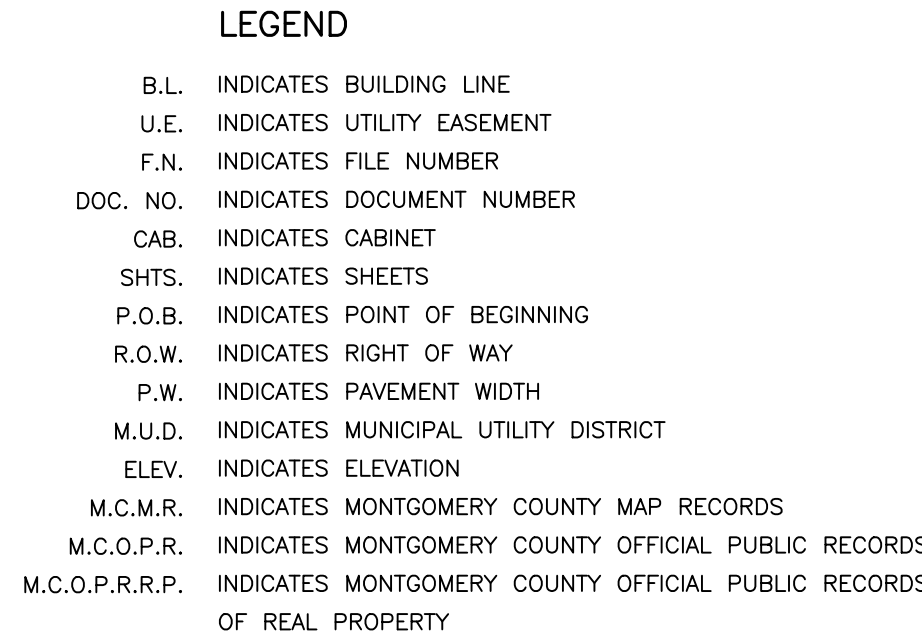
WITNESS MY HAND AND SEAL OF OFFICE, AT CONROE, MONTGOMERY COUNTY, TEXAS, THE DAY AND DATE LAST ABOVE WRITTEN.

\_\_\_\_\_  
L. BRANDON STEINMANN, CLERK, COUNTY COURT,  
MONTGOMERY COUNTY, TEXAS

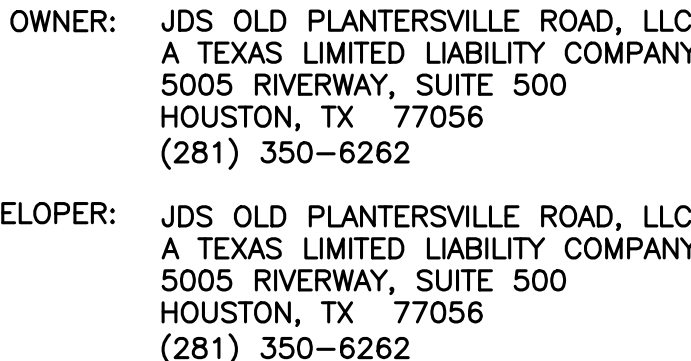
BY: \_\_\_\_\_  
DEPUTY

OWNER: JDS OLD PLANTERSVILLE ROAD, LLC  
A TEXAS LIMITED LIABILITY COMPANY  
5005 RIVERWAY, SUITE 500  
HOUSTON, TX 77056  
(281) 350-6262

DEVELOPER: JDS OLD PLANTERSVILLE ROAD, LLC  
A TEXAS LIMITED LIABILITY COMPANY  
5005 RIVERWAY, SUITE 500  
HOUSTON, TX 77056  
(281) 350-6262



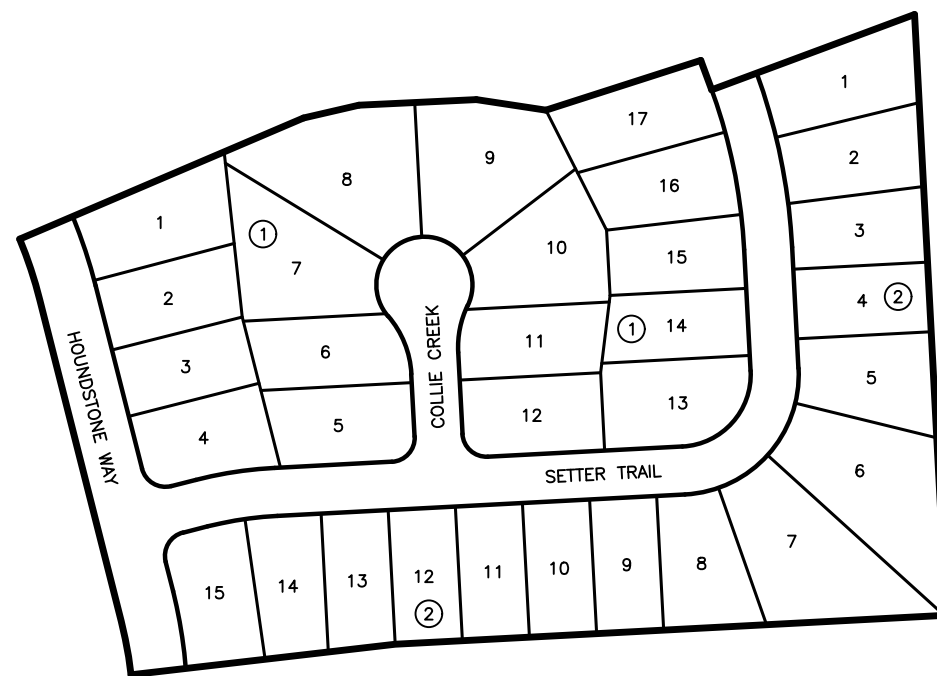
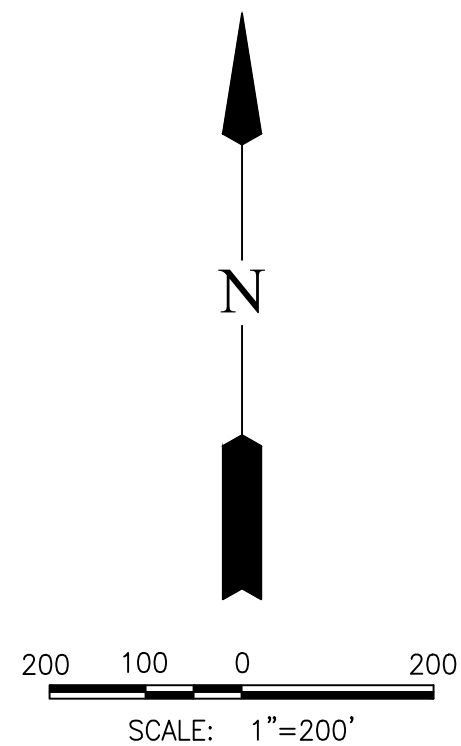
1. EACH LOT SHALL PROVIDE A MINIMUM OF TWO OFF-STREET PARKING SPACES PER DWELLING UNIT ON EACH LOT. IN THOSE INSTANCES WHERE A SECONDARY UNIT IS PROVIDED ONLY ONE ADDITIONAL SPACE SHALL BE PROVIDED.
2. ALL BEARINGS ARE REFERENCED TO THE 1927 TEXAS STATE PLANE COORDINATE SYSTEM, LAMBERT PROJECTION, CENTRAL ZONE.
3. ALL SPLIT UTILITY EASEMENTS EXTEND EQUAL DISTANCE EITHER SIDE OF PROPERTY LINES UNLESS OTHERWISE SHOWN.
4. LOTS ADJACENT TO RESTRICTED RESERVES RESTRICTED TO OPEN SPACE ARE DENIED DIRECT DRIVEWAY ACCESS ACROSS SAID RESERVES.
5. THE FOLLOWING RESTRICTIONS SHALL PERTAIN TO ANY DRAINAGE EASEMENT CONTAINED WITHIN THE BOUNDARIES OF THIS PLAT.
  - 5.a. PROHIBITS ALL PROPERTIES ABUTTING THE EASEMENT FROM THE CONSTRUCTION OF FENCES OR BUILDINGS, WHETHER TEMPORARY OR PERMANENT, AND THE INSTALLATION OR MAINTENANCE OF PLANTING OR OTHER OBSTRUCTIONS TO THE OPERATION AND MAINTENANCE OF THE DRAINAGE FACILITY WITHIN THE DRAINAGE EASEMENT.
  - 5.b. PROHIBITS ANY PROPERTY ABUTTING THE DRAINAGE EASEMENT FROM DRAINAGE DIRECTLY INTO THE DRAINAGE EASEMENT EXCEPT BY MEANS OF A DRAINAGE STRUCTURE APPROVED BY THE DIRECTOR OF PUBLIC WORKS AND ENGINEERING OR THE AUTHORIZED PUBLIC DRAINAGE OR FLOOD CONTROL OFFICIAL.
6. PER SECTION 2.5 OF THE AMENDED DEVELOPMENT AGREEMENT DATED AUGUST 8, 2023, ALL SIDE LOT SETBACKS TO BE 5 FEET UNLESS SHOWN OTHERWISE.
7. THIS PLAT MAY BE AFFECTED BY VARIOUS BLANKET EASEMENTS GRANTED TO DOBBIN-PLANTERSVILLE WATER SUPPLY CORPORATION, AND MID-SOUTH ELECTRIC COOPERATIVE, INC. AS EVIDENCED BY DOCUMENTS FILE UNDER CLERK'S FILE NO. 8308895, 99076969, 2000-068069, 2001-110343 AND 2007-008577 OF THE REAL PROPERTY RECORDS OF MONTGOMERY COUNTY, TEXAS.
8. ALL RESIDENTIAL LOTS SHALL HAVE A 10' REAR BUILD LINE IN ACCORDANCE WITH SECTION 98-122(A) OF THE CODE OF ORDINANCES FOR THE CITY OF MONTGOMERY, TEXAS
9. ALL LANDSCAPING WITHIN THE PUBLIC RIGHTS OF WAY SHALL BE MAINTAINED BY THE HOMEOWNERS ASSOCIATION.
10. BY GRAPHIC PLOTTING ONLY, THE SUBJECT TRACT LIES WITHIN ZONE "X" AS SHOWN ON THE FEDERAL ENGINEERING MANAGEMENT AGENCY (FEMA) FLOOD INSURANCE RATE MAP (FIRM) MAP NO. 48339C0200G, MAP REVISED AUGUST 18, 2014. LJA DOES NOT WARRANT NOR SUBSCRIBE TO THE ACCURACY OR SCALE OF SAID MAPS.
11. A DEVELOPMENT AGREEMENT WITH AMENDMENTS BETWEEN THE CITY OF MONTGOMERY AND THE DEVELOPER WITH AN EFFECTIVE DATE OF AUGUST 8, 2023, ALLOWS FOR VARIANCES TO ROAD IMPROVEMENTS WILL HAVE A 60' RIGHT OF WAY WITH A 36' WIDE CURB AND GUTTER STREET. MINOR RESIDENT STREETS WILL HAVE MINIMUM PAVEMENT WIDTH OF 24' AND RIGHT OF WAY WIDTH OF 50'. MINIMUM YARD SET BACK BETWEEN ADJACENT LOTS IS REDUCED TO FIVE FEET SETBACK ON EACH PROPERTY LINE, AND AT LEAST 20% OF SHARED SIDE LOT LINES BETWEEN TWO ADJACENT HOMES WILL HAVE NO LESS THAN 15 FEET SIDE YARD SETBACKS. ADDITIONALLY, MAXIMUM 47% OF LOTS MAY BE MINIMUM OF 60 FEET WIDE AND 8,400 SQ FT.



LINE TABLE			
LINE	BEARING	DISTANCE	
L1	N 20°21'51" W	28.90'	
L2	S 72°11'59" W	169.40'	
L3	N 81°23'31" W	73.26'	
L4	S 87°14'47" W	122.50'	
L5	S 77°02'14" W	59.12'	
L6	N 25°08'48" E	64.05'	
L7	N 11°35'03" E	104.05'	
L8	N 09°16'19" E	15.21'	
L9	S 56°51'06" E	7.01'	
L10	S 49°35'35" W	67.40'	
L11	N 14°59'25" W	25.91'	
L12	N 20°21'51" W	112.56'	
L13	N 49°35'35" E	14.02'	
L14	N 75°00'35" E	104.92'	
L15	S 20°21'51" E	115.04'	
L16	N 20°21'51" W	112.56'	
L17	S 75°00'35" W	56.27'	
L18	S 49°35'35" W	15.30'	
L19	S 25°08'48" W	41.62'	

BLOCK 2		
LOT NO.	SQ.FT.	ACREAGE
1	10,951	0.251
2	10,732	0.246
3	10,315	0.237
4	8,750	0.201
5	8,400	0.193
6	8,965	0.206
7	10,772	0.247
8	11,414	0.262
9	11,120	0.255
10	12,253	0.281

SIDELINE SETBACKS 15' OR GREATER	
BLOCK	LOT
1	LOT 1, LOT 2
1	LOT 14, LOT 15
1	LOT 15, LOT 16
1	LOT 16, LOT 17
2	LOT 9, LOT 10
<b>TOTAL PERCENTAGE</b>	30%



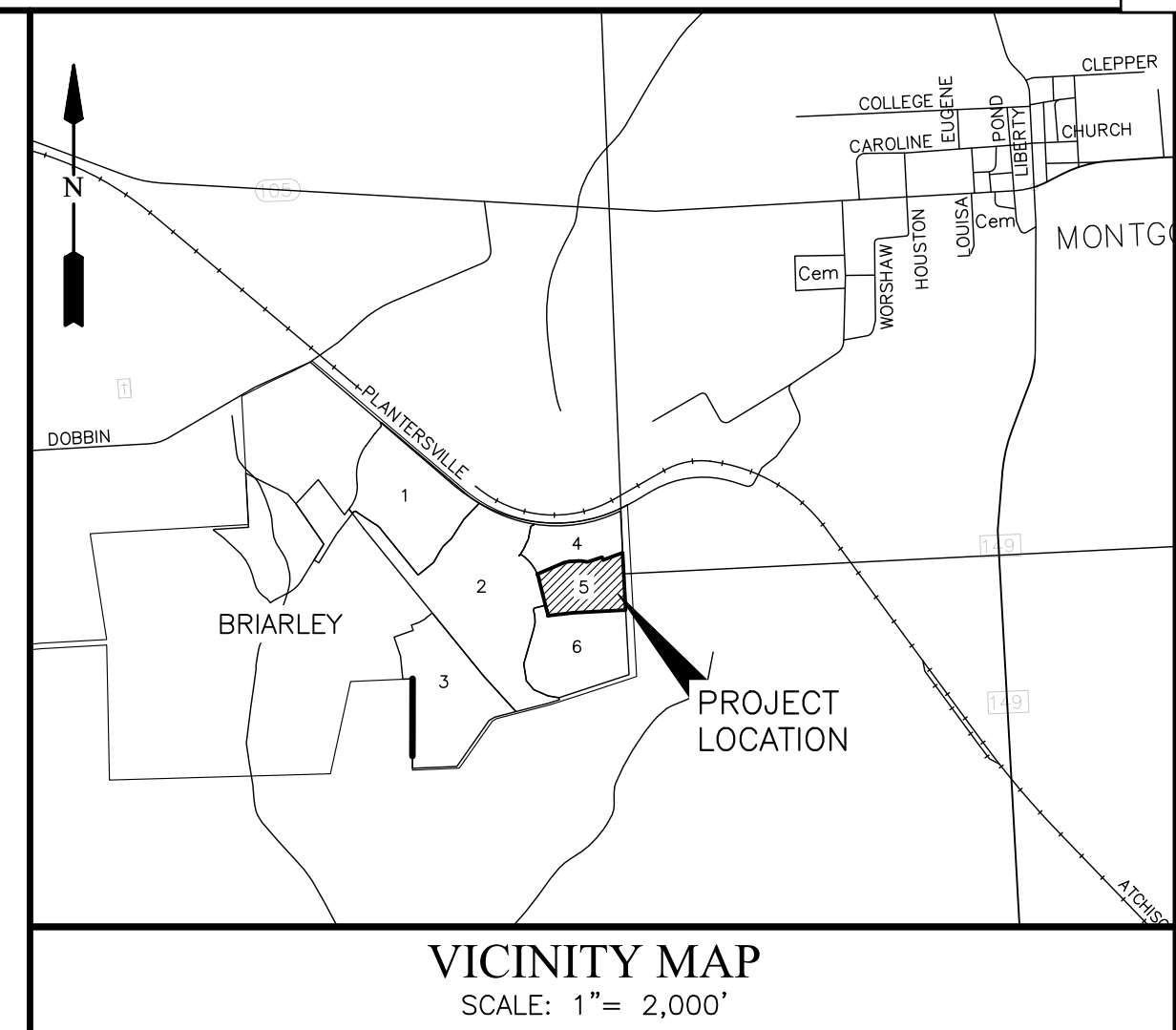
# PRELIMINARY PLAT OF BRIARLEY SECTION FIVE

(DEVELOPMENT NO. 2006)

A SUBDIVISION OF 11.445 ACRES OF LAND SITUATED IN THE  
LANDRUM ZACHARIAS SURVEY, ABSTRACT NO. 22  
MONTGOMERY COUNTY, TEXAS.

OWNER: JDS OLD PLANTERSVILLE ROAD, LLC  
A TEXAS LIMITED LIABILITY COMPANY  
5005 RIVERWAY, SUITE 500  
HOUSTON, TX 77056  
(281) 350-6262

DEVELOPER: JDS OLD PLANTERSVILLE ROAD, LLC  
A TEXAS LIMITED LIABILITY COMPANY  
5005 RIVERWAY, SUITE 500  
HOUSTON, TX 77056  
(281) 350-6262



VICINITY MAP

SCALE: 1"= 2,000'

32 LOTS  
2 BLOCKS  
0 RESERVES  
0 ACRES IN RESERVE

SURVEYOR:

**LJA Surveying, Inc.**

3600 W Sam Houston Parkway S Phone 713.953.5200  
Suite 175 Fax 713.953.5026  
Houston, Texas 77042 T.B.P.E.L.S. Firm No. 10194382



ENGINEER:

**LJA Engineering, Inc.**

3600 W Sam Houston Pkwy S Phone 713.953.5200  
Suite 600 Fax 713.953.5026  
Houston, Texas 77042 FRN - F-1386



SHEET 1 OF 3

2980-0105P-309

204

MYLAR CHECK: COORD. \_\_\_\_\_ DIR. \_\_\_\_\_

File Name : I:\Projects\PLATING\2980\PLATS\Briarley Sec 5.dwg  
Date : 27 Aug 2025 10:56am  
User : jds



STATE OF TEXAS  
COUNTY OF MONTGOMERY

THAT JDS OLD PLANTERSVILLE ROAD, LLC, A TEXAS LIMITED LIABILITY COMPANY HEREIN ACTING INDIVIDUALLY OR THROUGH THE UNDERSIGNED DULY AUTHORIZED AGENTS, DOES HEREBY ADOPT THIS PLAT DESIGNATING THE HEREIN DESCRIBED REAL PROPERTY AS THE BRIARLEY SECTION FIVE SUBDIVISION, AND DOES HEREBY MAKE SUBDIVISION OF SAID PROPERTY ACCORDING TO THE LINES, STREETS, ALLEYS, PARKS, AND EASEMENTS THEREIN SHOWN, AND DEDICATE TO PUBLIC USE FOREVER ALL AREAS SHOWN ON THIS PLAT AS STREETS, ALLEYS, PARKS, AND EASEMENTS, EXCEPT THOSE SPECIFICALLY INDICATED AS PRIVATE; AND DOES HEREBY WAIVE ANY CLAIMS FOR DAMAGES OCCASIONED BY THE ESTABLISHING OF GRADES AS APPROVED FOR THE STREETS AND ALLEYS DEDICATED, OR OCCASIONED BY THE ALTERATION OF THE SURFACE OF ANY PORTION OF STREETS OR ALLEYS TO CONFORM TO SUCH GRADES AND DOES HEREBY BIND OWNER, AND OWNER'S SUCCESSORS AND ASSIGNS TO WARRANT AND FOREVER DEFEND THE TITLE TO THE LAND SO DEDICATED.

OWNER HEREBY CERTIFIES THAT OWNER HAS OR WILL COMPLY WITH ALL APPLICABLE REGULATIONS OF THE CITY, AND THAT A ROUGH PROPORTIONALITY EXISTS BETWEEN THE DEDICATIONS, IMPROVEMENTS, AND EXACTIONS REQUIRED UNDER SUCH REGULATIONS AND THE PROJECTED IMPACT OF THE SUBDIVISION.

JDS OLD PLANTERSVILLE ROAD, LLC,  
A TEXAS LIMITED LIABILITY COMPANY

BY: \_\_\_\_\_  
L. MICHAEL COX,  
MANAGER

STATE OF TEXAS  
COUNTY OF MONTGOMERY

BEFORE ME, THE UNDERSIGNED AUTHORITY, ON THIS DAY PERSONALLY APPEARED L. MICHAEL COX, MANAGER OF JDS OLD PLANTERSVILLE ROAD, LLC, A TEXAS LIMITED LIABILITY COMPANY, KNOWN TO ME TO BE THE PERSON WHOSE NAME IS SUBSCRIBED TO THE FOREGOING INSTRUMENT AND ACKNOWLEDGED TO ME THAT HE EXECUTED THE SAME FOR THE PURPOSES AND CONSIDERATIONS THEREIN EXPRESSED, AND IN THE CAPACITY THEREIN AND HEREIN SET OUT AND AS THE ACT AND DEED OF SAID CORPORATION.

GIVEN UNDER MY HAND AND SEAL OF OFFICE, THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, 2025.

\_\_\_\_\_  
NOTARY PUBLIC IN AND FOR THE STATE OF TEXAS

THAT I STEPHEN P. MATOVICH, DO HEREBY CERTIFY THAT I PREPARED THIS PLAT FROM AN ACTUAL AND ACCURATE SURVEY OF THE LAND AND THAT THE CORNER MONUMENTS SHOWN THEREOF WERE PROPERLY PLACED UNDER MY PERSONAL SUPERVISION, IN ACCORDANCE WITH THE SUBDIVISION REGULATIONS OF THE CITY OF MONTGOMERY, TEXAS.

\_\_\_\_\_  
STEPHEN P. MATOVICH, R.P.L.S.  
REGISTERED PROFESSIONAL LAND SURVEYOR  
TEXAS REGISTRATION NO. 5347

I THE UNDERSIGNED, ENGINEER FOR THE CITY OF MONTGOMERY, HEREBY CERTIFY THAT THIS SUBDIVISION PLAT CONFORMS TO ALL REQUIREMENTS OF THE SUBDIVISION REGULATIONS OF THE CITY AS TO WHICH HIS APPROVAL IS REQUIRED.

\_\_\_\_\_  
CITY ENGINEER – MONTGOMERY

THIS PLAT AND SUBDIVISION HAS BEEN SUBMITTED TO AND CONSIDERED BY THE CITY PLANNING AND ZONING COMMISSION, AND IS HEREBY APPROVED BY SUCH COMMISSION. DATED THIS \_\_\_\_\_, DAY OF \_\_\_\_\_, 2025.

BY: \_\_\_\_\_  
CHAIRPERSON PLANNING AND ZONING  
COMMISSION

THIS PLAT AND SUBDIVISION HAS BEEN SUBMITTED TO AND CONSIDERED BY THE CITY COUNCIL OF THE CITY OF MONTGOMERY, TEXAS, AND IS HEREBY APPROVED BY SUCH COUNCIL. DATED THIS \_\_\_\_\_, DAY OF \_\_\_\_\_, 2025.

BY: \_\_\_\_\_  
MAYOR

ATTEST: \_\_\_\_\_  
CITY SECRETARY

STATE OF TEXAS  
COUNTY OF MONTGOMERY

I, L. BRANDON STEINMANN, CLERK OF THE COUNTY COURT OF MONTGOMERY COUNTY, TEXAS, DO HEREBY CERTIFY THAT THE WITHIN INSTRUMENT WITH ITS CERTIFICATE OF AUTHENTICATION WAS FILED FOR REGISTRATION IN MY OFFICE ON \_\_\_\_\_, 2025, AT \_\_\_\_\_ O'CLOCK \_\_\_\_\_.M., AND DULY RECORDED ON \_\_\_\_\_, 2025, AT \_\_\_\_\_ O'CLOCK \_\_\_\_\_.M., IN CABINET \_\_\_\_\_ SHEET \_\_\_\_\_, OF RECORD OF MAP FOR SAID COUNTY.

WITNESS MY HAND AND SEAL OF OFFICE, AT CONROE, MONTGOMERY COUNTY, TEXAS, THE DAY AND DATE LAST ABOVE WRITTEN.

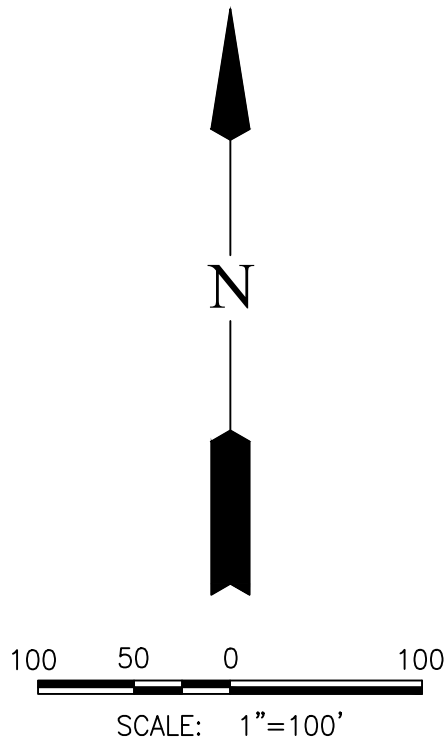
\_\_\_\_\_  
L. BRANDON STEINMANN, CLERK, COUNTY COURT,  
MONTGOMERY COUNTY, TEXAS

BY: \_\_\_\_\_  
DEPUTY

OWNER: JDS OLD PLANTERSVILLE ROAD, LLC  
A TEXAS LIMITED LIABILITY COMPANY  
5005 RIVERWAY, SUITE 500  
HOUSTON, TX 77056  
(281) 350-6262

DEVELOPER: JDS OLD PLANTERSVILLE ROAD, LLC  
A TEXAS LIMITED LIABILITY COMPANY  
5005 RIVERWAY, SUITE 500  
HOUSTON, TX 77056  
(281) 350-6262





LEGEND

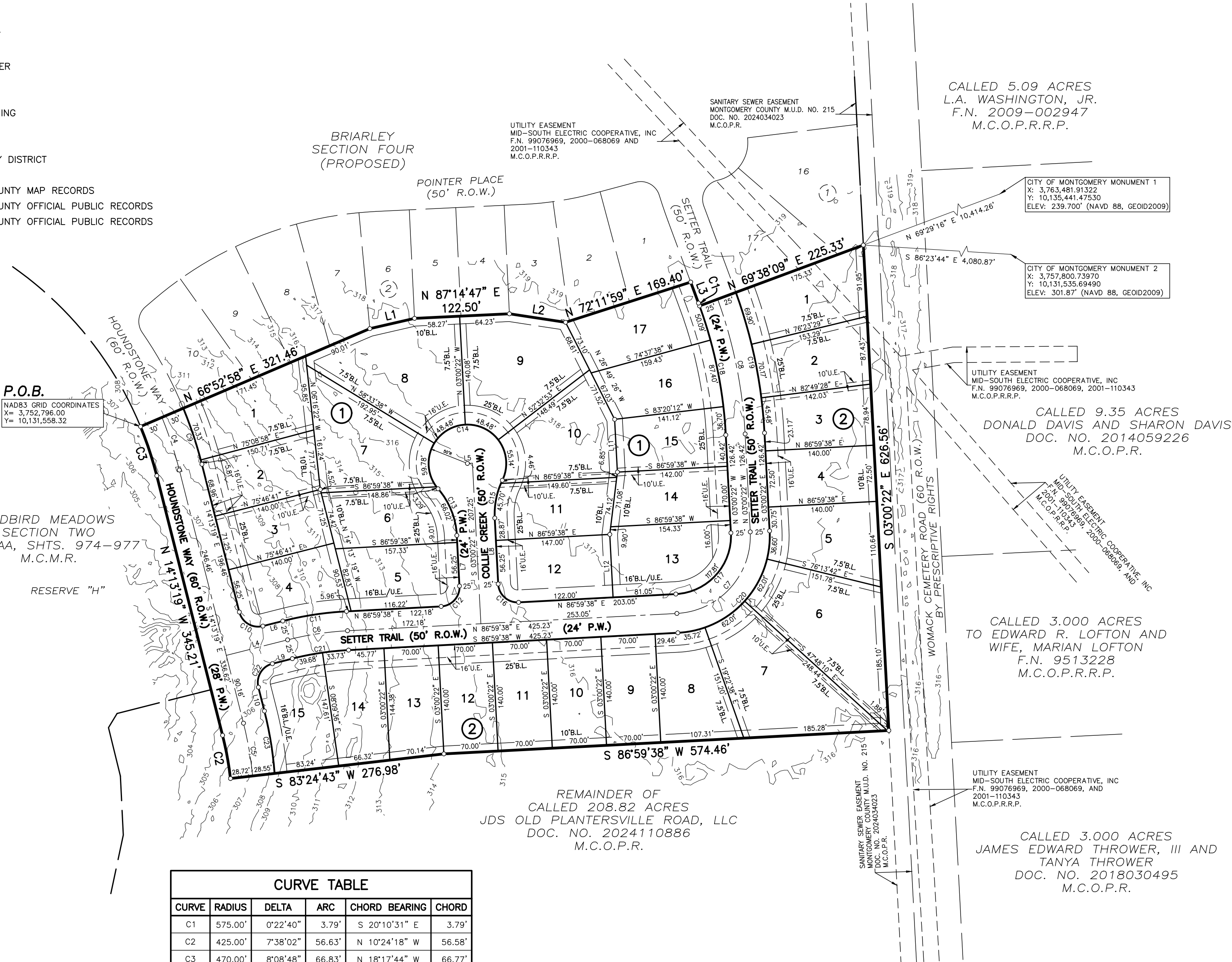
- B.L. INDICATES BUILDING LINE  
U.E. INDICATES UTILITY EASEMENT  
F.N. INDICATES FILE NUMBER  
DOC. NO. INDICATES DOCUMENT NUMBER  
CAB. INDICATES CABINET  
SHTS. INDICATES SHEETS  
P.O.B. INDICATES POINT OF BEGINNING  
R.O.W. INDICATES RIGHT OF WAY  
P.W. INDICATES PAVEMENT WIDTH  
M.U.D. INDICATES MUNICIPAL UTILITY DISTRICT  
ELEV. INDICATES ELEVATION  
M.C.M.R. INDICATES MONTGOMERY COUNTY MAP RECORDS  
M.C.O.P.R. INDICATES MONTGOMERY COUNTY OFFICIAL PUBLIC RECORDS  
M.C.O.P.R.R.P. INDICATES MONTGOMERY COUNTY OFFICIAL PUBLIC RECORDS OF REAL PROPERTY

BLOCK 1		
LOT NO.	SQ.FT.	ACREAGE
1	13,093	0.301
2	10,983	0.252
3	9,975	0.229
4	11,515	0.264
5	11,994	0.275
6	11,545	0.265
7	16,519	0.379
8	20,711	0.475
9	18,868	0.433
10	14,800	0.340
11	11,053	0.254
12	11,810	0.271
13	12,985	0.298
14	10,372	0.238
15	10,299	0.236
16	11,477	0.263
17	12,447	0.286

BLOCK 2		
LOT NO.	SQ.FT.	ACREAGE
1	12,995	0.298
2	11,513	0.264
3	10,362	0.238
4	10,150	0.233
5	12,603	0.289
6	20,899	0.480
7	20,673	0.475
8	12,207	0.280
9	9,800	0.225
10	9,800	0.225
11	9,800	0.225
12	9,800	0.225
13	9,953	0.228
14	10,672	0.245
15	12,066	0.277

NOTES:

- EACH LOT SHALL PROVIDE A MINIMUM OF TWO OFF-STREET PARKING SPACES PER DWELLING UNIT ON EACH LOT. IN THOSE INSTANCES WHERE A SECONDARY UNIT IS PROVIDED ONLY ONE ADDITIONAL SPACE SHALL BE PROVIDED.
- ALL BEARINGS ARE REFERENCED TO THE 1927 TEXAS STATE PLANE COORDINATE SYSTEM, LAMBERT PROJECTION, CENTRAL ZONE.
- ALL SPLIT UTILITY EASEMENTS EXTEND EQUAL DISTANCE EITHER SIDE OF PROPERTY LINES UNLESS OTHERWISE SHOWN.
- LOTS ADJACENT TO RESTRICTED RESERVES RESTRICTED TO OPEN SPACE ARE DENIED DIRECT DRIVEWAY ACCESS ACROSS SAID RESERVES.
- THE FOLLOWING RESTRICTIONS SHALL PERTAIN TO ANY DRAINAGE EASEMENT CONTAINED WITHIN THE BOUNDARIES OF THIS PLAT.
  - PROHIBITS ALL PROPERTIES ABUTTING THE EASEMENT FROM THE CONSTRUCTION OF FENCES OR BUILDINGS, WHETHER TEMPORARY OR PERMANENT, AND THE INSTALLATION OR MAINTENANCE OF PLANTING OR OTHER OBSTRUCTIONS TO THE OPERATION AND MAINTENANCE OF THE DRAINAGE FACILITY WITHIN THE DRAINAGE EASEMENT.
  - PROHIBITS ANY PROPERTY ABUTTING THE DRAINAGE EASEMENT FROM DRAINAGE DIRECTLY INTO THE DRAINAGE EASEMENT EXCEPT BY MEANS OF A DRAINAGE STRUCTURE APPROVED BY THE DIRECTOR OF PUBLIC WORKS AND ENGINEERING OR THE AUTHORIZED PUBLIC DRAINAGE OR FLOOD CONTROL OFFICIAL.
- PER SECTION 2.5 OF THE AMENDED DEVELOPMENT AGREEMENT DATED AUGUST 8, 2023, ALL SIDE LOT SETBACKS TO BE 5 FEET UNLESS SHOWN OTHERWISE.
- THIS PLAT MAY BE AFFECTED BY VARIOUS BLANKET EASEMENTS GRANTED TO DOBBIN-PLANTERSVILLE WATER SUPPLY CORPORATION, AND MID-SOUTH ELECTRIC COOPERATIVE, INC. AS EVIDENCED BY DOCUMENTS FILE UNDER CLERK'S FILE NO. 8308895, 99076969, 2000-068069, 2001-110343 AND 2007-008577 OF THE REAL PROPERTY RECORDS OF MONTGOMERY COUNTY, TEXAS.
- ALL RESIDENTIAL LOTS SHALL HAVE A 10' REAR BUILD LINE IN ACCORDANCE WITH SECTION 98-122(A) OF THE CODE OF ORDINANCES FOR THE CITY OF MONTGOMERY, TEXAS
- ALL LANDSCAPING WITHIN THE PUBLIC RIGHTS OF WAY SHALL BE MAINTAINED BY THE HOMEOWNERS ASSOCIATION.
- BY GRAPHIC PLOTTING ONLY, THE SUBJECT TRACT LIES WITHIN ZONE "X" AS SHOWN ON THE FEDERAL EMERGENCY MANAGEMENT AGENCY (FEMA) FLOOD INSURANCE RATE MAP (FIRM) MAP NO. 48339C0200G, MAP REVISED AUGUST 18, 2014. LJA DOES NOT WARRANT NOR SUBSCRIBE TO THE ACCURACY OR SCALE OF SAID MAPS.
- A DEVELOPMENT AGREEMENT WITH AMENDMENTS BETWEEN THE CITY OF MONTGOMERY AND THE DEVELOPER WITH AN EFFECTIVE DATE OF AUGUST 8, 2023, ALLOWS FOR VARIANCES TO ROAD IMPROVEMENTS WILL HAVE A 60' RIGHT OF WAY WITH A 36' WIDE CURB AND GUTTER STREET. MINOR RESIDENT STREETS WILL HAVE MINIMUM PAVEMENT WIDTH OF 24' AND RIGHT OF WAY WIDTH OF 50'. MINIMUM YARD SET BACK BETWEEN ADJACENT LOTS IS REDUCED TO FIVE FEET SETBACK ON EACH PROPERTY LINE, AND AT LEAST 20% OF SHARED SIDE LOT LINES BETWEEN TWO ADJACENT HOMES WILL HAVE NO LESS THAN 15 FEET SIDE YARD SETBACKS. ADDITIONALLY, MAXIMUM 47% OF LOTS MAY BE MINIMUM OF 60 FEET WIDE AND 8,400 SQ FT.



