

**Notice of City Council Regular Meeting
AGENDA**

June 11, 2024 at 6:00 PM

NOTICE IS HEREBY GIVEN that a Meeting of the Montgomery City Council will be held on **Tuesday, June 11, 2024**, at **6:00 PM** at the City of Montgomery City Hall, 101 Old Plantersville Road, Montgomery, Texas.

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

CALL TO ORDER

INVOCATION

PLEDGE OF ALLEGIANCE TO FLAGS

VISITOR/CITIZENS FORUM:

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

CONSENT AGENDA:

- 1.** Consideration and possible action on the May 28, 2024 Regular Meeting Minutes.

CONSIDERATION AND POSSIBLE ACTION:

- 2.** Consideration and possible action regarding approving execution of an Interlocal Agreement with Montgomery Independent School District.
- 3.** Consideration and possible action regarding approving expenses for emergency relocation of an 8" force main located on the southern edge of Lone Star Parkway approximately 100 yards east of SH149.
- 4.** Consideration and possible action on AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF MONTGOMERY, TEXAS, AMENDING ARTICLE III, "IMPACT FEES" OF CHAPTER 90 "UTILITIES" OF THE CITY CODE OF ORDINANCES BY INCREASING THE IMPACT FEES FOR WATER AND WASTEWATER IMPROVEMENTS THAT ARE ATTRIBUTABLE TO NEW DEVELOPMENT IN THE CITY'S WATER AND WASTEWATER IMPACT FEE SERVICE AREA WITHIN THE CORPORATE BOUNDARIES OF THE CITY; AMENDING CITY ORDINANCE NO. 2018-06, DATED MARCH 27, 2018; PROVIDING A TEXAS OPEN MEETINGS ACT CLAUSE; PROVIDING A SEVERABILITY CLAUSE; AND PROVIDING FOR AN EFFECTIVE DATE AFTER PUBLICATION.
- 5.** Discussion of the Annexation Process and Direction on the Request of the Havenshire Subdivision (located on east side of FM2854 ~1/4 mile south of SH105) to be Annexed into the City

EXECUTIVE SESSION:

No items at the time of publication.

POSSIBLE ACTION FROM EXECUTIVE SESSION:

COUNCIL INQUIRY:

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

ADJOURNMENT

/s/ Diana Titus

Diana Titus, Deputy City Secretary

I certify that the attached notice of meeting was posted on the bulletin board at City of Montgomery City Hall, 101 Old Plantersville Road, Montgomery, Texas, on June 7, 2024 at 12:00 p.m.

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

**City Council Regular Meeting
MINUTES**

May 28, 2024 at 6:00 PM

CALL TO ORDER

Mayor Pro Tem Olson called the meeting to order at 6:00 p.m.

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|---------------|------------------|-----------------------|
| Present: | Casey Olson | Mayor Pro Tem |
| | Carol Langley | City Council Place #1 |
| | Cheryl Fox | City Council Place #4 |
| | Stan Donaldson | City Council Place #5 |
| Absent: | Sara Countryman | Mayor |
| Also Present: | Gary Palmer | City Administrator |
| | Caleb Villarreal | City Attorney |
| | Chris Roznovsky | City Engineer |
| | Diana Titus | Deputy City Secretary |

INVOCATION

Councilmember Stan Donaldson provided the invocation.

PLEDGE OF ALLEGIANCE TO FLAGS

VISITOR/CITIZENS FORUM:

No member of the public addressed the City Council.

CONSENT AGENDA:

1. Approval of the following minutes:
 - (a) City Council Meeting minutes 04-23-2024
 - (b) City Council Meeting minutes 05-14-2024

Councilmember Carol Langley moved to approve the consent agenda as presented. Councilmember Cheryl Fox seconded the motion. **Motion Passed (3-0).**

CONSIDERATION AND POSSIBLE ACTION:

2. Public Hearing concerning 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 attributable to new development.

Mr. McCorquodale said no public comments were received.

Mayor Pro Tem Olson opened the public hearing and asked if there were any comments. No comments were received and Mayor Pro Tem closed the public hearing.

3. Consideration and possible action on: AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF MONTGOMERY, TEXAS, PROPOSING THE CREATION OF A CRIME CONTROL AND PREVENTION DISTRICT; CREATING A TEMPORARY BOARD OF DIRECTORS; APPOINTING PERSONS TO SERVE AS A TEMPORARY DIRECTORS OF THE PROPOSED DISTRICT; AND PROVIDING A SAVINGS/REPEALING CLAUSE, SEVERABILITY CLAUSE AND AN EFFECTIVE DATE.

Chief Solomon said this is the ordinance for the creation of the Crime Control District which is the first thing that needs to be voted upon and secondly they will vote on the members.

Mr. Palmer said at their workshop they talked about the elements of the Crime Control District and there are certain steps they need to take as the Chief referred to. One of which they have to adopt an ordinance to enact this process. Once this is done they will appoint a temporary board of directors. He said this issue can only be approved by referendum. Tonight you are creating the ordinance to move forward with it and have the election the referendum in the fall if approved then that temporary board will either become a permanent board or you will appoint a permanent board and move forward with creation of the district.

Mr. Palmer said tonight Council is being asked to approve the ordinance and the next item would be to appoint the members of the temporary body.

Councilmember Carol Langley asked if they have time to do all of this before an election in November. Mr. Palmer said yes. Councilmember Carol Langley asked if the County holds it or the cities hold it. Mr. Palmer said the County. Councilmember Carol Langley asked what is the cost. Mr. Palmer said at the moment he does not know.

Councilmember Stan Donaldson moved to approve the ordinance to establish the Crime Control and Prevention District. Councilmember Cheryl Fox seconded the motion. **Motion Passed (3-0).**

4. Consideration and Possible action on the appointment of a Temporary Board of Directors for the Crime Control and Prevention District.

Chief Solomon stated the temporary board members are Richard Cox, TJ Wilkerson, Lt. Joel Gordon, Sara Countryman, Casey Olson, Carol Langley, and Stan Donaldson.

Mr. Palmer said Council can make a motion to approve the entire list and pass it that way or they can do it one at a time.

Councilmember Cheryl Fox moved to accept the board that has been presented in total. Councilmember Stan Donaldson seconded the motion. **Motion Passed (3-0).**

5. Consideration and possible action regarding approving expenses for transmission repairs on 2012 John Deere backhoe.

Mr. Mike Muckleroy, Public Work Director stated the backhoe stopped working in February as the transmission needs a complete replacement. He said it is cheaper to purchase a refurbished transmission than it is to have the existing transmission refurbished. He said the line item only has \$4,000 in it for the year. He spoke with the Finance Director about it and she is completely comfortable with public works that at this point still have not quite hit the 50 percent mark on expenses and expenses will be under for the year and revenues are projected to be over for the year. The Finance Director is comfortable with the extra \$20,000.

Mayor Pro Tem Olson asked if this is the actual budget amendment or is that something else.

Mr. Muckleroy said the Finance Director said she would not do a budget amendment at this time and would just wait until the end of the year. He said this is abnormal but they typically budget \$4,000 a year for equipment expenses.

Councilmember Stan Donaldson moved to accept approving expenses for transmission repairs on the 2012 John Deere backhoe not to exceed \$24,000. Councilmember Cheryl Fox seconded the motion. **Motion Passed (3-0).**

Councilmember Carol Langley asked if it will have some type of warranty. Mr. Muckleroy said he will get that information.

6. Consideration and possible action on renewal of a Special Use Permit granted to Candace Welsh for a micropigmentation tattoo business located at 401 College Street Suite 110-B, Montgomery, Texas 77356.

Mr. McCorquodale said as a zone use it is still the same as a tattoo shop which is why it has a special use permit. The permit is up for renewal and there are some suggestions on some things to remove. He said there was a comment from Council a couple weeks ago about trying to reduce red tape where they can.

Mr. McCorquodale stated the first item they are asking to remove is no more than one additional person other than residents that are living on the property. It is a commercial business and no one is living there and if she employs three people candidly he does not know that that is a burden on the City or anyone else as she is in a commercial suite. Regarding the bonding and insurance there is not a requirement by the state that she maintain that. We do not ask or require any insurance or bonding from any other business in the City. With every business open, it is very likely all of them are carrying commercial liability however it is not mandated by the City. This is only a suggestion but it feels like we are singling someone out because they had to come ask. He said he cannot find a reason for why this is a riskier business type than any other business type out there. The third item was regarding a special inspection of the property. He stated the City does not need a special inspection provision. If they believe there is risk to health, safety, or welfare then they have the right to look at it. Lastly is the renewal clause. He said to him it feels like it is a burden on an applicant to say you can only practice business in this city five years at a time and you get to come back and ask a brand new group of people every five years to renew it. Mr. McCorquodale said if they are going to clean items up or renew it, these are items for consideration.

Councilmember Carol Langley asked regarding the five year do they have some other special use permits that come up for renewal. Mr. McCorquodale said they have historically added an expiration on special use permits. He said this is the first one he has renewed in all the years he has been involved and is the first time he recalls a special use permit being renewed.

Councilmember Carol Langley asked about the firewood people. Mr. McCorquodale said he operates as a vendor. Councilmember Carol Langley asked not a special use permit. Mr. McCorquodale said yes. Councilmember Carol Langley said she knows the firewood vendor needs to come back every so often. Mr. McCorquodale said yes. He said he is not sure if you are effectively always on a site are you really a vendor or a business.

Mr. McCorquodale said with this item it is a renewal action. They do not have to go through the public hearings or the special use process. He said the applicant did mention expanding her business service and they would have to amend it if she expanded services but right now she is only looking to renew.

Councilmember Casey Olson asked if the permit calls out eyelashes and eyebrows specifically. Mr. McCorquodale said it says it is extending to the eyebrow and extending to the eyelid. Section One states it includes the eyelid up to and including the eyebrow. He said she asked about expanding into medical tattoos. There is no way to expand what she does but they do have the ability to take out some things that seem to be a little more burdensome.

Councilmember Cheryl Fox asked if she has a cosmetology license which they require. Mr. McCorquodale said she has to have a state license and she has a tattoo license from the state. Councilmember Cheryl Fox said sometimes they inspect. Mr. McCorquodale said yes.

Councilmember Carol Langley asked if they have one by Chick-Fil-A in that shopping center and if she had the same conditions. Mr. McCorquodale said yes and more than likely she does. Mr. McCorquodale said if it were up to him he would start to phase these conditions out.

Councilmember Stan Donaldson asked how much is a special use permit. Mr. McCorquodale said initially it is \$500.00 but there is no cost with the renewal because there is no legal notice or an ordinance. This is just a simple Council action so there is no cost involved. Councilmember Stan Donaldson said this is then just a procedure, not for money or anything. Mr. McCorquodale said it is a renewal. On one hand it is procedural to keep her in compliance with the City zoning ordinance but is a little more than procedural in that you are going to grant her the permission to keep operating.

Councilmember Casey Olson said the way it is stated with the terms of the permit he does not have any issues with it.

Councilmember Stan Donaldson moved to accept the renewal of the special use permit granted to Candace Welsh for a micropigmentation tattoo business. Councilmember Cheryl Fox seconded the motion. **Motion Passed (3-0).**

Councilmember Casey Olson moved to amend that motion and include the recommendations as presented with the following conditions with the bullet points. Councilmember Cheryl Fox seconded the motion. **Motion Passed (3-0).**

7. Presentation and acceptance of a Feasibility Study for a proposed 16.75-acre commercial development at the southeast corner of the intersection of Eva St./SH105 and FM2854 by HEB Grocery Company LP (Dev. No. 2402).

Mr. Roznovsky said this development sits on a 30-acre piece of property and this is pertaining to 16 of those acres. The entire property is being developed but HEB is only 16 acres. There is a separate developer for the remaining 15 acres that would come back for feasibility at that time. HEB is proposing their normal shopping center of grocery store, car wash, and fuel center on the property and any pad sites would be by the separate developer. As part of HEB's agreement with the seller they plan to provide the detention and do the mass grading across the entire 30 acre parcel and then in the future the developer will extend utilities and develop those pad sites.

Mr. Roznovsky said there are two utility extensions required to be extended so currently water and sewer both end at the corner of FM 2854 and SH 105 on the southeast corner. They would extend them both east to get to their easternmost boundary which then that previously mentioned second development would keep on extending the utilities to cover the rest of that parcel. They would take a portion and the rest will be on the next development.

Mr. Roznovsky said water and sewer capacity is starting to get tight as you have all these potential developments coming. They need to continue water plant expansions and the sewer plant expansion which you have awarded that contract for the design of that project continuing those along as these developments progress.

Mr. Roznovsky said in regard to costs they are looking at around \$70,000 of water impact fees, \$56,000 of sewer impact fees, and \$140,000 for offsite extensions and costs including the engineering design. The total is \$280,000. For this development there is a \$12 million build out value. If they do come back for any type of development agreement or reimbursement, sales tax would be evaluated at that time. He said if you look at your sales tax and what you have in your tax base there is \$45,000 a year in ad valorem tax. One thing to note on the water and sewer impact fees is those are estimated based on the new rates.

Mr. Roznovsky said HEB will not commit to a timeline but it is their understanding they want to move forward with the mass grading stormwater detention project relatively soon but not commit to an actual timeline on the actual store itself. Also, there is a historic marker of Charles B. Stewart on the property and HEB does plan to give some type of homage, monument on site.

Mr. Roznovsky said traffic and transportation is all TxDOT driven. The TxDOT driveways are on FM 2854 and SH 105 and TxDOT will be requiring those permits, applications, and impact analysis by HEB.

Mr. Roznovsky said there are no plan thoroughfares through this site, it is already annexed into the City, and as far as they know today there are no expected variances on the property.

Councilmember Casey Olson asked what is the commercial setback for that residential neighborhood that is to the south of them. Mr. Roznovsky said that would have a 25 foot setback with a visual barrier and your visual barrier is either a landscape buffer, a vegetative buffer, or a wall. Councilmember Casey Olson asked but not a wood fence. Mr. Roznovsky said a wood fence would be counted as a visual barrier, it does not change that 25 foot setback but as far as the visual barrier goes it is either a 15 foot thick vegetative barrier or a fence. This is something that is part of the development agreement with them which will be required to paper up the extensions, having discussions about additional barriers and additional foliage adjacent to the residential property.

Councilmember Stan Donaldson asked if they are discussing just the 15 acres right now and the water. Mr. Roznovsky said correct. Councilmember Stan Donaldson asked if they have enough capacity with the existing facilities to provide water for the 15 acres. Mr. Roznovsky said as the developments continue to build out you need to continue to build your facilities. As you are right now, if you stopped expanding facilities and all developments went forward, even the ones that are still preliminary, no. If you just look at the developments you have today you are close but they would still recommend continuing to increase that capacity. Councilmember Stan Donaldson said he knows there is no timeline and that is what makes it confusing and hard to visualize. Councilmember Stan Donaldson said for the whole development then we have got to have our infrastructure in place, have water well number two up and running and we have to run the sewer line and have the new wastewater sewer plant up and running in order to provide service for this whole property. Mr. Roznovsky said correct. Councilmember Stan Donaldson said just from a construction standpoint if we had to do that it would be more expedient for them to do everything we need to do right off the bat or just run the sewer line for the 15 acres because they do not know the timing. Mr. Roznovsky said he would break them out into two separate pieces. The utility extensions 100 percent their timeline the only people they serve is them. As far as a sewer plant capacity you are already moving forward with those. He said obviously what they do not know is the timing of all the developments. In their projects and when they look at the build out, based on the developer schedule when should all these homes hit because that is really a lot of the driver in your connection count. It is a timing game and the emphasis of this report and all the previous feasibilities are still the same. We cannot slow down on building out our facilities and our plants and expanding but it is always that balance game of having it in time that we have the capacity there versus too early and we are over spending and do not have the revenue coming in.

Councilmember Cheryl Fox moved to accept the Feasibility Study for the 16.75-acre commercial development at the southeast corner of the intersection of Eva St./SH105 and FM 2854 by HEB Grocery Company LP. Councilmember Carol Langley seconded the motion. **Motion Passed (3-0).**

8. Consideration and possible action on approval of WSD&P construction plans for Montgomery Bend Section Three (Dev. No. 2203).

Mr. Roznovsky said this is approval for the water, sewer, and drainage plans for the third section of Montgomery Bend which will be the final sections of this development. This is the Pulte development on FM 1097. Sections one and two just received power this week.

Mr. Roznovsky said section three has a total of 85 lots which all follows the land plan and everything that is in their development agreement. They have reviewed it to meet all of your ordinances. Any requested variances have been obtained previously and they recommend approval of the plans. As a reminder, this is just approving the construction plans. This is not accepting the infrastructure. There is another step that will come back to you to actually accept infrastructure into the City which will allow them to obtain building permits and start building homes.

Councilmember Stan Donaldson moved to approve WSD&P construction plans for Montgomery Bend Section Three. Councilmember Carol Langley seconded the motion. **Motion Passed (3-0).**

9. Consideration and possible action on approval of WSD&P construction plans for Montgomery Bend Section Four (Dev. No. 2203).

Mr. Roznovsky said this is very similar to the last item. This has 67 lots and these are the final 67 lots of the neighborhood. One thing to note that is different is based on their agreement with TxDOT and how they tie in, they had to do the improvements of adding the turn lanes that are in. Before they start building homes they have to install a signal at that intersection. This is just getting started on the drainage and streets. Before it will be accepted it will be a condition they get the signal up and activated before they obtain building permits.

Councilmember Casey Olson asked is that conditioned in any of our agreements or is that just with the State. Mr. Roznovsky said no it does not need to be a condition of this. You are just approving only what you have control over and before they recommend acceptance which allows them to get building permits that will be part of it.

Councilmember Stan Donaldson moved to approve WSD&P construction plans for Montgomery Bend Section Four. Councilmember Cheryl Fox seconded the motion. **Motion Passed (3-0).**

10. Consideration and possible action on acceptance of approximately 240 linear feet of public storm sewer on Reserve A of Montgomery Summit Business Park (Dev. 2206) and commencement of the one-year warranty period.

Mr. Roznovsky said page 164 shows an exhibit that is highlighted showing a storm sewer line. Before this site was developed there was an open ditch that ran across their site which conveyed the drainage from the culvert at the street across and then down to the channel. Part of their development site is the channel they put in a storm sewer instead so they are able to build their parking lot across it. It is public water that is going through so it is a public storm sewer. They are looking today for Council to accept the storm sewer into a one-year warranty period which would end April 10, 2025. It will be the City's storm sewer going forward after that. Any issues

coming up during this one-year warranty time is on the contractor and owner and developer to address. As they get near the one-year warranty date they will do an inspection.

Councilmember Casey Olson asked if there is a preliminary punch list. Mr. Roznovsky said this project has been done for a while. They had some inlet cleanup to do and then getting the as built plans because they had made a modification closer to Buffalo Springs where it was originally designed with one type of build they changed it to another because it functioned better. He said he does not have that punch list.

Councilmember Casey Olson said this is storm water so it goes into our storm system. Mr. Roznovsky said correct. It comes from the roadside ditch coming down Summit Park Drive so it is that public water that goes through to the creek. Councilmember Casey Olson asked if they have inspected where it dumps to the creek. Mr. Roznovsky said yes this is upstream on the other side of FM 1097 where the sewer is. Councilmember Casey Olson said they do not want a problem on both sides of FM 1097. Mr. Roznovsky said correct.

Councilmember Stan Donaldson moved to accept approximately 240 linear feet of public storm sewer on Reserve A of Montgomery Summit Business Park and commencement of the one-year warranty period April 10, 2025. Councilmember Cheryl Fox seconded the motion. **Motion Passed (3-0).**

11. Consideration and possible action on calling a Public Hearing to be held on July 9, 2024 regarding a proposed amendment to Chapter 98 of the City Code of Ordinances.

Mr. McCorquodale said a few meetings ago they had an application for a special use permit for a proposed outdoor event venue. The direction from Council was to consider allowing that use by right. In other words they did not call that public hearing and did not want the application moving forward. Instead Council gave direction to staff to see what it would take to add it. The action for tonight is to simply call this public hearing for July 9th.

Councilmember Carol Langley asked if that is a normal City Council meeting. Mr. McCorquodale said it is the first council meeting of the month. Councilmember Carol Langley asked if it will be advertised in the Conroe Courier. Mr. McCorquodale said yes. Councilmember Carol Langley asked if they have to send out letters. Mr. McCorquodale said to send out letter with the text amendment like this that would affect all zoning districts there is not a requirement if we change everything that would apply to an entire zoning class just that we can notice is a practical way to notify.