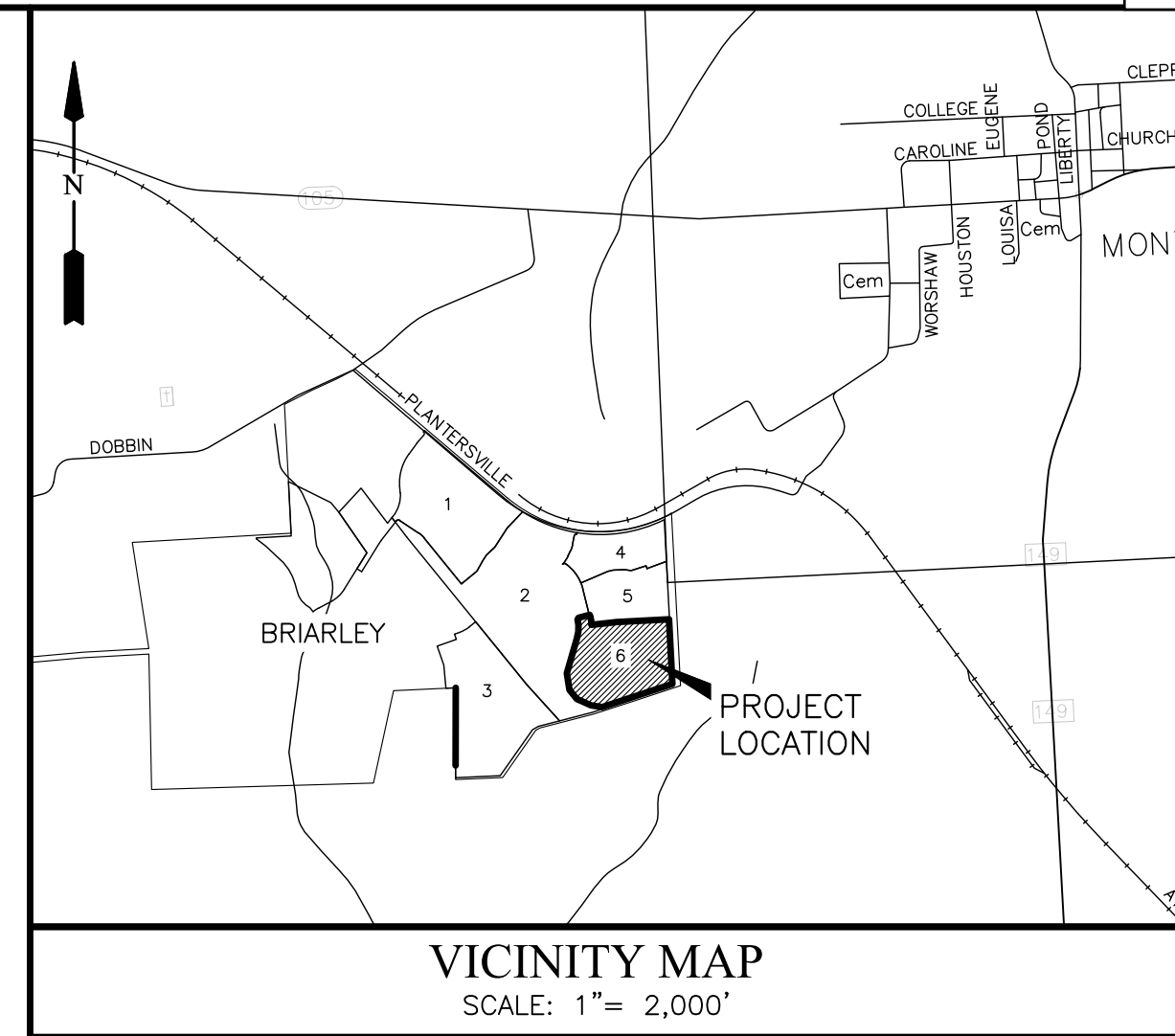
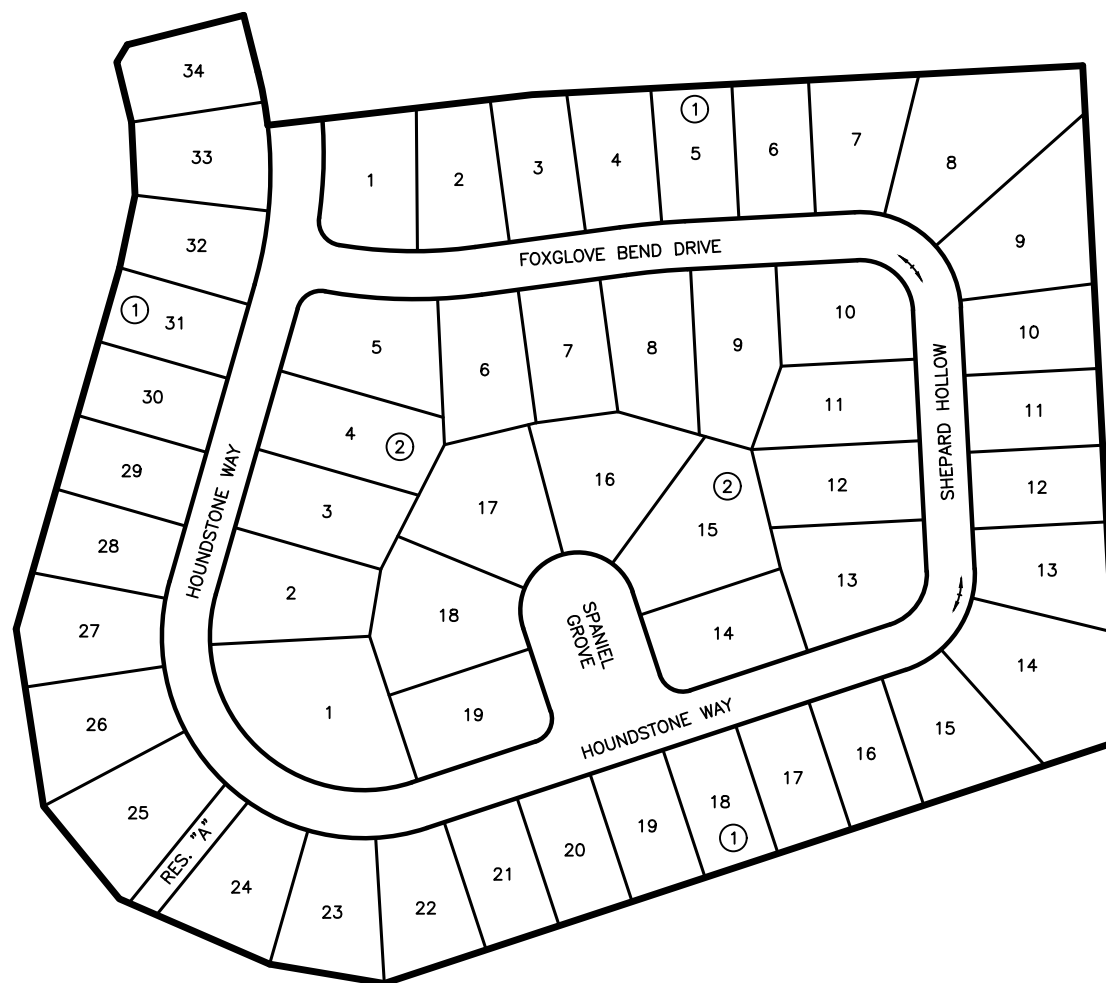
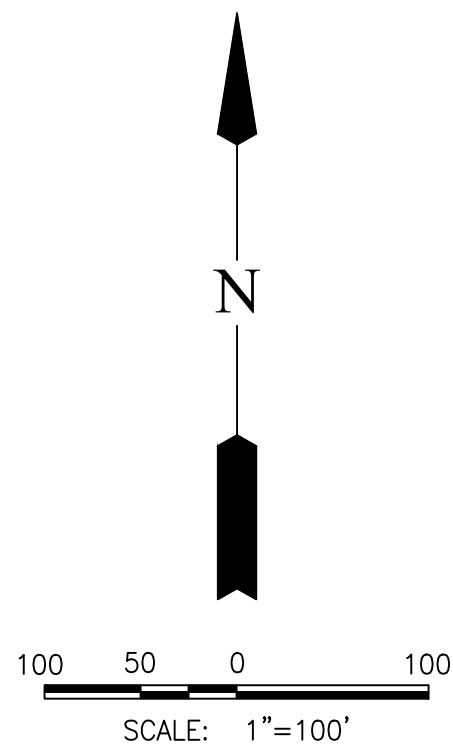
CURVE TABLE					
CURVE	RADIUS	DELTA	ARC	CHORD BEARING	CHORD
C1	575.00'	0°22'40"	3.79'	S 20°10'31" E	3.79'
C2	425.00'	7°38'02"	56.63'	N 10°24'18" W	56.58'
C3	470.00'	8°08'48"	66.83'	N 18°17'44" W	66.77'
C4	500.00'	8°11'30"	71.49'	N 18°19'04" W	71.42'
C5	450.00'	8°48'11"	69.14'	N 09°49'14" W	69.07'
C6	400.00'	11°12'57"	78.30'	S 81°23'09" W	78.18'
C7	100.00'	90°00'00"	157.08'	S 41°59'38" W	141.42'
C8	600.00'	16°59'45"	177.98'	S 11°30'15" E	177.33'
C9	530.00'	8°13'53"	76.14'	S 18°20'16" E	76.08'
C10	25.00'	90°00'00"	39.27'	S 59°13'19" E	35.36'
C11	425.00'	11°12'57"	83.20'	N 81°23'09" E	83.06'
C12	25.00'	90°00'00"	39.27'	N 41°59'38" E	35.36'
C13	100.00'	37°49'41"	66.02'	N 21°55'13" W	64.83'
C14	50.00'	246°34'05"	215.17'	N 82°26'59" E	83.60'
C15	100.00'	28°44'24"	50.16'	S 11°21'49" W	49.64'
C16	25.00'	90°00'00"	39.27'	S 48°00'22" E	35.36'
C17	75.00'	90°00'00"	117.81'	N 41°59'38" E	106.07'
C18	575.00'	16°58'49"	170.41'	N 11°29'47" W	169.78'
C19	625.00'	17°00'38"	185.56'	S 11°30'41" E	184.87'
C20	125.00'	90°00'00"	196.35'	S 41°59'38" W	176.78'
C21	375.00'	11°12'57"	73.41'	S 81°23'09" W	73.29'
C22	25.00'	90°00'00"	39.27'	S 30°46'41" W	35.36'
C23	475.00'	9°50'57"	81.65'	S 09°17'51" E	81.55'

LINE TABLE		
LINE	BEARING	DISTANCE
L1	N 77°02'14" E	59.12'
L2	S 81°23'11" E	73.26'
L3	S 20°21'51" E	28.90'
L4	S 75°46'41" W	81.49'
L5	N 86°59'38" E	6.52'
L6	N 75°46'41" E	26.49'
L7	N 03°00'22" W	65.26'
L8	S 03°00'22" E	85.12'
L9	S 75°46'41" W	26.49'
L10	S 14°13'19" E	31.57'
L11	S 03°00'22" E	68.09'
L12	S 03°00'22" E	81.25'

SIDELINE SETBACKS 15' OR GREATER	
BLOCK	LOT
1	LOT 1, LOT 2
1	LOT 6, LOT 7
1	LOT 7, LOT 8
1	LOT 8, LOT 9
1	LOT 9, LOT 10
1	LOT 10, LOT 11
2	LOT 1, LOT 2
2	LOT 5, LOT 6
2	LOT 6, LOT 7
2	LOT 7, LOT 8
TOTAL PERCENTAGE	
44%	

OWNER: JDS OLD PLANTERSVILLE ROAD, LLC  
A TEXAS LIMITED LIABILITY COMPANY  
5005 RIVERWAY, SUITE 500  
HOUSTON, TX 77056  
(281) 350-6262

DEVELOPER: JDS OLD PLANTERSVILLE ROAD, LLC  
A TEXAS LIMITED LIABILITY COMPANY  
5005 RIVERWAY, SUITE 500  
HOUSTON, TX 77056  
(281) 350-6262



# PRELIMINARY PLAT OF BRIARLEY SECTION SIX

(DEVELOPMENT NO. 2006)

A SUBDIVISION OF 20.612 ACRES OF LAND SITUATED IN THE  
LANDRUM ZACHARIAS SURVEY, ABSTRACT A-22  
MONTGOMERY COUNTY, TEXAS.

OWNER: JDS OLD PLANTERSVILLE ROAD, LLC  
A TEXAS LIMITED LIABILITY COMPANY  
5005 RIVERWAY, SUITE 500  
HOUSTON, TX 77056  
(281) 350-6262

DEVELOPER: JDS OLD PLANTERSVILLE ROAD, LLC  
A TEXAS LIMITED LIABILITY COMPANY  
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HOUSTON, TX 77056  
(281) 350-6262

DATE: AUGUST 18, 2025

53 LOTS  
2 BLOCKS  
1 RESERVES  
0.107 ACRES IN RESERVE

SURVEYOR:  
**LJA Surveying, Inc.**  
3600 W Sam Houston Parkway S Phone 713.953.5200  
Suite 175 Fax 713.953.5026  
Houston, Texas 77042 T.B.P.E.L.S. Firm No. 10194382

ENGINEER:  
**LJA Engineering, Inc.**  
3600 W Sam Houston Pkwy S Phone 713.953.5200  
Suite 600 Fax 713.953.5026  
Houston, Texas 77042 FRN - F-1386

STATE OF TEXAS  
COUNTY OF MONTGOMERY

THAT JDS OLD PLANTERSVILLE ROAD, LLC, A TEXAS LIMITED LIABILITY COMPANY HEREIN ACTING INDIVIDUALLY OR THROUGH THE UNDERSIGNED DULY AUTHORIZED AGENTS, DOES HEREBY ADOPT THIS PLAT DESIGNATING THE HEREIN DESCRIBED REAL PROPERTY AS THE BRIARLEY SECTION SIX SUBDIVISION, AND DOES HEREBY MAKE SUBDIVISION OF SAID PROPERTY ACCORDING TO THE LINES, STREETS, ALLEYS, PARKS, AND EASEMENTS THEREIN SHOWN, AND DEDICATE TO PUBLIC USE FOREVER ALL AREAS SHOWN ON THIS PLAT AS STREETS, ALLEYS, PARKS, AND EASEMENTS, EXCEPT THOSE SPECIFICALLY INDICATED AS PRIVATE; AND DOES HEREBY WAIVE ANY CLAIMS FOR DAMAGES OCCASIONED BY THE ESTABLISHING OF GRADES AS APPROVED FOR THE STREETS AND ALLEYS DEDICATED, OR OCCASIONED BY THE ALTERATION OF THE SURFACE OF ANY PORTION OF STREETS OR ALLEYS TO CONFORM TO SUCH GRADES AND DOES HEREBY BIND OWNER, AND OWNER'S SUCCESSORS AND ASSIGNS TO WARRANT AND FOREVER DEFEND THE TITLE TO THE LAND SO DEDICATED.

OWNER HEREBY CERTIFIES THAT OWNER HAS OR WILL COMPLY WITH ALL APPLICABLE REGULATIONS OF THE CITY, AND THAT A ROUGH PROPORTIONALITY EXISTS BETWEEN THE DEDICATIONS, IMPROVEMENTS, AND EXACTIONS REQUIRED UNDER SUCH REGULATIONS AND THE PROJECTED IMPACT OF THE SUBDIVISION.

JDS OLD PLANTERSVILLE ROAD, LLC,  
A TEXAS LIMITED LIABILITY COMPANY

BY: \_\_\_\_\_  
L. MICHAEL COX,  
MANAGER

STATE OF TEXAS  
COUNTY OF MONTGOMERY

BEFORE ME, THE UNDERSIGNED AUTHORITY, ON THIS DAY PERSONALLY APPEARED L. MICHAEL COX, MANAGER OF JDS OLD PLANTERSVILLE ROAD, LLC, A TEXAS LIMITED LIABILITY COMPANY, KNOWN TO ME TO BE THE PERSON WHOSE NAME IS SUBSCRIBED TO THE FOREGOING INSTRUMENT AND ACKNOWLEDGED TO ME THAT HE EXECUTED THE SAME FOR THE PURPOSES AND CONSIDERATIONS THEREIN EXPRESSED, AND IN THE CAPACITY THEREIN AND HEREIN SET OUT AND AS THE ACT AND DEED OF SAID CORPORATION.

GIVEN UNDER MY HAND AND SEAL OF OFFICE, THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, 2025.

\_\_\_\_\_  
NOTARY PUBLIC IN AND FOR THE STATE OF TEXAS

THAT I STEPHEN P. MATOVICH, DO HEREBY CERTIFY THAT I PREPARED THIS PLAT FROM AN ACTUAL AND ACCURATE SURVEY OF THE LAND AND THAT THE CORNER MONUMENTS SHOWN THEREOF WERE PROPERLY PLACED UNDER MY PERSONAL SUPERVISION, IN ACCORDANCE WITH THE SUBDIVISION REGULATIONS OF THE CITY OF MONTGOMERY, TEXAS.

\_\_\_\_\_  
STEPHEN P. MATOVICH, R.P.L.S.  
REGISTERED PROFESSIONAL LAND SURVEYOR  
TEXAS REGISTRATION NO. 5347

I THE UNDERSIGNED, ENGINEER FOR THE CITY OF MONTGOMERY, HEREBY CERTIFY THAT THIS SUBDIVISION PLAT CONFORMS TO ALL REQUIREMENTS OF THE SUBDIVISION REGULATIONS OF THE CITY AS TO WHICH HIS APPROVAL IS REQUIRED.

\_\_\_\_\_  
CITY ENGINEER – MONTGOMERY

THIS PLAT AND SUBDIVISION HAS BEEN SUBMITTED TO AND CONSIDERED BY THE CITY PLANNING AND ZONING COMMISSION, AND IS HEREBY APPROVED BY SUCH COMMISSION. DATED THIS \_\_\_\_\_, DAY OF \_\_\_\_\_, 2025.

BY: \_\_\_\_\_  
CHAIRPERSON PLANNING AND ZONING  
COMMISSION

THIS PLAT AND SUBDIVISION HAS BEEN SUBMITTED TO AND CONSIDERED BY THE CITY COUNCIL OF THE CITY OF MONTGOMERY, TEXAS, AND IS HEREBY APPROVED BY SUCH COUNCIL. DATED THIS \_\_\_\_\_, DAY OF \_\_\_\_\_, 2025.

BY: \_\_\_\_\_  
MAYOR

ATTEST: \_\_\_\_\_  
CITY SECRETARY

STATE OF TEXAS  
COUNTY OF MONTGOMERY

I, L. BRANDON STEINMANN, CLERK OF THE COUNTY COURT OF MONTGOMERY COUNTY, TEXAS, DO HEREBY CERTIFY THAT THE WITHIN INSTRUMENT WITH ITS CERTIFICATE OF AUTHENTICATION WAS FILED FOR REGISTRATION IN MY OFFICE ON \_\_\_\_\_, 2025, AT \_\_\_\_\_ O'CLOCK \_\_\_\_\_.M., AND DULY RECORDED ON \_\_\_\_\_, 2025, AT \_\_\_\_\_ O'CLOCK \_\_\_\_\_.M., IN CABINET \_\_\_\_\_ SHEET \_\_\_\_\_, OF RECORD OF MAP FOR SAID COUNTY.

WITNESS MY HAND AND SEAL OF OFFICE, AT CONROE, MONTGOMERY COUNTY, TEXAS, THE DAY AND DATE LAST ABOVE WRITTEN.

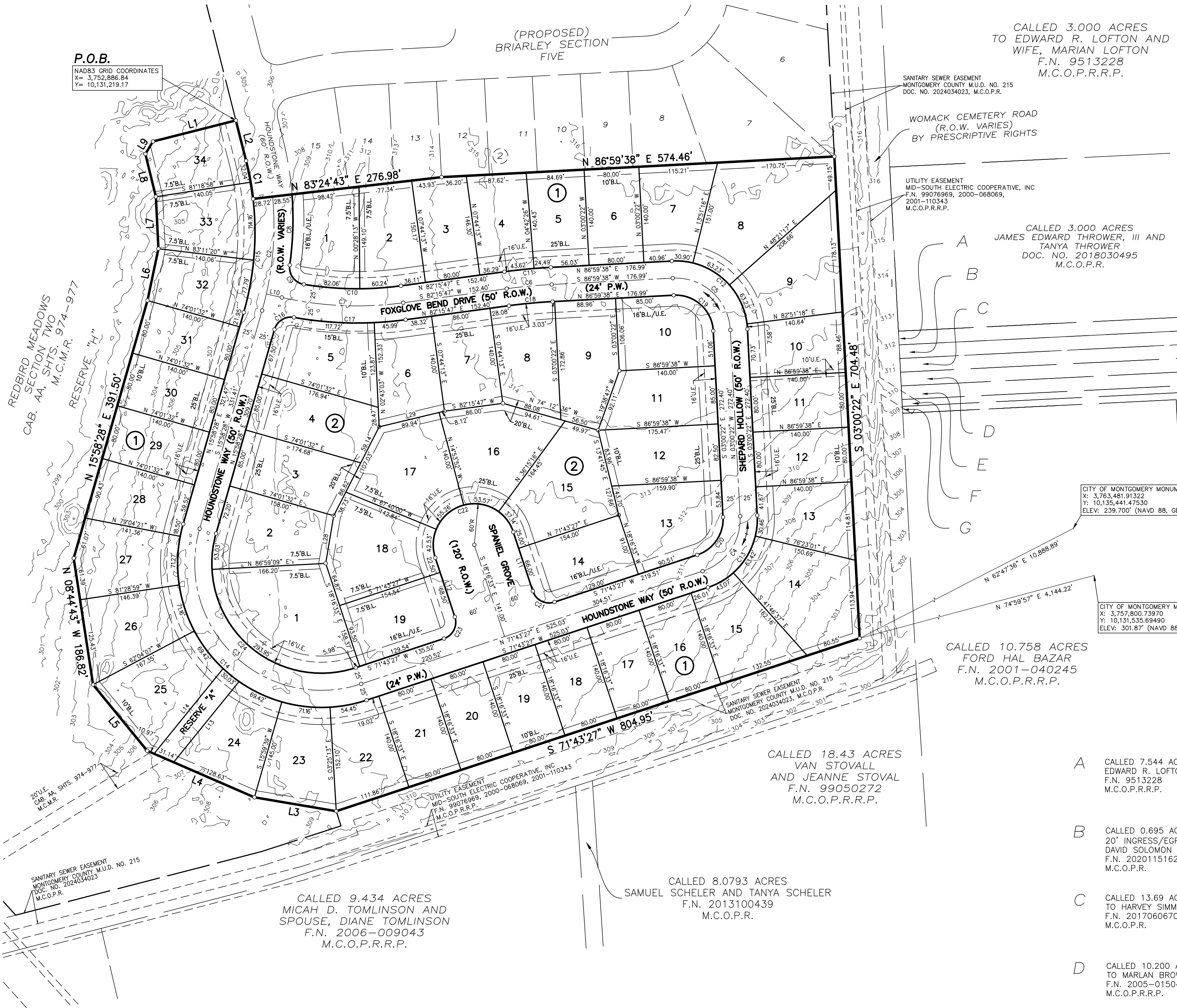
\_\_\_\_\_  
L. BRANDON STEINMANN, CLERK, COUNTY COURT,  
MONTGOMERY COUNTY, TEXAS

BY: \_\_\_\_\_  
DEPUTY

OWNER: JDS OLD PLANTERSVILLE ROAD, LLC  
A TEXAS LIMITED LIABILITY COMPANY  
5005 RIVERWAY, SUITE 500  
HOUSTON, TX 77056  
(281) 350-6262

DEVELOPER: JDS OLD PLANTERSVILLE ROAD, LLC  
A TEXAS LIMITED LIABILITY COMPANY  
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HOUSTON, TX 77056  
(281) 350-6262





P.O.B.  
NAD83 GRID COORDINATES  
X= 3,752,886.84  
Y= 10,131,219.17

SANITARY SEWER EASEMENT  
MONTGOMERY COUNTY M.U.D. NO. 215  
DOC. NO. 2024034023, M.C.O.P.R.

WOMACK CEMETERY ROAD  
(R.O.W. VARIES)  
BY PRESCRIPTIVE RIGHTS

UTILITY EASEMENT  
MID-SOUTH ELECTRIC COOPERATIVE, INC  
F.N. 99076969, 2000-068069,  
2001-110343  
M.C.O.P.R.R.P.

CALLLED 3.000 ACRES  
TO EDWARD R. LOFTON AND  
WIFE, MARIAN LOFTON  
F.N. 9513228  
M.C.O.P.R.R.P.

CALLLED 3.000 ACRES  
JAMES EDWARD THROWER, III AND  
TANYA THROWER  
DOC. NO. 2018030495  
M.C.O.P.R.

CITY OF MONTGOMERY MONUMENT 1  
X: 3,763,481.91322  
Y: 10,135,441.47530  
ELEV: 239.700' (NAVD 88, GEOID2009)

CITY OF MONTGOMERY MONUMENT 2  
X: 3,757,800.73970  
Y: 10,131,535.69490  
ELEV: 301.87' (NAVD 88, GEOID2009)

CALLLED 10.758 ACRES  
FORD HAL BAZAR  
F.N. 2001-040245  
M.C.O.P.R.R.P.

CALLLED 18.43 ACRES  
VAN STOVALL  
AND JEANNE STOVALL  
F.N. 99050272  
M.C.O.P.R.R.P.

CALLLED 8.0793 ACRES  
SAMUEL SCHELER AND TANYA SCHELER  
F.N. 2013100439  
M.C.O.P.R.

CALLLED 9.434 ACRES  
MICAH D. TOMLINSON AND  
SPOUSE, DIANE TOMLINSON  
F.N. 2006-009043  
M.C.O.P.R.R.P.

LEGEND

- B.L. INDICATES BUILDING LINE
- U.E. INDICATES UTILITY EASEMENT
- F.N. INDICATES FILE NUMBER
- DOC. NO. INDICATES DOCUMENT NUMBER
- CAB. INDICATES CABINET
- SHTS. INDICATES SHEETS
- P.O.B. INDICATES POINT OF BEGINNING
- R.O.W. INDICATES RIGHT OF WAY
- P.W. INDICATES PAVEMENT WIDTH
- M.U.D. INDICATES MUNICIPAL UTILITY DISTRICT
- ELEV. INDICATES ELEVATION
- M.C.M.R. INDICATES MONTGOMERY COUNTY MAP RECORDS
- M.C.O.P.R. INDICATES MONTGOMERY COUNTY OFFICIAL PUBLIC RECORDS
- M.C.O.P.R.R.P. INDICATES MONTGOMERY COUNTY OFFICIAL PUBLIC RECORDS OF REAL PROPERTY
- INDICATES STREET NAME CHANGE

OWNERSHIP TABLE

- |   |  |   |  |
|---|--|---|--|
| A | CALLLED 7.544 ACRES (TRACT 1)<br>EDWARD R. LOFTON AND MARIAN LOFTON<br>F.N. 9513228<br>M.C.O.P.R.R.P.          | E | CALLLED 2.650 ACRES<br>EVAN LYLE HOLLAND AND<br>SARAH MEGHAN HOLLAND<br>F.N. 2020021511<br>M.C.O.P.R.                      |
| B | CALLLED 0.695 ACRES (TRACT 2)<br>20' INGRESS/EGRESS EASEMENT<br>DAVID SOLOMON<br>F.N. 2020115162<br>M.C.O.P.R. | F | CALLLED 5.365 ACRES<br>LARRY L. JOHNSTON AND<br>JUDY R. JOHNSTON<br>F.N. 2006-142590<br>M.C.O.P.R.R.P.                     |
| C | CALLLED 13.69 ACRES<br>TO HARVEY SIMMONS AND JUANITA SIMMONS<br>F.N. 2017060670<br>M.C.O.P.R.                  | G | CALLLED 4.2241 ACRES<br>JAMES ANTHONY WIERZBICKI, MATTHEW<br>EATON, AND ASHLEY WIERZBICKI<br>F.N. 2018100999<br>M.C.O.P.R. |
| D | CALLLED 10.200 ACRES<br>TO MARLAN BROWN<br>F.N. 2005-015049<br>M.C.O.P.R.R.P.                                  |   |  |

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RESERVE TABLE			
RESERVE	ACREAGE	SQ.FT.	TYPE
A	0.107	4,666	RESTRICTED TO OPEN SPACE/UTILITIES

BLOCK 1			BLOCK 1			BLOCK 2			SIDELINE SETBACKS 15' OR GREATER	
LOT NO.	SQ.FT.	ACREAGE	LOT NO.	SQ.FT.	ACREAGE	LOT NO.	SQ.FT.	ACREAGE	BLOCK	LOT
1	13,797	0.317	18	11,200	0.257	1	24,468	0.562	1	LOT 1, LOT 2
2	13,063	0.300	19	11,200	0.257	2	15,936	0.366	1	LOT 32, LOT 33
3	11,908	0.273	20	11,200	0.257	3	14,139	0.325	1	LOT 33, LOT 34
4	11,964	0.275	21	11,200	0.257	4	15,362	0.353	2	LOT 1, LOT 2
5	11,569	0.266	22	13,192	0.303	5	16,050	0.368	2	LOT 17, LOT 18
6	11,200	0.257	23	13,893	0.319	6	13,182	0.303	2	LOT 18, LOT 19
7	13,208	0.303	24	14,210	0.326	7	12,040	0.276	TOTAL PERCENTAGE	
8	23,617	0.542	25	16,501	0.379	8	13,931	0.320	19%	
9	18,501	0.425	26	14,880	0.342	9	15,002	0.344		
10	11,676	0.268	27	14,144	0.325	10	14,200	0.326		
11	11,200	0.257	28	11,799	0.271	11	13,408	0.308		
12	11,200	0.257	29	11,200	0.257	12	13,834	0.318		
13	13,194	0.303	30	11,200	0.257	13	16,399	0.376		
14	20,495	0.470	31	11,200	0.257	14	13,880	0.319		
15	14,431	0.331	32	12,505	0.287	15	19,058	0.438		
16	11,200	0.257	33	13,461	0.309	16	17,720	0.407		
17	11,200	0.257	34	11,948	0.274	17	18,152	0.417		
						18	18,057	0.415		
						19	14,315	0.329		

CURVE TABLE					
CURVE	RADIUS	DELTA	ARC	CHORD BEARING	CHORD
C1	425.00'	7°38'02"	56.63'	S 10°24'18" E	56.58'
C2	450.00'	21°23'37"	168.02'	N 05°16'40" E	167.05'
C3	185.00'	124°15'01"	401.19'	S 46°09'02" E	327.07'
C4	80.00'	74°43'50"	104.34'	N 34°21'32" E	97.10'
C5	80.00'	90°00'00"	125.66'	N 48°00'22" W	113.14'
C6	800.00'	4°43'50"	66.05'	S 84°37'42" W	66.03'
C7	500.00'	20°26'51"	178.44'	N 87°30'47" W	177.49'
C8	475.00'	12°28'53"	103.47'	S 01°52'04" W	103.27'
C9	25.00'	88°40'49"	38.69'	S 36°13'54" E	34.95'
C10	475.00'	17°09'54"	142.30'	S 89°09'16" E	141.77'
C11	825.00'	4°43'50"	68.12'	N 84°37'42" E	68.10'
C12	105.00'	90°00'00"	164.93'	S 48°00'22" E	148.49'
C13	105.00'	74°43'50"	136.95'	S 34°21'32" W	127.45'
C14	210.00'	124°15'01"	455.40'	N 46°09'02" W	371.27'
C15	425.00'	22°33'45"	167.36'	N 04°41'36" E	166.28'
C16	25.00'	84°09'19"	36.72'	N 58°03'08" E	33.51'
C17	525.00'	17°52'00"	163.71'	S 88°48'13" E	163.05'
C18	775.00'	4°43'50"	63.99'	N 84°37'42" E	63.97'
C19	55.00'	90°00'00"	86.39'	S 48°00'22" E	77.78'
C20	55.00'	74°43'50"	71.74'	S 34°21'32" W	66.76'
C21	25.00'	90°00'00"	39.27'	N 63°16'33" W	35.36'
C22	60.00'	180°00'00"	188.50'	S 71°43'27" W	120.00'
C23	25.00'	90°00'00"	39.27'	S 26°43'27" W	35.36'
C24	160.00'	124°15'01"	346.97'	N 46°09'02" W	282.87'

LINE TABLE		
LINE	BEARING	DISTANCE
L1	N 75°46'41" E	124.91'
L2	S 14°13'19" E	60.74'
L3	N 80°23'56" W	121.11'
L4	N 66°30'56" W	170.73'
L5	N 39°18'37" W	124.68'
L6	N 11°59'15" E	77.19'
L7	N 02°49'53" W	76.07'
L8	N 13°45'56" W	64.30'
L9	N 31°13'55" E	21.30'
L10	N 77°17'22" W	23.19'
L11	N 18°16'33" W	91.00'
L12	S 18°16'33" E	91.00'
L13	S 39°01'53" W	151.70'
L14	S 39°01'53" W	160.05'
L28	S 09°34'53" W	70.63'
L29	S 76°33'57" W	98.06'

- NOTES:
- EACH LOT SHALL PROVIDE A MINIMUM OF TWO OFF-STREET PARKING SPACES PER DWELLING UNIT ON EACH LOT. IN THOSE INSTANCES WHERE A SECONDARY UNIT IS PROVIDED ONLY ONE ADDITIONAL SPACE SHALL BE PROVIDED.
  - ALL BEARINGS ARE REFERENCED TO THE 1927 TEXAS STATE PLANE COORDINATE SYSTEM, LAMBERT PROJECTION, CENTRAL ZONE.
  - ALL SPLIT UTILITY EASEMENTS EXTEND EQUAL DISTANCE EITHER SIDE OF PROPERTY LINES UNLESS OTHERWISE SHOWN.
  - LOTS ADJACENT TO RESTRICTED RESERVES RESTRICTED TO OPEN SPACE ARE DENIED DIRECT DRIVEWAY ACCESS ACROSS SAID RESERVES.
  - THE FOLLOWING RESTRICTIONS SHALL PERTAIN TO ANY DRAINAGE EASEMENT CONTAINED WITHIN THE BOUNDARIES OF THIS PLAT.
    - PROHIBITS ALL PROPERTIES ABUTTING THE EASEMENT FROM THE CONSTRUCTION OF FENCES OR BUILDINGS, WHETHER TEMPORARY OR PERMANENT, AND THE INSTALLATION OR MAINTENANCE OF PLANTING OR OTHER OBSTRUCTIONS TO THE OPERATION AND MAINTENANCE OF THE DRAINAGE FACILITY WITHIN THE DRAINAGE EASEMENT.
    - PROHIBITS ANY PROPERTY ABUTTING THE DRAINAGE EASEMENT FROM DRAINAGE DIRECTLY INTO THE DRAINAGE EASEMENT EXCEPT BY MEANS OF A DRAINAGE STRUCTURE APPROVED BY THE DIRECTOR OF PUBLIC WORKS AND ENGINEERING OR THE AUTHORIZED PUBLIC DRAINAGE OR FLOOD CONTROL OFFICIAL.
  - PER SECTION 2.5 OF THE AMENDED DEVELOPMENT AGREEMENT DATED AUGUST 8, 2023, ALL SIDE LOT SETBACKS TO BE 5 FEET UNLESS SHOWN OTHERWISE.
  - THIS PLAT MAY BE AFFECTED BY VARIOUS BLANKET EASEMENTS GRANTED TO DOBBIN-PLANTERSVILLE WATER SUPPLY CORPORATION, AND MID-SOUTH ELECTRIC COOPERATIVE, INC. AS EVIDENCED BY DOCUMENTS FILE UNDER CLERK'S FILE NO. 8308895, 99076969, 2000-068069, 2001-110343 AND 2007-008577 OF THE REAL PROPERTY RECORDS OF MONTGOMERY COUNTY, TEXAS.
  - ALL RESIDENTIAL LOTS SHALL HAVE A 10' REAR BUILD LINE IN ACCORDANCE WITH SECTION 98-122(A) OF THE CODE OF ORDINANCES FOR THE CITY OF MONTGOMERY, TEXAS
  - ALL LANDSCAPING WITHIN THE PUBLIC RIGHTS OF WAY SHALL BE MAINTAINED BY THE HOMEOWNERS ASSOCIATION.
  - BY GRAPHIC PLOTTING ONLY, THE SUBJECT TRACT LIES WITHIN ZONE "X" AS SHOWN ON THE FEDERAL EMERGENCY MANAGEMENT AGENCY (FEMA) FLOOD INSURANCE RATE MAP (FIRM) MAP NO. 48339C0200G, MAP REVISED AUGUST 18, 2014. LJA DOES NOT WARRANT NOR SUBSCRIBE TO THE ACCURACY OR SCALE OF SAID MAPS.
  - A DEVELOPMENT AGREEMENT WITH AMENDMENTS BETWEEN THE CITY OF MONTGOMERY AND THE DEVELOPER WITH AN EFFECTIVE DATE OF AUGUST 8, 2023, ALLOWS FOR VARIANCES TO ROAD IMPROVEMENTS WILL HAVE A 60' RIGHT OF WAY WITH A 36' WIDE CURB AND CUTTER STREET. MINOR RESIDENT STREETS WILL HAVE MINIMUM PAVEMENT WIDTH OF 24' AND RIGHT OF WAY WIDTH OF 50'. MINIMUM YARD SET BACK BETWEEN ADJACENT LOTS IS REDUCED TO FIVE FEET SETBACK ON EACH PROPERTY LINE, AND AT LEAST 20% OF SHARED SIDE LOT LINES BETWEEN TWO ADJACENT HOMES WILL HAVE NO LESS THAN 15 FEET SIDE YARD SETBACKS. ADDITIONALLY, MAXIMUM 47% OF LOTS MAY BE MINIMUM OF 60 FEET WIDE AND 8,400 SQ FT.