Councilmember Carol Langley said they are calling it an accessory use. Mr. McCorquodale said yes. The idea behind the accessory use is an accessory to a primary use; the idea or the intent behind that is to not have a five acre basic vacant parcel out there that someone can just turn into an outdoor event venue. This would be incidental with some type of a business that already exists on the property. Councilmember Carol Langley asked if the ones that are using it that way now and do not have another use are they grandfathered in. Mr. McCorquodale said to him it is like Chandlers which is effectively like a restaurant yet they are holding events inside that building it does not feel like it is an event venue necessarily. It would be like if you have a site that has every feature that you need that was a former restaurant to host dinners and such inside of a building where activities and small engagements are held. This would allow folks who already have an existing business of any type if they are permitted if they want if they had an outdoor patio or an inside meeting room to be able to hold small events that are not necessarily related to their business but would be for whatever event they wanted to have.

Councilmember Casey Olson asked Mr. Villarreal if he sees any issues pertaining to what Councilmember Carol Langley's referring to where the business is basically his primary

business to be used as an event center venue because they do have that one that sits downtown that says it right on the sign when you drive by it.

Councilmember Carol Langley said she knows Hodge Podge Lodge was a restaurant and now it is not as only special events are held there. Mr. McCorquodale said he operates under a special use permit that was granted to the owners before them before it was transferred so that is a bad one to compare to.

Councilmember Casey Olson said there is a business on the corner right there at Caroline that says right on the sign event venue. Councilmember Carol Langley said it is not open unless you rent it to hold a shower or a wedding party.

Councilmember Casey Olson asked if this would qualify that since it is not an independent business outside of a venue. Mr. Villarreal said he needs a little more context on the situation you are describing. Councilmember Casey Olson said there is a business right now on Caroline that is a venue and that is all it is. It does not have a primary business as the primary business is to be a venue so this would disqualify that because it is not accompanying another business, it is the business. Mr. Villarreal said you may want to tweak the definition to make it more broad. Mr. McCorquodale said what they are trying to prevent is that one to two acre parcel owner who thinks if they put an arbor out there they have a wedding venue and that is not the intent of what they are trying to do. They are trying to allow a use that would not impact public services and also would not be the development of just raw land without going through any type of permit or process.

Councilmember Casey Olson said he gets the intent but asked how do they word it. Councilmember Carol Langley said it says primary permitted use and that does not have a primary permitted use. Mr. McCorquodale said if you call this public hearing he will promise to sort that out. Councilmember Casey Olson mentioned to Mr. Villarreal they may need some assistance with the wording. Mr. Villarreal said he thought they were just creating an event venue type of line item so he does not recall seeing that specific definition. He said all they are doing is calling the public hearing. Councilmember Carol Langley said she wants to make sure they all understand why they are calling the public hearing. Mr. Villarreal said it is the only option they had because they did not want to go the SUP route. He said it was either the SUP which they did not move forward with and then this is amending chapter 98 Table of Permitted Uses. Mr. McCorquodale said they can craft the legal notice to let people know exactly what the public hearing is about. It will not have the exact definition but will say to consider adding this as a use to the Table of Uses. Councilmember Casey Olson said they need to make sure it is worded correctly because they understand the intent but if it is not stated right anyone can come along and do what they want. Mr. Villarreal said he will work with Mr. McCorquodale and maybe have more than one option to present to Council.

Councilmember Cheryl Fox moved to call a public hearing to be held July 9, 2024 regarding a proposed amendment to Chapter 98 of the City Code of Ordinances. Councilmember Carol Langley seconded the motion. **Motion Passed (3-0).**

12. Consideration and possible action on A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF MONTGOMERY, TEXAS APPROVING A LOCAL ON-SYSTEM IMPROVEMENT PROJECT AGREEMENT WITH THE STATE OF TEXAS, ACTING THROUGH THE TEXAS DEPARTMENT OF TRANSPORTATION, FOR CERTAIN IMPROVEMENTS TO THE SH 105 & BUFFALO SPRINGS DRIVE INTERSECTION, DESIGNATING THE CITY ADMINISTRATOR, OR DESIGNEE, AS THE AUTHORIZED OFFICIAL TO ACCEPT, REJECT, AMEND, OR TERMINATE THE AGREEMENT; AND MAKING THIS RESOLUTION A PART OF THE AGREEMENT.

Mr. Roznovsky said Council approved this resolution. Prior, TxDOT did not think it was specific enough and did not say the name of the intersection so they wanted more specifics in the resolution. Now it says specifically for that intersection and it authorizes your City Administrator to sign. This is just slightly different wording requested by TxDOT.

Councilmember Carol Langley moved to approve the resolution as presented. Councilmember Stan Donaldson seconded the motion. **Motion Passed (3-0).**

DEPARTMENTAL REPORTS:

13. Utility Operations Report - Hays Utility North.

Mr. Brian Lucas stated overall accountability is at 95 percent. There were no complaints and they completed the repair on the wastewater treatment plant right before the council meeting last month and were able to make sure they made it within permit.

14. Public Works Report.

Mr. Muckleroy said he would be happy to answer any questions related to the report. There were none.

15. Police & Code Enforcement Report.

Chief Solomon said he would like for Council to remember tomorrow the graduation of our Citizens Police Academy and are welcome to attend at 6:00 p.m. at Pizza Shack.

Councilmember Casey Olson asked when the power was out the other day did they have any calls with too much going on with half the town being dark. Chief Solomon said they did not have a whole lot of calls. He said they mainly noticed just SH 105 where a lot of the businesses had lights out.

16. Court Report.

Ms. Duckett stated citations were 174 and collections were \$33,717.99.

Councilmember Carol Langley asked if April was a larger amount and did warrants come in. Ms. Duckett said they had some warrant phone calls and they have been doing some warrant collections but it was basically their normal month and pretty close to the same amount. Councilmember Carol Langley said compared to last year it was quite a bit more but not compared to last month. Ms. Duckett said hopefully people are making a lot more money in 2024.

17. Financial Report.

Mr. Palmer stated Ms. Carl was not available to present the report but would take whatever questions there were to Ms. Carl for answers. Councilmember Casey Olson said as a whole they look pretty good and are still staying under budget. Mr. Palmer said all funds are still looking good.

Councilmember Carol Langley asked who is Axon Enterprises. Chief Solomon said it is for body cameras.

Councilmember Casey Olson said about 517 percent increase from last year on sales tax. It looks good.

18. City Engineer's Report.

Mr. Roznovsky said they did receive bids on the water plant number two improvements project. The bids came in high and they are going through with contractors to figure out as they had only two bidders. They will come back with a recommendation on how to proceed on that project within budget.

Mr. Roznovsky said Lone Star permit amendments are still ongoing. They talked with Lone Star today and those are likely on their next agenda for approval.

Mr. Roznovsky said regarding the FM 1097 sewer relocation project they have received that survey back and are finishing up design of that project. The property owners next door are open to granting the easement they need. This is an emergency to repair so they will be able to shorten the bidding time a bit. He would expect likely next week or the following week they will get bids. Councilmember Casey Olson asked if this is the one that came up unexpectedly unplanned and they were looking in the budget to make sure they could cover it. Mr. Roznovsky said yes. Councilmember Casey Olson said it failed and they have to do it one way or the other so if they do not have a budget they need to find a project they can cut.

Mr. Roznovsky said both of the sewer rehab projects are ongoing. For phase one the weather has been holding up and some equipment issues should be wrapping up next month. The phase two project they expect to get started in mid-June.

Mr. Roznovsky said lift station number ten improvements project is seven percent complete as of the last pay estimate however since then that line is now in service so they are just doing some clean up items and decommissioning the old line which is the Pulte funded project.

Mr. Roznovsky said construction work started on the Buffalo Springs Drive and there are no issues so far. They do not expect any at this point. They have been coordinating between them and the signal contractor and they are on the same page. Right now it sounds like the majority of the work will be done prior to the signal contractor having materials and being on site.

Mr. Roznovsky said MISD C building plans were approved and the agreement is in MISD's court regarding the cost sharing. Lone Star Cowboy Church plans were approved at the end of April for their driveway project and the fuel station for MISD so this is a redo of the bus barn. They are now down to potentially requesting additional tree variance for that property.

Ongoing construction related to the Pulte Montgomery Bend development they finally got the power energized in the first section of the development so they should have power to the lift station by the end of this week.

The Redbird first phase development is expected to start the week of June 10th.

Councilmember Casey Olson asked regarding the water issues with Redbird for the well when is that proposed to be. Mr. Roznovsky said they are constructing the waterline that goes by the high school and are also dedicating the well site. They have talked with staff and started the RFQ to send out to get engineering qualifications for the design of the water plant. They have not deeded the site over but they have talked with the developer and he will deed it whenever the City is ready.

Mr. Roznovsky said one thing that has been on this agenda which will not be after this is your Emergency Preparedness Plan. In February of 2022 it was required to be submitted to TxDOT. They were finally approval on April 17, 2024.

Councilmember Stan Donaldson said he believes he heard Mr. Roznovsky say last month they were going to include putting water plant two and three on bleach and does not believe that was in the initial price of redoing the well. He wants to know how much additional costs are they going to pay to transfer that well to bleach. Mr. Roznovsky said he will need to check on that. Councilmember Stan Donaldson said he is still concerned about access. He said there is supposed to be an easement and they cannot find it on the maps anymore. Also, he does not

know if the historical property that has been for sale has been sold but whoever buys it that is going to interrupt what he perceives right now as their easiest way of getting a drilling well back into that property because right now he cannot visualize how they are going to get the new well drilled. Mr. Roznovsky said the new well is closer to Houston Street. If you go down Houston Street where it dead ends into the City property is where the well is located and part of the bid package is to rehab that road that is not existent to bring a new gravel and stabilize it for access. There is also an easement to the western side of the property that Public Works has helped that property owner for use temporarily during construction. As far as the Historic Society property is concerned, which is where a lot of the access has been, with the new kind of configuration the primary access point will be off the end of Houston Street. Mr. Palmer said that is Mr. Cheatham's property.

Councilmember Carol Langley moved to approve the department reports as presented. Councilmember Cheryl Fox seconded the motion. **Motion Passed (3-0).**

EXECUTIVE SESSION:

Adjourn into Closed Executive Session as authorized by the Texas Open Meetings Act, Chapter 551 of the Government Code of the State of Texas.

The City Council reserves the right to discuss any of the items listed specifically under this heading or for any items listed above in executive closed session as permitted by law including if they meet the qualifications in:

Sections 551.071(consultation with attorney), Buffalo Springs.

- 19. Buffalo Springs Drainage Issues

Mayor Pro Tem Olson adjourned into Closed Executive Session at 7:11 p.m.

Mayor Pro Tem Olson reconvened into Open Session at 7:33 p.m.

POSSIBLE ACTION FROM EXECUTIVE SESSION:

No motions were made during executive session discussions.