OWNER: JDS OLD PLANTERSVILLE ROAD, LLC  
A TEXAS LIMITED LIABILITY COMPANY  
5005 RIVERWAY, SUITE 500  
HOUSTON, TX 77056  
(281) 350-6262

DEVELOPER: JDS OLD PLANTERSVILLE ROAD, LLC  
A TEXAS LIMITED LIABILITY COMPANY  
5005 RIVERWAY, SUITE 500  
HOUSTON, TX 77056  
(281) 350-6262



Montgomery City Council  
**AGENDA REPORT**

<b>Meeting Date:</b> October 14, 2025	<b>Budgeted Amount:</b> N/A
<b>Department:</b> Administration	<b>Prepared By:</b> Ruby Beaven

**Subject**

Consideration and possible action for the City Council of the City of Montgomery, Texas, to nominate one candidate for the Montgomery Economic Development Corporation.

**Recommendation**

Staff recommend Council to nominate one candidate for the MEDC Board.

**Discussion**

The Montgomery Economic Development Corporation (MEDC) has one Council Member seat up for renewal, with the term concluding on December 31, 2025. MEDC is seeking City Council feedback to determine whether to appoint a new council member or to renew the current member's term. City Council is encouraged to share their preferences and insights to guide the decision-making process, ensuring the Council continues to effectively support the economic growth and development initiatives within Montgomery.

Current Council Member up for renewal: Casey Olson

**Approved By**

City Secretary	Ruby Beaven	Date: 10/08/2025
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Montgomery City Council  
**AGENDA REPORT**

<b>Meeting Date:</b> October 14, 2025	<b>Budgeted Amount:</b> N/A
<b>Department:</b> Administration	<b>Prepared By:</b> Ruby Beaven

**Subject**

Consideration and possible action for the City Council of the City of Montgomery, Texas, to nominate one candidate for the Crime Control and Prevention District.

**Recommendation**

Staff recommend Council nominate one candidate for the CCPD Board.

**Discussion**

The Crime Control and Prevention District (CCPD) has one Council Member seat up for renewal, with the term concluded on September 01, 2025. CCPD is seeking City Council feedback to determine whether to appoint a new council member or to renew the current member's term. City Council is encouraged to share their preferences and insights to guide the decision-making process, ensuring the Council continues to effectively support the Crime Control and Prevention District initiatives within Montgomery.

Current Council Member up for renewal: Carol Langley

**Approved By**

City Secretary	Ruby Beaven	Date: 10/08/2025
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Montgomery City Council  
**AGENDA REPORT**

<b>Meeting Date:</b> October 14, 2025	<b>Budgeted Amount:</b> N/A
<b>Department:</b> Administration	<b>Prepared By:</b> Ruby Beaven

**Subject**

Discussion on Sourcewell.

**Recommendation**

Discussion only.

**Discussion**

City Council requested for City Administrator Walker to explain at the next meeting how Sourcewell works and how that whole process functions. This is an opportunity for clarification and Q&A.

**Approved By**

City Secretary	Ruby Beaven	Date: 10/08/2025
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Montgomery City Council  
**AGENDA REPORT**

<b>Meeting Date:</b> October 14, 2025	<b>Budgeted Amount:</b> N/A
<b>Department:</b> Administration	<b>Prepared By:</b> Maryann Carl

**Subject**

Financial Report August 2025

**Recommendation**

Approve the Finance report for the period ending August 31, 2025.

**Discussion**

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**Approved By**

City Administrator	Brent Walker	Date: 10/03/2025
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# City of Montgomery

## Financial Report

As of August 31, 2025





City of Montgomery, TX

Item 25.

# Budget Report Group Summary

For Fiscal: 2024-2025 Period Ending: 08/31/2025

ExpCategory;RevCategor...	Original Total Budget	Current Total Budget	Period Activity	Fiscal Activity	Variance Favorable (Unfavorable)	Percent Remaining
<b>Fund: 100 - General Fund</b>						
<b>Revenue</b>						
<b>Department: 00 - Revenue</b>						
41 - Taxes	5,939,738.00	5,939,738.00	512,045.80	5,615,980.12	-323,757.88	5.45%
42 - Licenses & Permits	487,500.00	487,500.00	100,270.00	581,415.61	93,915.61	19.26%
43 - Intergovernmental	1,050.00	1,050.00	0.00	3,035.65	1,985.65	189.11%
44 - Fine & Fees	228,510.00	228,510.00	29,726.75	265,781.33	37,271.33	16.31%
46 - Miscellaneous Revenues	299,354.00	299,354.00	41,451.63	546,252.49	246,898.49	82.48%
<b>Department: 00 - Revenue Total:</b>	<b>6,956,152.00</b>	<b>6,956,152.00</b>	<b>683,494.18</b>	<b>7,012,465.20</b>	<b>56,313.20</b>	<b>0.81%</b>
<b>Revenue Total:</b>	<b>6,956,152.00</b>	<b>6,956,152.00</b>	<b>683,494.18</b>	<b>7,012,465.20</b>	<b>56,313.20</b>	<b>0.81%</b>
<b>Expense</b>						
<b>Department: 10 - Administration</b>						
51 - Personnel / Personnel Services	884,840.00	884,840.00	66,836.85	707,256.91	177,583.09	20.07%
52 - Services	948,800.00	948,800.00	225,027.57	1,140,952.53	-192,152.53	-20.25%
53 - Supplies	71,156.00	71,156.00	8,991.27	73,574.02	-2,418.02	-3.40%
54 - Other Operations	650,000.00	650,000.00	0.00	0.00	650,000.00	100.00%
55 - Capital Outlay	1,000.00	1,000.00	138.98	538,329.84	-537,329.84	53,732.98%
<b>Department: 10 - Administration Total:</b>	<b>2,555,796.00</b>	<b>2,555,796.00</b>	<b>300,994.67</b>	<b>2,460,113.30</b>	<b>95,682.70</b>	<b>3.74%</b>
<b>Department: 11 - Police</b>						
51 - Personnel / Personnel Services	2,012,515.00	2,012,515.00	155,221.18	1,801,465.36	211,049.64	10.49%
52 - Services	135,720.00	135,720.00	21,256.41	127,500.45	8,219.55	6.06%
53 - Supplies	203,486.00	203,486.00	22,489.05	203,662.24	-176.24	-0.09%
55 - Capital Outlay	355,651.00	355,651.00	102,801.75	285,142.25	70,508.75	19.83%
<b>Department: 11 - Police Total:</b>	<b>2,707,372.00</b>	<b>2,707,372.00</b>	<b>301,768.39</b>	<b>2,417,770.30</b>	<b>289,601.70</b>	<b>10.70%</b>
<b>Department: 12 - Public Works</b>						
51 - Personnel / Personnel Services	320,160.00	320,160.00	22,116.01	254,541.08	65,618.92	20.50%
52 - Services	696,675.00	696,675.00	63,920.60	557,338.03	139,336.97	20.00%
53 - Supplies	74,705.00	74,705.00	3,363.07	45,580.68	29,124.32	38.99%
55 - Capital Outlay	93,000.00	93,000.00	1,004.30	27,903.00	65,097.00	70.00%
<b>Department: 12 - Public Works Total:</b>	<b>1,184,540.00</b>	<b>1,184,540.00</b>	<b>90,403.98</b>	<b>885,362.79</b>	<b>299,177.21</b>	<b>25.26%</b>
<b>Department: 13 - Court</b>						
51 - Personnel / Personnel Services	247,787.00	247,787.00	19,494.77	220,996.68	26,790.32	10.81%
52 - Services	70,800.00	70,800.00	6,257.99	58,277.45	12,522.55	17.69%
53 - Supplies	15,456.00	15,456.00	2,074.59	15,863.77	-407.77	-2.64%
55 - Capital Outlay	3,000.00	3,000.00	0.00	0.00	3,000.00	100.00%
<b>Department: 13 - Court Total:</b>	<b>337,043.00</b>	<b>337,043.00</b>	<b>27,827.35</b>	<b>295,137.90</b>	<b>41,905.10</b>	<b>12.43%</b>
<b>Expense Total:</b>	<b>6,784,751.00</b>	<b>6,784,751.00</b>	<b>720,994.39</b>	<b>6,058,384.29</b>	<b>726,366.71</b>	<b>10.71%</b>
<b>Total Revenues</b>	<b>6,956,152.00</b>	<b>6,956,152.00</b>	<b>683,494.18</b>	<b>7,012,465.20</b>	<b>56,313.20</b>	<b>0.81%</b>
<b>Total Expenses</b>	<b>6,784,751.00</b>	<b>6,784,751.00</b>	<b>720,994.39</b>	<b>6,058,384.29</b>	<b>726,366.71</b>	<b>10.71%</b>
<b>Fund: 100 - General Fund Surplus (Deficit):</b>	<b>171,401.00</b>	<b>171,401.00</b>	<b>-37,500.21</b>	<b>954,080.91</b>	<b>782,679.91</b>	<b>-456.64%</b>
<b>Fund: 150 - Montgomery PID</b>						
<b>Revenue</b>						
<b>Department: 00 - Revenue</b>						
41 - Taxes	46,595.00	46,595.00	0.00	46,269.35	-325.65	0.70%
<b>Department: 00 - Revenue Total:</b>	<b>46,595.00</b>	<b>46,595.00</b>	<b>0.00</b>	<b>46,269.35</b>	<b>-325.65</b>	<b>0.70%</b>
<b>Revenue Total:</b>	<b>46,595.00</b>	<b>46,595.00</b>	<b>0.00</b>	<b>46,269.35</b>	<b>-325.65</b>	<b>0.70%</b>

## Budget Report

For Fiscal: 2024-2025 Period Ending: 08/31/2025

ExpCategory;RevCategor...	Original Total Budget	Current Total Budget	Period Activity	Fiscal Activity	Variance Favorable (Unfavorable)	Percent Remaining
<b>Expense</b>						
<b>Department: 15 - Montgomery PID</b>						
54 - Other Operations	45,995.00	45,995.00	0.00	0.00	45,995.00	100.00%
<b>Department: 15 - Montgomery PID Total:</b>	<b>45,995.00</b>	<b>45,995.00</b>	<b>0.00</b>	<b>0.00</b>	<b>45,995.00</b>	<b>100.00%</b>
<b>Expense Total:</b>	<b>45,995.00</b>	<b>45,995.00</b>	<b>0.00</b>	<b>0.00</b>	<b>45,995.00</b>	<b>100.00%</b>
<b>Total Revenues</b>	<b>46,595.00</b>	<b>46,595.00</b>	<b>0.00</b>	<b>46,269.35</b>	<b>-325.65</b>	<b>0.70%</b>
<b>Total Expenses</b>	<b>45,995.00</b>	<b>45,995.00</b>	<b>0.00</b>	<b>0.00</b>	<b>45,995.00</b>	<b>100.00%</b>
<b>Fund: 150 - Montgomery PID Surplus (Deficit):</b>	<b>600.00</b>	<b>600.00</b>	<b>0.00</b>	<b>46,269.35</b>	<b>45,669.35</b>	<b>-7,611.56%</b>
<b>Fund: 200 - Capital Projects</b>						
<b>Revenue</b>						
<b>Department: 00 - Revenue</b>						
43 - Intergovernmental	0.00	0.00	0.00	3,368.00	3,368.00	0.00%
46 - Miscellaneous Revenues	0.00	0.00	62,820.10	852,382.83	852,382.83	0.00%
49 - Other Financing Uses	0.00	0.00	2,029,903.08	3,174,213.52	3,174,213.52	0.00%
<b>Department: 00 - Revenue Total:</b>	<b>0.00</b>	<b>0.00</b>	<b>2,092,723.18</b>	<b>4,029,964.35</b>	<b>4,029,964.35</b>	<b>0.00%</b>
<b>Revenue Total:</b>	<b>0.00</b>	<b>0.00</b>	<b>2,092,723.18</b>	<b>4,029,964.35</b>	<b>4,029,964.35</b>	<b>0.00%</b>
<b>Expense</b>						
<b>Department: 20 - Capital Projects</b>						
52 - Services	0.00	0.00	104,654.04	461,894.52	-461,894.52	0.00%
53 - Supplies	0.00	0.00	0.00	6,166.00	-6,166.00	0.00%
55 - Capital Outlay	0.00	0.00	93,547.04	3,200,239.54	-3,200,239.54	0.00%
<b>Department: 20 - Capital Projects Total:</b>	<b>0.00</b>	<b>0.00</b>	<b>198,201.08</b>	<b>3,668,300.06</b>	<b>-3,668,300.06</b>	<b>0.00%</b>
<b>Expense Total:</b>	<b>0.00</b>	<b>0.00</b>	<b>198,201.08</b>	<b>3,668,300.06</b>	<b>-3,668,300.06</b>	<b>0.00%</b>
<b>Total Revenues</b>	<b>0.00</b>	<b>0.00</b>	<b>2,092,723.18</b>	<b>4,029,964.35</b>	<b>4,029,964.35</b>	<b>0.00%</b>
<b>Total Expenses</b>	<b>0.00</b>	<b>0.00</b>	<b>198,201.08</b>	<b>3,668,300.06</b>	<b>-3,668,300.06</b>	<b>0.00%</b>
<b>Fund: 200 - Capital Projects Surplus (Deficit):</b>	<b>0.00</b>	<b>0.00</b>	<b>1,894,522.10</b>	<b>361,664.29</b>	<b>361,664.29</b>	<b>0.00%</b>
<b>Fund: 300 - Water &amp; Sewer</b>						
<b>Revenue</b>						
<b>Department: 00 - Revenue</b>						
44 - Fine & Fees	1,204,700.00	1,204,700.00	33,484.96	516,301.25	-688,398.75	57.14%
45 - Charges for Services	2,804,860.00	2,804,860.00	261,063.98	2,690,380.88	-114,479.12	4.08%
46 - Miscellaneous Revenues	277,193.00	277,193.00	7,213.25	89,580.44	-187,612.56	67.68%
<b>Department: 00 - Revenue Total:</b>	<b>4,286,753.00</b>	<b>4,286,753.00</b>	<b>301,762.19</b>	<b>3,296,262.57</b>	<b>-990,490.43</b>	<b>23.11%</b>
<b>Revenue Total:</b>	<b>4,286,753.00</b>	<b>4,286,753.00</b>	<b>301,762.19</b>	<b>3,296,262.57</b>	<b>-990,490.43</b>	<b>23.11%</b>
<b>Expense</b>						
<b>Department: 30 - Water &amp; Sewer</b>						
51 - Personnel / Personnel Services	667,266.00	667,266.00	46,025.80	533,673.18	133,592.82	20.02%
52 - Services	1,458,070.00	1,458,070.00	133,973.18	1,267,124.13	190,945.87	13.10%
53 - Supplies	282,318.00	282,318.00	26,354.77	294,056.09	-11,738.09	-4.16%
54 - Other Operations	1,856,099.00	1,856,099.00	85,062.92	1,098,058.08	758,040.92	40.84%
55 - Capital Outlay	23,000.00	23,000.00	1,004.30	23,533.31	-533.31	-2.32%
<b>Department: 30 - Water &amp; Sewer Total:</b>	<b>4,286,753.00</b>	<b>4,286,753.00</b>	<b>292,420.97</b>	<b>3,216,444.79</b>	<b>1,070,308.21</b>	<b>24.97%</b>
<b>Expense Total:</b>	<b>4,286,753.00</b>	<b>4,286,753.00</b>	<b>292,420.97</b>	<b>3,216,444.79</b>	<b>1,070,308.21</b>	<b>24.97%</b>
<b>Total Revenues</b>	<b>4,286,753.00</b>	<b>4,286,753.00</b>	<b>301,762.19</b>	<b>3,296,262.57</b>	<b>-990,490.43</b>	<b>23.11%</b>
<b>Total Expenses</b>	<b>4,286,753.00</b>	<b>4,286,753.00</b>	<b>292,420.97</b>	<b>3,216,444.79</b>	<b>1,070,308.21</b>	<b>24.97%</b>
<b>Fund: 300 - Water &amp; Sewer Surplus (Deficit):</b>	<b>0.00</b>	<b>0.00</b>	<b>9,341.22</b>	<b>79,817.78</b>	<b>79,817.78</b>	<b>0.00%</b>
<b>Fund: 400 - MEDC</b>						
<b>Revenue</b>						
<b>Department: 00 - Revenue</b>						
41 - Taxes	865,000.00	865,000.00	80,805.65	877,442.09	12,442.09	1.44%
45 - Charges for Services	7,000.00	7,000.00	0.00	8,298.66	1,298.66	18.55%

## Budget Report

For Fiscal: 2024-2025 Period Ending: 08/31/2025

ExpCategory;RevCategor...	Original Total Budget	Current Total Budget	Period Activity	Fiscal Activity	Variance Favorable (Unfavorable)	Percent Remaining
46 - Miscellaneous Revenues	80,000.00	80,000.00	10,156.73	104,314.82	24,314.82	30.39%
Department: 00 - Revenue Total:	952,000.00	952,000.00	90,962.38	990,055.57	38,055.57	4.00%
Revenue Total:	952,000.00	952,000.00	90,962.38	990,055.57	38,055.57	4.00%
<b>Expense</b>						
Department: 40 - MEDC						
52 - Services	258,564.00	258,564.00	2,199.18	26,098.58	232,465.42	89.91%
53 - Supplies	9,200.00	9,200.00	1,726.76	6,457.97	2,742.03	29.80%
54 - Other Operations	663,354.00	663,354.00	33,179.48	492,684.44	170,669.56	25.73%
55 - Capital Outlay	0.00	0.00	0.00	2,300.00	-2,300.00	0.00%
Department: 40 - MEDC Total:	931,118.00	931,118.00	37,105.42	527,540.99	403,577.01	43.34%
Expense Total:	931,118.00	931,118.00	37,105.42	527,540.99	403,577.01	43.34%
Total Revenues	952,000.00	952,000.00	90,962.38	990,055.57	38,055.57	4.00%
Total Expenses	931,118.00	931,118.00	37,105.42	527,540.99	403,577.01	43.34%
Fund: 400 - MEDC Surplus (Deficit):	20,882.00	20,882.00	53,856.96	462,514.58	441,632.58	-2,114.90%
<b>Fund: 500 - Debt Service</b>						
<b>Revenue</b>						
Department: 00 - Revenue						
41 - Taxes	481,750.00	481,750.00	6,453.68	498,480.91	16,730.91	3.47%
46 - Miscellaneous Revenues	685,999.00	685,999.00	58,006.90	639,746.80	-46,252.20	6.74%
Department: 00 - Revenue Total:	1,167,749.00	1,167,749.00	64,460.58	1,138,227.71	-29,521.29	2.53%
Revenue Total:	1,167,749.00	1,167,749.00	64,460.58	1,138,227.71	-29,521.29	2.53%
<b>Expense</b>						
Department: 50 - Debt Service						
56 - Debt Service	1,159,601.00	1,159,601.00	169,122.50	1,159,400.50	200.50	0.02%
Department: 50 - Debt Service Total:	1,159,601.00	1,159,601.00	169,122.50	1,159,400.50	200.50	0.02%
Expense Total:	1,159,601.00	1,159,601.00	169,122.50	1,159,400.50	200.50	0.02%
Total Revenues	1,167,749.00	1,167,749.00	64,460.58	1,138,227.71	-29,521.29	2.53%
Total Expenses	1,159,601.00	1,159,601.00	169,122.50	1,159,400.50	200.50	0.02%
Fund: 500 - Debt Service Surplus (Deficit):	8,148.00	8,148.00	-104,661.92	-21,172.79	-29,320.79	359.85%
<b>Fund: 700 - Court Security</b>						
<b>Revenue</b>						
Department: 00 - Revenue						
44 - Fine & Fees	7,400.00	7,400.00	1,044.43	8,275.82	875.82	11.84%
46 - Miscellaneous Revenues	5.00	5.00	68.01	557.81	552.81	11,056.20%
Department: 00 - Revenue Total:	7,405.00	7,405.00	1,112.44	8,833.63	1,428.63	19.29%
Revenue Total:	7,405.00	7,405.00	1,112.44	8,833.63	1,428.63	19.29%
<b>Expense</b>						
Department: 70 - Court Security						
52 - Services	2,300.00	2,300.00	0.00	0.00	2,300.00	100.00%
Department: 70 - Court Security Total:	2,300.00	2,300.00	0.00	0.00	2,300.00	100.00%
Expense Total:	2,300.00	2,300.00	0.00	0.00	2,300.00	100.00%
Total Revenues	7,405.00	7,405.00	1,112.44	8,833.63	1,428.63	19.29%
Total Expenses	2,300.00	2,300.00	0.00	0.00	2,300.00	100.00%
Fund: 700 - Court Security Surplus (Deficit):	5,105.00	5,105.00	1,112.44	8,833.63	3,728.63	-73.04%
<b>Fund: 710 - Child Safety</b>						
<b>Revenue</b>						
Department: 00 - Revenue						
44 - Fine & Fees	100.00	100.00	0.00	147.33	47.33	47.33%

## Budget Report

For Fiscal: 2024-2025 Period Ending: 08/31/2025

ExpCategory;RevCategor...	Original Total Budget	Current Total Budget	Period Activity	Fiscal Activity	Variance Favorable (Unfavorable)	Percent Remaining
46 - Miscellaneous Revenues	1.00	1.00	0.97	7.08	6.08	608.00%
Department: 00 - Revenue Total:	101.00	101.00	0.97	154.41	53.41	52.88%
Revenue Total:	101.00	101.00	0.97	154.41	53.41	52.88%
Total Revenues	101.00	101.00	0.97	154.41	53.41	52.88%
Total Expenses	0.00	0.00	0.00	0.00	0.00	0.00%
Fund: 710 - Child Safety Total:	101.00	101.00	0.97	154.41	53.41	52.88%
Fund: 720 - Truancy Prevention						
Revenue						
Department: 00 - Revenue						
44 - Fine & Fees	7,000.00	7,000.00	1,044.32	8,319.58	1,319.58	18.85%
46 - Miscellaneous Revenues	5.00	5.00	56.79	436.00	431.00	8,620.00%
Department: 00 - Revenue Total:	7,005.00	7,005.00	1,101.11	8,755.58	1,750.58	24.99%
Revenue Total:	7,005.00	7,005.00	1,101.11	8,755.58	1,750.58	24.99%
Total Revenues	7,005.00	7,005.00	1,101.11	8,755.58	1,750.58	24.99%
Total Expenses	0.00	0.00	0.00	0.00	0.00	0.00%
Fund: 720 - Truancy Prevention Total:	7,005.00	7,005.00	1,101.11	8,755.58	1,750.58	24.99%
Fund: 730 - Jury - Local						
Revenue						
Department: 00 - Revenue						
44 - Fine & Fees	125.00	125.00	20.87	166.39	41.39	33.11%
46 - Miscellaneous Revenues	1.00	1.00	0.59	2.81	1.81	181.00%
Department: 00 - Revenue Total:	126.00	126.00	21.46	169.20	43.20	34.29%
Revenue Total:	126.00	126.00	21.46	169.20	43.20	34.29%
Total Revenues	126.00	126.00	21.46	169.20	43.20	34.29%
Total Expenses	0.00	0.00	0.00	0.00	0.00	0.00%
Fund: 730 - Jury - Local Total:	126.00	126.00	21.46	169.20	43.20	34.29%
Fund: 750 - Court Technology						
Revenue						
Department: 00 - Revenue						
44 - Fine & Fees	6,050.00	6,050.00	867.65	6,862.65	812.65	13.43%
46 - Miscellaneous Revenues	40.00	40.00	137.58	1,337.24	1,297.24	3,243.10%
Department: 00 - Revenue Total:	6,090.00	6,090.00	1,005.23	8,199.89	2,109.89	34.65%
Revenue Total:	6,090.00	6,090.00	1,005.23	8,199.89	2,109.89	34.65%
Expense						
Department: 75 - Court Technology						
52 - Services	1,000.00	1,000.00	0.00	999.62	0.38	0.04%
Department: 75 - Court Technology Total:	1,000.00	1,000.00	0.00	999.62	0.38	0.04%
Expense Total:	1,000.00	1,000.00	0.00	999.62	0.38	0.04%
Total Revenues	6,090.00	6,090.00	1,005.23	8,199.89	2,109.89	34.65%
Total Expenses	1,000.00	1,000.00	0.00	999.62	0.38	0.04%
Fund: 750 - Court Technology Surplus (Deficit):	5,090.00	5,090.00	1,005.23	7,200.27	2,110.27	-41.46%
Fund: 800 - Hotel Occupancy						
Revenue						
Department: 00 - Revenue						
41 - Taxes	3,500.00	3,500.00	0.00	4,713.90	1,213.90	34.68%
46 - Miscellaneous Revenues	40.00	40.00	100.81	1,028.82	988.82	2,472.05%
Department: 00 - Revenue Total:	3,540.00	3,540.00	100.81	5,742.72	2,202.72	62.22%
Revenue Total:	3,540.00	3,540.00	100.81	5,742.72	2,202.72	62.22%

## Budget Report

For Fiscal: 2024-2025 Period Ending: 08/31/2025

ExpCategory;RevCategor...	Original Total Budget	Current Total Budget	Period Activity	Fiscal Activity	Variance Favorable (Unfavorable)	Percent Remaining
<b>Expense</b>						
<b>Department: 80 - Hotel Occupancy</b>						
53 - Supplies	0.00	0.00	0.00	90.61	-90.61	0.00%
54 - Other Operations	3,500.00	3,500.00	0.00	2,000.00	1,500.00	42.86%
<b>Department: 80 - Hotel Occupancy Total:</b>	<b>3,500.00</b>	<b>3,500.00</b>	<b>0.00</b>	<b>2,090.61</b>	<b>1,409.39</b>	<b>40.27%</b>
<b>Expense Total:</b>	<b>3,500.00</b>	<b>3,500.00</b>	<b>0.00</b>	<b>2,090.61</b>	<b>1,409.39</b>	<b>40.27%</b>
<b>Total Revenues</b>	<b>3,540.00</b>	<b>3,540.00</b>	<b>100.81</b>	<b>5,742.72</b>	<b>2,202.72</b>	<b>62.22%</b>
<b>Total Expenses</b>	<b>3,500.00</b>	<b>3,500.00</b>	<b>0.00</b>	<b>2,090.61</b>	<b>1,409.39</b>	<b>40.27%</b>
<b>Fund: 800 - Hotel Occupancy Surplus (Deficit):</b>	<b>40.00</b>	<b>40.00</b>	<b>100.81</b>	<b>3,652.11</b>	<b>3,612.11</b>	<b>-9,030.28%</b>
<b>Fund: 850 - Police Asset</b>						
<b>Revenue</b>						
<b>Department: 00 - Revenue</b>						
46 - Miscellaneous Revenues	0.00	0.00	54.00	581.66	581.66	0.00%
<b>Department: 00 - Revenue Total:</b>	<b>0.00</b>	<b>0.00</b>	<b>54.00</b>	<b>581.66</b>	<b>581.66</b>	<b>0.00%</b>
<b>Revenue Total:</b>	<b>0.00</b>	<b>0.00</b>	<b>54.00</b>	<b>581.66</b>	<b>581.66</b>	<b>0.00%</b>
<b>Total Revenues</b>	<b>0.00</b>	<b>0.00</b>	<b>54.00</b>	<b>581.66</b>	<b>581.66</b>	<b>0.00%</b>
<b>Total Expenses</b>	<b>0.00</b>	<b>0.00</b>	<b>0.00</b>	<b>0.00</b>	<b>0.00</b>	<b>0.00%</b>
<b>Fund: 850 - Police Asset Total:</b>	<b>0.00</b>	<b>0.00</b>	<b>54.00</b>	<b>581.66</b>	<b>581.66</b>	<b>0.00%</b>
<b>Fund: 860 - Shop w/a Cop</b>						
<b>Revenue</b>						
<b>Department: 00 - Revenue</b>						
46 - Miscellaneous Revenues	4,010.00	4,010.00	20.01	10,160.86	6,150.86	153.39%
<b>Department: 00 - Revenue Total:</b>	<b>4,010.00</b>	<b>4,010.00</b>	<b>20.01</b>	<b>10,160.86</b>	<b>6,150.86</b>	<b>153.39%</b>
<b>Revenue Total:</b>	<b>4,010.00</b>	<b>4,010.00</b>	<b>20.01</b>	<b>10,160.86</b>	<b>6,150.86</b>	<b>153.39%</b>
<b>Expense</b>						
<b>Department: 86 - Shop w/a Cop</b>						
54 - Other Operations	4,000.00	4,000.00	0.00	4,395.37	-395.37	-9.88%
<b>Department: 86 - Shop w/a Cop Total:</b>	<b>4,000.00</b>	<b>4,000.00</b>	<b>0.00</b>	<b>4,395.37</b>	<b>-395.37</b>	<b>-9.88%</b>
<b>Expense Total:</b>	<b>4,000.00</b>	<b>4,000.00</b>	<b>0.00</b>	<b>4,395.37</b>	<b>-395.37</b>	<b>-9.88%</b>
<b>Total Revenues</b>	<b>4,010.00</b>	<b>4,010.00</b>	<b>20.01</b>	<b>10,160.86</b>	<b>6,150.86</b>	<b>153.39%</b>
<b>Total Expenses</b>	<b>4,000.00</b>	<b>4,000.00</b>	<b>0.00</b>	<b>4,395.37</b>	<b>-395.37</b>	<b>-9.88%</b>
<b>Fund: 860 - Shop w/a Cop Surplus (Deficit):</b>	<b>10.00</b>	<b>10.00</b>	<b>20.01</b>	<b>5,765.49</b>	<b>5,755.49</b>	<b>57,554.90%</b>
<b>Fund: 880 - CCPD - Crime Control &amp; Prevention District</b>						
<b>Revenue</b>						
<b>Department: 00 - Revenue</b>						
41 - Taxes	0.00	0.00	80,805.65	414,939.77	414,939.77	0.00%
46 - Miscellaneous Revenues	0.00	0.00	1,284.91	3,884.87	3,884.87	0.00%
<b>Department: 00 - Revenue Total:</b>	<b>0.00</b>	<b>0.00</b>	<b>82,090.56</b>	<b>418,824.64</b>	<b>418,824.64</b>	<b>0.00%</b>
<b>Revenue Total:</b>	<b>0.00</b>	<b>0.00</b>	<b>82,090.56</b>	<b>418,824.64</b>	<b>418,824.64</b>	<b>0.00%</b>
<b>Expense</b>						
<b>Department: 88 - CCPD</b>						
52 - Services	0.00	0.00	30,604.00	48,533.00	-48,533.00	0.00%
53 - Supplies	0.00	0.00	10,000.00	10,000.00	-10,000.00	0.00%
<b>Department: 88 - CCPD Total:</b>	<b>0.00</b>	<b>0.00</b>	<b>40,604.00</b>	<b>58,533.00</b>	<b>-58,533.00</b>	<b>0.00%</b>
<b>Expense Total:</b>	<b>0.00</b>	<b>0.00</b>	<b>40,604.00</b>	<b>58,533.00</b>	<b>-58,533.00</b>	<b>0.00%</b>
<b>Total Revenues</b>	<b>0.00</b>	<b>0.00</b>	<b>82,090.56</b>	<b>418,824.64</b>	<b>418,824.64</b>	<b>0.00%</b>
<b>Total Expenses</b>	<b>0.00</b>	<b>0.00</b>	<b>40,604.00</b>	<b>58,533.00</b>	<b>-58,533.00</b>	<b>0.00%</b>
<b>Fund: 880 - CCPD - Crime Control &amp; Prevention District Surplus (Defi...)</b>	<b>0.00</b>	<b>0.00</b>	<b>41,486.56</b>	<b>360,291.64</b>	<b>360,291.64</b>	<b>0.00%</b>
<b>Report Surplus (Deficit):</b>	<b>218,508.00</b>	<b>218,508.00</b>	<b>1,860,460.74</b>	<b>2,278,578.11</b>	<b>2,060,070.11</b>	<b>-942.79%</b>



Budget Report

For Fiscal: 2024-2025 Period Ending: 08/31/2025

Fund Summary

Fund	Original Total Budget	Current Total Budget	Period Activity	Fiscal Activity	Variance Favorable (Unfavorable)
100 - General Fund	171,401.00	171,401.00	-37,500.21	954,080.91	782,679.91
150 - Montgomery PID	600.00	600.00	0.00	46,269.35	45,669.35
200 - Capital Projects	0.00	0.00	1,894,522.10	361,664.29	361,664.29
300 - Water & Sewer	0.00	0.00	9,341.22	79,817.78	79,817.78
400 - MEDC	20,882.00	20,882.00	53,856.96	462,514.58	441,632.58
500 - Debt Service	8,148.00	8,148.00	-104,661.92	-21,172.79	-29,320.79
700 - Court Security	5,105.00	5,105.00	1,112.44	8,833.63	3,728.63
710 - Child Safety	101.00	101.00	0.97	154.41	53.41
720 - Truancy Prevention	7,005.00	7,005.00	1,101.11	8,755.58	1,750.58
730 - Jury - Local	126.00	126.00	21.46	169.20	43.20
750 - Court Technology	5,090.00	5,090.00	1,005.23	7,200.27	2,110.27
800 - Hotel Occupancy	40.00	40.00	100.81	3,652.11	3,612.11
850 - Police Asset	0.00	0.00	54.00	581.66	581.66
860 - Shop w/a Cop	10.00	10.00	20.01	5,765.49	5,755.49
880 - CCPD - Crime Control & Prev	0.00	0.00	41,486.56	360,291.64	360,291.64
<b>Report Surplus (Deficit):</b>	<b>218,508.00</b>	<b>218,508.00</b>	<b>1,860,460.74</b>	<b>2,278,578.11</b>	<b>2,060,070.11</b>



# Pooled Cash Report

City of Montgomery, TX  
For the Period Ending 8/31/2025

Item 25.

ACCOUNT #	ACCOUNT NAME	BEGINNING BALANCE	CURRENT ACTIVITY	CURRENT BALANCE
<b>CLAIM ON CASH</b>				
<a href="#">100-10100-00000</a>	Claim on Cash - General Fund 100	2,637,228.36	13,164.94	2,650,393.30
<a href="#">150-10100-00000</a>	Claim on Cash - PID Fund 150	47,094.35	0.00	47,094.35
<a href="#">200-10100-00000</a>	Claim on Cash - Construction Fund 200	(2,115,722.56)	1,812,041.32	(303,681.24)
<a href="#">300-10100-00000</a>	Claim on Cash - Water & Sewer Fund 300	198,557.54	(81,126.65)	117,430.89
<a href="#">400-10100-00000</a>	Claim on Cash - MEDC Fund 400	1,774,588.87	46,065.31	1,820,654.18
<a href="#">500-10100-00000</a>	Claim on Cash - Debt Service Fund 500	136,568.29	(105,195.63)	31,372.66
<a href="#">550-10100-00000</a>	Claim on Cash - General Long Term Debt Fund 550	0.00	0.00	0.00
<a href="#">600-10100-00000</a>	Claim on Cash - Grant Acct Fund 600	20.10	0.00	20.10
<a href="#">700-10100-00000</a>	Claim on Cash - Court Security Fund 700	18,486.10	1,112.44	19,598.54
<a href="#">710-10100-00000</a>	Claim on Cash - Child Safety	278.44	0.97	279.41
<a href="#">720-10100-00000</a>	Claim on Cash - Truancy Prevention	15,264.11	1,101.11	16,365.22
<a href="#">730-10100-00000</a>	Claim on Cash - Jury-Local	147.74	21.46	169.20
<a href="#">750-10100-00000</a>	Claim on Cash - Court Technology Fund 750	38,641.12	1,005.23	39,646.35
<a href="#">800-10100-00000</a>	Claim on Cash - Hotel Occupancy Fund 800	28,950.97	100.81	29,051.78
<a href="#">850-10100-00000</a>	Claim on Cash - Police Asset Fund 850	15,506.52	54.00	15,560.52
<a href="#">860-10100-00000</a>	Claim on Cash - Shop w/a Cop	5,745.48	20.01	5,765.49
<a href="#">870-10100-00000</a>	Claim on Cash - PD Drug & Misc	0.00	0.00	0.00
<a href="#">880-10100-00000</a>	Claim on Cash - CCPD	336,734.08	33,557.56	370,291.64
<b>TOTAL CLAIM ON CASH</b>		3,138,089.51	1,721,922.88	4,860,012.39
<b>CASH IN BANK</b>				
<b>Cash in Bank</b>				
<a href="#">999-10610-00000</a>	Pooled Cash - Operating	2,328,422.96	1,719,298.54	4,047,721.50
<a href="#">999-10620-00000</a>	Pooled Cash - Construction	275.64	0.89	276.53
<a href="#">999-10630-00000</a>	Pooled Cash - Water & Sewer	0.00	0.00	0.00
<a href="#">999-10640-00000</a>	Pooled Cash - MEDC	746,636.22	2,420.14	749,056.36
<a href="#">999-10650-00000</a>	Pooled Cash - Debt Service	58,463.72	189.40	58,653.12
<a href="#">999-10660-00000</a>	Pooled Cash - Grant	0.00	0.00	0.00
<a href="#">999-10661-00000</a>	Pooled Cash - Grant 1	0.00	0.00	0.00
<a href="#">999-10662-00000</a>	Pooled Cash - Grant 2	0.00	0.00	0.00
<a href="#">999-10670-00000</a>	Pooled Cash - Court Security	0.00	0.00	0.00
<a href="#">999-10675-00000</a>	Pooled Cash - Court Tech	0.00	0.00	0.00
<a href="#">999-10680-00000</a>	Pooled Cash - HOT	0.00	0.00	0.00
<a href="#">999-10685-00000</a>	Pooled Cash - PD Forfeiture	0.00	0.00	0.00
<a href="#">999-10687-00000</a>	Pooled Cash - PD Drug & Misc	0.00	0.00	0.00
<a href="#">999-10699-00000</a>	Pooled Cash - Home Depot Escrow	4,290.97	13.91	4,304.88
<b>TOTAL: Cash in Bank</b>		3,138,089.51	1,721,922.88	4,860,012.39
<b>Wages Payable</b>				
<a href="#">999-23099-00000</a>	Wages Payable	0.00	0.00	0.00
<b>TOTAL: Wages Payable</b>		0.00	0.00	0.00
<b>TOTAL CASH IN BANK</b>		3,138,089.51	1,721,922.88	4,860,012.39
<b>DUE TO OTHER FUNDS</b>				
<a href="#">999-24290-00000</a>	Due To Other Funds	3,138,089.51	1,721,922.88	4,860,012.39
<b>TOTAL DUE TO OTHER FUNDS</b>		3,138,089.51	1,721,922.88	4,860,012.39

ACCOUNT #	ACCOUNT NAME	BEGINNING BALANCE	CURRENT ACTIVITY	CURREN BALANCE	
Claim on Cash	4,860,012.39	Claim on Cash	4,860,012.39	Cash in Bank	4,860,012.39
Cash in Bank	4,860,012.39	Due To Other Funds	4,860,012.39	Due To Other Funds	4,860,012.39
Difference	0.00	Difference	0.00	Difference	0.00

ACCOUNT #	ACCOUNT NAME	BEGINNING BALANCE	CURRENT ACTIVITY	CURRE BALANCE	
<b>ACCOUNTS PAYABLE PENDING</b>					
<a href="#">100-22099-00000</a>	Accounts Payable Pending	154,424.97	132,160.22	286,585.19	
<a href="#">150-22099-00000</a>	Accounts Payable Pending	0.00	0.00	0.00	
<a href="#">200-22099-00000</a>	Accounts Payable Pending	68,704.08	(64,530.15)	4,173.93	
<a href="#">300-22099-00000</a>	Accounts Payable Pending	95,827.91	(50,605.47)	45,222.44	
<a href="#">400-22099-00000</a>	Accounts Payable Pending	55.06	(55.06)	0.00	
<a href="#">500-22099-00000</a>	Accounts Payable Pending	0.00	0.00	0.00	
<a href="#">550-22099-00000</a>	Accounts Payable Pending	0.00	0.00	0.00	
<a href="#">600-22099-00000</a>	Accounts Payable Pending	0.00	0.00	0.00	
<a href="#">700-22099-00000</a>	Accounts Payable Pending	0.00	0.00	0.00	
<a href="#">750-22099-00000</a>	Accounts Payable Pending	0.00	0.00	0.00	
<a href="#">800-22099-00000</a>	Accounts Payable Pending	0.00	0.00	0.00	
<a href="#">850-22099-00000</a>	Accounts Payable Pending	0.00	0.00	0.00	
<b>TOTAL ACCOUNTS PAYABLE PENDING</b>		<u>319,012.02</u>	<u>16,969.54</u>	<u>335,981.56</u>	
<b>DUE FROM OTHER FUNDS</b>					
<a href="#">999-12200-00000</a>	Due From Other Funds	(336,941.02)	(9,040.54)	(345,981.56)	
<b>TOTAL DUE FROM OTHER FUNDS</b>		<u>(336,941.02)</u>	<u>(9,040.54)</u>	<u>(345,981.56)</u>	
<b>ACCOUNTS PAYABLE</b>					
<a href="#">999-22000-00000</a>	Accounts Payable Control	<u>336,941.02</u>	<u>9,040.54</u>	<u>345,981.56</u>	
<b>TOTAL ACCOUNTS PAYABLE</b>		<u>336,941.02</u>	<u>9,040.54</u>	<u>345,981.56</u>	
<b>AP Pending</b>	335,981.56	<b>AP Pending</b>	335,981.56	<b>Due From Other Funds</b>	345,981.56
<b>Due From Other Funds</b>	<u>345,981.56</u>	<b>Accounts Payable</b>	<u>345,981.56</u>	<b>Accounts Payable</b>	<u>345,981.56</u>
<b>Difference</b>	<u>(10,000.00)</u>	<b>Difference</b>	<u>(10,000.00)</u>	<b>Difference</b>	<u>0.00</u>



# Pooled Cash Report

City of Montgomery, TX  
For the Period Ending 8/31/2025

Item 25.

ACCOUNT #	ACCOUNT NAME	BEGINNING BALANCE	CURRENT ACTIVITY	CURRENT BALANCE	
<b><u>CLAIM ON CASH</u></b>					
<a href="#">100-10110-00000</a>	Claim on Pooled Investments - General Fund	2,963,991.61	10,837.68	2,974,829.29	
<a href="#">150-10110-00000</a>	Claim on Pooled Investments - PID	0.00	0.00	0.00	
<a href="#">200-10110-00000</a>	Claim on Pooled Investments - Construction	4,995,157.77	18,264.54	5,013,422.31	
<a href="#">300-10110-00000</a>	Claim on Pooled Investments - Water & Sewer	1,998,062.56	6,793.91	2,004,856.47	
<a href="#">400-10110-00000</a>	Claim on Pooled Investments - MEDC	2,115,862.44	7,736.59	2,123,599.03	
<a href="#">500-10110-00000</a>	Claim on Pooled Investments - Debt Service	5,971.21	533.71	6,504.92	
<a href="#">550-10110-00000</a>	Claim on Pooled Investments - Long Term Debt	0.00	0.00	0.00	
<a href="#">600-10110-00000</a>	Claim on Pooled Investments - Grants	0.00	0.00	0.00	
<a href="#">800-10110-00000</a>	Claim on Pooled Investments - HOT	0.00	0.00	0.00	
<a href="#">850-10110-00000</a>	Claim on Pooled Investments - Police Assets	0.00	0.00	0.00	
<b>TOTAL CLAIM ON CASH</b>		<u>12,079,045.59</u>	<u>44,166.43</u>	<u>12,123,212.02</u>	
<b><u>CASH IN BANK</u></b>					
<b>Cash in Bank</b>					
<a href="#">997-10610-00000</a>	Pooled Inv - General Fund	2,555,399.33	9,343.70	2,564,743.03	
<a href="#">997-10611-00000</a>	Pooled Inv - General Fund Reimb	408,592.28	1,493.98	410,086.26	
<a href="#">997-10620-00000</a>	Pooled Inv - Infrastructure	53,854.57	196.90	54,051.47	
<a href="#">997-10621-00000</a>	Pooled Inv - Mobility	11,531.84	42.15	11,573.99	
<a href="#">997-10622-00000</a>	Pooled Inv - Building Fund	791,979.44	2,895.85	794,875.29	
<a href="#">997-10629-00000</a>	Pooled Inv - ARPA	387,731.51	1,417.71	389,149.22	
<a href="#">997-10630-00000</a>	Pooled Inv - Utility Fund	1,858,062.57	6,793.91	1,864,856.48	
<a href="#">997-10640-00000</a>	Pooled Inv - MEDC General	1,612,306.34	5,895.36	1,618,201.70	
<a href="#">997-10641-00000</a>	Pooled Inv - MEDC Reimb	272,899.36	997.85	273,897.21	
<a href="#">997-10642-00000</a>	Pooled Inv - MEDC Downtown	230,656.74	843.38	231,500.12	
<a href="#">997-10650-00000</a>	Pooled Inv - TR C of O 2024	3,750,060.41	13,711.93	3,763,772.34	
<a href="#">997-10651-00000</a>	Pooled Inv - Debt Service TWDB	145,971.20	533.71	146,504.91	
<b>TOTAL: Cash in Bank</b>		<u>12,079,045.59</u>	<u>44,166.43</u>	<u>12,123,212.02</u>	
<b>TOTAL CASH IN BANK</b>		<u>12,079,045.59</u>	<u>44,166.43</u>	<u>12,123,212.02</u>	
<b><u>DUE TO OTHER FUNDS</u></b>					
<a href="#">997-24290-00000</a>	Due To Other Funds	12,079,045.59	44,166.43	12,123,212.02	
<b>TOTAL DUE TO OTHER FUNDS</b>		<u>12,079,045.59</u>	<u>44,166.43</u>	<u>12,123,212.02</u>	
Claim on Cash	12,123,212.02	Claim on Cash	12,123,212.02	Cash in Bank	12,123,212.02
Cash in Bank	12,123,212.02	Due To Other Funds	12,123,212.02	Due To Other Funds	12,123,212.02
Difference	0.00	Difference	0.00	Difference	0.00



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

# Budget Report

## Account Summary

For Fiscal: 2024-2025 Period Ending: 08/31/2025

		Original Total Budget	Current Total Budget	Period Activity	Fiscal Activity	Variance Favorable (Unfavorable)	Percent Remaining
<b>Fund: 100 - General Fund</b>							
<b>Revenue</b>							
<b>Department: 00 - Revenue</b>							
<a href="#">100-00-41100-0000000</a>	Ad Valorem Taxes - Current	1,548,638.00	1,548,638.00	9,823.31	1,636,800.78	88,162.78	105.69 %
<a href="#">100-00-41110-0000000</a>	Ad Valorem Taxes - Delinquent	5,000.00	5,000.00	10,032.67	31,717.38	26,717.38	634.35 %
<a href="#">100-00-41120-0000000</a>	Penalty & Interest - Current	10,000.00	10,000.00	661.27	9,721.14	-278.86	2.79 %
<a href="#">100-00-41130-0000000</a>	Penalty & Interest - Delinquent	3,000.00	3,000.00	419.83	3,033.92	33.92	101.13 %
<a href="#">100-00-41140-0000000</a>	Rendition Penalty	100.00	100.00	7.93	1,344.59	1,244.59	1,344.59 %
<a href="#">100-00-41230-0000000</a>	Right of Way Use Fees	6,000.00	6,000.00	1,681.45	7,140.75	1,140.75	119.01 %
<a href="#">100-00-41300-0000000</a>	Franchise Tax	95,000.00	95,000.00	1,198.16	10,213.19	-84,786.81	89.25 %
<a href="#">100-00-41400-0000000</a>	Sales Tax	2,830,000.00	2,830,000.00	323,222.58	2,584,762.71	-245,237.29	8.67 %
<a href="#">100-00-41405-0000000</a>	Sales Tax ILO AdVal Tax	1,415,000.00	1,415,000.00	161,611.30	1,292,381.86	-122,618.14	8.67 %
<a href="#">100-00-41410-0000000</a>	Mixed Beverage Tax	27,000.00	27,000.00	3,387.30	38,863.80	11,863.80	143.94 %
<a href="#">100-00-42110-0000000</a>	Vendor/Beverage Permits	2,500.00	2,500.00	50.00	2,935.00	435.00	117.40 %
<a href="#">100-00-42210-0000000</a>	Building Permits/MEP	485,000.00	485,000.00	100,220.00	578,480.61	93,480.61	119.27 %
<a href="#">100-00-43413-0000000</a>	Lease Funds - PD	1,050.00	1,050.00	0.00	3,035.65	1,985.65	289.11 %
<a href="#">100-00-44110-0000000</a>	Fines	216,260.00	216,260.00	25,031.90	238,784.93	22,524.93	110.42 %
<a href="#">100-00-44205-0000000</a>	Wrecker Service Fees	250.00	250.00	30.00	650.00	400.00	260.00 %
<a href="#">100-00-44210-0000000</a>	Sign Fees	3,000.00	3,000.00	300.00	1,475.00	-1,525.00	50.83 %
<a href="#">100-00-44215-0000000</a>	Plats, Zoning, Misc.	6,000.00	6,000.00	498.90	7,846.22	1,846.22	130.77 %
<a href="#">100-00-44220-0000000</a>	Culverts	1,000.00	1,000.00	0.00	1,765.00	765.00	176.50 %
<a href="#">100-00-44250-0000000</a>	Credit Card Fees	2,000.00	2,000.00	3,865.95	15,260.18	13,260.18	763.01 %
<a href="#">100-00-46110-0000000</a>	Community Building Rental	10,000.00	10,000.00	1,025.00	12,050.00	2,050.00	120.50 %
<a href="#">100-00-46200-0000000</a>	Interest Income	2,000.00	2,000.00	9,236.16	107,250.08	105,250.08	5,362.50 %
<a href="#">100-00-46210-0000000</a>	Interest Income - Inv	80,000.00	80,000.00	10,837.68	118,598.78	38,598.78	148.25 %
<a href="#">100-00-46840-0000000</a>	Transfers In - MEDC	187,354.00	187,354.00	15,612.83	171,741.17	-15,612.83	8.33 %
<a href="#">100-00-46900-0000000</a>	Unanticipated Income	20,000.00	20,000.00	4,739.96	136,612.46	116,612.46	683.06 %
<b>Department: 00 - Revenue Total:</b>		<b>6,956,152.00</b>	<b>6,956,152.00</b>	<b>683,494.18</b>	<b>7,012,465.20</b>	<b>56,313.20</b>	<b>0.81%</b>
<b>Revenue Total:</b>		<b>6,956,152.00</b>	<b>6,956,152.00</b>	<b>683,494.18</b>	<b>7,012,465.20</b>	<b>56,313.20</b>	<b>0.81%</b>
<b>Expense</b>							
<b>Department: 10 - Administration</b>							
<a href="#">100-10-51010-0000000</a>	Wages	664,622.00	664,622.00	49,438.88	532,066.72	132,555.28	19.94 %
<a href="#">100-10-51015-0000000</a>	Overtime	697.00	697.00	160.48	9,386.87	-8,689.87	-1,246.75 %
<a href="#">100-10-51020-0000000</a>	Payroll Taxes	53,120.00	53,120.00	3,591.14	38,082.54	15,037.46	28.31 %
<a href="#">100-10-51100-0000000</a>	Health Insurance	91,258.00	91,258.00	8,194.11	79,530.09	11,727.91	12.85 %
<a href="#">100-10-51120-0000000</a>	Unemployment Insurance	790.00	790.00	0.00	660.42	129.58	16.40 %
<a href="#">100-10-51130-0000000</a>	Workers Comp	1,805.00	1,805.00	150.08	1,201.15	603.85	33.45 %
<a href="#">100-10-51150-0000000</a>	Retirement Expense	71,828.00	71,828.00	5,302.16	45,814.84	26,013.16	36.22 %
<a href="#">100-10-51160-0000000</a>	Employee Assistance Program	720.00	720.00	0.00	514.28	205.72	28.57 %
<a href="#">100-10-52100-0000000</a>	Legal Fees	100,000.00	100,000.00	122,181.62	420,012.20	-320,012.20	-320.01 %
<a href="#">100-10-52120-0000000</a>	Audit Fees	36,000.00	36,000.00	0.00	33,500.00	2,500.00	6.94 %
<a href="#">100-10-52310-0000000</a>	Copier/Fax Machine	11,000.00	11,000.00	922.50	11,632.14	-632.14	-5.75 %
<a href="#">100-10-52340-0000000</a>	Leases - Parks and Recreation	0.00	0.00	0.00	11.22	-11.22	0.00 %
<a href="#">100-10-52340-4690806</a>	Leases - Parks and Recreation - Ad...	0.00	0.00	0.00	865.05	-865.05	0.00 %
<a href="#">100-10-52410-0000000</a>	Telephone	8,250.00	8,250.00	490.88	5,965.90	2,284.10	27.69 %
<a href="#">100-10-52501-0000000</a>	Advertising/Promotion	2,000.00	2,000.00	0.00	1,194.89	805.11	40.26 %
<a href="#">100-10-52502-0000000</a>	Legal Notices & Publications	12,000.00	12,000.00	2,372.32	4,885.30	7,114.70	59.29 %
<a href="#">100-10-52503-0000000</a>	Recording Fees	3,000.00	3,000.00	0.00	0.00	3,000.00	100.00 %
<a href="#">100-10-52505-0000000</a>	Codification	5,000.00	5,000.00	0.00	2,691.04	2,308.96	46.18 %
<a href="#">100-10-52506-0000000</a>	Records Mgt/Retention	1,500.00	1,500.00	0.00	600.00	900.00	60.00 %
<a href="#">100-10-52507-0000000</a>	Records Requests FOIA Program	6,300.00	6,300.00	0.00	6,548.86	-248.86	-3.95 %
<a href="#">100-10-52512-0000000</a>	General Consultant Fees	235,000.00	235,000.00	9,517.15	132,563.37	102,436.63	43.59 %

## Budget Report

For Fiscal: 2024-2025 Period Ending: 08/31/2025

		Original Total Budget	Current Total Budget	Period Activity	Fiscal Activity	Variance Favorable (Unfavorable)	Percent Remaining
<a href="#">100-10-52519-0000000</a>	Records Shredding	1,000.00	1,000.00	454.49	1,261.49	-261.49	-26.15 %
<a href="#">100-10-52520-0000000</a>	Inspections/Permits	364,000.00	364,000.00	75,173.81	359,435.25	4,564.75	1.25 %
<a href="#">100-10-52544-0000000</a>	Tax Assessor Fees	20,000.00	20,000.00	0.40	16,174.89	3,825.11	19.13 %
<a href="#">100-10-52545-0000000</a>	Election	60,000.00	60,000.00	0.00	17,929.00	42,071.00	70.12 %
<a href="#">100-10-52546-0000000</a>	Support Staff	0.00	0.00	0.00	27,928.56	-27,928.56	0.00 %
<a href="#">100-10-52549-0000000</a>	Computer Technology	51,750.00	51,750.00	8,914.40	71,317.59	-19,567.59	-37.81 %
<a href="#">100-10-52554-0000000</a>	Software Upgrades	30,000.00	30,000.00	5,000.00	24,885.00	5,115.00	17.05 %
<a href="#">100-10-52557-0000000</a>	Medical Exams & Testing	2,000.00	2,000.00	0.00	1,550.78	449.22	22.46 %
<a href="#">100-10-53100-0000000</a>	Operating Supplies	2,500.00	2,500.00	344.68	2,714.52	-214.52	-8.58 %
<a href="#">100-10-53105-0000000</a>	Printing & Office supplies	4,500.00	4,500.00	428.90	5,237.62	-737.62	-16.39 %
<a href="#">100-10-53106-0000000</a>	Postage	3,500.00	3,500.00	242.27	1,694.69	1,805.31	51.58 %
<a href="#">100-10-53410-0000000</a>	Travel & Training	20,000.00	20,000.00	550.00	10,318.07	9,681.93	48.41 %
<a href="#">100-10-53411-0000000</a>	Travel & Training - Council	2,500.00	2,500.00	2,614.42	3,756.98	-1,256.98	-50.28 %
<a href="#">100-10-53420-0000000</a>	Community Relations	5,000.00	5,000.00	0.00	5,953.27	-953.27	-19.07 %
<a href="#">100-10-53425-0000000</a>	Dues & Subscriptions	4,000.00	4,000.00	584.66	3,429.05	570.95	14.27 %
<a href="#">100-10-53431-0000000</a>	Insurance - Liability	1,948.00	1,948.00	249.13	12,813.83	-10,865.83	-557.79 %
<a href="#">100-10-53432-0000000</a>	Insurance - Property	2,708.00	2,708.00	241.55	2,647.05	60.95	2.25 %
<a href="#">100-10-53434-0000000</a>	Insurance - Bond	500.00	500.00	0.00	0.00	500.00	100.00 %
<a href="#">100-10-53440-0000000</a>	Employee Appreciation	5,000.00	5,000.00	312.91	3,474.45	1,525.55	30.51 %
<a href="#">100-10-53451-0000000</a>	Misc Expenses - Other	1,000.00	1,000.00	420.00	2,635.84	-1,635.84	-163.58 %
<a href="#">100-10-53454-0000000</a>	CC Merchant Fees	18,000.00	18,000.00	3,002.75	18,898.65	-898.65	-4.99 %
<a href="#">100-10-54110-0000000</a>	380 Sales Tax Rebate	490,000.00	490,000.00	0.00	0.00	490,000.00	100.00 %
<a href="#">100-10-54120-0000000</a>	380 Ad Valorem Tax Rebate	160,000.00	160,000.00	0.00	0.00	160,000.00	100.00 %
<a href="#">100-10-55310-0000000</a>	CO - Furniture	1,000.00	1,000.00	138.98	687.97	312.03	31.20 %
<a href="#">100-10-55415-0000000</a>	CO - Miscellaneous	0.00	0.00	0.00	537,641.87	-537,641.87	0.00 %
<b>Department: 10 - Administration Total:</b>		<b>2,555,796.00</b>	<b>2,555,796.00</b>	<b>300,994.67</b>	<b>2,460,113.30</b>	<b>95,682.70</b>	<b>3.74%</b>
<b>Department: 11 - Police</b>							
<a href="#">100-11-51010-0000000</a>	Wages	1,407,127.00	1,407,127.00	108,730.24	1,255,055.11	152,071.89	10.81 %
<a href="#">100-11-51015-0000000</a>	Overtime	60,000.00	60,000.00	5,064.93	58,069.13	1,930.87	3.22 %
<a href="#">100-11-51020-0000000</a>	Payroll Taxes	113,461.00	113,461.00	8,390.93	100,759.92	12,701.08	11.19 %
<a href="#">100-11-51100-0000000</a>	Health Insurance	221,356.00	221,356.00	17,068.67	200,914.91	20,441.09	9.23 %
<a href="#">100-11-51120-0000000</a>	Unemployment Insurance	2,106.00	2,106.00	0.00	1,103.60	1,002.40	47.60 %
<a href="#">100-11-51130-0000000</a>	Workers Comp	47,666.00	47,666.00	3,801.71	39,012.51	8,653.49	18.15 %
<a href="#">100-11-51150-0000000</a>	Retirement Expense	158,549.00	158,549.00	12,164.70	144,235.87	14,313.13	9.03 %
<a href="#">100-11-51160-0000000</a>	Employee Assistance Program	2,250.00	2,250.00	0.00	2,314.31	-64.31	-2.86 %
<a href="#">100-11-52210-0000000</a>	Auto Repairs	35,000.00	35,000.00	7,662.88	48,026.57	-13,026.57	-37.22 %
<a href="#">100-11-52255-0000000</a>	Equipment repairs	5,000.00	5,000.00	0.00	0.00	5,000.00	100.00 %
<a href="#">100-11-52310-0000000</a>	Copier/Fax Machine	6,000.00	6,000.00	465.00	5,481.94	518.06	8.63 %
<a href="#">100-11-52410-0000000</a>	Telephone	12,720.00	12,720.00	938.25	9,913.88	2,806.12	22.06 %
<a href="#">100-11-52506-0000000</a>	Records Mgt/Retention	500.00	500.00	0.00	0.00	500.00	100.00 %
<a href="#">100-11-52519-0000000</a>	Records Shredding	0.00	0.00	49.63	49.63	-49.63	0.00 %
<a href="#">100-11-52547-0000000</a>	Mobil Data Terminal	14,000.00	14,000.00	3,707.16	10,397.73	3,602.27	25.73 %
<a href="#">100-11-52549-0000000</a>	Computer Technology	51,500.00	51,500.00	5,078.49	45,569.70	5,930.30	11.52 %
<a href="#">100-11-52552-0000000</a>	Code Enforcement	2,500.00	2,500.00	0.00	2,500.00	0.00	0.00 %
<a href="#">100-11-52557-0000000</a>	Medical Exams & Testing	2,000.00	2,000.00	295.00	885.00	1,115.00	55.75 %
<a href="#">100-11-52561-0000000</a>	Radio Fees	6,500.00	6,500.00	3,060.00	4,676.00	1,824.00	28.06 %
<a href="#">100-11-53100-0000000</a>	Operating Supplies	6,000.00	6,000.00	686.29	7,435.01	-1,435.01	-23.92 %
<a href="#">100-11-53105-0000000</a>	Printing & Office supplies	4,000.00	4,000.00	302.91	1,647.83	2,352.17	58.80 %
<a href="#">100-11-53106-0000000</a>	Postage	500.00	500.00	14.43	34.62	465.38	93.08 %
<a href="#">100-11-53130-0000000</a>	Uniforms & Safety Equip	10,000.00	10,000.00	1,270.80	9,365.85	634.15	6.34 %
<a href="#">100-11-53131-0000000</a>	Protective Gear	10,000.00	10,000.00	0.00	0.00	10,000.00	100.00 %
<a href="#">100-11-53132-0000000</a>	Emergency Equipment	16,500.00	16,500.00	0.00	12,838.15	3,661.85	22.19 %
<a href="#">100-11-53133-0000000</a>	Tools	500.00	500.00	0.00	74.98	425.02	85.00 %
<a href="#">100-11-53140-0000000</a>	Fuel	65,000.00	65,000.00	13,290.74	62,736.69	2,263.31	3.48 %
<a href="#">100-11-53145-0000000</a>	Radios	15,000.00	15,000.00	0.00	20,755.48	-5,755.48	-38.37 %
<a href="#">100-11-53410-0000000</a>	Travel & Training	25,000.00	25,000.00	1,939.95	24,512.07	487.93	1.95 %
<a href="#">100-11-53420-0000000</a>	Community Relations	6,500.00	6,500.00	648.05	11,338.53	-4,838.53	-74.44 %
<a href="#">100-11-53425-0000000</a>	Dues & Subscriptions	2,500.00	2,500.00	275.00	1,571.00	929.00	37.16 %

## Budget Report

For Fiscal: 2024-2025 Period Ending: 08/31/2025

		Original Total Budget	Current Total Budget	Period Activity	Fiscal Activity	Variance Favorable (Unfavorable)	Percent Remaining
<a href="#">100-11-53431-0000000</a>	Insurance - Liability	27,954.00	27,954.00	3,019.86	38,550.26	-10,596.26	-37.91 %
<a href="#">100-11-53432-0000000</a>	Insurance - Property	11,032.00	11,032.00	889.50	11,971.14	-939.14	-8.51 %
<a href="#">100-11-53440-0000000</a>	Employee Appreciation	3,000.00	3,000.00	151.52	583.07	2,416.93	80.56 %
<a href="#">100-11-53451-0000000</a>	Misc Expenses - Other	0.00	0.00	0.00	247.56	-247.56	0.00 %
<a href="#">100-11-55310-0000000</a>	CO - Furniture	2,000.00	2,000.00	0.00	0.00	2,000.00	100.00 %
<a href="#">100-11-55311-0000000</a>	CO - Police Cars	93,351.00	93,351.00	5,720.19	77,975.22	15,375.78	16.47 %
<a href="#">100-11-55312-0000000</a>	CO - Emergency Lights, Decals	20,000.00	20,000.00	17.98	14,054.06	5,945.94	29.73 %
<a href="#">100-11-55313-0000000</a>	CO - Computers Equipment	27,000.00	27,000.00	0.00	15,962.74	11,037.26	40.88 %
<a href="#">100-11-55314-0000000</a>	CO - Radar	8,000.00	8,000.00	0.00	0.00	8,000.00	100.00 %
<a href="#">100-11-55316-0000000</a>	CO - Ballistic Vests & Shields	8,500.00	8,500.00	0.00	4,607.86	3,892.14	45.79 %
<a href="#">100-11-55317-0000000</a>	CO - Patrol Weapons	26,000.00	26,000.00	0.00	25,197.39	802.61	3.09 %
<a href="#">100-11-55318-0000000</a>	CO - Traffic Equipment	25,000.00	25,000.00	0.00	25,000.00	0.00	0.00 %
<a href="#">100-11-55319-0000000</a>	CO - Investigate & Testing Equipme...	12,000.00	12,000.00	382.03	12,514.97	-514.97	-4.29 %
<a href="#">100-11-55325-0000000</a>	CO - Heavey Equipment Upkeep	11,800.00	11,800.00	130.77	-209.87	12,009.87	101.78 %
<a href="#">100-11-55396-0000000</a>	CO - Vehicle Replacement - CPF 240...	15,000.00	15,000.00	0.00	0.00	15,000.00	100.00 %
<a href="#">100-11-55412-0000000</a>	CO - Public Safety Technology	107,000.00	107,000.00	96,550.78	110,039.88	-3,039.88	-2.84 %
<b>Department: 11 - Police Total:</b>		<b>2,707,372.00</b>	<b>2,707,372.00</b>	<b>301,768.39</b>	<b>2,417,770.30</b>	<b>289,601.70</b>	<b>10.70%</b>
<b>Department: 12 - Public Works</b>							
<a href="#">100-12-51010-0000000</a>	Wages	225,161.00	225,161.00	16,218.00	182,045.98	43,115.02	19.15 %
<a href="#">100-12-51015-0000000</a>	Overtime	5,500.00	5,500.00	0.00	4,171.34	1,328.66	24.16 %
<a href="#">100-12-51020-0000000</a>	Payroll Taxes	17,832.00	17,832.00	1,228.29	14,645.97	3,186.03	17.87 %
<a href="#">100-12-51100-0000000</a>	Health Insurance	41,792.00	41,792.00	2,773.30	30,328.99	11,463.01	27.43 %
<a href="#">100-12-51120-0000000</a>	Unemployment Insurance	878.00	878.00	13.14	438.87	439.13	50.01 %
<a href="#">100-12-51130-0000000</a>	Workers Comp	6,713.00	6,713.00	350.16	4,409.45	2,303.55	34.31 %
<a href="#">100-12-51150-0000000</a>	Retirement Expense	21,909.00	21,909.00	1,533.12	18,050.48	3,858.52	17.61 %
<a href="#">100-12-51160-0000000</a>	Employee Assistance Program	375.00	375.00	0.00	450.00	-75.00	-20.00 %
<a href="#">100-12-52110-0000000</a>	Engineering	110,000.00	110,000.00	23,859.38	184,479.92	-74,479.92	-67.71 %
<a href="#">100-12-52210-0000000</a>	Auto Repairs	6,000.00	6,000.00	80.81	5,009.89	990.11	16.50 %
<a href="#">100-12-52221-0000000</a>	Bldg Repairs-City Hall	26,000.00	26,000.00	141.53	4,911.56	21,088.44	81.11 %
<a href="#">100-12-52222-0000000</a>	Bldg Repairs - Comm Center	5,000.00	5,000.00	44.49	1,682.06	3,317.94	66.36 %
<a href="#">100-12-52224-0000000</a>	City Hall Cleaning	13,000.00	13,000.00	1,200.00	11,280.00	1,720.00	13.23 %
<a href="#">100-12-52231-0000000</a>	Park Maint - Memory Pk	10,000.00	10,000.00	154.47	20,552.65	-10,552.65	-105.53 %
<a href="#">100-12-52232-0000000</a>	Park Maint - Fernland	10,000.00	10,000.00	456.61	15,536.34	-5,536.34	-55.36 %
<a href="#">100-12-52233-0000000</a>	Park Maint - Cedar Brake Park	10,000.00	10,000.00	1,345.10	24,056.43	-14,056.43	-140.56 %
<a href="#">100-12-52234-0000000</a>	Park Maint - Homecoming Park	10,000.00	10,000.00	9.99	987.72	9,012.28	90.12 %
<a href="#">100-12-52235-0000000</a>	Mowing	140,000.00	140,000.00	26,855.00	114,310.00	25,690.00	18.35 %
<a href="#">100-12-52240-0000000</a>	Downtown Repairs	2,000.00	2,000.00	0.00	337.44	1,662.56	83.13 %
<a href="#">100-12-52250-0000000</a>	Vehicles & Equipment - Maint	3,500.00	3,500.00	479.24	3,625.24	-125.24	-3.58 %
<a href="#">100-12-52255-0000000</a>	Equipment repairs	4,000.00	4,000.00	194.29	6,487.68	-2,487.68	-62.19 %
<a href="#">100-12-52265-0000000</a>	Streets - Contract Labor	250,000.00	250,000.00	0.00	69,000.48	180,999.52	72.40 %
<a href="#">100-12-52270-0000000</a>	Mosquito Spraying	6,500.00	6,500.00	1,125.00	6,300.00	200.00	3.08 %
<a href="#">100-12-52410-0000000</a>	Telephone	9,000.00	9,000.00	396.61	7,309.08	1,690.92	18.79 %
<a href="#">100-12-52421-0000000</a>	Utilities - Street Lights	15,500.00	15,500.00	1,416.91	14,295.63	1,204.37	7.77 %
<a href="#">100-12-52422-0000000</a>	Utilities - Downtown Utilities	1,500.00	1,500.00	49.59	987.67	512.33	34.16 %
<a href="#">100-12-52423-0000000</a>	Utilities - Cedar Brake Park	2,200.00	2,200.00	153.75	1,844.54	355.46	16.16 %
<a href="#">100-12-52424-0000000</a>	Utilities - Homecoming Park	1,200.00	1,200.00	80.54	866.60	333.40	27.78 %
<a href="#">100-12-52425-0000000</a>	Utilities - Fernland Park	6,000.00	6,000.00	416.09	4,898.07	1,101.93	18.37 %
<a href="#">100-12-52426-0000000</a>	Utilities - City Hall	14,300.00	14,300.00	1,266.59	10,082.95	4,217.05	29.49 %
<a href="#">100-12-52427-0000000</a>	Utilities - Community Center Buildi...	6,500.00	6,500.00	616.31	7,492.44	-992.44	-15.27 %
<a href="#">100-12-52428-0000000</a>	Utilities - Memory Park	9,000.00	9,000.00	1,711.99	16,474.33	-7,474.33	-83.05 %
<a href="#">100-12-52429-0000000</a>	Utilities - 213 Prairie	1,885.00	1,885.00	227.20	1,057.24	827.76	43.91 %
<a href="#">100-12-52430-0000000</a>	Utilities - Electronic Sign-City	1,590.00	1,590.00	78.13	691.29	898.71	56.52 %
<a href="#">100-12-52549-0000000</a>	Computer Technology	22,000.00	22,000.00	1,560.98	22,780.78	-780.78	-3.55 %
<a href="#">100-12-53100-0000000</a>	Operating Supplies	8,000.00	8,000.00	149.22	3,656.27	4,343.73	54.30 %
<a href="#">100-12-53105-0000000</a>	Printing & Office supplies	1,600.00	1,600.00	48.82	2,072.58	-472.58	-29.54 %
<a href="#">100-12-53106-0000000</a>	Postage	750.00	750.00	0.00	0.00	750.00	100.00 %
<a href="#">100-12-53130-0000000</a>	Uniforms & Safety Equip	4,700.00	4,700.00	272.12	2,756.39	1,943.61	41.35 %
<a href="#">100-12-53133-0000000</a>	Tools	3,300.00	3,300.00	142.94	3,454.18	-154.18	-4.67 %