COUNCIL INQUIRY:

No inquiries were made at this time.

ADJOURNMENT

Councilmember Carol Langley moved to adjourn the meeting. Councilmember Cheryl Fox seconded the motion. **Motion Passed (3-0).**

The meeting was adjourned at 7:34 P.M.

Date Approved: _____

Submitted by: _____
Diana Titus, Deputy City Secretary
Diana Titus, Deputy City Secretary

Mayor Pro Tem, Casey Olson

Montgomery City Council
AGENDA REPORT

Meeting Date: June 11, 2024	Budgeted Amount: \$75,000.00
Department: Engineering	Prepared By: Katherine Vu

Subject
 Consideration and possible action regarding approving execution of an Interlocal Agreement with Montgomery Independent School District.

Recommendation
 Approve the agreement as presented.

Discussion
 As discussed at the March 26th council meeting, the City will contribute \$75,000 toward the project cost which includes extending the 12" waterline approximately 2,350 LF to their western most boundary. As a reminder, this is part of a project that is on the City's capital improvement plan and completes a major stretch of a necessary waterline loop along Lone Star Parkway.

Approved By		
City Engineer	Katherine Vu	Date: 06/06/2024

JOINT PARTICIPATION INTERLOCAL AGREEMENT

This Joint Participation Interlocal Agreement (“Agreement”) is entered into by and between **Montgomery Independent School District (“MISD”)** and the **City of Montgomery, Texas (“City”)** pursuant to the Interlocal Cooperation Act, Tex. Gov’t Code Ch. 791.001, *et seq.*, City and MISD may each be referred to herein individually as a “Party” or collectively as the “Parties.”

RECITALS

WHEREAS, it is of mutual benefit to both Parties to construct improvements which include an eight-inch (8”) public sanitary sewer line to the point of connection to the MISD system and a twelve-inch (12”) public water line to the western boundary of the property owned by MISD (the “Improvements”) (collectively, the work to construct the Improvements shall be referred to as the “Project”);

WHEREAS, both Parties desire to cooperate in accordance with the terms of this Agreement to jointly accomplish the construction of the Project; and

WHEREAS, both Parties agree that all funds used under this Agreement shall be from current fiscal funds.

NOW THEREFORE, in consideration of the mutual promises, obligations, and benefits herein set forth, the Parties agree as follows:

TERMS

Section 1. Responsibilities of the Parties

A. City’s Responsibilities

- (i) Upon receipt of the bids and award recommendation from MISD for construction of the Improvements, City will remit payment to MISD for the Improvements in accordance with Section 2 of this Agreement.
- (ii) City will engage their engineer to inspect the Improvements during construction upon successful completion of necessary testing and inspection and the recommendation of the City’s engineer, the City will review and accept the Improvements at a City Council meeting into a one year warranty period.
- (iii) Upon accepting the Project into the one year warranty period, the City shall assume full responsibility for the ongoing maintenance and repairs of the Improvements within the City’s right of way and within public utility easements dedicated to the City, with the exception of any items due to the faulty material or workmanship of the contractor.
- (iv) Within 30 days of the one year warranty period, the City will engage their engineer to conduct a one year warranty inspection with MISD and the contractor. A punch list, if any, will be generated by the City and the contractor will be required to address within 30 days of the date of the punch list. Upon completion of all punch list items, the City will fully accept the infrastructure.

B. MISD Responsibilities

- (i) MISD agrees to provide a fully installed and operational eight-inch (8”) sanitary sewer line and a twelve-inch (12”) publicly maintained water line to the boundary of the property owned by MISD.
- (ii) MISD will prepare the plans, specifications, and estimates for the Improvements (the “Improvements PS&E”).
- (iii) MISD shall advertise for and receive bids for construction of the Project, in a manner similar to that of other City projects in accordance with Chapter 252 of the Texas Local Government Code or, if determined by MISD in its discretion, in a manner consistent with the procurement laws applicable to MISD, including, as applicable, Chapter 2269 of the Texas Government Code. MISD may elect to have the work performed through its existing Construction Manager under contract on the subject elementary school.
- (iv) Upon receipt of bids for the construction of the Project, MISD shall provide an invoice to City for the Project in accordance with Section 2 of this Agreement.
- (v) MISD shall be responsible for obtaining all necessary permits and jurisdictional approvals for construction of the Project.
- (vi) MISD shall award contract(s) for the construction of the Project to the best value bidder in accordance with the usual and customary procedures of MISD. MISD reserves the right to decline to award the contract(s) to any bidders, in which event, MISD shall re-advertise for bids pursuant to the same understanding with regard to rejection of bids.
- (vii) Upon award of a contract for construction of the Project, MISD will:
 - (a) Through its contractor, construct the Project in accordance with the Improvements PS&E. MISD may make minor changes in the Improvements PS&E through change(s) in contract (“CIC”) that the City deems to be necessary or desirable during the construction of the Project, so long as the original scope and intent of the Project is maintained.
- (viii) MISD agrees to convey necessary utility easements and Improvements to the City for provision of public utilities.
- (ix) Pay actual cost plus two hundred percent (200%) on the tap and meter costs plus the costs incurred for inspection of the Improvements.

Section 2. Funding of the Project

Notwithstanding any provision in this Agreement to the contrary, the following provisions will apply to all payments made under this Agreement:

- A. The City agrees to provide Seventy-five Thousand and No/100 dollars (\$75,000.00) necessary for the Improvements of the Project (“City Funding Share”). In no event shall the City Funding Share exceed Seventy-five Thousand and No/100 dollars (\$75,000.00).

Any Notice given by mail hereunder is deemed given upon deposit in the United States Mail and any Notice delivered in person shall be effective upon receipt.

Each Party shall have the right to change its respective address by giving at least fifteen (15) days' written notice of such change to the other Party.

Other communications, except for Notices required under this Agreement, may be sent by electronic means or in the same manner as Notices described herein.

- C. Independent Parties. It is expressly understood and agreed by the Parties that nothing contained in this Agreement shall be construed to constitute or create a joint venture, partnership, association or other affiliation or like relationship between the Parties, it being specifically agreed that their relationship is and shall remain that of independent parties to a contractual relationship as set forth in this Agreement. The City is an independent contractor and neither it, nor its employees or agents shall be considered to be an employee, agent, partner, or representative of MISD for any purpose. MISD, nor its employees, officers, or agents shall be considered to be employees, agents, partners or representatives of the City for any purposes. Neither Party has the authority to bind the other Party.
- D. No Third Party Beneficiaries. This Agreement shall be for the sole and exclusive benefit of the Parties and their legal successors and assigns. The City is not obligated or liable to any party other than MISD for the performance of this Agreement. Nothing in the Agreement is intended or shall be deemed or construed to create any additional rights or remedies upon any third party. Further, nothing contained in the Agreement shall be construed to or operate in any manner whatsoever to confer or create rights or remedies upon any third party, increase the rights or remedies of any third party, or the duties or responsibilities of the City with respect to any third party.
- E. Waiver of Breach. 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 the performance by either Party of any obligation hereunder, shall be deemed or construed to be a waiver of subsequent breaches or defaults of any kind, under and circumstances.
- F. No Personal Liability; No Waiver of Immunity.
- (1) Nothing in the Agreement is construed as creating any personal liability on the part of any officer, director, employee, or agent of any public body that may be a Party to the Agreement, and the Parties expressly agree that the execution of the Agreement does not create any personal liability on the part of any officer, director, employee, or agent of the City.
 - (2) The Parties agree that no provision of this Agreement extends the City's liability beyond the liability provided in the Texas Constitution and the laws of the State of Texas.
 - (3) Neither the execution of this Agreement nor any other conduct of either Party relating to this Agreement shall be considered a waiver by the County of any right, defense, or immunity on behalf of itself, its employees or agents under the Texas Constitution or the laws of the State of Texas.

- B. MISD agrees to provide the funding necessary for the Improvements of the Project including the actual cost plus 200% on the tap and meter (“MISD Funding Share”), provided that these costs shall be offset by the City Funding Share paid by the City pursuant to Paragraph 2.A.
- C. City agrees to provide payment of the City Funding Share to MISD within fourteen (14) business days of receipt of the invoice.
- D. Parties agree that any Improvement costs incurred during the construction of the Project or other work to be performed for the Improvements under this Agreement in excess of the award amount may be funded by the MISD.

Section 3. Term and Termination

- A. This Agreement shall commence upon final execution by all the Parties (the “Effective Date”) and shall remain in full force and effect until the acceptance of all public infrastructure included in the Project (after the completion of the one year warranty period) or the MISD’s receipt of all payments due from the City under this Agreement, whichever occurs later (“Term”).
- B. This Agreement may be terminated by the City before award of the construction contract and at any time by mutual written consent of the Parties, or as otherwise provided under this Agreement.

Section 4. Miscellaneous

- A. Non-Assignability. The City and MISD bind themselves and their successors, executors, administrators, and assigns to the other Party of this Agreement and to the successors, executors, administrators, and assigns of such other Party, in respect to all covenants of this Agreement. Neither the City nor MISD shall assign, sublet, or transfer its interest in this Agreement without the prior written consent of the other Party.
- B. Notice. Any notice required to be given under this Agreement (“Notice”) shall be in writing and shall be duly served when it shall have been (a) personally delivered to the address below, (b) deposited, enclosed in a wrapper with the proper postage prepaid thereon, and duly registered or certified, return receipt requested, in a United States Post Office, addressed to the City or MISD at the following addresses:

City: City of Montgomery, Texas
 c/o Alan P. Petrov
 Johnson Petrov LLP
 2929 Allen Parkway, Ste 3150
 Houston, Texas 77019
 Email: apetrov@johnsonpetrov.com

MISD: Montgomery Independent School District
 20774 Eva Street
 Montgomery, Texas 77356
 Attention: Mark Ruffin, Superintendent
 Email: mark.ruffin@misd.org

[EXECUTION PAGE FOLLOWS]

CITY OF MONTGOMERY, TEXAS

By: _____
Sara Countryman, Mayor

MONTGOMERY INDEPENDENT SCHOOL DISTRICT

By:  _____
Dr. Mark Ruffin, Superintendent

APPROVED AS TO FORM:

ATTEST

Alan P. Petrov, City Attorney

Nici Browe, City Secretary

- G. Applicable Law and Venue. This Agreement shall be governed by the laws of the State of Texas and the forum for any action under or related to the Agreement is exclusively in a state or federal court of competent jurisdiction in Texas. The exclusive venue for any action under or related to the Agreement is in a state or federal court of competent jurisdiction in Montgomery County, Texas.
- H. Binding Arbitration; Right to Jury Trial. The Parties do not agree to binding arbitration, nor does either Party waive its right to a jury trial.
- I. Contract Construction.
- (1) This Agreement shall not be construed against or in favor of any Party hereto based upon the fact that the Party did or did not authorize this Agreement.
 - (2) The headings in this Agreement are for convenience or reference only and shall not control or affect the meaning or construction of this Agreement.
 - (3) When terms are used in the singular or plural, the meaning shall apply to both.
 - (4) When either the male or female gender is used, the meaning shall apply to both.
- J. Recital. The recitals set forth in this Agreement are, by this reference, incorporated into and deemed a part of this Agreement.
- K. Entire Agreement; Modifications. This Agreement contains the entire agreement between the Parties relating to the rights herein granted and the obligations herein assumed. This Agreement supersedes and replaces any prior agreement between the Parties pertaining to the rights granted and the obligations assumed herein. This Agreement shall be subject to change or modification only by a subsequent written modification approved and signed by the governing bodies of each Party.
- L. Severability. The provisions of this Agreement are severable, and if any provision or part of this Agreement or the application thereof to any person, entity, or circumstance shall ever be held by any court of competent jurisdiction to be invalid or unconstitutional for any reason, the remainder of this Agreement and the application of such provision or part of this Agreement to other persons, entities, or circumstances shall not be affected thereby.
- M. Survival of Terms. Any provision of this Agreement that, by its plain meaning, is intended to survive the expiration or earlier termination of this Agreement shall survive such expiration or earlier termination. If an ambiguity exists as to survival, the provision shall be deemed to survive.
- N. Multiple Counterpart /Execution. This Agreement may be executed in several counterparts. Each counterpart is deemed an original and all counterparts together constitute one and the same instrument. In addition, each Party warrants that the undersigned is a duly authorized representative with the power to execute the Agreement.
- O. Warranty. By execution of this Agreement, the District warrants that the duties accorded to the District in this Agreement are within the powers and authority of the District.

Montgomery City Council
AGENDA REPORT

Meeting Date: June 11, 2024	Budgeted Amount: \$300,000.00 (R&M)
Department: Public Works	Prepared By: Mike Muckleroy

Subject
 Consideration and possible action regarding approving expenses for emergency relocation of an 8” force main.

Recommendation
 Approve the expenses as presented.

Discussion
 Wright Solutions was onsite starting the emergency relocation of the 4” force main coming from Lift Station 8 when they discovered the 8” force main coming from Lift Station 2 was already exposed in the creek as well. Our City Engineers are prepared to give details as needed.

Approved By		
Public Works Director	Mike Muckleroy	Date: 06/05/2024
City Administrator	Gary Palmer	Date: 06/05/2024

Estimate



PO Box 1036
Montgomery TX 77356
(832) 966-1031,
Wesley@wsolutionsllc.com

ESTIMATE #	2149.3
DATE	05/31/2024
PO #	

CUSTOMER
City of Montgomery Eric Standifer 101 Old Plantersville Rd Montgomery Texas 77316-4416 estandifer@ci.montgomery.tx.us

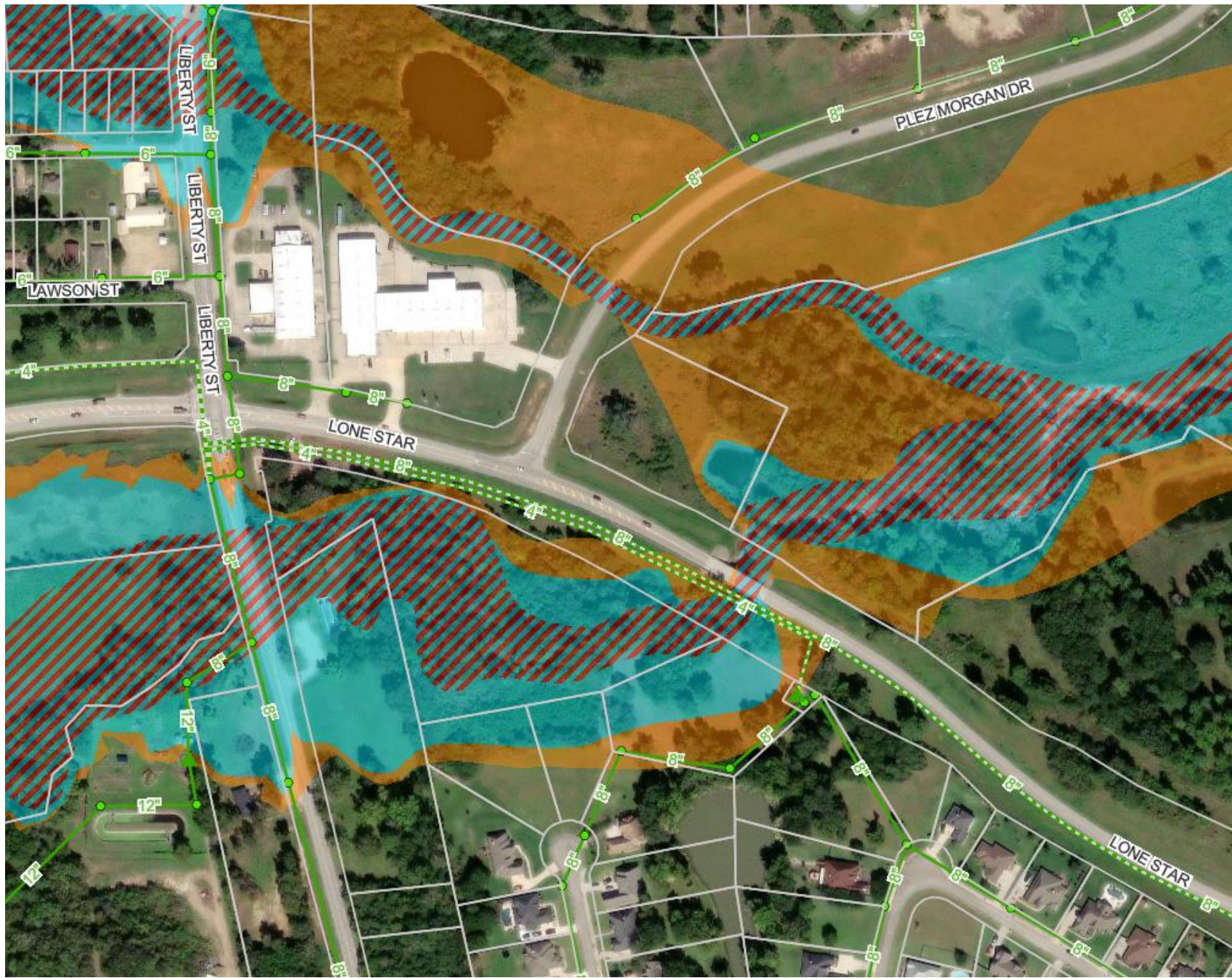
SERVICE LOCATION
City of Montgomery FM 149 @ Lone Star Parkway Montgomery TX 77356

DESCRIPTION	<p>Provide labor, materials, and equipment to complete emergency repair of sanitary sewer force main, per operator's instruction. Scope includes: excavation, trench safety, relocate 8" force main to adjacent ROW at a depth not to exceed 6 feet, 800 lf 8" SDR 11 HDPE, directional drill, 2 tie-ins, and site restoration (grass seed).</p> <p>Dewatering not included.</p> <p>Quote is good for 30 days from date referenced above.</p>
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Estimate			
Description	Qty	Rate	Total
Bid Price	1.00	\$53,950.00	\$53,950.00
Lump Sum			

Estimate Total: \$53,950.00

Thank you for allowing Wright Solutions to compete for your business!



Montgomery City Council
AGENDA REPORT

Meeting Date: June 11, 2024	Budgeted Amount: N/A
Department: Admin	Prepared By: Dave McCorquodale

Subject

Consideration and possible action on AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF MONTGOMERY, TEXAS, AMENDING ARTICLE III, "IMPACT FEES" OF CHAPTER 90 "UTILITIES" OF THE CITY CODE OF ORDINANCES BY INCREASING THE IMPACT FEES FOR WATER AND WASTEWATER IMPROVEMENTS THAT ARE ATTRIBUTABLE TO NEW DEVELOPMENT IN THE CITY'S WATER AND WASTEWATER IMPACT FEE SERVICE AREA WITHIN THE CORPORATE BOUNDARIES OF THE CITY; AMENDING CITY ORDINANCE NO. 2018-06, DATED MARCH 27, 2018; PROVIDING A TEXAS OPEN MEETINGS ACT CLAUSE; PROVIDING A SEVERABILITY CLAUSE; AND PROVIDING FOR AN EFFECTIVE DATE AFTER PUBLICATION.

Recommendation

Staff recommends adopting the ordinance as presented.

Discussion

The attached ordinance and information is related to the ongoing Impact Fee Update the city engineers have been working on with the Planning & Zoning Commission serving as the CIAC and staff for several months. Staff recommends approval of the ordinance updating impact fees as presented.

Approved By

Assistant City Administrator & Planning & Development Director	Dave McCorquodale	Date: 06/06/2024

ORDINANCE 2024-_____

AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF MONTGOMERY, TEXAS, AMENDING ARTICLE III, "IMPACT FEES" OF CHAPTER 90 "UTILITIES" OF THE CITY CODE OF ORDINANCES BY INCREASING THE IMPACT FEES FOR WATER AND WASTEWATER IMPROVEMENTS THAT ARE ATTRIBUTABLE TO NEW DEVELOPMENT IN THE CITY'S WATER AND WASTEWATER IMPACT FEE SERVICE AREA WITHIN THE CORPORATE BOUNDARIES OF THE CITY; AMENDING CITY ORDINANCE NO. 2018-06, DATED MARCH 27, 2018; PROVIDING A TEXAS OPEN MEETINGS ACT CLAUSE; PROVIDING A SEVERABILITY CLAUSE; AND PROVIDING FOR AN EFFECTIVE DATE AFTER PUBLICATION.

WHEREAS, the City Council approved Resolution 2016-06 creating the City of Montgomery Capital Improvement Advisory Committee ("CIAC"), appointing its members, and establishing the Committee's functions, duties and rules of conduct associated with the study, consideration, development and adoption of impact fees pursuant to the Texas Local Government Code Chapter 395 ("Impact Fee Statute"); and

WHEREAS, the City Council approved and adopted Resolution No. 2016-12 approving the proposed land use assumptions and capital improvements plan relating to impact fees for water and wastewater improvements; and

WHEREAS, the City Council passed Ordinance No. 2018-06, dated March 27, 2018, approving impact fees for water and wastewater improvements that are attributable to new development within the corporate limits of the City of Montgomery; and

WHEREAS, Section 395.058 (c) of the Impact Fee Statute requires the CIAC to file semiannual reports with respect to the progress of the capital improvements plan and report to the City Council any perceived inequities in implementing the plan or imposing the impact fee; and advise the City Council of the need to update or revise the land use assumptions, capital improvements plan, and impact fee; and

WHEREAS, Section 395.052 of the Impact Fee Statute requires a political subdivision imposing an impact fee to update its land use assumptions and capital improvements plan at least every five years; to review and evaluate its current land use assumptions; and to cause an update of the capital improvements plan as required by law; and

WHEREAS, the CIAC held a meeting on March 5, 2024 to consider the progress of the capital improvements plan and updates to the land use assumptions and capital improvement plan relating to City's approved impact fees for water and wastewater improvements; and

WHEREAS, the CIAC has submitted written comments and suggestions to the City Council by which the CIAC recommends a increase in impact fees by approximately five percent (5%) and the addition of 3571 connections; and

WHEREAS, pursuant to Section 395.053 of the Impact Fee Statute, the City Council held a public hearing on May 28, 2024 to review and discuss the CIAC's comments and suggestions concerning the City's land use assumptions and capital improvement plan; and

WHEREAS, the City Council believes that it is appropriate to approve the CIAC recommendation to increase the current impact fees by approximately five percent (5%) as described in the CIAC report, dated April 2, 2024, and attached here as Exhibit "A."

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

SECTION 1. The facts and recitations found in the preamble of this Ordinance are true and correct and incorporated herein for all purposes.

SECTION 2. Amendment to City Code of Ordinances. Chapter 90, "Utilities" at Article III, "Impact Fees," Section 90-381, "Impact Fees Approved," of the City of Montgomery Code of Ordinances is hereby amended to read as follows:

Section 90-381, Impact Fees Approved. The impact fees recommended by the CIAC in its amended Water and Wastewater Impact Fee Analysis dated April 2, 2024 (a copy of which is attached to this Ordinance as Exhibit "A" and incorporated into this Ordinance for all purposes) are approved, levied and imposed as to the City's water and wastewater impact fee service area within the entire City boundaries.

SECTION 3. Repeal of Conflicting Ordinances. The provisions of Section 3 in City Ordinance No. 2018-06, dated March 27, 2018, are amended; and all provisions of other ordinances of the City of Montgomery in conflict with the provisions of this Ordinance are hereby repealed. All other provisions of the Ordinances of the City of Montgomery not in conflict with the provisions of this Ordinance shall remain in full force and effect.

SECTION 4. Severability Clause. If any provision, section, exception, subsection, paragraph, sentence, clause or phrase of this Ordinance or the application of same to any person or set of circumstances, shall for any reason be held unconstitutional, void, invalid or otherwise unenforceable, the invalidity or unenforceability shall not affect other provisions of this Ordinance or their application to other sets of circumstances and to this end all provisions of this Ordinance are declared to be severable.

SECTION 5. Texas Open Meetings Clause. It is hereby officially found and determined that the meeting at which this Ordinance was considered was open to the public as required and that public notice of the time, place, and purpose of said meeting was given as required by the Open Meetings Act, Chapter 551 of the Texas Government Code.

SECTION 6. Effective Date. This Ordinance shall become effective and be in full force from and after publication as required by law.

PASSED AND APPROVED this the 11th day of June, 2024.

CITY OF MONTGOMERY, TEXAS

Sara Countryman, Mayor

ATTEST:

Diana Titus, Deputy City Secretary

APPROVED AS TO FORM:

Alan P. Petrov, City Attorney



EXECUTIVE SUMMARY

This study was performed to update the City of Montgomery's (the City) Water and Wastewater System Impact Fees. Water and wastewater system improvements necessary to serve the 10-year (2033) build-out and ultimate system needs were evaluated. Based on the City's 10-year growth projections and the associated demand (consumption) values, 3,571 additional service units will need water and wastewater service by the year 2033. Based on the additional service units and the recoverable capital improvements plans, the City may assess a maximum of **\$3,984.00** per ESFC for water and sanitary sewer combined.

UPDATES:

1. We have updated the timing of projects based on upcoming and active developments within the City.
2. Updated estimated project costs based on current pricing.
3. Total costs for Water Improvements is **\$18,666,506** which includes costs from 5 projects listed on the 2016 Impact Fees.
4. Total costs for Wastewater Improvements is **\$21,294,871** which includes costs from 5 projects listed on the 2016 Impact Fees.
5. Major Changes/Project Updates:
 - a. Water Plant No. 4
 - b. Water Plant No. 2 Improvements
 - c. Town Creek Wastewater Treatment Plant Expansion (0.3 MGD Upsizing)
 - d. Wastewater Treatment Plant Expansion to Ultimate (Town Creek to 0.6 MGD or Stewart Creek to 0.8 MGD)
 - e. Sanitary Sewer Rehabilitation PH II is expected to be awarded at the April 9th Council Meeting.
 - f. Water Plant No. 3 Improvements (Completed)
 - g. Downtown Waterline Replacement PH I (Completed)

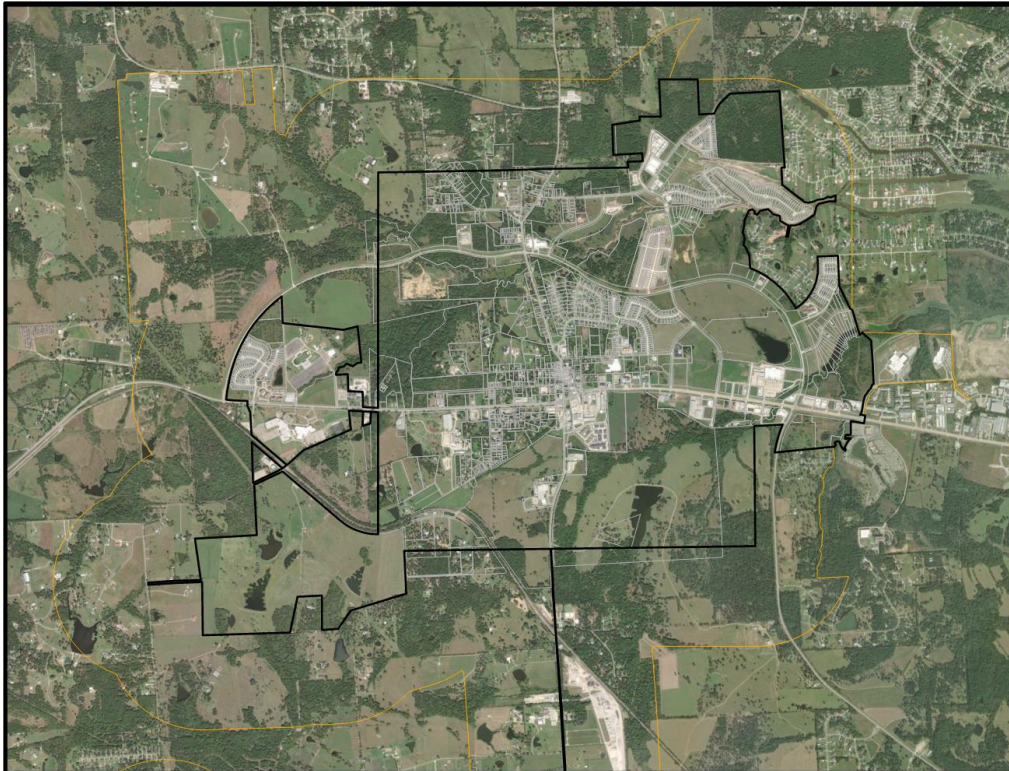
Meter Size	Existing Maximum Assessable Water Fee (\$/ESFC)	Proposed Maximum Assessable Water Fee (\$/ESFC)	Existing Maximum Assessable Wastewater Fee (\$/ESFC)	Proposed Maximum Assessable Wastewater Fee (\$/ESFC)	Existing Maximum Assessable Fee (\$/ESFC)	Proposed Maximum Assessable Fee (\$/ESFC)	Increase to Maximum Assessable Fee (\$/ESFC)	Increase to Maximum Assessable Fee (%/ESFC)
5/8"	1,126	2,033	2,513	1,951	3,639	3,984	345	9%
3/4"	1,881	3,396	4,198	3,258	6,079	6,654	575	9%
1"	3,001	5,429	6,711	5,209	9,712	10,638	926	9%
1 1/2"	9,006	16,268	20,103	15,607	29,109	31,875	2,766	9%
2"	12,755	23,039	28,471	22,104	41,226	45,143	3,917	9%
3"	26,264	47,441	58,626	45,515	84,890	92,956	8,066	9%
4"	44,942	81,339	100,517	78,037	145,459	159,376	13,917	9%
6"	90,064	162,679	201,035	156,074	291,099	318,753	27,654	9%
8"	135,096	244,018	301,552	234,111	436,648	478,129	41,481	9%

City of Montgomery, Texas

Water and Wastewater Impact Fee Analysis 2023

Update

(DRAFT)



Prepared by:

Ward, Getz & Associates, PLLC
4526 Research Forest, Suite 360
The Woodlands, Texas 77381
713.789.1900
Firm Registration No. F-9576

April 2024



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EXECUTIVE SUMMARY

This study was performed to update the City of Montgomery's (the City) Water and Wastewater System Impact Fees. Water and wastewater system analyses and the Water and Wastewater System Master Plans are important tools for facilitating orderly growth of the water and wastewater systems and for providing adequate facilities that promote economic development in the City of Montgomery. The implementation of impact fees shifts the financial burden of new infrastructure to the developers and new users, and away from the existing customer base.

Elements of the water and wastewater systems, including storage facilities, pumping facilities, treatment facilities, and the distribution and collection network itself, were evaluated against industry standards as outlined in the Design Criteria section of this report.

Water and wastewater system improvements necessary to serve the 10-year (2033) build-out and ultimate system needs were evaluated. Typically, infrastructure improvements are sized beyond the 10-year requirements; however, Texas' impact fee law (Chapter 395) only allows recovery of costs to serve the 10-year planning period. For example, the projected cost to serve the ultimate water and wastewater system needs is **\$18,666,506** of which, **\$21,294,871** is projected to be eligible for recovery through impact fees within the next 10 years. A portion of the remainder can be assessed as the planning window extends beyond 2033 and as the impact fees are updated in the future.