## Budget Report

For Fiscal: 2024-2025 Period Ending: 08/31/2025

		Original Total Budget	Current Total Budget	Period Activity	Fiscal Activity	Variance Favorable (Unfavorable)	Percent Remaining
<a href="#">100-12-53140-0000000</a>	Fuel	14,000.00	14,000.00	846.27	9,533.54	4,466.46	31.90 %
<a href="#">100-12-53180-0000000</a>	Cedar Break Park - S&E	2,000.00	2,000.00	0.00	1,405.24	594.76	29.74 %
<a href="#">100-12-53181-0000000</a>	Homecoming Park - S&E	2,000.00	2,000.00	0.00	774.62	1,225.38	61.27 %
<a href="#">100-12-53182-0000000</a>	Fernland Park - S&E	2,000.00	2,000.00	0.00	1,379.84	620.16	31.01 %
<a href="#">100-12-53183-0000000</a>	Memory Park - S&E	2,000.00	2,000.00	0.00	632.19	1,367.81	68.39 %
<a href="#">100-12-53184-0000000</a>	Community Building - S&E	2,000.00	2,000.00	0.00	550.17	1,449.83	72.49 %
<a href="#">100-12-53220-0000000</a>	Street Repairs - Minor	10,000.00	10,000.00	0.00	1,326.56	8,673.44	86.73 %
<a href="#">100-12-53230-0000000</a>	Streets & Drainage - S&E	2,000.00	2,000.00	0.00	375.00	1,625.00	81.25 %
<a href="#">100-12-53235-0000000</a>	Culverts	1,000.00	1,000.00	0.00	950.46	49.54	4.95 %
<a href="#">100-12-53338-0000000</a>	Street Signs	3,300.00	3,300.00	0.00	1,848.87	1,451.13	43.97 %
<a href="#">100-12-53410-0000000</a>	Travel & Training	5,500.00	5,500.00	923.16	3,609.94	1,890.06	34.36 %
<a href="#">100-12-53420-0000000</a>	Community Relations	1,000.00	1,000.00	0.00	0.00	1,000.00	100.00 %
<a href="#">100-12-53425-0000000</a>	Dues & Subscriptions	2,000.00	2,000.00	256.50	1,433.09	566.91	28.35 %
<a href="#">100-12-53431-0000000</a>	Insurance - Liability	5,027.00	5,027.00	598.89	7,788.07	-2,761.07	-54.92 %
<a href="#">100-12-53432-0000000</a>	Insurance - Property	1,528.00	1,528.00	125.15	1,847.35	-319.35	-20.90 %
<a href="#">100-12-53451-0000000</a>	Misc Expenses - Other	1,000.00	1,000.00	0.00	186.32	813.68	81.37 %
<a href="#">100-12-55110-0000000</a>	CO - General Improvements	20,000.00	20,000.00	0.00	3,894.76	16,105.24	80.53 %
<a href="#">100-12-55120-0000000</a>	CO - Drainage Improvements	10,000.00	10,000.00	0.00	0.00	10,000.00	100.00 %
<a href="#">100-12-55185-0000000</a>	CO - Park Improvements	40,000.00	40,000.00	0.00	0.00	40,000.00	100.00 %
<a href="#">100-12-55313-0000000</a>	CO - Computers Equipment	0.00	0.00	0.00	474.94	-474.94	0.00 %
<a href="#">100-12-55320-0000000</a>	CO - Public Works Items	23,000.00	23,000.00	1,004.30	23,533.30	-533.30	-2.32 %
<b>Department: 12 - Public Works Total:</b>		<b>1,184,540.00</b>	<b>1,184,540.00</b>	<b>90,403.98</b>	<b>885,362.79</b>	<b>299,177.21</b>	<b>25.26%</b>
<b>Department: 13 - Court</b>							
<a href="#">100-13-51010-0000000</a>	Wages	176,058.00	176,058.00	13,749.41	155,638.70	20,419.30	11.60 %
<a href="#">100-13-51015-0000000</a>	Overtime	2,400.00	2,400.00	210.06	2,366.58	33.42	1.39 %
<a href="#">100-13-51020-0000000</a>	Payroll Taxes	13,786.00	13,786.00	1,024.18	12,069.79	1,716.21	12.45 %
<a href="#">100-13-51100-0000000</a>	Health Insurance	35,075.00	35,075.00	2,968.84	32,582.01	2,492.99	7.11 %
<a href="#">100-13-51120-0000000</a>	Unemployment Insurance	351.00	351.00	0.00	189.00	162.00	46.15 %
<a href="#">100-13-51130-0000000</a>	Workers Comp	478.00	478.00	50.02	397.50	80.50	16.84 %
<a href="#">100-13-51150-0000000</a>	Retirement Expense	19,264.00	19,264.00	1,492.26	17,367.39	1,896.61	9.85 %
<a href="#">100-13-51160-0000000</a>	Employee Assistance Program	375.00	375.00	0.00	385.71	-10.71	-2.86 %
<a href="#">100-13-52130-0000000</a>	Judge's Fee	12,000.00	12,000.00	1,500.00	9,250.00	2,750.00	22.92 %
<a href="#">100-13-52135-0000000</a>	Prosecutors Fees	10,000.00	10,000.00	1,350.00	9,450.00	550.00	5.50 %
<a href="#">100-13-52310-0000000</a>	Copier/Fax Machine	11,500.00	11,500.00	817.50	9,392.08	2,107.92	18.33 %
<a href="#">100-13-52410-0000000</a>	Telephone	5,350.00	5,350.00	431.64	4,198.39	1,151.61	21.53 %
<a href="#">100-13-52506-0000000</a>	Records Mgt/Retention	1,600.00	1,600.00	0.00	0.00	1,600.00	100.00 %
<a href="#">100-13-52512-0000000</a>	General Consultant Fees	0.00	0.00	0.00	374.50	-374.50	0.00 %
<a href="#">100-13-52519-0000000</a>	Records Shredding	350.00	350.00	404.87	404.87	-54.87	-15.68 %
<a href="#">100-13-52549-0000000</a>	Computer Technology	30,000.00	30,000.00	1,753.98	25,207.61	4,792.39	15.97 %
<a href="#">100-13-53100-0000000</a>	Operating Supplies	2,500.00	2,500.00	837.77	2,623.45	-123.45	-4.94 %
<a href="#">100-13-53105-0000000</a>	Printing & Office supplies	1,400.00	1,400.00	110.42	627.53	772.47	55.18 %
<a href="#">100-13-53106-0000000</a>	Postage	3,500.00	3,500.00	445.01	4,397.80	-897.80	-25.65 %
<a href="#">100-13-53130-0000000</a>	Uniforms & Safety Equip	100.00	100.00	0.00	0.00	100.00	100.00 %
<a href="#">100-13-53410-0000000</a>	Travel & Training	2,000.00	2,000.00	150.00	2,066.30	-66.30	-3.32 %
<a href="#">100-13-53420-0000000</a>	Community Relations	400.00	400.00	0.00	0.00	400.00	100.00 %
<a href="#">100-13-53425-0000000</a>	Dues & Subscriptions	300.00	300.00	0.00	240.00	60.00	20.00 %
<a href="#">100-13-53431-0000000</a>	Insurance - Liability	1,948.00	1,948.00	249.13	2,813.83	-865.83	-44.45 %
<a href="#">100-13-53432-0000000</a>	Insurance - Property	2,708.00	2,708.00	241.55	2,647.05	60.95	2.25 %
<a href="#">100-13-53433-0000000</a>	Crime Insurance	500.00	500.00	40.71	447.81	52.19	10.44 %
<a href="#">100-13-53451-0000000</a>	Misc Expenses - Other	100.00	100.00	0.00	0.00	100.00	100.00 %
<a href="#">100-13-55310-0000000</a>	CO - Furniture	3,000.00	3,000.00	0.00	0.00	3,000.00	100.00 %
<b>Department: 13 - Court Total:</b>		<b>337,043.00</b>	<b>337,043.00</b>	<b>27,827.35</b>	<b>295,137.90</b>	<b>41,905.10</b>	<b>12.43%</b>
<b>Expense Total:</b>		<b>6,784,751.00</b>	<b>6,784,751.00</b>	<b>720,994.39</b>	<b>6,058,384.29</b>	<b>726,366.71</b>	<b>10.71%</b>
<b>Fund: 100 - General Fund Surplus (Deficit):</b>		<b>171,401.00</b>	<b>171,401.00</b>	<b>-37,500.21</b>	<b>954,080.91</b>	<b>782,679.91</b>	<b>-456.64%</b>



## Budget Report

For Fiscal: 2024-2025 Period Ending: 08/31/2025

		Original Total Budget	Current Total Budget	Period Activity	Fiscal Activity	Variance Favorable (Unfavorable)	Percent Remaining
<b>Fund: 150 - Montgomery PID</b>							
<b>Revenue</b>							
<b>Department: 00 - Revenue</b>							
<a href="#">150-00-41150-0000000</a>	PID Tax Revenue	46,595.00	46,595.00	0.00	46,269.35	-325.65	0.70 %
	<b>Department: 00 - Revenue Total:</b>	<b>46,595.00</b>	<b>46,595.00</b>	<b>0.00</b>	<b>46,269.35</b>	<b>-325.65</b>	<b>0.70%</b>
	<b>Revenue Total:</b>	<b>46,595.00</b>	<b>46,595.00</b>	<b>0.00</b>	<b>46,269.35</b>	<b>-325.65</b>	<b>0.70%</b>
<b>Expense</b>							
<b>Department: 15 - Montgomery PID</b>							
<a href="#">150-15-54150-0000000</a>	PID Property Tax Reimb	45,995.00	45,995.00	0.00	0.00	45,995.00	100.00 %
	<b>Department: 15 - Montgomery PID Total:</b>	<b>45,995.00</b>	<b>45,995.00</b>	<b>0.00</b>	<b>0.00</b>	<b>45,995.00</b>	<b>100.00%</b>
	<b>Expense Total:</b>	<b>45,995.00</b>	<b>45,995.00</b>	<b>0.00</b>	<b>0.00</b>	<b>45,995.00</b>	<b>100.00%</b>
	<b>Fund: 150 - Montgomery PID Surplus (Deficit):</b>	<b>600.00</b>	<b>600.00</b>	<b>0.00</b>	<b>46,269.35</b>	<b>45,669.35</b>	<b>-7,611.56%</b>
<b>Fund: 200 - Capital Projects</b>							
<b>Revenue</b>							
<b>Department: 00 - Revenue</b>							
<a href="#">200-00-43401-0000000</a>	Other - Proceeds GLO	0.00	0.00	0.00	3,368.00	3,368.00	0.00 %
<a href="#">200-00-46210-0000000</a>	Interest Income - Inv	0.00	0.00	18,265.43	199,915.50	199,915.50	0.00 %
<a href="#">200-00-46835-0000000</a>	Transfers In - Impact Fees	0.00	0.00	27,888.00	469,134.00	469,134.00	0.00 %
<a href="#">200-00-46849-0000000</a>	Transfers In - MEDC - Other	0.00	0.00	16,666.67	183,333.33	183,333.33	0.00 %
<a href="#">200-00-49205-0000000</a>	Developer Contributions	0.00	0.00	1,061,335.66	2,205,646.10	2,205,646.10	0.00 %
<a href="#">200-00-49210-0000000</a>	Sale of Capital Asset	0.00	0.00	968,567.42	968,567.42	968,567.42	0.00 %
	<b>Department: 00 - Revenue Total:</b>	<b>0.00</b>	<b>0.00</b>	<b>2,092,723.18</b>	<b>4,029,964.35</b>	<b>4,029,964.35</b>	<b>0.00%</b>
	<b>Revenue Total:</b>	<b>0.00</b>	<b>0.00</b>	<b>2,092,723.18</b>	<b>4,029,964.35</b>	<b>4,029,964.35</b>	<b>0.00%</b>
<b>Expense</b>							
<b>Department: 20 - Capital Projects</b>							
<a href="#">200-20-52110-0000400</a>	Eng - Old Plantersville Waterline Ext	0.00	0.00	14,328.93	52,352.62	-52,352.62	0.00 %
<a href="#">200-20-52110-0000500</a>	Eng - Old Plantersville Force Main E...	0.00	0.00	1,192.50	5,486.25	-5,486.25	0.00 %
<a href="#">200-20-52110-0001100</a>	Eng - Sanitary Sewer & Manhole Re...	0.00	0.00	5,455.00	19,171.25	-19,171.25	0.00 %
<a href="#">200-20-52110-0001400</a>	Eng - Buffalo Springs Dr. Road Impr.	0.00	0.00	0.00	3,348.00	-3,348.00	0.00 %
<a href="#">200-20-52110-0001500</a>	Eng - Buffalo Springs Dr & SH-105 T...	0.00	0.00	0.00	7,274.25	-7,274.25	0.00 %
<a href="#">200-20-52110-0001600</a>	Eng - WP #2 Improvements	0.00	0.00	9,380.50	50,417.21	-50,417.21	0.00 %
<a href="#">200-20-52110-0001700</a>	Eng - FM 1097 Sanitary Sewer Impr...	0.00	0.00	0.00	34,662.93	-34,662.93	0.00 %
<a href="#">200-20-52110-0001800</a>	Eng - Lone Star Pkwy WL Ext	0.00	0.00	5,550.00	38,250.00	-38,250.00	0.00 %
<a href="#">200-20-52110-0001900</a>	Eng - LS 10 Improvements Phase II	0.00	0.00	6,949.06	49,969.06	-49,969.06	0.00 %
<a href="#">200-20-52110-0002000</a>	Eng - LS 5 Relocation	0.00	0.00	24,820.00	77,242.50	-77,242.50	0.00 %
<a href="#">200-20-52110-0002100</a>	Eng-WP #3 Booster Pump Add	0.00	0.00	1,130.00	6,853.75	-6,853.75	0.00 %
<a href="#">200-20-52110-0002200</a>	Eng-College St Drainage	0.00	0.00	6,361.25	43,240.00	-43,240.00	0.00 %
<a href="#">200-20-52111-0002400</a>	Eng - Town Creek WWTP Exp	0.00	0.00	29,486.80	70,258.70	-70,258.70	0.00 %
<a href="#">200-20-52515-017B366</a>	Grant Admin Expenses - GLO All Pro...	0.00	0.00	0.00	3,368.00	-3,368.00	0.00 %
<a href="#">200-20-53450-0000400</a>	Misc - Old Plantersville Waterline Ext	0.00	0.00	0.00	5,271.00	-5,271.00	0.00 %
<a href="#">200-20-53450-0001100</a>	Misc - Sanitary Sewer & Manhole R...	0.00	0.00	0.00	895.00	-895.00	0.00 %
<a href="#">200-20-55130-0000400</a>	Cons - Old Plantersville Waterline E...	0.00	0.00	0.00	1,003,502.00	-1,003,502.00	0.00 %
<a href="#">200-20-55130-0001600</a>	Cons - WP #2 Improvements	0.00	0.00	3,000.00	1,929,744.00	-1,929,744.00	0.00 %
<a href="#">200-20-55135-0000500</a>	Cons - Old Plantersville Force Main	0.00	0.00	0.00	-16,556.00	16,556.00	0.00 %
<a href="#">200-20-55135-0001100</a>	Cons - Sanitary Sewer & Manhole R...	0.00	0.00	90,547.04	190,197.04	-190,197.04	0.00 %
<a href="#">200-20-55135-0001101</a>	Cons - 2023 Sanitary Sewer Rehab ...	0.00	0.00	0.00	1,127.00	-1,127.00	0.00 %
<a href="#">200-20-55135-0001700</a>	Cons - FM 1097 Sanitary Sewer Imp...	0.00	0.00	0.00	112,404.00	-112,404.00	0.00 %
<a href="#">200-20-55140-0001400</a>	Cons - Buffalo Springs Dr Road Impr	0.00	0.00	0.00	-27,955.50	27,955.50	0.00 %
<a href="#">200-20-55140-0001500</a>	Cons- Buffalo Springs Dr & SH 105 T...	0.00	0.00	0.00	7,777.00	-7,777.00	0.00 %
	<b>Department: 20 - Capital Projects Total:</b>	<b>0.00</b>	<b>0.00</b>	<b>198,201.08</b>	<b>3,668,300.06</b>	<b>-3,668,300.06</b>	<b>0.00%</b>
	<b>Expense Total:</b>	<b>0.00</b>	<b>0.00</b>	<b>198,201.08</b>	<b>3,668,300.06</b>	<b>-3,668,300.06</b>	<b>0.00%</b>
	<b>Fund: 200 - Capital Projects Surplus (Deficit):</b>	<b>0.00</b>	<b>0.00</b>	<b>1,894,522.10</b>	<b>361,664.29</b>	<b>361,664.29</b>	<b>0.00%</b>

## Budget Report

For Fiscal: 2024-2025 Period Ending: 08/31/2025

		Original Total Budget	Current Total Budget	Period Activity	Fiscal Activity	Variance Favorable (Unfavorable)	Percent Remaining
<b>Fund: 300 - Water &amp; Sewer</b>							
<b>Revenue</b>							
<b>Department: 00 - Revenue</b>							
<a href="#">300-00-44200-0000000</a>	Late Charges	18,200.00	18,200.00	1,642.62	20,745.87	2,545.87	113.99 %
<a href="#">300-00-44225-0000000</a>	Meter Box Replacement	1,500.00	1,500.00	450.00	1,170.00	-330.00	22.00 %
<a href="#">300-00-44230-0000000</a>	Returned Check Fee	500.00	500.00	0.00	30.00	-470.00	94.00 %
<a href="#">300-00-44235-0000000</a>	EndPoint Charge	500.00	500.00	1,085.00	1,085.00	585.00	217.00 %
<a href="#">300-00-44240-0000000</a>	Impact Fees - Capital Cost	1,170,000.00	1,170,000.00	27,888.00	469,134.00	-700,866.00	59.90 %
<a href="#">300-00-44250-0000000</a>	Credit Card Fees	10,000.00	10,000.00	1,719.34	15,686.38	5,686.38	156.86 %
<a href="#">300-00-44255-0000000</a>	Disconnect Reconnect	4,000.00	4,000.00	700.00	8,450.00	4,450.00	211.25 %
<a href="#">300-00-45110-0000000</a>	Water Revenue	916,000.00	916,000.00	114,192.20	955,487.40	39,487.40	104.31 %
<a href="#">300-00-45115-0000000</a>	Tap Fees/Inspections	450,000.00	450,000.00	-9,479.00	349,520.70	-100,479.30	22.33 %
<a href="#">300-00-45116-0000000</a>	Backflow Testing	1,000.00	1,000.00	0.00	0.00	-1,000.00	100.00 %
<a href="#">300-00-45120-0000000</a>	Sewer Revenue	887,000.00	887,000.00	90,299.20	788,917.95	-98,082.05	11.06 %
<a href="#">300-00-45130-0000000</a>	Solid Waste Revenue	285,300.00	285,300.00	28,064.94	288,082.19	2,782.19	100.98 %
<a href="#">300-00-45140-0000000</a>	Grease Trap Inspections	35,000.00	35,000.00	2,925.00	31,590.00	-3,410.00	9.74 %
<a href="#">300-00-45150-0000000</a>	Application Fee	6,000.00	6,000.00	1,530.00	9,630.00	3,630.00	160.50 %
<a href="#">300-00-45155-0000000</a>	Utility Contracts	2,000.00	2,000.00	487.00	2,843.32	843.32	142.17 %
<a href="#">300-00-45410-0000000</a>	Lone Star Ground Water Revenue	9,360.00	9,360.00	1,344.84	10,757.12	1,397.12	114.93 %
<a href="#">300-00-45420-0000000</a>	Groundwater Reduction Revenue	213,200.00	213,200.00	31,699.80	253,552.20	40,352.20	118.93 %
<a href="#">300-00-46200-0000000</a>	Interest Income	1,000.00	1,000.00	419.34	14,496.18	13,496.18	1,449.62 %
<a href="#">300-00-46210-0000000</a>	Interest Income - Inv	80,000.00	80,000.00	6,793.91	75,084.26	-4,915.74	6.14 %
<a href="#">300-00-46895-0000000</a>	Use of Surplus Funds	196,193.00	196,193.00	0.00	0.00	-196,193.00	100.00 %
<b>Department: 00 - Revenue Total:</b>		<b>4,286,753.00</b>	<b>4,286,753.00</b>	<b>301,762.19</b>	<b>3,296,262.57</b>	<b>-990,490.43</b>	<b>23.11%</b>
<b>Revenue Total:</b>		<b>4,286,753.00</b>	<b>4,286,753.00</b>	<b>301,762.19</b>	<b>3,296,262.57</b>	<b>-990,490.43</b>	<b>23.11%</b>
<b>Expense</b>							
<b>Department: 30 - Water &amp; Sewer</b>							
<a href="#">300-30-51010-0000000</a>	Wages	468,671.00	468,671.00	32,809.31	378,611.75	90,059.25	19.22 %
<a href="#">300-30-51015-0000000</a>	Overtime	5,500.00	5,500.00	0.00	4,540.03	959.97	17.45 %
<a href="#">300-30-51020-0000000</a>	Payroll Taxes	36,646.00	36,646.00	2,414.68	28,980.29	7,665.71	20.92 %
<a href="#">300-30-51100-0000000</a>	Health Insurance	92,777.00	92,777.00	6,616.22	73,026.76	19,750.24	21.29 %
<a href="#">300-30-51120-0000000</a>	Unemployment Insurance	790.00	790.00	28.08	551.90	238.10	30.14 %
<a href="#">300-30-51130-0000000</a>	Workers Comp	10,892.00	10,892.00	650.29	8,041.11	2,850.89	26.17 %
<a href="#">300-30-51150-0000000</a>	Retirement Expense	51,208.00	51,208.00	3,507.22	39,085.64	12,122.36	23.67 %
<a href="#">300-30-51160-0000000</a>	Employee Assistance Program	782.00	782.00	0.00	835.70	-53.70	-6.87 %
<a href="#">300-30-52110-0000000</a>	Engineering	110,000.00	110,000.00	20,206.37	184,531.63	-74,531.63	-67.76 %
<a href="#">300-30-52215-0000000</a>	Repairs & Maintenance	325,000.00	325,000.00	14,461.96	266,045.76	58,954.24	18.14 %
<a href="#">300-30-52219-0000000</a>	Backflow Testing	2,000.00	2,000.00	0.00	0.00	2,000.00	100.00 %
<a href="#">300-30-52245-0000000</a>	Operator	52,500.00	52,500.00	4,275.00	47,025.00	5,475.00	10.43 %
<a href="#">300-30-52250-0000000</a>	Vehicles & Equipment - Maint	3,500.00	3,500.00	560.12	3,840.17	-340.17	-9.72 %
<a href="#">300-30-52255-0000000</a>	Utility Projects - Prev Maint	224,000.00	224,000.00	1,163.50	104,556.44	119,443.56	53.32 %
<a href="#">300-30-52310-0000000</a>	Copier/Fax Machine	3,000.00	3,000.00	135.00	1,635.25	1,364.75	45.49 %
<a href="#">300-30-52410-0000000</a>	Telephone	14,750.00	14,750.00	1,006.27	10,428.12	4,321.88	29.30 %
<a href="#">300-30-52431-0000000</a>	Utilities - Water Plants	110,000.00	110,000.00	8,768.27	79,017.86	30,982.14	28.17 %
<a href="#">300-30-52432-0000000</a>	Utilities - WWTP	80,000.00	80,000.00	7,323.28	66,849.80	13,150.20	16.44 %
<a href="#">300-30-52433-0000000</a>	Utilities - Lift Stations	24,200.00	24,200.00	2,031.29	18,329.94	5,870.06	24.26 %
<a href="#">300-30-52441-0000000</a>	Gas For Generators	1,320.00	1,320.00	73.47	1,011.11	308.89	23.40 %
<a href="#">300-30-52501-0000000</a>	Advertising/Promotion	1,500.00	1,500.00	0.00	0.00	1,500.00	100.00 %
<a href="#">300-30-52525-0000000</a>	Testing	15,000.00	15,000.00	737.90	18,512.00	-3,512.00	-23.41 %
<a href="#">300-30-52530-0000000</a>	Billing & Collections	35,000.00	35,000.00	5,104.70	32,328.49	2,671.51	7.63 %
<a href="#">300-30-52531-0000000</a>	Sludge Hauling	75,000.00	75,000.00	11,209.44	30,716.60	44,283.40	59.04 %
<a href="#">300-30-52532-0000000</a>	Tap Fees & Inspections	75,000.00	75,000.00	4,688.29	98,229.60	-23,229.60	-30.97 %
<a href="#">300-30-52533-0000000</a>	Garbage Pickup	282,300.00	282,300.00	50,347.31	271,036.25	11,263.75	3.99 %
<a href="#">300-30-52546-0000000</a>	Support Staff	0.00	0.00	0.00	6,094.44	-6,094.44	0.00 %
<a href="#">300-30-52549-0000000</a>	Computer Technology	24,000.00	24,000.00	1,881.01	26,935.67	-2,935.67	-12.23 %
<a href="#">300-30-53100-0000000</a>	Operating Supplies	80,000.00	80,000.00	7,506.04	97,636.51	-17,636.51	-22.05 %
<a href="#">300-30-53101-0000000</a>	Supplies & Equipment	1,500.00	1,500.00	0.00	162.36	1,337.64	89.18 %
<a href="#">300-30-53105-0000000</a>	Printing & Office Supplies	1,200.00	1,200.00	17.48	1,016.57	183.43	15.29 %

## Budget Report

For Fiscal: 2024-2025 Period Ending: 08/31/2025

		Original Total Budget	Current Total Budget	Period Activity	Fiscal Activity	Variance Favorable (Unfavorable)	Percent Remaining
<a href="#">300-30-53106-0000000</a>	Postage	1,500.00	1,500.00	26.94	294.41	1,205.59	80.37 %
<a href="#">300-30-53130-0000000</a>	Uniforms & Safety Equip	4,700.00	4,700.00	272.13	2,756.60	1,943.40	41.35 %
<a href="#">300-30-53140-0000000</a>	Fuel	14,000.00	14,000.00	4,908.78	13,946.10	53.90	0.39 %
<a href="#">300-30-53210-0000000</a>	Chemicals	50,000.00	50,000.00	4,687.37	58,376.23	-8,376.23	-16.75 %
<a href="#">300-30-53410-0000000</a>	Travel & Training	5,500.00	5,500.00	923.15	3,609.92	1,890.08	34.37 %
<a href="#">300-30-53425-0000000</a>	Dues & Subscriptions	2,000.00	2,000.00	256.50	976.07	1,023.93	51.20 %
<a href="#">300-30-53431-0000000</a>	Insurance - Liability	4,978.00	4,978.00	598.89	7,788.07	-2,810.07	-56.45 %
<a href="#">300-30-53432-0000000</a>	Insurance - Property	48,440.00	48,440.00	4,265.90	47,225.78	1,214.22	2.51 %
<a href="#">300-30-53433-0000000</a>	Crime Insurance	500.00	500.00	40.71	447.81	52.19	10.44 %
<a href="#">300-30-53440-0000000</a>	Employee Appreciation	2,000.00	2,000.00	100.79	1,021.62	978.38	48.92 %
<a href="#">300-30-53451-0000000</a>	Misc Expenses - Other	1,000.00	1,000.00	0.00	147.50	852.50	85.25 %
<a href="#">300-30-53454-0000000</a>	CC Merchant Fees	35,000.00	35,000.00	2,411.59	21,018.94	13,981.06	39.95 %
<a href="#">300-30-53460-0000000</a>	Operating Permits & Licenses	30,000.00	30,000.00	338.50	37,631.60	-7,631.60	-25.44 %
<a href="#">300-30-54225-0000000</a>	Impact Fees Transfer to CPF	1,170,000.00	1,170,000.00	27,888.00	469,134.00	700,866.00	59.90 %
<a href="#">300-30-54250-0000000</a>	Transfer to Debt Service	686,099.00	686,099.00	57,174.92	628,924.08	57,174.92	8.33 %
<a href="#">300-30-55330-0000000</a>	CO - Water & Sewer Items	23,000.00	23,000.00	1,004.30	23,533.31	-533.31	-2.32 %
<b>Department: 30 - Water &amp; Sewer Total:</b>		<b>4,286,753.00</b>	<b>4,286,753.00</b>	<b>292,420.97</b>	<b>3,216,444.79</b>	<b>1,070,308.21</b>	<b>24.97%</b>
<b>Expense Total:</b>		<b>4,286,753.00</b>	<b>4,286,753.00</b>	<b>292,420.97</b>	<b>3,216,444.79</b>	<b>1,070,308.21</b>	<b>24.97%</b>
<b>Fund: 300 - Water &amp; Sewer Surplus (Deficit):</b>		<b>0.00</b>	<b>0.00</b>	<b>9,341.22</b>	<b>79,817.78</b>	<b>79,817.78</b>	<b>0.00%</b>
<b>Fund: 400 - MEDC</b>							
<b>Revenue</b>							
<b>Department: 00 - Revenue</b>							
<a href="#">400-00-41400-0000000</a>	Sales Tax	865,000.00	865,000.00	80,805.65	877,442.09	12,442.09	101.44 %
<a href="#">400-00-45300-0000000</a>	Events Revenue	7,000.00	7,000.00	0.00	8,298.66	1,298.66	118.55 %
<a href="#">400-00-46200-0000000</a>	Interest Income	80,000.00	80,000.00	10,156.73	104,314.82	24,314.82	130.39 %
<b>Department: 00 - Revenue Total:</b>		<b>952,000.00</b>	<b>952,000.00</b>	<b>90,962.38</b>	<b>990,055.57</b>	<b>38,055.57</b>	<b>4.00%</b>
<b>Revenue Total:</b>		<b>952,000.00</b>	<b>952,000.00</b>	<b>90,962.38</b>	<b>990,055.57</b>	<b>38,055.57</b>	<b>4.00%</b>
<b>Expense</b>							
<b>Department: 40 - MEDC</b>							
<a href="#">400-40-52100-0000000</a>	Legal Fees	0.00	0.00	1,449.50	16,903.50	-16,903.50	0.00 %
<a href="#">400-40-52502-0000000</a>	Legal Notices & Publications	0.00	0.00	156.00	156.00	-156.00	0.00 %
<a href="#">400-40-52505-0000000</a>	Social Media Advertising	3,400.00	3,400.00	593.68	2,659.09	740.91	21.79 %
<a href="#">400-40-52512-0000000</a>	Consulting/Professional Serv	254,164.00	254,164.00	0.00	6,379.99	247,784.01	97.49 %
<a href="#">400-40-52593-0000000</a>	Historical Signage	1,000.00	1,000.00	0.00	0.00	1,000.00	100.00 %
<a href="#">400-40-53310-0000000</a>	Brochures / Printed Lit	1,500.00	1,500.00	0.00	342.00	1,158.00	77.20 %
<a href="#">400-40-53410-0000000</a>	Travel & Training	6,000.00	6,000.00	1,638.93	4,864.95	1,135.05	18.92 %
<a href="#">400-40-53425-0000000</a>	Dues & Subscriptions	1,200.00	1,200.00	87.83	815.51	384.49	32.04 %
<a href="#">400-40-53451-0000000</a>	Misc Expenses - Other	500.00	500.00	0.00	435.51	64.49	12.90 %
<a href="#">400-40-54110-0000000</a>	380 Sales Tax Rebate	180,000.00	180,000.00	0.00	0.00	180,000.00	100.00 %
<a href="#">400-40-54115-0000000</a>	Econ Dev Grant Prog	20,000.00	20,000.00	61.11	76,621.65	-56,621.65	-283.11 %
<a href="#">400-40-54210-0000000</a>	Transfer Out - General Fund	187,354.00	187,354.00	15,612.83	171,741.17	15,612.83	8.33 %
<a href="#">400-40-54220-0000000</a>	Transfer to Capital Projects	200,000.00	200,000.00	16,666.67	183,333.33	16,666.67	8.33 %
<a href="#">400-40-54410-0000000</a>	Quality of Life - Events	76,000.00	76,000.00	838.87	60,988.29	15,011.71	19.75 %
<a href="#">400-40-55180-0000000</a>	Land Acquisition	0.00	0.00	0.00	2,300.00	-2,300.00	0.00 %
<b>Department: 40 - MEDC Total:</b>		<b>931,118.00</b>	<b>931,118.00</b>	<b>37,105.42</b>	<b>527,540.99</b>	<b>403,577.01</b>	<b>43.34%</b>
<b>Expense Total:</b>		<b>931,118.00</b>	<b>931,118.00</b>	<b>37,105.42</b>	<b>527,540.99</b>	<b>403,577.01</b>	<b>43.34%</b>
<b>Fund: 400 - MEDC Surplus (Deficit):</b>		<b>20,882.00</b>	<b>20,882.00</b>	<b>53,856.96</b>	<b>462,514.58</b>	<b>441,632.58</b>	<b>-2,114.90%</b>
<b>Fund: 500 - Debt Service</b>							
<b>Revenue</b>							
<b>Department: 00 - Revenue</b>							
<a href="#">500-00-41100-0000000</a>	Ad Valorem Taxes - Current	475,750.00	475,750.00	2,899.39	483,115.57	7,365.57	101.55 %
<a href="#">500-00-41110-0000000</a>	Ad Valorem Taxes - Delinquent	3,000.00	3,000.00	3,219.62	12,105.55	9,105.55	403.52 %
<a href="#">500-00-41120-0000000</a>	Penalty & Interest - Current	2,000.00	2,000.00	195.02	2,112.13	112.13	105.61 %
<a href="#">500-00-41130-0000000</a>	Penalty & Interest - Delinquent	1,000.00	1,000.00	139.65	1,147.66	147.66	114.77 %
<a href="#">500-00-46200-0000000</a>	Interest Income	1,000.00	1,000.00	298.27	5,719.02	4,719.02	571.90 %
<a href="#">500-00-46210-0000000</a>	Interest Income - Inv	100.00	100.00	533.71	5,103.70	5,003.70	5,103.70 %