The impact fee law defines a service unit as follows: "Service Unit means a standardized measure of consumption attributable to an individual unit of development calculated in accordance with generally accepted engineering or planning standards, and based on historical data and trends applicable to the political subdivision in which the individual unit of development is located during the previous 10 years." Therefore, the City of Montgomery defines a *service unit* as an Equivalent Single-Family Connection (ESFC) that consumes an amount of water requiring a standard 5/8" meter. For a development that requires a different size meter, a service unit equivalent is established at a multiplier based on its capacity with respect to the 5/8" meter. The equivalency factor and associated impact fee by meter size is shown in **Table 1**.

Based on the City's 10-year growth projections and the associated demand (consumption) values, **3,571** additional service units will need water and wastewater service by the year 2033. Based on the additional service units and the recoverable capital improvements plans, the City may assess a maximum of **\$3,984.00** per ESFC.

Table 1 – Proposed Maximum Assessable Impact Fee for Commonly Used Meters

Meter Size	Maximum Flow (GPM)	Equivalent Single-Family Connection (ESFC)	Maximum Assessable Water Fee (\$/ESFC)	Maximum Assessable Wastewater Fee (\$/ESFC)	Maximum Assessable Fee (\$/ESFC)
5/8"	15	1.00	2,033	1,951	3,984
3/4"	25	1.67	3,396	3,258	6,654
1"	40	2.67	5,429	5,209	10,638
1 1/2"	120	8.00	16,268	15,607	31,875
2"	170	11.33	23,039	22,104	45,143
3"	350	23.33	47,441	45,515	92,956
4"	600	40.00	82,339	78,037	159,376
6"	1,200	80.00	162,679	156,074	318,753
8"	1,800	120.00	244,018	234,111	478,129

Table 2 - Proposed change in Maximum Assessable Impact Fee for Commonly Used Meters

Meter Size	Maximum Flow (GPM)	Equivalent Single-Family Connection (ESFC)	Increase to Maximum Assessable Water Fee (\$/ESFC)	Increase to Maximum Assessable Wastewater Fee (\$/ESFC)	Increase to Maximum Assessable Fee (\$/ESFC)
5/8"	15	1.00	907	(562)	345
3/4"	25	1.67	1,515	(940)	575
1"	40	2.67	2,428	(1,502)	926
1 1/2"	120	8.00	7,262	(4,496)	2,766
2"	170	11.33	10,284	(6,367)	3,917
3"	350	23.33	21,177	(13,111)	8,066
4"	600	40.00	36,397	(22,480)	13,917
6"	1,200	80.00	72,615	(44,961)	27,654
8"	1,800	120.00	108,922	(67,441)	41,481

1. INTRODUCTION

Ward, Getz & Associates, PLLC has served as the City's Engineer since May 2021 and was recently authorized to prepare a report analyzing and updating the impact fees for the water and wastewater system improvements required to serve new development. These fees are developed and updated in accordance with Chapter 395 of the Texas Local Government Code (impact fees), which requires a city imposing impact fees to update the land-use assumptions and capital improvements plan upon which the fees are calculated at a minimum of every five (5) years.

The purpose of this report is to satisfy the requirements of the law and provide the City with an updated impact fee capital improvements plan and associated updated impact fees.

For convenience and reference, the following is excerpted from Chapter 395.014 of the code:

- A. *The political subdivision shall use qualified professionals to prepare the capital improvements plan and to calculate the impact fee. The capital improvements plan must contain specific enumeration of the following items:*
- 1) *a description of the existing capital improvements within the service area and the costs to upgrade, update, improve, expand, or replace the improvements to meet existing needs and usage and stricter safety, efficiency, environmental, or regulatory standards, which shall be prepared by a qualified professional engineer licensed to perform such professional engineering services in this state;*
 - 2) *an analysis of the total capacity, the level of current usage, and commitments for usage of capacity of the existing capital improvements, which shall be prepared by a qualified professional engineer licensed to perform such professional engineering services in this state;*
 - 3) *a description of all or the parts of the capital improvements or facility expansions and their costs necessitated by and attributable to new development in the service area based on the approved land use assumptions, which shall be prepared by a qualified professional engineer licensed to perform such professional engineering services in this state;*
 - 4) *a definitive table establishing the specific level or quantity of use, consumption, generation, or discharge of a service unit for each category of capital improvements or facility expansions and an equivalency or conversion table establishing the ratio of a service unit to various types of land uses, including but not limited to residential, commercial, and industrial;*
 - 5) *the total number of projected service units necessitated by and attributable to new development within the service area based on the approved land use assumptions and calculated in accordance with generally accepted engineering or planning criteria;*
 - 6) *the projected demand for capital improvements or facility expansions required by new service units projected over a reasonable period of time, not to exceed 10 years; and*

7) *a plan for awarding:*

- *a credit for the portion of ad valorem tax and utility service revenues generated by new service unit during the program period that is used for the payment of improvements, including the payment of debt, that are included in the capital improvements plan; or*
- *in the alternative, a credit equal to 50 percent of the total project cost of implementing the capital improvements plan.*

The update process was comprised of four tasks:

- **LAND USE ASSUMPTIONS**

This task involved reviewing the City's current growth, land planning and projected development for the next 10 years.

- **EVALUATION OF THE WATER AND WASTEWATER SYSTEM**

This task involved reviewing the current water and wastewater system, existing capacities and usage, projected growth and demand, and further analyzing historical data provided by the City's contract utility operator. The demand projections were then used to determine the additional service units the City is expected to experience.

- **IMPACT FEE CAPITAL IMPROVEMENTS PLAN**

This task involved evaluation of the water and wastewater capital improvement projects depicted in the City's 15-year Capital Improvement Plan and discussion with City staff to identify projects that will be built in the 10-year planning window and meet the design criteria.

- **IMPACT FEE ANALYSIS AND REPORT**

This task included calculating the additional service units, service unit equivalents, and credit reduction. These values were then used to determine the impact fee per service unit and the maximum assessable impact fee by meter size.

2. WATER SYSTEM DESIGN CRITERIA

WATER TRANSMISSION LINES

Water lines within the system shall be sized to maintain the following pressure requirements:

- Peak hour demand with a minimum pressure of 35 psi;
- Peak day demand plus fire flow with a minimum pressure of 20 psi.

STORAGE TANKS

The Texas Commission on Environmental Quality (TCEQ) and the State Board of Insurance (SBI) have established criteria for ground and elevated storage. These criteria address volume and height requirements only. The layout of the distribution system, location of the storage facilities, and the interaction with the high service and booster pumps affect the amount of storage necessary for the most efficient and reliable operation of the system.

1) GROUND STORAGE

Ground storage serves two functions:

- Equalization for differing feed rates between the water supply and pumping to the system; and
- Emergency capacity in the event of temporary loss of water supply.

Generally, ground storage facilities are located at water supply points or at each pump station within the water distribution system. Suggested storage capacities are established based on several criteria. There are specific requirements of the TCEQ. Which are detailed later in this section. Although ground and elevated storage facilities perform separate functions within the system, both are aimed at decreasing the impact of demand fluctuations. Their capacities are established based on knowledge of how demand varies seasonally and daily.

2) ELEVATED STORAGE

Elevated storage serves three purposes:

- Functionally, elevated storage equalizes the pumping rate to compensate for daily variations in demand and to maintain a constant pumping rate (usually referred to as operational storage), or a pumping rate that conforms to the requirements of the electrical rate structure.
- Provides pressure maintenance and protection against surges created by instantaneous demand, such as fire flow and main breaks, and instantaneous change in supply, such as pumps turning on and off.

- Maintains a reserve capacity for fire protection and pressure maintenance in case of power failure to one or more pump stations. Sufficient storage should be maintained to provide four hours of fire flow demand during a loss of power to the pump station.

Suggested storage capacities are established by the TCEQ. Adequate operational storage is established by determining the required volume to equalize daily fluctuations in flow during the maximum day demand, plus the reserve volume required for fire protection.

The minimum requirements for storage, according to Chapter 290 of the Texas Administrative Code, are as follows:

- Total Storage - Equal to 200 gallons per connection.
- Elevated Storage - Equal to 100 gallons per connection for systems with more than 2,500 physical connections; or
- Elevated Storage - Equal to 200 gallons per connection for a firm pumping capacity reduction from 2.0 gallons per connection to 0.6 gallons per connection.

3) PUMP STATIONS

Pumping capacities must provide the maximum demand, or the peak hour demand required by the water system, or the suggested capacities established by the TCEQ. Pumping capacity should supply the maximum demand with sufficient redundancy to allow for the largest pump at the pump station to be out of service. This is known as firm pumping capacity.

Each pump station or pressure plane must have two or more pumps that have a total capacity of 2.0 gallons per minute per connection or have a total capacity of at least 1,000 gallons per minute and the ability to meet peak hour demand with the largest pump out of service, whichever is less. If the system provides elevated storage capacity of at least 200 gallons per connection, two service pumps with a minimum combined capacity of 0.6 gpm per connection are required.

4) WATER DEMAND

The criteria used for projecting the water demands for the water system were derived from historical data provided by the City's contract utility operator and anticipated water usage provided by developers in the City. Table 3 shows the projected average day demand by land use type.

Table 3 - Water Demand by Land Use Type

Land Use Type	Demand gpd/ac	Demand gpd/dwelling unit
Single-Family Residential	N/A	225
Commercial	2,000	N/A
Multi-family Residential	N/A	225

3. WASTEWATER SYSTEM DESIGN CRITERIA

WASTEWATER COLLECTION LINES

Wastewater collection lines shall be sized to maintain the following requirements:

- Capacity for four times the Average Daily Flow (ADF);
- Minimum velocity of 2.0 feet per second.

LIFT STATIONS

The TCEQ has established criteria for the design of lift stations. These criteria address location, volume, controls, flood protection, and ventilation. In addition to meeting the capacity requirements, lift stations will be designed with a six-hour run time to sustain the ADF, and allow a 4x peaking factor.

FORCE MAINS

Force main lines shall be sized to maintain the following requirements:

- Capacity for maximum pumping capacity of the lift station;
- Maintain velocity between 3.0 and 7.0 feet per second.

WASTEWATER TREATMENT PLANT (WWTPs)

The criteria used for designing WWTPs is stated in TCEQ Chapter 217. The wastewater demands for the system were derived from historical data provided by the City's contract utility operator and anticipated wastewater demand provided by developers in the City. **Table 4** shows the projected average day demand by land use type.