## Budget Report

For Fiscal: 2024-2025 Period Ending: 08/31/2025

		Original Total Budget	Current Total Budget	Period Activity	Fiscal Activity	Variance Favorable (Unfavorable)	Percent Remaining
<a href="#">500-00-46898-0000000</a>	Transfers In - Water & Sewer Funds	684,899.00	684,899.00	57,174.92	628,924.08	-55,974.92	8.17 %
	<b>Department: 00 - Revenue Total:</b>	<b>1,167,749.00</b>	<b>1,167,749.00</b>	<b>64,460.58</b>	<b>1,138,227.71</b>	<b>-29,521.29</b>	<b>2.53%</b>
	<b>Revenue Total:</b>	<b>1,167,749.00</b>	<b>1,167,749.00</b>	<b>64,460.58</b>	<b>1,138,227.71</b>	<b>-29,521.29</b>	<b>2.53%</b>
<b>Expense</b>							
	<b>Department: 50 - Debt Service</b>						
<a href="#">500-50-56100-0000000</a>	Bond Principal	805,000.00	805,000.00	0.00	754,549.75	50,450.25	6.27 %
<a href="#">500-50-56200-0000000</a>	Interest Expense	352,401.00	352,401.00	168,122.50	402,850.75	-50,449.75	-14.32 %
<a href="#">500-50-56300-0000000</a>	Paying Agent Fees	2,200.00	2,200.00	1,000.00	2,000.00	200.00	9.09 %
	<b>Department: 50 - Debt Service Total:</b>	<b>1,159,601.00</b>	<b>1,159,601.00</b>	<b>169,122.50</b>	<b>1,159,400.50</b>	<b>200.50</b>	<b>0.02%</b>
	<b>Expense Total:</b>	<b>1,159,601.00</b>	<b>1,159,601.00</b>	<b>169,122.50</b>	<b>1,159,400.50</b>	<b>200.50</b>	<b>0.02%</b>
	<b>Fund: 500 - Debt Service Surplus (Deficit):</b>	<b>8,148.00</b>	<b>8,148.00</b>	<b>-104,661.92</b>	<b>-21,172.79</b>	<b>-29,320.79</b>	<b>359.85%</b>
<b>Fund: 700 - Court Security</b>							
<b>Revenue</b>							
	<b>Department: 00 - Revenue</b>						
<a href="#">700-00-44170-0000000</a>	Court Security Fees	7,400.00	7,400.00	1,044.43	8,275.82	875.82	111.84 %
<a href="#">700-00-46200-0000000</a>	Interest Income	5.00	5.00	68.01	557.81	552.81	1156.20 %
	<b>Department: 00 - Revenue Total:</b>	<b>7,405.00</b>	<b>7,405.00</b>	<b>1,112.44</b>	<b>8,833.63</b>	<b>1,428.63</b>	<b>19.29%</b>
	<b>Revenue Total:</b>	<b>7,405.00</b>	<b>7,405.00</b>	<b>1,112.44</b>	<b>8,833.63</b>	<b>1,428.63</b>	<b>19.29%</b>
<b>Expense</b>							
	<b>Department: 70 - Court Security</b>						
<a href="#">700-70-52555-0000000</a>	Security Services	2,300.00	2,300.00	0.00	0.00	2,300.00	100.00 %
	<b>Department: 70 - Court Security Total:</b>	<b>2,300.00</b>	<b>2,300.00</b>	<b>0.00</b>	<b>0.00</b>	<b>2,300.00</b>	<b>100.00%</b>
	<b>Expense Total:</b>	<b>2,300.00</b>	<b>2,300.00</b>	<b>0.00</b>	<b>0.00</b>	<b>2,300.00</b>	<b>100.00%</b>
	<b>Fund: 700 - Court Security Surplus (Deficit):</b>	<b>5,105.00</b>	<b>5,105.00</b>	<b>1,112.44</b>	<b>8,833.63</b>	<b>3,728.63</b>	<b>-73.04%</b>
<b>Fund: 710 - Child Safety</b>							
<b>Revenue</b>							
	<b>Department: 00 - Revenue</b>						
<a href="#">710-00-44120-0000000</a>	MC-Child Safety Fees	100.00	100.00	0.00	147.33	47.33	147.33 %
<a href="#">710-00-46200-0000000</a>	Interest Income	1.00	1.00	0.97	7.08	6.08	708.00 %
	<b>Department: 00 - Revenue Total:</b>	<b>101.00</b>	<b>101.00</b>	<b>0.97</b>	<b>154.41</b>	<b>53.41</b>	<b>52.88%</b>
	<b>Revenue Total:</b>	<b>101.00</b>	<b>101.00</b>	<b>0.97</b>	<b>154.41</b>	<b>53.41</b>	<b>52.88%</b>
	<b>Fund: 710 - Child Safety Total:</b>	<b>101.00</b>	<b>101.00</b>	<b>0.97</b>	<b>154.41</b>	<b>53.41</b>	<b>52.88%</b>
<b>Fund: 720 - Truancy Prevention</b>							
<b>Revenue</b>							
	<b>Department: 00 - Revenue</b>						
<a href="#">720-00-44172-0000000</a>	MC-Truancy Prevention Fees	7,000.00	7,000.00	1,044.32	8,319.58	1,319.58	118.85 %
<a href="#">720-00-46200-0000000</a>	Interest Income	5.00	5.00	56.79	436.00	431.00	8,720.00 %
	<b>Department: 00 - Revenue Total:</b>	<b>7,005.00</b>	<b>7,005.00</b>	<b>1,101.11</b>	<b>8,755.58</b>	<b>1,750.58</b>	<b>24.99%</b>
	<b>Revenue Total:</b>	<b>7,005.00</b>	<b>7,005.00</b>	<b>1,101.11</b>	<b>8,755.58</b>	<b>1,750.58</b>	<b>24.99%</b>
	<b>Fund: 720 - Truancy Prevention Total:</b>	<b>7,005.00</b>	<b>7,005.00</b>	<b>1,101.11</b>	<b>8,755.58</b>	<b>1,750.58</b>	<b>24.99%</b>
<b>Fund: 730 - Jury - Local</b>							
<b>Revenue</b>							
	<b>Department: 00 - Revenue</b>						
<a href="#">730-00-44173-0000000</a>	MC-Jury Fees	125.00	125.00	20.87	166.39	41.39	133.11 %
<a href="#">730-00-46200-0000000</a>	Interest Income	1.00	1.00	0.59	2.81	1.81	281.00 %
	<b>Department: 00 - Revenue Total:</b>	<b>126.00</b>	<b>126.00</b>	<b>21.46</b>	<b>169.20</b>	<b>43.20</b>	<b>34.29%</b>
	<b>Revenue Total:</b>	<b>126.00</b>	<b>126.00</b>	<b>21.46</b>	<b>169.20</b>	<b>43.20</b>	<b>34.29%</b>
	<b>Fund: 730 - Jury - Local Total:</b>	<b>126.00</b>	<b>126.00</b>	<b>21.46</b>	<b>169.20</b>	<b>43.20</b>	<b>34.29%</b>
<b>Fund: 750 - Court Technology</b>							
<b>Revenue</b>							
	<b>Department: 00 - Revenue</b>						
<a href="#">750-00-44175-0000000</a>	Court Technology Fees	6,000.00	6,000.00	867.65	6,862.65	862.65	114.38 %

## Budget Report

For Fiscal: 2024-2025 Period Ending: 08/31/2025

		Original Total Budget	Current Total Budget	Period Activity	Fiscal Activity	Variance Favorable (Unfavorable)	Percent Remaining
<a href="#">750-00-44176-0000000</a>	Court Efficiency Fees	50.00	50.00	0.00	0.00	-50.00	100.00 %
<a href="#">750-00-46200-0000000</a>	Interest Income	40.00	40.00	137.58	1,337.24	1,297.24	3,343.10 %
Department: 00 - Revenue Total:		6,090.00	6,090.00	1,005.23	8,199.89	2,109.89	34.65%
Revenue Total:		6,090.00	6,090.00	1,005.23	8,199.89	2,109.89	34.65%
Expense							
Department: 75 - Court Technology							
<a href="#">750-75-52549-0000000</a>	Computer Technology	1,000.00	1,000.00	0.00	999.62	0.38	0.04 %
Department: 75 - Court Technology Total:		1,000.00	1,000.00	0.00	999.62	0.38	0.04%
Expense Total:		1,000.00	1,000.00	0.00	999.62	0.38	0.04%
Fund: 750 - Court Technology Surplus (Deficit):		5,090.00	5,090.00	1,005.23	7,200.27	2,110.27	-41.46%
Fund: 800 - Hotel Occupancy							
Revenue							
Department: 00 - Revenue							
<a href="#">800-00-41480-0000000</a>	Hotel Occupancy Taxes	3,500.00	3,500.00	0.00	4,713.90	1,213.90	134.68 %
<a href="#">800-00-46200-0000000</a>	Interest Income	40.00	40.00	100.81	1,028.82	988.82	2,572.05 %
Department: 00 - Revenue Total:		3,540.00	3,540.00	100.81	5,742.72	2,202.72	62.22%
Revenue Total:		3,540.00	3,540.00	100.81	5,742.72	2,202.72	62.22%
Expense							
Department: 80 - Hotel Occupancy							
<a href="#">800-80-53450-0000000</a>	Misc Expenses	0.00	0.00	0.00	90.61	-90.61	0.00 %
<a href="#">800-80-54520-0000000</a>	Tourism	3,500.00	3,500.00	0.00	2,000.00	1,500.00	42.86 %
Department: 80 - Hotel Occupancy Total:		3,500.00	3,500.00	0.00	2,090.61	1,409.39	40.27%
Expense Total:		3,500.00	3,500.00	0.00	2,090.61	1,409.39	40.27%
Fund: 800 - Hotel Occupancy Surplus (Deficit):		40.00	40.00	100.81	3,652.11	3,612.11	-9,030.28%
Fund: 850 - Police Asset							
Revenue							
Department: 00 - Revenue							
<a href="#">850-00-46200-0000000</a>	Interest Income	0.00	0.00	54.00	581.66	581.66	0.00 %
Department: 00 - Revenue Total:		0.00	0.00	54.00	581.66	581.66	0.00%
Revenue Total:		0.00	0.00	54.00	581.66	581.66	0.00%
Fund: 850 - Police Asset Total:		0.00	0.00	54.00	581.66	581.66	0.00%
Fund: 860 - Shop w/a Cop							
Revenue							
Department: 00 - Revenue							
<a href="#">860-00-46200-0000000</a>	Interest Income	10.00	10.00	20.01	215.86	205.86	2,158.60 %
<a href="#">860-00-46386-0000000</a>	Shop w/a Cop Donations	4,000.00	4,000.00	0.00	9,945.00	5,945.00	248.63 %
Department: 00 - Revenue Total:		4,010.00	4,010.00	20.01	10,160.86	6,150.86	153.39%
Revenue Total:		4,010.00	4,010.00	20.01	10,160.86	6,150.86	153.39%
Expense							
Department: 86 - Shop w/a Cop							
<a href="#">860-86-54510-0000000</a>	Shop w/a Cop	4,000.00	4,000.00	0.00	4,395.37	-395.37	-9.88 %
Department: 86 - Shop w/a Cop Total:		4,000.00	4,000.00	0.00	4,395.37	-395.37	-9.88%
Expense Total:		4,000.00	4,000.00	0.00	4,395.37	-395.37	-9.88%
Fund: 860 - Shop w/a Cop Surplus (Deficit):		10.00	10.00	20.01	5,765.49	5,755.49	57,554.90%
Fund: 880 - CCPD - Crime Control & Prevention District							
Revenue							
Department: 00 - Revenue							
<a href="#">880-00-41400-0000000</a>	Sales Tax	0.00	0.00	80,805.65	414,939.77	414,939.77	0.00 %
<a href="#">880-00-46200-0000000</a>	Interest Income	0.00	0.00	1,284.91	3,884.87	3,884.87	0.00 %
Department: 00 - Revenue Total:		0.00	0.00	82,090.56	418,824.64	418,824.64	0.00%
Revenue Total:		0.00	0.00	82,090.56	418,824.64	418,824.64	0.00%



Budget Report

For Fiscal: 2024-2025 Period Ending: 08/31/2025

		Original	Current	Period	Fiscal	Variance	Percent
		Total Budget	Total Budget	Activity	Activity	Favorable (Unfavorable)	Remaining
Expense							
Department: 88 - CCPD							
<a href="#">880-88-52345-0000000</a>	Building Lease	0.00	0.00	30,604.00	30,604.00	-30,604.00	0.00 %
<a href="#">880-88-52545-0000000</a>	Election	0.00	0.00	0.00	17,929.00	-17,929.00	0.00 %
<a href="#">880-88-53410-0000000</a>	Travel & Training	0.00	0.00	10,000.00	10,000.00	-10,000.00	0.00 %
Department: 88 - CCPD Total:		0.00	0.00	40,604.00	58,533.00	-58,533.00	0.00%
Expense Total:		0.00	0.00	40,604.00	58,533.00	-58,533.00	0.00%
Fund: 880 - CCPD - Crime Control & Prevention District Surplus (Defi...		0.00	0.00	41,486.56	360,291.64	360,291.64	0.00%
Report Surplus (Deficit):		218,508.00	218,508.00	1,860,460.74	2,278,578.11	2,060,070.11	-942.79%

## Budget Report

For Fiscal: 2024-2025 Period Ending: 08/31/2025

## Fund Summary

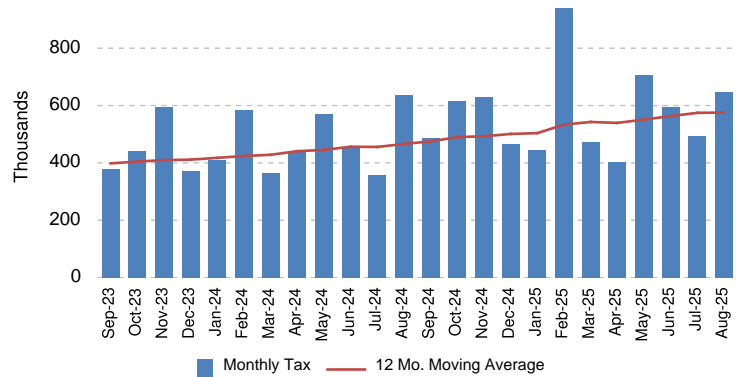
Fund	Original Total Budget	Current Total Budget	Period Activity	Fiscal Activity	Variance Favorable (Unfavorable)
100 - General Fund	171,401.00	171,401.00	-37,500.21	954,080.91	782,679.91
150 - Montgomery PID	600.00	600.00	0.00	46,269.35	45,669.35
200 - Capital Projects	0.00	0.00	1,894,522.10	361,664.29	361,664.29
300 - Water & Sewer	0.00	0.00	9,341.22	79,817.78	79,817.78
400 - MEDC	20,882.00	20,882.00	53,856.96	462,514.58	441,632.58
500 - Debt Service	8,148.00	8,148.00	-104,661.92	-21,172.79	-29,320.79
700 - Court Security	5,105.00	5,105.00	1,112.44	8,833.63	3,728.63
710 - Child Safety	101.00	101.00	0.97	154.41	53.41
720 - Truancy Prevention	7,005.00	7,005.00	1,101.11	8,755.58	1,750.58
730 - Jury - Local	126.00	126.00	21.46	169.20	43.20
750 - Court Technology	5,090.00	5,090.00	1,005.23	7,200.27	2,110.27
800 - Hotel Occupancy	40.00	40.00	100.81	3,652.11	3,612.11
850 - Police Asset	0.00	0.00	54.00	581.66	581.66
860 - Shop w/a Cop	10.00	10.00	20.01	5,765.49	5,755.49
880 - CCPD - Crime Control & Prev	0.00	0.00	41,486.56	360,291.64	360,291.64
<b>Report Surplus (Deficit):</b>	<b>218,508.00</b>	<b>218,508.00</b>	<b>1,860,460.74</b>	<b>2,278,578.11</b>	<b>2,060,070.11</b>

## SALES TAX SNAPSHOT Montgomery Aug-25

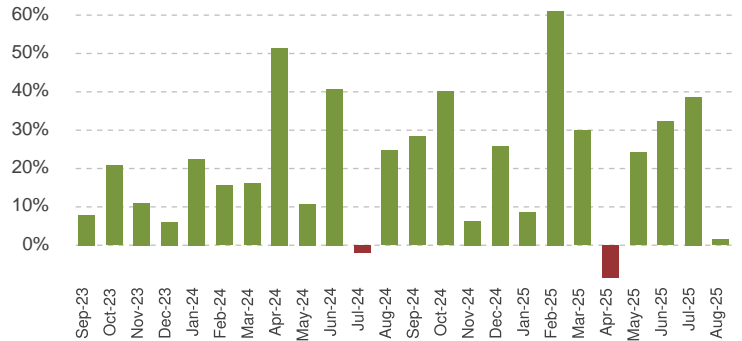
### Sales Tax Net Payments

FY Mo.	FY2024	FY2025	YoY % Change
Oct	\$ 440,686	\$ 617,255	40.1%
Nov	\$ 593,535	\$ 631,085	6.3%
Dec	\$ 371,287	\$ 467,262	25.8%
Jan	\$ 408,207	\$ 443,735	8.7%
Feb	\$ 582,824	\$ 939,012	61.1%
Mar	\$ 363,747	\$ 472,785	30.0%
Apr	\$ 441,669	\$ 404,430	-8.4%
May	\$ 569,427	\$ 707,165	24.2%
Jun	\$ 449,977	\$ 594,863	32.2%
Jul	\$ 356,246	\$ 493,830	38.6%
Aug	\$ 636,689	\$ 646,445	1.5%
Sep	\$ 486,519		
FYTD	\$ 5,214,295	\$ 6,417,867	23.1%
FY Total	\$ 5,700,814		

### Sales Tax Net Payments Trend



### Sales Tax Net Payments Change - YoY



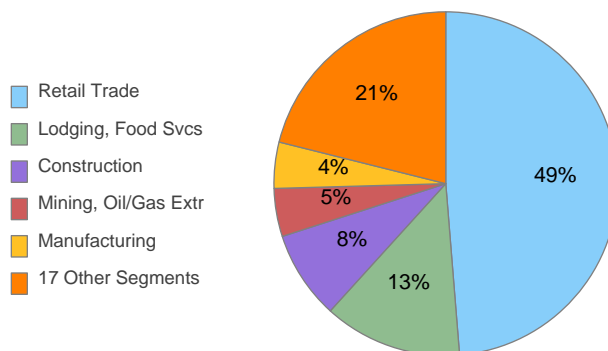
### Top 10 Taxpayers

Rank	Company	FYTD Collections	% Total
1	HOME DEPOT U.S.A. INC.		
2	KROGER TEXAS L.P.		
3	MCCOY CORPORATION		
4	PATTERSON-UTI DRILLING COMPANY LLC		
5	THE OTHER SIDE INC.		
6	GOOGLE LLC		
7	ENTERGY TEXAS INC.		
8	AZZIP ENTERPRISES INC.		
9	BROOKSHIRE BROTHERS INC.		
10	RISE COLLECTIVE LLC		
<hr/>			
Top 10 Companies		\$ 2,495,779	38.1%
7419 Other Large Companies		\$ 3,939,536	60.1%
Small Companies/Other		\$ 108,884	1.7%
Single Local Tax Rate (SLT)		\$ 8,039	0.1%
<hr/>			
Total		\$ 6,552,237	100.0%

### Industry Segment Collections Trend - YoY % Chg

SEGMENT	Mar	Apr	May	Jun	Jul	Aug
Retail Trade	66.5%	39.9%	28.8%	110.8%	53.2%	21.9%
Lodging, Food Svcs	22.7%	9.6%	15.0%	30.9%	14.7%	15.6%
Construction	-48.2%	-91.9%	85.1%	-66.0%	-50.1%	31.9%
Information excl. Telecom	34.7%	34.0%	67.5%	-7.8%	28.1%	10.2%
Mining, Oil/Gas Extr	113.4%	-34.1%	-95.5%	9721.3%	1128.8%	-100.0%
All Others	11.8%	-24.6%	-1.2%	-7.1%	101.0%	10.1%
Total Collections	27.3%	-8.9%	22.9%	31.1%	38.4%	0.6%

### Sales Tax Collections by Industry Segment

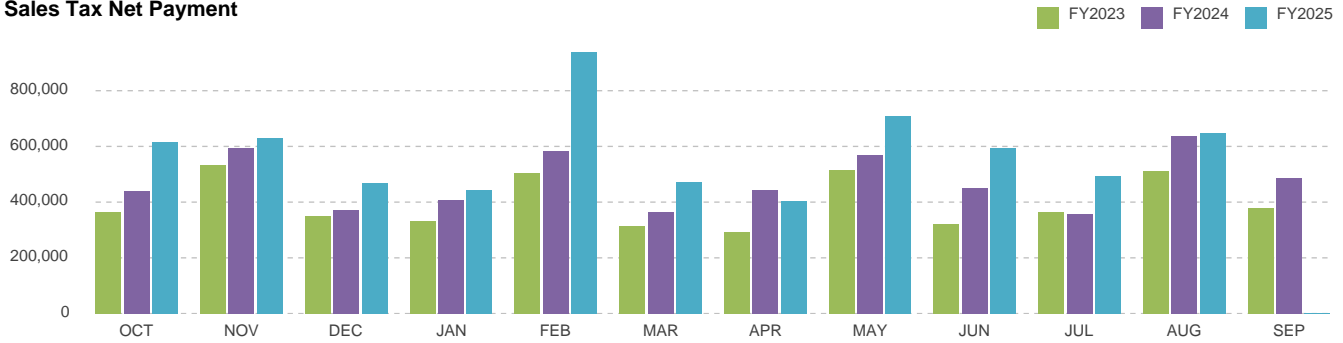


## Montgomery - Sales Tax Net Payment Trend

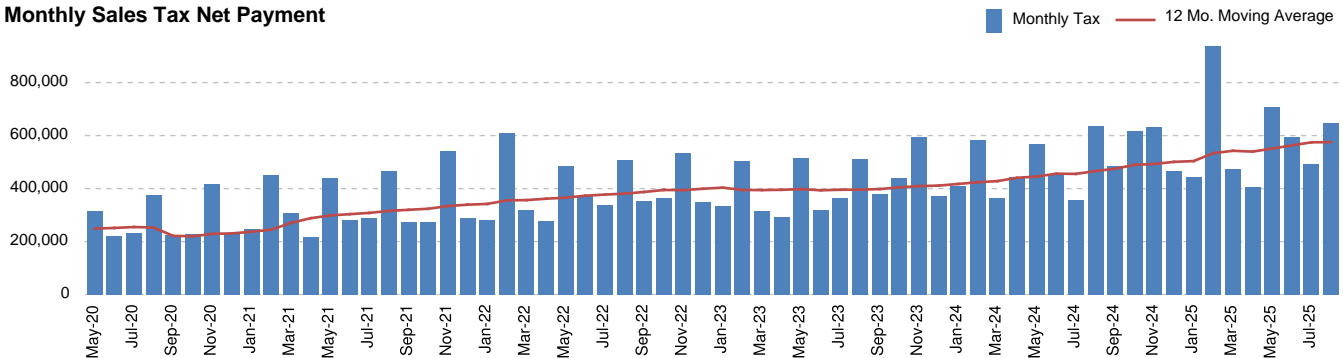
	FISCAL YEAR				
	2021	2022	2023	2024	2025
Oct	\$ 227,918	\$ 274,763	\$ 364,693	\$ 440,686	\$ 617,255
Nov	\$ 416,557	\$ 540,960	\$ 534,537	\$ 593,535	\$ 631,085
Dec	\$ 229,774	\$ 288,958	\$ 349,954	\$ 371,287	\$ 467,262
Jan	\$ 246,167	\$ 281,477	\$ 333,333	\$ 408,207	\$ 443,735
Feb	\$ 450,079	\$ 610,440	\$ 504,516	\$ 582,824	\$ 939,012
Mar	\$ 306,202	\$ 318,775	\$ 313,269	\$ 363,747	\$ 472,785
Apr	\$ 215,207	\$ 278,593	\$ 291,741	\$ 441,669	\$ 404,430
May	\$ 440,193	\$ 484,877	\$ 514,234	\$ 569,427	\$ 707,165
Jun	\$ 279,583	\$ 371,795	\$ 319,648	\$ 449,977	\$ 594,863
Jul	\$ 288,879	\$ 339,254	\$ 363,681	\$ 356,246	\$ 493,830
Aug	\$ 466,306	\$ 506,664	\$ 510,407	\$ 636,689	\$ 646,445
Sep	\$ 273,784	\$ 351,555	\$ 379,179	\$ 486,519	
<b>YEAR</b>	<b>\$ 3,840,647</b>	<b>\$ 4,648,110</b>	<b>\$ 4,779,193</b>	<b>\$ 5,700,814</b>	<b>\$ 6,417,867</b>
<b>YoY Change</b>		<b>21.0%</b>	<b>2.8%</b>	<b>19.3%</b>	<b>na</b>

Change: FY '25/'24			
Month		Year-to-Date	
\$	%	\$	YTD %
\$ 176,569	40.1%	\$ 176,569	40.1%
\$ 37,550	6.3%	\$ 214,119	20.7%
\$ 95,975	25.8%	\$ 310,094	22.1%
\$ 35,528	8.7%	\$ 345,622	19.1%
\$ 356,188	61.1%	\$ 701,810	29.3%
\$ 109,037	30.0%	\$ 810,848	29.4%
\$ (37,238)	-8.4%	\$ 773,609	24.2%
\$ 137,738	24.2%	\$ 911,347	24.2%
\$ 144,886	32.2%	\$ 1,056,233	25.0%
\$ 137,584	38.6%	\$ 1,193,817	26.1%
\$ 9,756	1.5%	\$ 1,203,573	23.1%

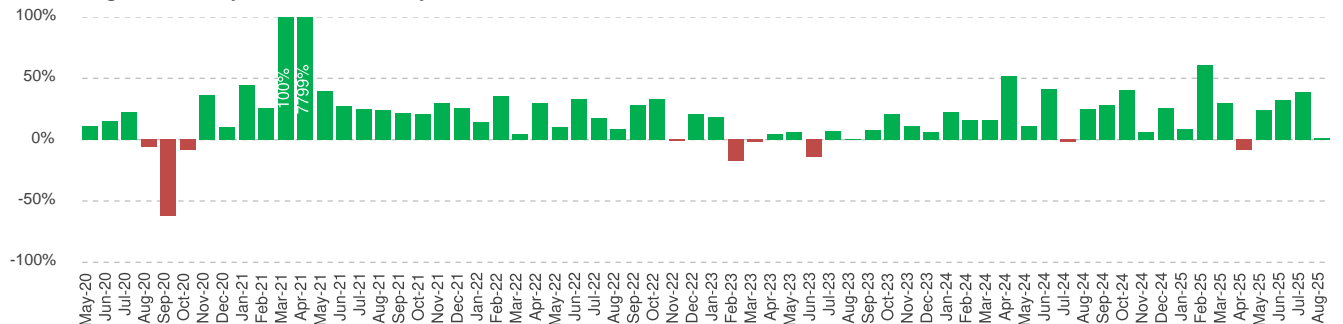
## Sales Tax Net Payment



## Monthly Sales Tax Net Payment



## YoY Change in Monthly Sales Tax Net Payment



## Montgomery SALES TAX PAYMENT DETAIL

**Aug-25**

Fiscal Year: Oct-Sep

COLLECTIONS	Aug-24	Aug-25	Chg. \$ Chg. %	Prior FYTD	Current FYTD	Chg. \$ Chg. %
<b>Current Period</b>	<b>639,947</b>	<b>635,072</b>	<b>(4,875) -0.8%</b>	<b>5,130,300</b>	<b>5,872,938</b>	<b>742,637 14.5%</b>
Prior Period	7,129	11,192	4,063 57.0%	49,438	90,185	40,746 82.4%
Future Period	327	553	227 69.4%	41,850	152,211	110,360 263.7%
Audit	862	7,838	6,976 809.5%	48,082	354,174	306,093 636.6%
Unidentified	102	163	61 59.3%	1,963	2,019	56 2.9%
Single Local Tax Rate	7,194	8,039	845 11.7%	54,503	80,711	26,208 48.1%
<b>TOTAL</b>	<b>655,561</b>	<b>662,858</b>	<b>7,297 1.1%</b>	<b>5,326,137</b>	<b>6,552,237</b>	<b>1,226,100 23.0%</b>
Service Fee	(13,111)	(13,257)	(146) -1.1%	(106,523)	(131,045)	(24,522) -23.0%
Current Retained	(12,849)	(12,992)	(143) -1.1%	(104,392)	(128,424)	(24,032) -23.0%
Prior Retained	7,088	9,836	2,749 38.8%	99,072	125,099	26,026 26.3%
<b>NET PAYMENT</b>	<b>636,689</b>	<b>646,445</b>	<b>9,756 1.5%</b>	<b>5,214,295</b>	<b>6,417,867</b>	<b>1,203,573 23.1%</b>



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

Fiscal Year: Oct-Sep

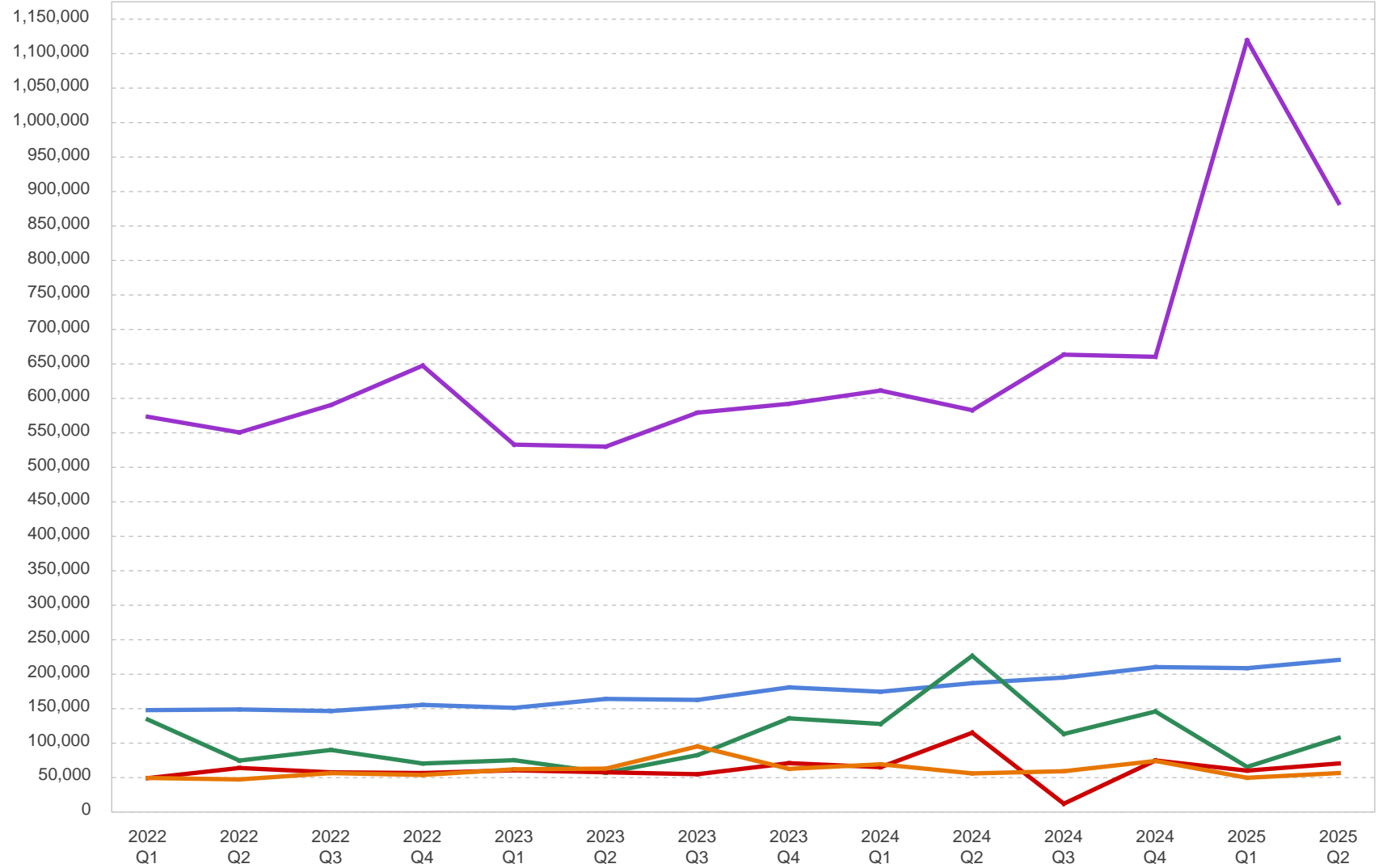
Rank*	Company	NAICS Key	Prior Fiscal YTD Sales Tax Collections	Current Fiscal YTD Sales Tax Collections	Change \$	Change %	Current Fiscal YTD % Total Collections
1	HOME DEPOT U.S.A. INC.	9					
2	KROGER TEXAS L.P.	9					
3	MCCOY CORPORATION	9					
4	PATTERSON-UTI DRILLING COMPANY LLC	2					
5	THE OTHER SIDE INC.	22					
6	GOOGLE LLC	11					
7	ENTERGY TEXAS INC.	3					
8	AZZIP ENTERPRISES INC.	22					
9	BROOKSHIRE BROTHERS INC.	9					
10	RISE COLLECTIVE LLC	4					
<b>TOP 10 LARGE** COMPANIES</b>			<b>1,765,400</b>	<b>2,495,779</b>	<b>730,379</b>	<b>41.4%</b>	<b>38.1%</b>
11	DISCOUNT TIRE COMPANY OF TEXAS INC.	9					
12	MCKINNEY RESTAURANT 21141 LLC	22					
13	AMAZON.COM SERVICES LLC (MARKETPLACE)	9					
14	K. HOVNANIAN OF HOUSTON II L.L.C.	4					
15	SCHULTZ PET SUPPLY LLC	9					
16	WHALECO INC	9					
17	EMJ CONSTRUCTION LLC	4					
18	JIM'S HARDWARE INC.	9					
19	CHEWY INC.	9					
20	BFI WASTE SERVICES OF TEXAS LP	18					
21	O'REILLY AUTO ENTERPRISES LLC	9					
22	TRES HABANEROS/MONTGOMERY LTD.	22					
23	WAL-MART.COM USA LLC (MARKETPLACE)	9					
24	STARBUCKS CORPORATION	22					
25	SUMMIT PRECAST CONCRETE LP	4					
26	LOWE'S HOME CENTERS LLC	9					
27	FUBO TV MEDIA INC	12					
28	ECKINGER CONSTRUCTION COMPANY	4					
29	JEETHO BUSINESS INC.	9					
30	NEW CINGULAR WIRELESS PCS LLC	12					
<b>TOP 30 LARGE COMPANIES</b>			<b>2,600,167</b>	<b>3,595,066</b>	<b>994,899</b>	<b>38.3%</b>	<b>54.9%</b>
<b>TOP 100 LARGE COMPANIES</b>			<b>3,757,929</b>	<b>4,836,987</b>	<b>1,079,059</b>	<b>28.7%</b>	<b>73.8%</b>
<b>7,328 OTHER LARGE COMPANIES</b>			<b>1,503,179</b>	<b>1,598,327</b>	<b>95,149</b>	<b>6.3%</b>	<b>24.4%</b>
<b>SMALL COMPANIES \&amp; OTHER</b>			<b>10,527</b>	<b>36,212</b>	<b>25,685</b>	<b>244.0%</b>	<b>0.6%</b>
<b>SINGLE LOCAL TAX RATE COLLECTIONS (SLT)</b>			<b>54,503</b>	<b>80,711</b>	<b>26,208</b>	<b>48.1%</b>	<b>1.2%</b>
<b>TOTAL COLLECTIONS</b>			<b>5,326,137</b>	<b>6,552,237</b>	<b>1,226,100</b>	<b>23.0%</b>	<b>100.0%</b>
<b>STATE COMPTROLLER FEES</b>			<b>111,843</b>	<b>134,370</b>	<b>22,527</b>	<b>20.1%</b>	<b>2.1%</b>
<b>NET PAYMENTS</b>			<b>5,214,295</b>	<b>6,417,867</b>	<b>1,203,573</b>	<b>23.1%</b>	<b>97.9%</b>

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

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

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# INDUSTRY SEGMENT SALES TAX TREND Montgomery



— Retail Trade  
— Lodging, Food Svcs  
— Construction  
— Manufacturing  
— Wholesale Trade

573,357	550,646	590,445	647,495	532,949	530,127	579,323	592,186	611,365	582,860	663,440	660,337	1,119,283	883,276
147,903	148,876	146,606	155,490	151,234	164,164	162,731	180,883	174,625	187,013	195,129	210,339	208,750	220,749
134,245	74,771	90,158	70,517	75,304	57,089	82,671	135,985	127,861	226,644	113,363	145,935	65,599	107,677
49,251	64,004	57,707	56,683	60,662	57,687	54,981	70,996	65,205	115,128	12,221	74,854	60,154	70,560
49,556	47,386	56,585	53,897	62,076	63,062	95,314	62,734	69,364	56,132	59,294	74,211	49,780	56,641

**Montgomery**  
**INDUSTRY SEGMENT RANK & CHANGE**  
**Aug-25**

Fiscal Year: Oct-Sep

INDUSTRY SEGMENT*	% Total Current YTD Collections	Prior Fiscal YTD Sales Tax Collections	Current Fiscal YTD Sales Tax Collections	Change	
				\$	%
Retail Trade	50.9%	2,249,626	3,278,414	1,028,788	45.7%
Lodging, Food Svcs	12.3%	674,781	792,074	117,293	17.4%
Construction	5.8%	559,900	372,200	(187,699)	-33.5%
Information excl. Telecom	4.8%	248,871	307,838	58,966	23.7%
Mining, Oil/Gas Extr	4.1%	217,135	262,463	45,327	20.9%
<b>Top 5</b>	<b>77.9%</b>	<b>3,950,313</b>	<b>5,012,988</b>	<b>1,062,675</b>	<b>26.9%</b>
Manufacturing	3.8%	242,333	247,136	4,803	2.0%
Wholesale Trade	3.4%	229,434	221,141	(8,293)	-3.6%
Admin, Support, Waste Mgmt	2.6%	154,020	168,725	14,705	9.5%
Prof, Scientific, Tech Svcs	2.7%	115,471	174,323	58,851	51.0%
Telecom	2.2%	142,964	144,014	1,051	0.7%
Utilities	2.3%	133,246	146,853	13,607	10.2%
Other Services	1.8%	105,934	113,370	7,436	7.0%
Real Estate, Rental, Leasing	1.2%	67,371	75,546	8,175	12.1%
Financial, Insurance	0.7%	42,174	45,891	3,718	8.8%
Ag, Forestry, Fishing, Hunting	0.3%	24,887	18,762	(6,125)	-24.6%
Recreation, Arts, Entmt	0.2%	19,930	13,611	(6,319)	-31.7%
Transportation, Warehousing	0.3%	12,247	17,271	5,025	41.0%
Unidentified	0.3%	2,957	17,340	14,383	486.4%
Health Care, Social Assistance	0.1%	5,006	7,042	2,036	40.7%
Education Services	0.1%	7,275	4,845	(2,430)	-33.4%
Public Admin	0.1%	4,968	5,643	675	13.6%
Company, Enterprise Mgmt	0.0%	577	814	236	40.9%
<b>All Other</b>	<b>22.1%</b>	<b>1,310,794</b>	<b>1,422,326</b>	<b>111,533</b>	<b>8.5%</b>
<b>TOTAL COLLECTIONS</b>	<b>100.0%</b>	<b>5,261,107</b>	<b>6,435,315</b>	<b>1,174,207</b>	<b>22.3%</b>

INDUSTRY SEGMENT	% Change from same month Prior Year					
	Mar	Apr	May	Jun	Jul	Aug
Retail Trade	66.5%	39.9%	28.8%	110.8%	53.2%	21.9%
Lodging, Food Svcs	22.7%	9.6%	15.0%	30.9%	14.7%	15.6%
Construction	-48.2%	-91.9%	85.1%	-66.0%	-50.1%	31.9%
Information excl. Telecom	34.7%	34.0%	67.5%	-7.8%	28.1%	10.2%
Mining, Oil/Gas Extr	113.4%	-34.1%	-95.5%	9721.3%	1128.8%	-100.0%
All Others	11.8%	-24.6%	-1.2%	-7.1%	101.0%	10.1%
<b>TOTAL COLLECTIONS</b>	<b>27.3%</b>	<b>-8.9%</b>	<b>22.9%</b>	<b>31.1%</b>	<b>38.4%</b>	<b>0.6%</b>

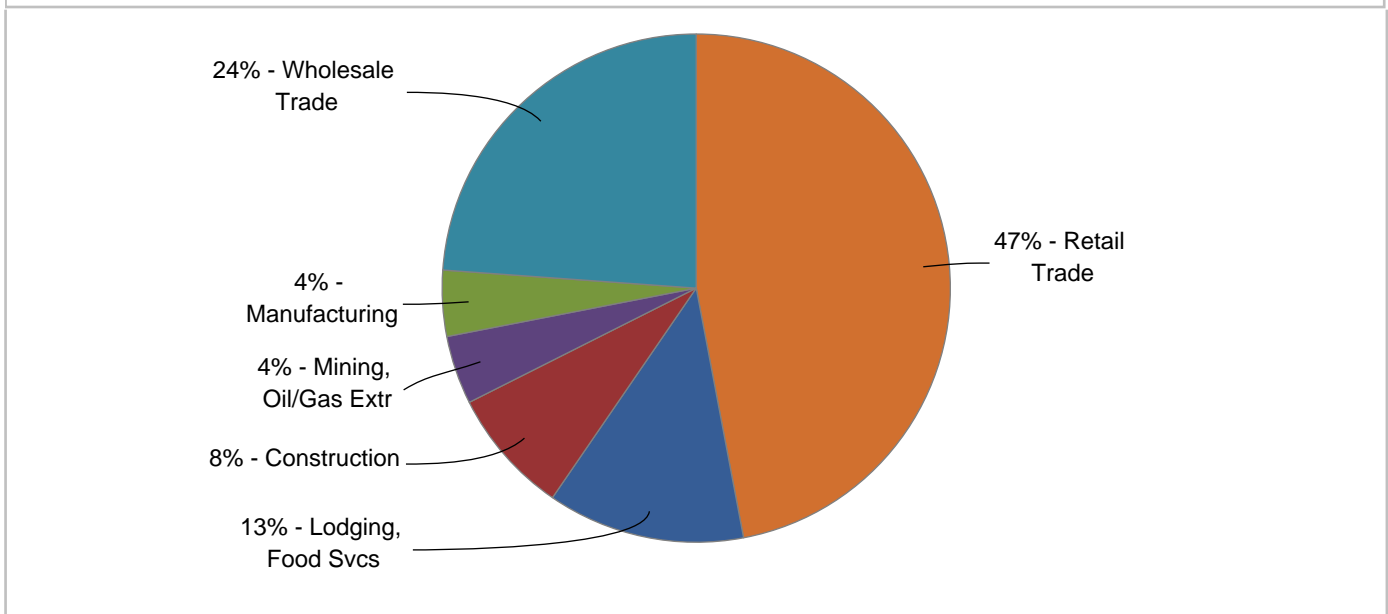
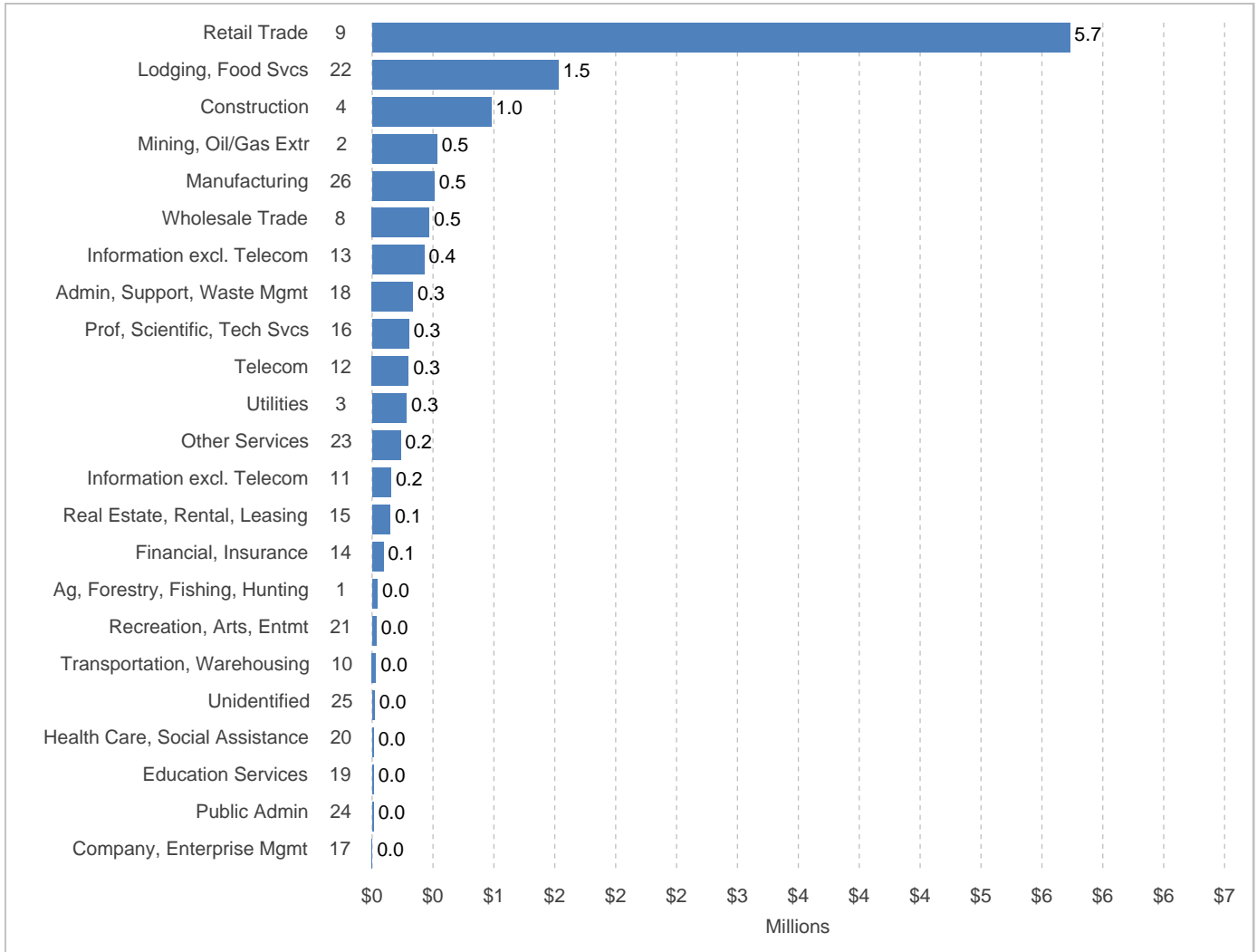
\* Ranked by Current + Prior YTD Collections

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

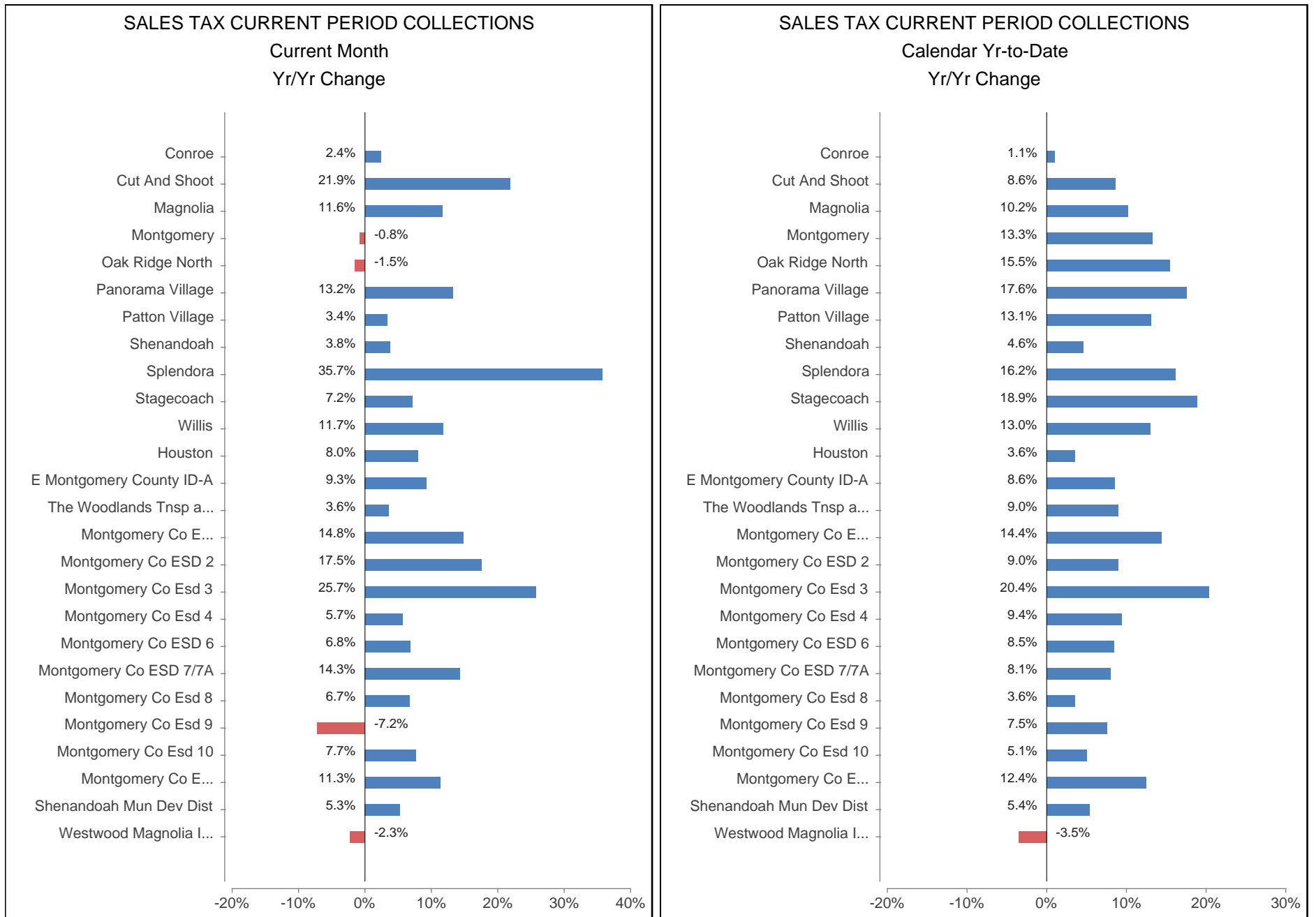
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HdL Companies

**Montgomery**  
**INDUSTRY SEGMENT SALES TAX RANK & DISTRIBUTION**  
(Prior Fiscal Year + Current Fiscal Year-to-Date)  
**Aug-25**



# SALES TAX TREND MONTGOMERY COUNTY Aug-25





**NAICS KEY**

<b>Code</b>	<b>Industry Segment</b>
1	Ag, Forestry, Fishing, Hunting
2	Mining, Oil/Gas Extr
3	Utilities
4	Construction
5	Manufacturing
6	Included in Key No. 5
7	Included in Key No. 5
8	Wholesale Trade
9	Retail Trade
10	Transportation, Warehousing
11	Information excl. Telecom
12	Telecom
13	Included in Key No. 11
14	Financial, Insurance
15	Real Estate, Rental, Leasing
16	Prof, Scientific, Tech Svcs
17	Company, Enterprise Mgmt
18	Admin, Support, Waste Mgmt
19	Education Services
20	Health Care, Social Assistance
21	Recreation, Arts, Entmt
22	Lodging, Food Svcs
23	Other Services
24	Public Admin
25	Unidentified



City of Montgomery, TX

Receipt Listing by Product Code  
General Ledger Distribution Account Summary

Item 25.

Date Range: 08/01/2025 - 08/31/2025

Distribution GL Account Number	Distribution Amount
<b>Fund: 100</b>	
100-00-41230-0000000 - Right of Way Use Fees	-1,681.45
100-00-42110-0000000 - Vendor/Beverage Permits	-50.00
100-00-42210-0000000 - Building Permits/MEP	-100,220.00
100-00-44205-0000000 - Wrecker Service Fees	-30.00
100-00-44210-0000000 - Sign Fees	-300.00
100-00-44215-0000000 - Plats, Zoning, Misc.	-498.90
100-00-44250-0000000 - Credit Card Fees	-3,865.95
100-00-46110-0000000 - Community Building Rental	-1,025.00
100-00-46900-0000000 - Unanticipated Income	-4,739.96
100-24000-00000 - Escrow Account	-12,000.00
100-24320-00000 - Community Building Rental Deposits	-300.00
100-24330-00000 - Sales Tax Payable	-9.46
<b>100 Subtotal:</b>	<b>-124,720.72</b>
<b>Fund: 300</b>	
300-00-44250-0000000 - Miscellaneous Revenue & ETS Revenue	-1,719.34
<b>300 Subtotal:</b>	<b>-1,719.34</b>
<b>Grand Total:</b>	<b>-126,440.06</b>

## UTILITY/GENERAL FUND REPORT – August 2025

### UTILITY ACCOUNT ARREARS

	60 Days	90 Days	120+ Days
<b>Amount</b>	\$1,009.99	\$919.24	\$22,526.59
<b>GRAND TOTAL:</b>			<b>\$24,455.82</b>

### MONTHLY PERMIT TRANSACTIONS

Type	Revenue	Permit Count
Building-Residential Addition, Generators, Demolition	\$ 38,990.00	41
Plumbing	\$ 18,339.00	34
Irrigation	\$ 5,684.00	7
Building-Commercial Remodel	\$ 9,481.00	7
Solar	\$ -	0
Pool	\$ 1,025.00	2
Sign	\$ 925.00	3
Mechanical	\$ 9,078.00	18
Electrical	\$ 16,998.00	35
<b>TOTAL</b>	<b>\$ 100,520.00</b>	<b>147</b>

### UTILITY SERVICE ACCOUNTS

New Water Accts.	52
Disconnected Water Accts.	28
<b>Total Number of Active Accts.</b>	<b>1284</b>

Montgomery City Council  
**AGENDA REPORT**

<b>Meeting Date: October 14, 2025</b>	<b>Budgeted Amount: NA</b>
<b>Department: Public Works</b>	<b>Prepared By: Mike Muckleroy</b>

**Subject**

Public Works Monthly Report August 2025
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**Recommendation**

Approve the report as presented.
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**Discussion**

Review the report.
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**Approved By**

Public Works Director	Mike Muckleroy	Date: 10/01/2025
City Administrator	Brent Walker	Date: 10/01/2025



101 OLD PLANTERSVILLE ROAD, MONTGOMERY, TEXAS 77316

Telephone: (936) 597-6434

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## Public Works Department Monthly Report for August 2025

### Water

- Completed monthly cutoff list for nonpayment.
- Completed monthly leak notification door hangers.
- Completed monthly meter verification list.
- Completed monthly check of idle meter list for consumption. No issues were found.
- Completed 11 work orders for activate/deactivate service.
- Completed 4 work orders for endpoint maintenance issues.
- Completed 7 work orders for water leaks.
- Completed 12 work orders for miscellaneous water issues.
- Completed 26 work orders for water taps.
- Repaired entry gate on west side of well on Stewart Street.
- Spread rock at well on Stewart Street where the valve was installed and hauled off excess dirt.
- Discussed mud in private water lines on Plott Hound with home builder.
- Raised meter box on Dina Lane.
- Requested operator research discolored water call from residents on Clepper, Liberty, Shepperd, and Louisa.
- Discussed small hydrant leak on FM 1097 with customer.
- Repaired leak on College and Peninsula Point.
- Assisted contractor on Lonestar Parkway and Caroline turn off water for emergency leak.
- Prepared to replace insert valve on 8-inch water line at Well 2 for contractor repair.
- Contractor installed insertion valve at Well 2.

### Wastewater

- Completed 26 work orders for sewer taps.
- Completed 1 work order for sewer-stop up.
- Verified valves were open on Old Plantersville Road force main.
- Completed TCEQ SEP for the Stewart Creek WWTP.
- Attended Bid Opening for Lone Star Parkway 12" WL Ext/00574-018
- Participated in WWTP Tour at Bull Shoals WWTP with Operator.
- Discussed sewer manhole on Little Dog with resident.

### Streets/Drainage/ROW

- Completed 5 work orders for Street ROW – Ditch/Drainage.
- Flail mowed well driveway, and right of way near stop sign on Stewart Street.
- Completed daily utility locates as necessary.
- Completed daily removal of bandit signs as necessary.

PUBLIC WORKS

FIRST RESPONDER



- Completed items for weed patrol.
- Performed culvert inspection on Harley.
- Picked up and returned 2 shopping carts abandoned on Clepper and near the soccer field by Ransom's.
- Completed clean out of ditch on College at Pond.
- Finished digging ditch on the west side of Pond to Caroline.
- Checked storm inlets throughout the city following rain on 8/15/2025.
- Dug out ditch at SH 105 and FM 2854.
- Flail mowed and trimmed branches blocking signs on College St, Flagship behind Brookshire Bros., and Lonestar Bend.
- Filled pothole on edge of road at entrance to cemetery on Old Plantersville Road.
- Removed fallen tree on Simonton Street.
- Removed fallen limb from driveway on Worsham.
- Removed tree in right of way drainage per homeowner's request on Liberty.
- Removed hanging broken limb in ROW on Prairie Street.
- Completed Buffalo Springs Dr 1 Yr Warranty Inspection.
- Attended Pre-Bid for College Street drainage repairs / 00574-022

### **Building/Facility/Vehicle/Equipment Maintenance**

- Conducted weekly Safety Inspection Reports.
- Completed monthly light bulb check at all facilities.
- Delivered cases of water to City Hall as requested.
- Completed weekly cleaning of Community Center.
- Completed weekly pre-trip inspections of crew trucks.
- Completed monthly check of all irrigation systems and made repairs as necessary.
- Completed 16 work orders for general-City Hall maintenance.
- Inspected AEDs at City Hall and in all crew trucks.
- Relocated and installed desk riser in Utility Billing and Permits office.
- Repaired door handle to Admin badge entry door.
- Removed broken glass from City Hall front parking lot.
- Treated and removed wasp nest on PD shed.
- Installed decorations in City Secretary's office.
- Treated WWTP#2 shop and office buildings with Demon.
- Inspected and Registered PW1501 and PW2001.
- Replaced warrantied batteries on PW2001 and PW1801.
- Repaired toilet flapper at Community Center.

### **Parks/Recreation**

- Posted all park reservation notices.
- Completed 40 work orders for maintenance-parks issues.
- M/W/F cleaning of all restrooms and grounds.
- Cleaned Fernland Historical Park's Simonton House and Hulon House restroom, floors and removed cobwebs.
- Fernland docents reported 467 visitors and provided 35 tours for the month.
- Replaced both flags at Homecoming Park.
- Replaced low voltage spotlights with solar LED spotlights at Fernland Historical Park.
- Removed weeds and treated ant mound in front of Arnold Simonton House.
- Replaced basketball net at Homecoming Park.
- Treated Memory Park fountain pump area with crazy ant poison.
- Repaired waterfall at Memory Park.
- Delivered, picked up, and emptied trailer to Memory Park for Lake Conroe Rotary C



## **General**

Item 26.

- Attended weekly Leadership Team meetings.
- Completed 9 work orders for maintenance-general issues.
- Completed monthly safety meeting with department and safety officer.
- Attended bi-weekly conference calls with utility operator and engineer.
- Lowered flags to half staff in remembrance of Minneapolis incident on 8/28/2025.
- Repaired sign in front of City Hall.

**PUBLIC WORKS**

**FIRST RESPONDER**

Montgomery City Council  
**AGENDA REPORT**

<b>Meeting Date: October 14, 2025</b>	<b>Budgeted Amount: NA</b>
<b>Department: Public Works</b>	<b>Prepared By: Mike Muckleroy</b>

**Subject**

Utility Operations Monthly Report August 2025

**Recommendation**

Approve the report as presented.

**Discussion**

Review the report.

**Approved By**

Public Works Director	Mike Muckleroy	Date: 10/01/2025
City Administrator	Brent Walker	Date: 10/01/2025



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

## CITY OF MONTGOMERY

### MONTHLY OPERATIONS REPORT

DATE  
 10/08/25

<u>METER COUNT</u>	
<i>Total</i>	<b>1,440</b>

<u>CONSUMPTION</u>		
<b>07/30/25</b>	<b>to</b>	<b>08/31/25</b>
Billed Consumption		19,729,213
Estimated Flushing		1,025,000
<b>Total</b>		<b>20,754,213</b>

Plant Pumpage      22,492,000

Accountability      **92.27%**

	<u>Well #2</u>	<u>Well #3</u>	<u>Well #4</u>
Well Pumpage	N/A	12,214,000	10,278,000
Calculated Well GPM	N/A	526	1202
Avg Well Run Hours	N/A	13.3	4.7

CITY OF MONTGOMERY

DATE  
10/08/25

MONTHLY OPERATIONS SUMMARY

WASTEWATER TREATMENT PLANT  
August 2025

TPDES Permit # WQ0014737001

Expires: 06/01/2027

NPDES Permit # TX0128031

	Effluent Quality Data: Reported for			
	Reported	Permitted	August-25 Annual Average	Excursion
BOD 5 Average	2.43 mg/l	10.00 mg/l	2.52 mg/l	NO
TSS Average	7.01 mg/l	15.00 mg/l	4.86 mg/l	NO
NH3	0.05 mg/l	2.00 mg/l	0.05 mg/l	NO
CL2 Res Min	1.06 mg/l	1.00 mg/l	1.43 mg/l	NO
CL2 Res Max	3.31 mg/l	4.00 mg/l	3.53 mg/l	NO
Oxygen	7.09 mg/l	4.00 mg/l	7.48 mg/l	NO
Flow Average	0.224 mgd	0.400 mgd	0.237 mgd	NO

Effluent Quality Compliant with Discharge Permit ? YES

The plant was operated within all parameters of our permit.  
No violation notices were received from any other local agency.



**CITY OF MONTGOMERY**  
**MONTHLY OPERATIONS SUMMARY**  
GROUND WATER PERMIT PUMPAGE  
August 2025

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

	"Gulf Coast Aquifer" - Jasper		Catahoula Aquifer	
Jan-25	6,094,300		6,240,000	
Feb-25	5,256,300		6,868,000	
Mar-25	7,347,100		8,224,000	
Apr-25	7,680,000		8,304,000	
May-25	9,852,600		8,637,000	
Jun-25	8,811,700		8,053,000	
Jul-25	9,068,100		9,493,000	
Aug-25	12,637,100		10,278,000	
Sep-25				
Oct-25				
Nov-25				
Dec-25				
<b>Total Pumpage</b>	66,747,200	34.93%	66,097,000	34.56%
<u>2025 Permitted Withdrawal:</u>	<u>191,081,000</u>		<u>191,250,000</u>	

**Permit Summary Gulf Coast Aquifier**

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

**Alternative Water Summary**

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

Montgomery City Council  
**AGENDA REPORT**

<b>Meeting Date:</b> October 14, 2025	<b>Budgeted Amount:</b>
<b>Department:</b> Police	<b>Prepared By:</b> Anthony Solomon

**Subject**

August 2025 PD & CE/PZA Report

**Recommendation**

**Discussion**

**Approved By**

City Administrator	Brent Walker	Date: October 6, 2025
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## Activity Report

**August 1, 2025 – August 31, 2025**

### Patrol Division

• Calls for Service	-	270
• Total Reports	-	43
• Citations Issued	-	242
• Warnings Issued	-	308
• Arrests	-	21
• Accidents	-	20

### Investigation Division

- Total number of assigned cases to C.I.D. for the month: 6

### Breakdown by Offense Category

• DWI	-	1
• Driving While DL Invalid	-	3
• Drug Arrests	-	4
• Warrant Arrests	-	4
• Theft	-	3
• Fraud	-	2
• No DL	-	2
• Assault	-	3
• Recovered Stolen Vehicle	-	1
• Reckless Driving	-	1

### Personnel/Training

The following training sessions were completed during the month of August 2025:

- Sgt. Graves, Sgt. McRae and Sgt. Voytko all attended week 2 of Developing Leaders with Texas Police Chiefs Association
- Sgt. Bauer - Sex Offender Registration Training
- S. Jones - Sex Offender Registration Training
- S. Jones - Terrorism & Homeland Security
- Chief Solomon - ALERRT
- Sgt. Graves - Breathalyzer/Intox
- Sgt. Bauer - Terrorism & Homeland Security
- Sgt. Voytko - Drone Training Part 107
- C. Gutierrez - Drone Training Part 107
- C. Tilley - 2<sup>nd</sup> Annual Women's Leadership Forum
- R. Pagan – 2<sup>nd</sup> Annual Women's Leadership Forum

### Major Incidents



- No major incidents occurred in August.

### **Upcoming Events**

- Faith & Blue – October 7<sup>th</sup> from 6-8pm

### **Traffic and Safety Initiatives**

- We are actively monitoring commercial vehicle traffic on Old Plantersville Road. When necessary, officers are redirecting commercial vehicles to the appropriate entrance in order to ensure proper traffic flow and compliance with city ordinances.



# City of Montgomery



Item 28.

August 2025  
Code Enforcement Officer  
Planning/Zoning Administrator  
Monthly Report

Code Enforcement:	Field investigations	5	
	NOV	3	
	Nuisance	5	
	Outside jurisdiction	23	
	Signs	3	
Planning and Zoning:	Inquiries	17	
	Remodel	1	(Historic Preservation District)
	Rezoning	2	
	SUP	1	
MEDC:	Projects:	Wayfinding signs	
		Historic Downtown McCown	
Administration:	General Inquiry	31	
	Open records req	7	
	Permit reviews	28	
	Pre-development	4	
	Admin/Reconcile invoices		
	Ch 78 review		
	Ch 98 review		
	Munipleax building		
Activities:	Women's Leadership (1/2 day conference);		
	CJIS recert.		

Prepared by: Corinne Tilley

Montgomery City Council  
**AGENDA REPORT**

<b>Meeting Date:</b> October 14, 2025	<b>Budgeted Amount:</b> N/A
<b>Department:</b> Municipal Court Report	<b>Prepared By:</b> Kimberly Duckett

**Subject**

August 2025 Municipal Court Report

**Recommendation**

**Discussion**

**Approved By**

Brent Walker

City Administrator

Date: 10/3/2025





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

## Comparison Chart

### Citations and Revenue January 2023 - 2025

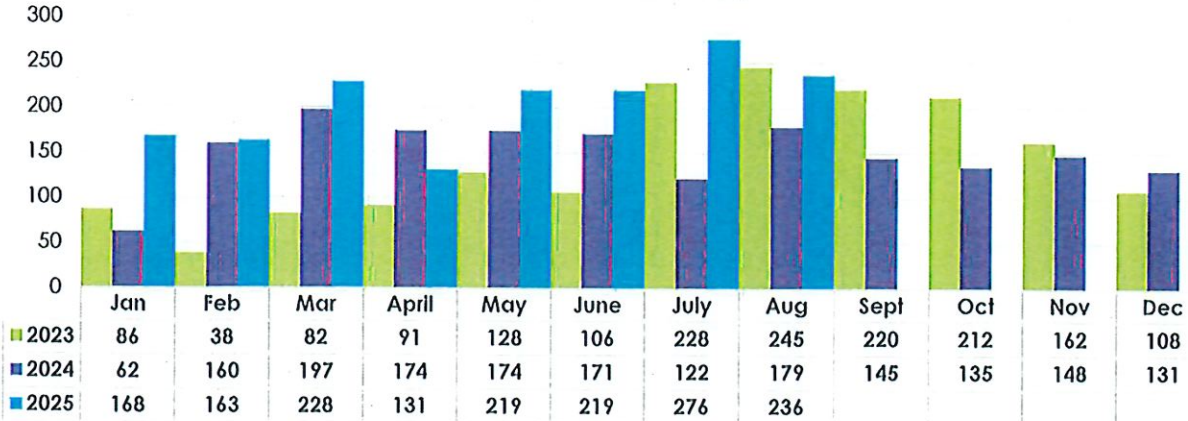
	2023	2024	2025
Jan	86	62	168
Feb	38	160	163
Mar	82	197	228
April	91	174	131
May	128	174	219
June	106	171	219
July	228	122	276
Aug	245	179	236
Sept	220	145	
Oct	212	135	
Nov	162	148	
Dec	108	131	

**Totals**      1706      1798      1640

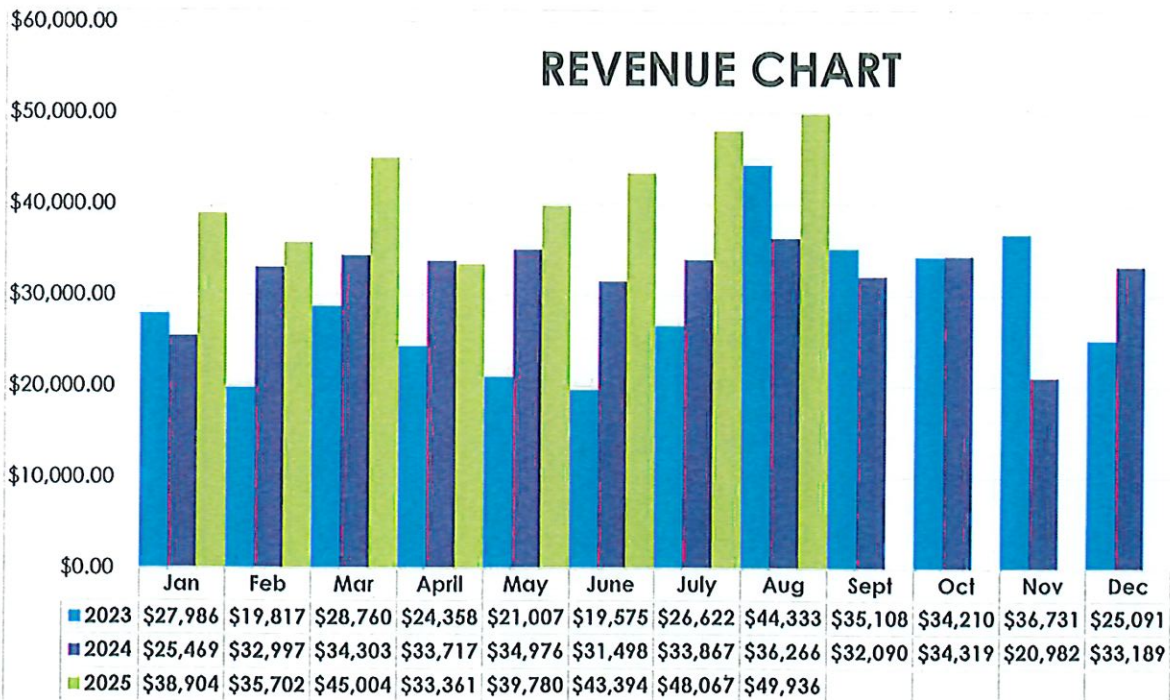
	2023	2024	2025
Jan	\$27,986.26	\$25,469.91	\$38,904.53
Feb	\$19,817.26	\$32,997.74	\$35,702.10
Mar	\$28,760.79	\$34,303.88	\$45,004.03
April	\$24,358.01	\$33,717.99	\$33,361.77
May	\$21,007.77	\$34,976.71	\$39,780.87
June	\$19,575.84	\$31,498.12	\$43,394.92
July	\$26,622.80	\$33,867.49	\$48,067.17
Aug	\$44,333.70	\$36,266.97	\$49,936.55
Sept	\$35,108.51	\$32,090.14	
Oct	\$34,210.67	\$34,319.49	
Nov	\$36,731.64	\$20,982.42	
Dec	\$25,091.27	\$33,189.92	

**Totals**      \$343,604.52      \$383,680.78      \$334,151.94

## CITATIONS



## REVENUE CHART



Montgomery City Council  
**AGENDA REPORT**

<b>Meeting Date:</b> 10/14/2025	<b>Budgeted Amount:</b> NONE
<b>Department:</b> Administration	<b>Prepared By:</b> WGA

**Subject**

Discussion on Engineer's Monthly Report

**Recommendation**

Discussion Only

**Discussion**

The Engineer's Report is enclosed.

**Approved By**

City Staff	Ruby Beaven	Date: 09/30/2025
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October 6, 2025

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

Re: Monthly Engineering Report  
City Council Meeting October 14, 2025

Dear Mayor and Council:

The following is a brief summary that describes our activities since the September 9, 2025, Council Meeting:

**Capital Projects (City Funded):**

**Capital Improvements Project Exhibit** – Enclosed as an attachment is an exhibit showing all Capital Improvements projects within the City.

- 1. Water Plant No. 2 Improvements** – We received Pay Estimate Nos. 12 and 13 in the amounts of \$118,665.00 and \$164,700.00, respectively. As of September 22, 2025, the contractor was 94% complete by time and 93% complete by value. An inspection of the GST was conducted on September 24th, with no deficiencies noted. The electrician is currently testing the equipment installed. Remaining tasks include yard piping, sterilization, and site restoration. Due to weather delays, the water plant is expected to be substantially completed in late October.



**September 29, 2025**  
**GST Feedline Installation**

Honorable Mayor and City Council  
 City of Montgomery  
 Page 2 of 7  
 October 6, 2025

2. **Downtown Streetscape Improvements** – We are continuing to coordinate the design of the downtown streetscape improvements with Montgomery Economic Development Committee and Ardurra.
3. **McCown St. and Caroline St. Waterline Replacement** – The scope of the project is being revised based on ongoing conversations with the MEDC, Ardurra, and downtown property owners.
4. **Town Creek Wastewater Plant Expansion to 0.3 MGD** – We met with Halff on September 11th to discuss design comments on the Preliminary Engineering Report. We are continuing coordination on design of the plant.
5. **Water Plant No. 4** – We met with Baxter & Woodman on August 27<sup>th</sup> to discuss the draft preliminary report, design options, and remaining schedule. Additionally, we met with the Briarley developer on August 27<sup>th</sup> to discuss construction authorized to begin. access and property dedication of the water plant site to the City.
6. **College Street Drainage (ARPA Funds)** – The Recommendation of Award was presented at the September 22<sup>nd</sup> Council meeting, selecting AR Turnkey Construction Co., Inc. to complete the College Street Drainage Repair project in the amount of \$100,985.00 and 20 calendar days. We are working with the contractor and City Attorney to finalize contracts.
7. **Water Plant No. 3 Booster Pump Addition (ARPA Funds)** – The bid opening was held August 13. The Recommendation of Award was presented at the August 26<sup>th</sup> meeting, selecting McDonald Municipal & Industrial to complete the construction of the Water Plant No. 3 Booster Pump Addition project in the amount of \$178,469.00 and 154 calendar days. We are working with the contractor and City Attorney to finalize contracts.
8. **Plez Morgan Erosion** – We are working to complete the preliminary design of the improvements and expect to bring a proposal to complete the final design once the scope has been finalized. We are working through different alternatives with our geotechnical and structural subconsultants to ensure the adequate approach is taken, and plan to discuss this further at a later Council date.

**Capital Projects (Developer Funded):**

1. **Old Plantersville Waterline Extension (Briarley)** – The one-year warranty is set to end on June 3, 2026.
2. **Old Plantersville Force Main Extension (Briarley)** –The one-year warranty is scheduled to expire on October 25, 2025.
3. **Lift Station No. 10 Phase II Improvements (Taylor Morrison)** – The pre-construction schedule is scheduled for October 7<sup>th</sup>, and we plan to issue the Notice to Proceed at that time subject to receipt of deposit from the Developer. As a reminder, the scope of the project includes the addition of a 3<sup>rd</sup> lift pump, emergency generator and minor electrical modifications.



Honorable Mayor and City Council  
 City of Montgomery  
 Page 3 of 7  
 October 6, 2025

4. **Lift Station No. 5 Relocation and Sanitary Sewer Extension (Legacy Grove)** – We are finalizing with the design of the lift station relocation required for the Legacy Grove Development. We received TxDOT approval and TCEQ approval. We are coordinating with the surrounding property owners and City Staff to obtain the necessary easements. Additionally, we are working with the Developer's engineer to finalize grading for the proposed Lift Station No. 5.
5. **West Lone Star Parkway Waterline Extension (Legacy Grove)** – The Recommendation of Award was presented at the August 26<sup>th</sup> Council meeting, selecting Bull-G Construction, LLC to complete the construction of the West Lone Star Parkway 12" Waterline Extension project in the amount of \$333,771.60 and 45 calendar days to reach substantial completion. We are working with the contractor and City Attorney to finalize contracts.
6. **The Crossing at Montgomery Public Lift Station, Force Main Extension and Gravity Sewer Upsizing (Morning Cloud)** – The Developer was notified on July 7<sup>th</sup> of the required deposit to begin design. We are prepared to begin design upon receipt of the deposit.
7. **Buffalo Springs and CB Stewart Roadway Improvements (BCS Capital)** – As authorized at the August 26<sup>th</sup> Council meeting, the scope of Phase I includes coordination on the geotechnical analysis and review of the TIA provided by the Developer. We received confirmation of the project deposit on September 24<sup>th</sup> and held the project kickoff meeting on September 25<sup>th</sup>. Upon completion of this phase, we will prepare a client memo for Phase II which will include final design, bid phase services, construction administration, and reimbursable expenses.
8. **Buffalo Springs and CB Stewart Public Infrastructure Improvements (BCS Capital & Church of Montgomery)** – As authorized at the August 26<sup>th</sup> Council meeting, the scope of the project includes the extension of 12" waterline along SH 105, CB Stewart Drive, and Buffalo Springs Drive. We received confirmation of the project deposit on September 24<sup>th</sup> and held the project kickoff meeting on September 25<sup>th</sup>.
9. **Lawson and Simonton Waterline Loop (Superior Properties)** – As authorized at the July 8<sup>th</sup> Council meeting, the scope of work includes the design of the proposed 8" waterline loop and upsizing the existing 8" along Lawson Street. We received confirmation of the project deposit on September 24<sup>th</sup> and held the project kickoff meeting on September 25<sup>th</sup>.
10. **SH 105 Public Infrastructure Improvements (HEB)** – The Developer is continuing with the design of the public utility extensions along SH 105. As per the Development Agreement executed at the June 24<sup>th</sup> Council meeting, the Developer is responsible for the extension of a 12" waterline and an 8" sanitary sewer line along SH 105. As a reminder, the public infrastructure will be inspected by the City Engineer at the cost of the Developer.

#### **Development Agreements:**

1. **Villages of Montgomery** – The Developer has been provided a draft Development Agreement on September 9<sup>th</sup> and is proceeding with their review. We will continue coordinating with City Staff and the Developer to finalize the Development Agreement.

2. **Reserve of Mia Lago** – The Developer has been provided a draft Development Agreement on August 1<sup>st</sup> and is proceeding with their review. We will continue coordinating with City Staff and the Developer to finalize the Development Agreement.

**Developments:**

1. **Plan/Plat Reviews** – Enclosed as an attachment is an exhibit showing all active plan and plat reviews and their status.
2. **Pre-Development Meetings** – Enclosed as an attachment is an exhibit showing the location of the Pre-Development Meetings we have had in the last 45 days.
3. **Ongoing Construction**
  - a. **Briarley Phase 1B Water, Sanitary, Drainage, and Paving** – The contractor is continuing with installation of the storm and waterline infrastructure. As a reminder, the Briarley Phase 1B WSD&P plans were approved at the May 13, 2025, Council meeting.



*September 24, 2025  
Storm Infrastructure Installation*

- c. **MUD No. 215 Briarley Lift Station (City of Montgomery Lift Station No. 16)** – It is our understanding that the contractor has completed construction of the lift station, and the lift station is operational. The Developer is still waiting for the natural gas connection to be completed before the project can be complete and accepted. The final inspection will be scheduled once all outstanding punchlist items have been completed.

- d. **Legacy Grove Mass Grading & Detention** – The contractor has completed clearing and staking the site. The contractor is continuing with mass grading and has installed all stormwater pollution control measures.



*September 22, 2025  
 Clearing Progression*

- e. **Lone Star Hills (formerly known as Lone Star Ridge) Mass Grading & Drainage** – All work is on hold until natural spring remediation plan is developed.

#### 4. One-Year Warranty Inspections

- a. **Town Creek Crossing Section 1** – We held a warranty re-inspection on October 10, 2023. The Developer and contractor have been non-responsive to addressing the punchlist items. We are pursuing the maintenance bond and are working with the City Attorney to have the work completed.
- b. **Montgomery Bend Lift Station** – The one-year warranty inspection was held on August 7th. The Developer is actively addressing all outstanding punchlist items, and we will continue to coordinate to confirm the completion of all remaining items.
- c. **Montgomery Bend Sections 1 & 2** – The one-year warranty inspection was held on August 7th. The punchlist has been issued following the warranty inspection. As a reminder, the Developer requested to extend the sidewalk installation deadline and was approved at the August 12<sup>th</sup> Council meeting.

### General Ongoing Activities:

1. **Stewart Creek Wastewater Treatment Plant TPDES Permit Amendment** – The permit application was submitted to the TCEQ in August. We received notification that the application is administratively complete and is about to begin the public comment period. Based on TCEQ review times we anticipate receiving the final permit in July 2026.
2. **TxDOT:**
  - a. **Access Management along SH-105 from Grimes County Line to Shepperd Street** – We attended the stakeholders and Transportation Advisory Committee (“TAC”) meeting on May 13<sup>th</sup>. Per TxDOT the project will be moving forward in three phases and is slated to let in September 2027, with the portion within the City being scheduled for phase 3. Based on new plans from TxDOT, the previously proposed raised medians have been removed from the design. We provided a utility exception memo to TxDOT and are finalizing all existing conflicts with TxDOT and their engineer to confirm the required utility relocations.
  - b. **FM 1097 and Buffalo Springs Drive Traffic Signal** – It is our understanding that the design is complete and TxDOT is finalizing a timeline for construction. We will provide a schedule on construction once received from TxDOT.
  - c. **FM 1097 & Atkins Creek Drainage Improvements** – It is our understanding that TxDOT has begun construction on the final bridge repairs. Per TxDOT, the repairs will be phased, allowing FM 1097 to be partially operational and is expected to be completed in June 2026.
  - d. **FM 1097 & Hazel Road (Montgomery Bend)** – It is our understanding that the Developer awarded the project and is expected to begin Q4 of 2025 as they wait for materials to be delivered. As a reminder, this signal was required to be constructed and operational prior to the acceptance of Section 4 of Montgomery Bend.
3. **Stanley Lake Interconnect** – We met with Stanley Lake MUD on April 11<sup>th</sup> to discuss the potential emergency interconnect with Stanley Lake MUD. We are continuing to coordinate with their consultants, and the adjacent Developer on the overall scope and requirements of the proposed interconnect.
4. **Biweekly Operations Call** – We are continuing the biweekly operations calls with City Staff and City’s operator, Hays Utility North Corporation.
5. **Fiscal Year 2025 CIP Snapshot & Rate Order Analysis** – We met with the Staff and the City’s Financial Advisor on September 26<sup>th</sup> to discuss our project revenue for our utility and tax rate analysis. We are working to finalize these changes and will continue to coordinate with staff and the City’s Financial Advisor.

Honorable Mayor and City Council  
 City of Montgomery  
 Page 7 of 7  
 October 6, 2025

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6. **Kendig Keast Unified Development Ordinance** – We have provided comments to Kendig Keast on the CH 98 Ordinances. We are also coordinating with staff on review of the draft UDO. It is our understanding that Kendig Keast plans to present their final UDO codifications in November of this year.
  
  7. **Clean Water/Drinking Water State Revolving Fund** – It is our understanding that the Project Information Forms are currently being considered for Board approval. We expect a decision to be made by Mid-November.

Please let me know if you have any questions.

Sincerely,



Chris Roznovsky, PE  
 City Engineer

CVR/zlgt

Z:\00574 (City of Montgomery)\\_900 General Consultation\Meeting Files\Engineer's Reports\2025\10.2025\Review\10-2025 Engineers Report.docx

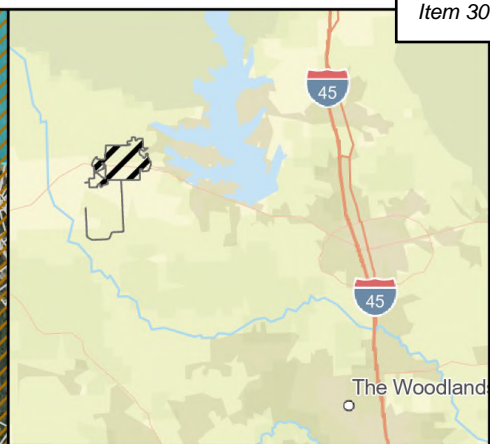
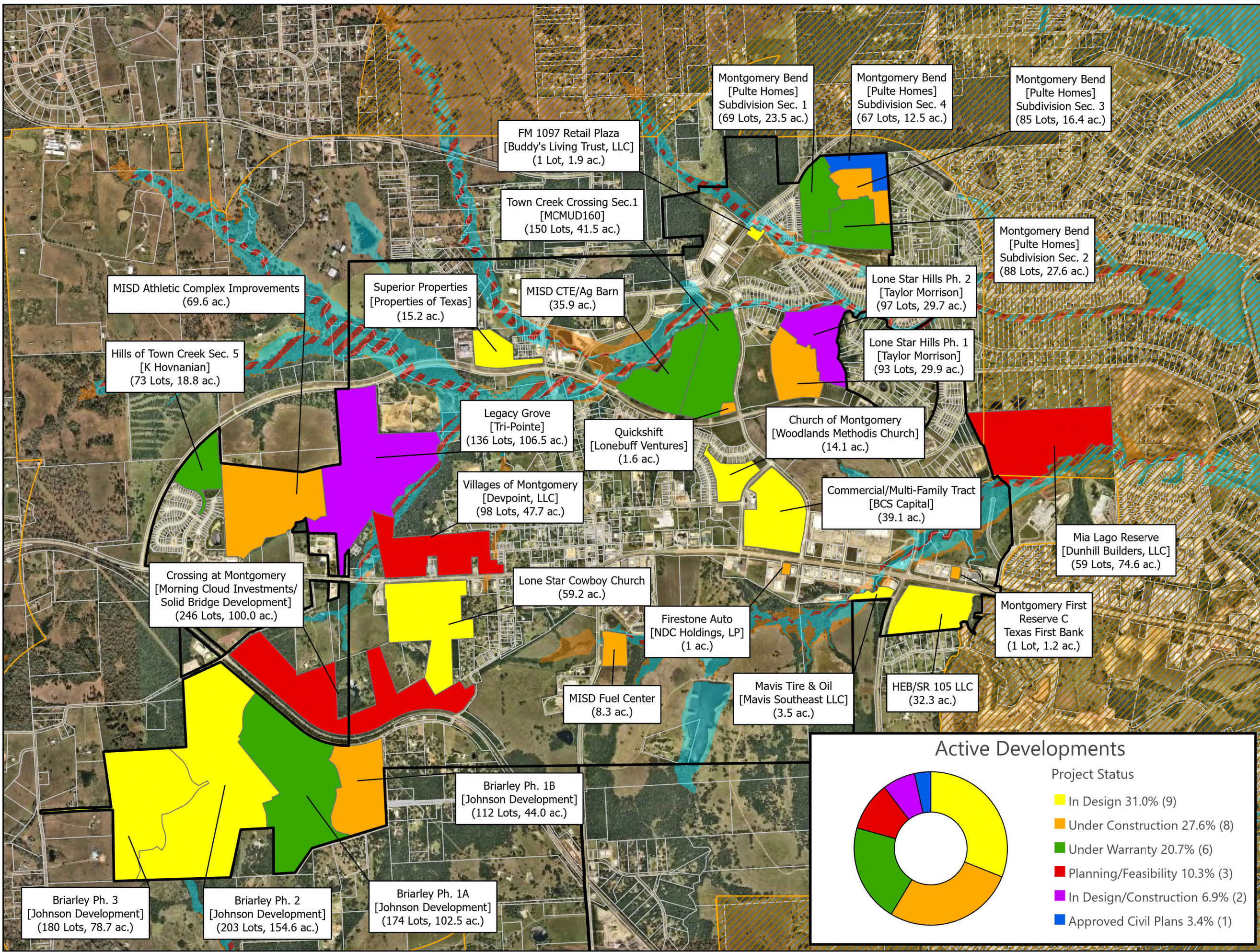
Attachments – Plan/Plat Review Tracker  
 Active Developments Map  
 Pre-Development Meeting Map  
 Capital Projects Map

Cc (via email): The Planning and Zoning Commission – City of Montgomery  
 Mr. Alan Petrov – Johnson Petrov, LLP, City Attorney  
 Mr. Brent Walker – City Administrator – City of Montgomery

City of Montgomery  
Review Tracker

Development	Dev. No.	Type	Status	1st Submittal Received	1 st Submittal Response	2nd Submittal Received	2nd Submittal Response	3rd Submittal Received	3rd Submittal Response	4th Submittal Received	4th Submittal Response	5th Submittal Received	5th Submittal Response
Briarley Hardscape to Serve Sections 1, 2, and 3	2006	Civil Plans	Approved	6/26/2025	7/14/2025	7/28/2025	8/25/2025	8/28/2025	9/12/2025				
Briarley Kammerer Drive Extension WSD&P	2006	Civil Plans	WGA	6/19/2025	7/3/2025	8/19/2025	9/11/2025	9/11/2025					
Briarley Landscaping and Irrigation to Serve Phase 1A	2006	Civil Plans	Approved	7/2/2025	7/14/2025	7/25/2025	8/25/2025	8/27/2025	9/12/2025				
Briarley PH 1 Retaining Wall Plans (LONO)	2006	Civil Plans	LONO	5/12/2025	5/30/2025								
Briarley PH 1A Hardscape (APPROVED)	2006	Civil Plans	Approved	3/6/2025	5/5/2025	7/1/2025	7/30/2025						
Briarley PH 2 DIA (LONO IMPACT)	2006	Drainage Analysis	LONO	4/22/2025	5/9/2025	6/18/2025	7/3/2025						
Briarley Pond A1	2006	Civil Plans	Approved	5/28/2025	7/14/2025	7/30/2025	8/25/2025	9/8/2025	9/15/2025				
Briarley Rec Center Hardscape and Landscape Plans	2006	Civil Plans	WGA	9/25/2025									
FM 1097 Retail Plaza	2505	Civil Plans	WGA	8/12/2025	9/4/2025	9/15/2025							
FM 1097 Retail Plaza DIA	2505	Drainage Analysis	WGA	9/15/2025									
HEB Preliminary Plat	2402	Plat	WGA	12/2/2024	12/16/2024	9/23/2025							
HEB Civil Plans (LONO)	2402	Civil Plans	LONO	3/6/2025	5/1/2025	6/14/2025	7/7/2025	7/14/2025	8/14/2025	9/16/2025	9/30/2025		
HEB Grading Permit Plans (LONO)	2402	Civil Plans	LONO	6/14/2025	7/3/2025								
HEB Fuel Center Plans (LONO)	2402	Civil Plans	LONO	3/6/2025	5/1/2025	6/14/2025	7/7/2025	7/14/2025	8/14/2025	9/16/2025	9/30/2025		
HEB TxDOT Plans (LONO)	2402	Civil Plans	LONO	3/6/2025	5/1/2025	6/14/2025	7/7/2025	9/16/2025	9/24/2025				
Hills of Town Creek Section 5 Replat (Access Path) (APPROVED)	2406	Plat	Approved	5/9/2025	6/3/2025	6/6/2025	6/24/2025	7/2/2025	8/12/2025				
Legacy Grove Bypass	2409	Civil Plans	WGA	7/16/2025	8/25/2025	9/25/2025							
Superior Properties Drainage Report	2215	Drainage Analysis	WGA	11/14/2023	2/29/2024	9/22/2025							
Superior Properties Multi Family Duplex	2215	Civil Plans	WGA	7/8/2025	7/23/2025	9/22/2025							
Superior Properties Sanitary Sewer Extension	2215	Civil Plans	WGA	7/8/2025	7/23/2025	9/22/2025							
Stewart Creek/Nantucket Housing DIA	2204	Drainage Analysis	WGA	9/22/2025									
Texas First Bank (REVISION)	2503	Civil Plans	WGA	6/24/2025	7/3/2025	7/14/2025	7/29/2025	8/8/2025	8/28/2025	9/23/2025			





**Legend**

- Montgomery City Limits
- Montgomery ETJ
- Conroe ETJ

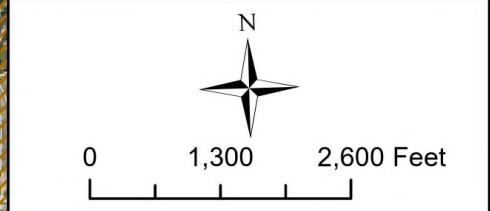
**Development Status**

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

**Flood Zones**

- Floodway
- 100-year
- 500-year

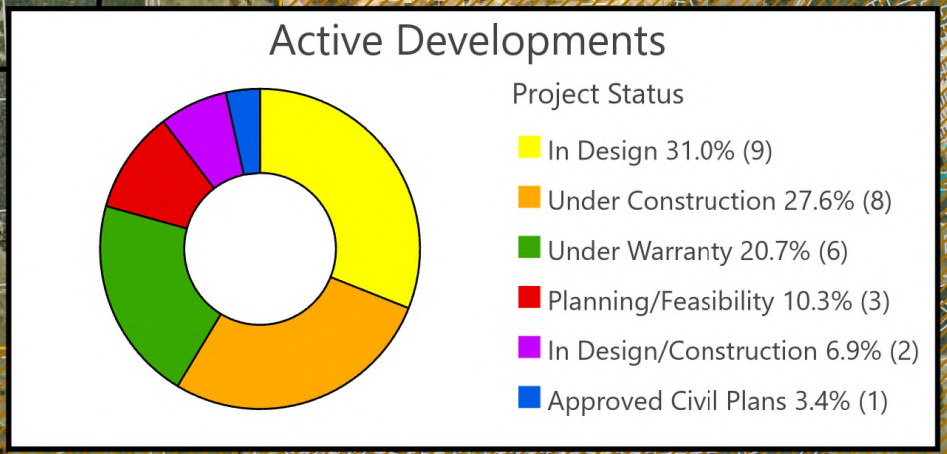
\*This exhibit only includes Developments that have either executed Development Agreements, or Escrow accounts with the City of Montgomery\*



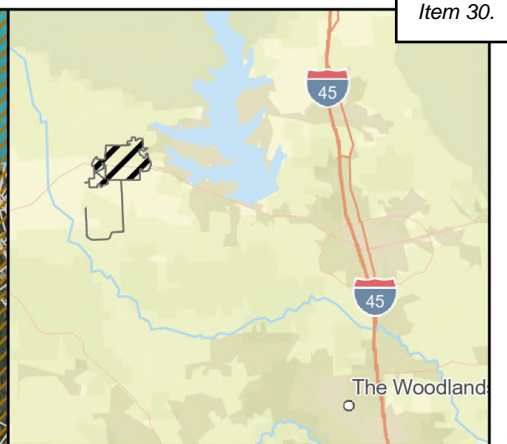
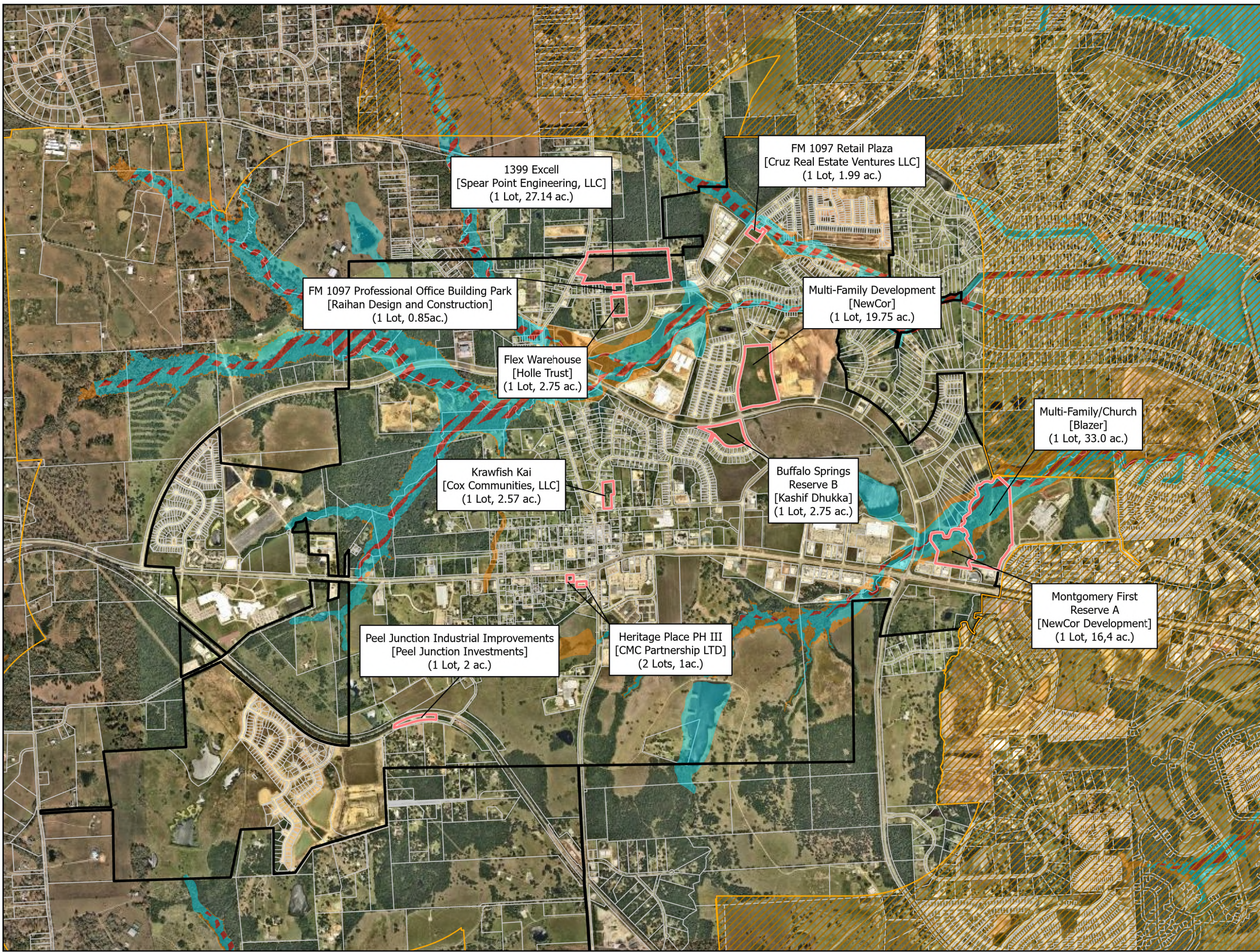
Active Developments Map  
October 2025



Disclaimer: This product is offered for graphical purposes only and may not be suitable for legal, engineering, or surveying purposes. The information shown on this exhibit represents the approximate location of property, municipal boundaries or facilities.





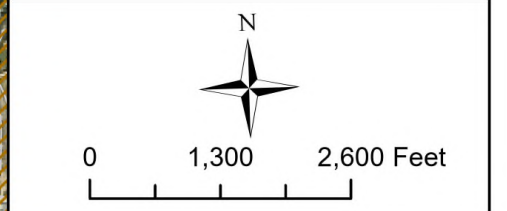


**Legend**

- Montgomery City Limits
- Montgomery ETJ
- Conroe ETJ

**Flood Zones**

- Floodway
- 100-year
- 500-year



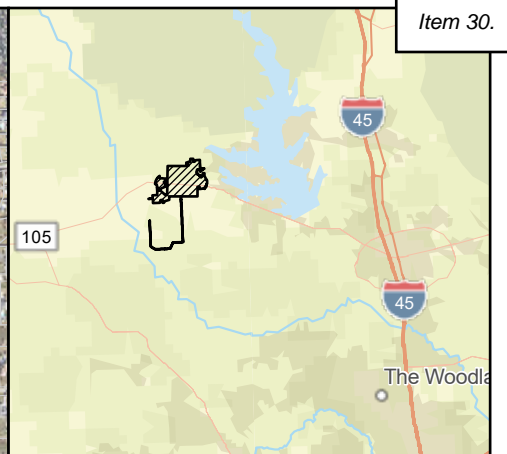
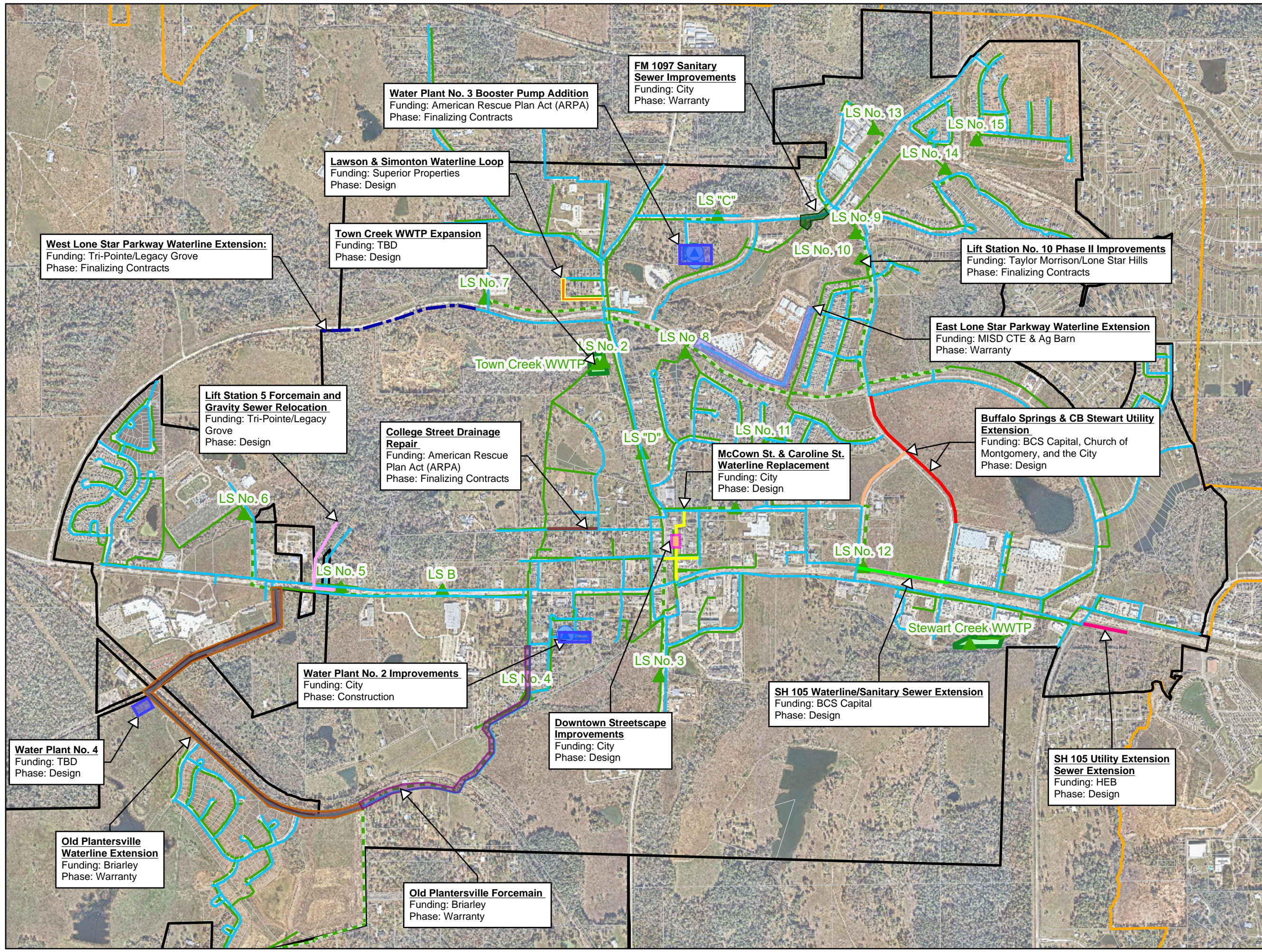
Pre-Developments Map  
October 2025



Disclaimer: This product is offered for graphical purposes only and may not be suitable for legal, engineering, or surveying purposes. The information shown on this exhibit represents the approximate location of property, municipal boundaries or facilities.







- Legend**
- City Limits
  - Extraterritorial Jurisdictions
  - Water Infrastructure**
    - Water Well
    - Water Plant Boundary
    - Water Main
  - Wastewater Infrastructure**
    - Sanitary Sewer Gravity Main
    - Sanitary Sewer Forcemain
    - Lift Station
    - Treatment Plant Boundary
  - Capital Improvements Project**
    - SH 105 Waterline/Sanitary Sewer
    - McCown Street/Caroline Street Waterline
    - Buffalo Springs Waterline
    - CB Stewart Waterline
    - Lawson & Simonton Waterline
    - West Lone Star Parkway Waterline
    - Lift Station 5 Relocation
    - Old Plantersville Waterline
    - Old Plantersville Forcemain
    - SH 105 Waterline and Sanitary Sewer
    - College Street Drainage Repair
    - MISD CTE & Ag Barn
    - FM 1097 Sanitary Sewer Improvements
    - Downtown Streetscape

## Capital Improvements Project Exhibit



Disclaimer: This product is offered for graphical purposes only and may not be suitable for legal, engineering, or surveying purposes. The information shown on this exhibit represents the approximate location of property, municipal boundaries or facilities.





Montgomery City Council  
**AGENDA REPORT**

<b>Meeting Date:</b> October 14, 2025	<b>Budgeted Amount:</b> N/A
<b>Department:</b> Building Permit	<b>Prepared By:</b> Rick Hanna, CBO Building Official

**Subject**

Building Official Report for August 2025

**Recommendation**

Approval of the Building Official Report for August 2025

**Discussion**

Attached are the following items:

Building Permits August 2025

Building Permits Year-To-Date August 2025

**Approved By**

Ruby Beaven, CPM, MMC, TRMC City Secretary and Director of  
Administrative Services

Brent Walker, City Administrator

Date:

# Permits by Permit Type Summary City of Montgomery

10/01/2024 - 08/31/2025

<b>Commercial Alteration</b>	Applications	Permits Issued	# of Plan Reviews	# of Inspections
Commercial Remodel	3	5	5	63
Subtotals:	3	5	5	63
<b>Commercial New</b>	Applications	Permits Issued	# of Plan Reviews	# of Inspections
New Commercial	7	10	7	414
Subtotals:	7	10	7	414
<b>Commercial 1 Stop</b>	Applications	Permits Issued	# of Plan Reviews	# of Inspections
Pool / Hot Tub	0	0	0	5
Subtotals:	0	0	0	5
<b>Miscellaneous</b>	Applications	Permits Issued	# of Plan Reviews	# of Inspections
Demolition	2	2	2	1
New Occupancy Permit	11	11	0	18
Subtotals:	13	13	2	19
<b>One Stop</b>	Applications	Permits Issued	# of Plan Reviews	# of Inspections
Electrical	184	181	1	21
Lawn Sprinkler	109	109	0	2
Mechanical	132	132	0	11
Plumbing	174	173	2	21
Signage	16	18	8	14
Subtotals:	615	613	11	69
<b>Other</b>	Applications	Permits Issued	# of Plan Reviews	# of Inspections
Internal City Projects	1	1	1	2
Subtotals:	1	1	1	2
<b>Alteration</b>	Applications	Permits Issued	# of Plan Reviews	# of Inspections
Generator	12	13	12	84
Residential Addition	17	17	17	68
Solar Panel	3	4	4	22
Subtotals:	32	34	33	174
<b>Residential New</b>	Applications	Permits Issued	# of Plan Reviews	# of Inspections
Accessory Building	5	4	4	26
Single Family	159	158	198	2607
Manufactured on Private Property	1	1	1	2
Mobile Home in Approved Park	1	1	1	18
Subtotals:	166	164	204	2653
<b>Residential 1 Stop</b>	Applications	Permits Issued	# of Plan Reviews	# of Inspections
Pool / Hot Tub	12	15	15	131
Subtotals:	12	15	15	131
Totals:	849	855	278	3530

## Permits by Permit Type Summary

## City of Montgomery

08/01/2025 - 08/31/2025

<b>Commercial New</b>	Applications	Permits Issued	# of Plan Reviews	# of Inspections
New Commercial	1	3	1	44
Subtotals:	1	3	1	44

<b>Miscellaneous</b>	Applications	Permits Issued	# of Plan Reviews	# of Inspections
Demolition	1	1	1	0
New Occupancy Permit	0	0	0	1
Subtotals:	1	1	1	1

<b>One Stop</b>	Applications	Permits Issued	# of Plan Reviews	# of Inspections
Electrical	32	31	0	4
Lawn Sprinkler	8	7	0	0
Mechanical	20	19	0	0
Plumbing	32	31	0	1
Signage	2	2	0	3
Subtotals:	94	90	0	8

<b>Residential Alteration</b>	Applications	Permits Issued	# of Plan Reviews	# of Inspections
Generator	3	3	3	11
Residential Addition	1	1	1	1
Subtotals:	4	4	4	12

<b>Residential New</b>	Applications	Permits Issued	# of Plan Reviews	# of Inspections
Accessory Building Permit	0	0	0	5
Detached Single Family	30	32	52	249
Manufactured Homes on Private Property	0	0	0	1
Mobile Home in Approved Park	0	0	0	3
Subtotals:	30	32	52	258

<b>Residential One Stop</b>	Applications	Permits Issued	# of Plan Reviews	# of Inspections
Pool / Hot Tub - Residential	2	2	3	5
Subtotals:	2	2	3	5

Totals:	132	132	61	328
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