Table 4 - Wastewater Demand by Land Use Type

Land Use Type	Demand gpd/ac	Demand gpd/dwelling unit
Single Family Residential	N/A	150
Commercial	1,600	N/A
Multi-Family Residential	N/A	150

4. WATER IMPACT FEE CAPITAL IMPROVEMENTS PLAN

The City commissioned Jones|Carter to complete a Water System Analysis and Master Plan utilizing Bentley WaterGEMS (v8i) in 2015. The purpose of the water master plan was to provide the City with a strategy for upgrading and expanding its water distribution system to accommodate future growth and for addressing existing system deficiencies.

Following the completion of the analysis and master plan, the City has consistently and closely monitored growth trends and projected demands to create an updated plan that is suitable for the City's current size and reasonably anticipated growth.

The following sixteen (16) projects are determined to be partially or entirely eligible for recoverable cost through impact fees over the next 10 years. The total cost of these projects is **\$18,666,506**. The projected total recoverable cost through impact fees is **\$14,523,000**. After the credit calculation and 50% reduction is completed, **\$7,261,500** is recoverable through impact fees to serve the 10-year system needs.

PROJECT DESCRIPTIONS (16)

- 1. WATER PLANT No. 4**
 The design of Water Plant No. 4 with a 1000-gpm Jasper water well, booster pumps, a 500,000-gallon elevated storage tank, and general sitework.
Estimated Project Cost **\$6,573,000**
- 2. WATER PLANT No. 2 IMPROVEMENTS**
 Recoat tanks and pumps, generator addition, and replace and upsize the well rework to improve water quality and extend the life of existing facilities.
Estimated Project Cost **\$1,232,000**
- 3. ABNER LANE WATERLINE EXTENSION**
 Closes loop from Lone Star Parkway to Estates of Lake Creek Village at Abner Lane.
Estimated Project Cost **\$240,000**
- 4. CB STEWART AND BUFFALO SPRINGS WATERLINE EXTENSION (12")**
 Closes loops from Estates of Lake Creek Village to SH 105 via CB Stewart Dr. and Buffalo Springs Dr.
Estimated Project Cost **\$678,000**
- 5. DOWNTOWN WATERLINE REPLACEMENT PH II (POND TO PRAIRIE)**
 Upsize the existing 8" waterline to a 12" waterline along SH 105 from Pond Street to Prairie Street.
Estimated Project Cost **\$411,000**
- 6. EAST LONE STAR PARKWAY WATERLINE EXTENSION**
 Closes the loop from Town Creek Crossing Section 1 to FM 149
Estimated Project Cost **\$696,000**

- 7. HOUSTON ST. WATERLINE REPLACEMENT**
 Upsize the existing 8" waterline to a 12" waterline from SH 105 to Water Plant No. 2.
Estimated Project Cost **\$376,000**
- 8. OLD PLANTERSVILLE RD. WATERLINE EXTENSION**
 Install 12" waterline from Womack Cemetery W to SH-105 along Old Plantersville Rd and Old Dobbin Plantersville Rd.
Estimated Project Cost **\$980,000**
- 9. POND STREET WATERLINE REPLACEMENT (SH 105 TO MONTGOMERY ELEMENTARY)**
 Upsize the existing 8" waterline to a 12" waterline from SH 105 to Montgomery Elementary.
Estimated Project Cost **\$1,004,000**
- 10. SH-105 WATERLINE EXTENSION**
 Extension of existing 12" waterline from Buffalo Springs to CB Stewart, via SH-105.
Estimated Project Cost **\$425,000**
- 11. WEST LONE STAR PARKWAY WATERLINE (12")**
 Closing the loop from Hills of Town Creek subdivision to the existing 12" line along Lone Star Parkway east of Town creek.
Estimated Project Cost **\$1,302,000**
- 12. McCOWN AND CAROLINE WATERLINE REPLACEMENT**
 Replace existing 4" and 6" waterlines with an 8" waterline east of FM 149.
Estimated Project Cost **\$370,000**
- 13. OLD PLANTERSVILLE ROAD WATERLINE REPLACEMENT (SH 105 TO WOMACK CEMETERY)**
 Upsize the existing 8" waterline to a 12" waterline along Old Plantersville Rd from SH 105 to Womack Cemetery.
Estimated Project Cost **\$2,158,000**
- 14. WATER PLANT No. 3 EXPANSION**
 Booster pump addition and misc. improvements.
Estimated Project Cost **\$120,000**
- 15. WATER PLANT No. 3 IMPROVEMENTS (COMPLETED)**
 210,000-gallon GST addition, 600 gpm cooling tower, generator addition, and misc. site work.
Estimated Project Cost **\$1,001,622**
- 16. DOWNTOWN WATERLINE REPLACEMENT PH I (COMPLETED)**
 Upsize the existing 4" and 6" waterlines to a 12" waterline along SH-105, Pond St. and FM 149 to Berkeley Dr.
Estimated Project Cost **\$1,099,884**

5. WASTEWATER IMPACT FEE CAPITAL IMPROVEMENTS PLAN

In 2015 the City commissioned Jones|Carter to complete a Wastewater System Analysis and Master Plan. The purpose of the wastewater master plan was to provide the City with a strategy for upgrading and expanding its wastewater collection and treatment systems to accommodate future growth and for addressing existing system deficiencies.

Following the completion of the analysis and master plan, the City has consistently and closely monitored growth trends and projected flows to create an updated plan that is suitable for the City's current size and reasonably anticipated growth. Within the next 10 years we are anticipating improvements to the City's lift stations, however we are assuming that any major improvements to any single lift station triggered by development would be paid by the developer and would be identified at the time of feasibility.

The following eight (8) wastewater projects are determined eligible for recoverable cost through impact fee over the next 10 years. The total cost of these projects is **\$21,294,871**. The projected total recoverable through impact fees is **\$13,993,920**. After the credit calculation and 50% reduction is completed, **\$6,996,960** is recoverable through impact fees serving the 10-year system needs.

PROJECT DESCRIPTIONS (8)

- | | |
|---|--------------------|
| <p>1. TOWN CREEK WWTP IMPROVEMENTS
 LS2 and 0.3 MGD WWTP (Town Creek).
 Estimated Project Cost</p> | \$8,500,000 |
| <p>2. 2023 SANITARY SEWER PHASE I (PIPE BURSTING)
 Rehab and repair of gravity sanitary sewer system overall.
 Estimated Project Cost</p> | \$200,000 |
| <p>3. GSA 1 GRAVITY SYSTEM IMPROVEMENTS
 Replace existing 10" sanitary sewer line with 18" sanitary sewer from SH 105 to just north of Grandview Dr along Lone Star Parkway.
 Estimated Project Cost</p> | \$2,657,000 |
| <p>4. GSA 12 GRAVITY SYSTEM IMPROVEMENTS
 Extend 8" gravity sanitary sewer along SH-105 from Buffalo Springs to CB Stewart to abandon Lift Station No. 12.
 Estimated Project Cost</p> | \$291,000 |
| <p>5. GSA NO. 2S GRAVITY SYSTEM IMPROVEMENTS (2023 SANITARY SEWER REHABILITATION PHASE II)
 Upsize existing 8" and 10" sanitary sewer lines to a 12" sanitary sewer line from SH-105 to College St.
 Estimated Project Cost</p> | \$119,871 |
| <p>6. GSA NO. 5 SYSTEM IMPROVEMENTS
 Extends 8" gravity sanitary sewer from Lift Station No. 5 past Lift Station B to abandon Lift Station B.
 Estimated Project Cost</p> | \$239,000 |

7. LIFT STATION No. 3 FORCE MAIN REROUTE

Abandons existing 4" force main along FM 149 to SH-105 and reroutes flow along SH-105 to Stewart Creek Wastewater Treatment Plant.

Estimated Project Cost **\$305,000**

8. WWTP UPSIZING TO ULTIMATE

Upsizing of either Stewart Creek WWTP and Lift Station No. 1 or Town Creek WWTP and Lift Station No. 2 to 0.8 MGD depending on future city development.

Estimated Project Cost **\$6,500,000**

DRAFT

6. WATER IMPACT FEE CALCULATIONS

Chapter 395 of the Local Government Code defines a service unit as follows, “‘Service Unit’ means a standardized measure of consumption attributable to an individual unit of development calculated in accordance with generally accepted engineering or planning standards and based on historical data and trends applicable to the political subdivision in which the individual unit of development is located during the previous 10 years.” Therefore, the City of Montgomery defines a *service unit* as an Equivalent Single-Family Connection (ESFC) that consumes the amount of water requiring a standard 5/8” meter. For a development that requires a different size meter, a service unit equivalent is established at a multiplier based on its capacity with respect to the 5/8” meter. The equivalency factor and associated impact fee by meter size is shown in **Table 1** earlier in this report.

Additional Service Units and Water Impact Fee Calculation

Based on the City’s 10-year growth projections and the resulting water demand projections, water service will be required for an additional 3,571 service units by 2033. The calculation is as follows:

- A service unit, which is a unit of development that consumes approximately 225 gallons per day (GPD), is an equivalent single-family connection that uses a 5/8” meter. **Table 5** outlines the future water demand projections and its relationship to the additional service units projected for the next 10 years.

Table 5 - 10-year Additional Service units Calculation

Year	Average Day Demand (Gallons)	Service Unit Demand (GPD)	Equivalent Single-Family Connections (ESFC)
2023	481,238	225	2,139
2028	1,022,429	225	4,544
2033	1,284,705	225	5,710
10-year Additional ESFC's			3,571

Impact fee law allows for a credit calculation to credit back to the development community based on the utility revenues or ad valorem taxes that are allocated for paying a portion of future capital improvements. The intent of this credit is to prevent the City from double charging development for future capital improvements via impact fees and utility rates. If the City chooses not to undertake a financial analysis to determine the credit value, they are required by law to reduce the recoverable cost by 50 percent. The City has chosen not to perform a financial analysis. The maximum recoverable cost for impact fee is shown below.

Table 6 - Maximum Recoverable Cost (Water)

Projects	Project Cost (\$)	Allowed Recoverable	Allowed Recoverable (\$)
WATER PLANT NO. 4	\$6,573,000	100%	\$6,573,000
WATER PLANT NO 2 IMPROVEMENTS	\$1,232,000	26%	\$320,320
ABNER LANE WATERLINE EXTENSION	\$240,000	100%	\$240,000
CB STEWART AND BUFFALO SPRINGS WATERLINE EXTENSION	\$678,000	100%	\$678,000
DOWNTOWN WATERLINE REPLACEMENT PH II (POND TO PRAIRIE)	\$411,000	56%	\$230,160
EAST LONE STAR PARKWAY WATERLINE EXTENSION	\$696,000	100%	\$696,000
HOUSTON ST. WATERLINE REPLACEMENT	\$376,000	56%	\$210,560
OLD PLANTERSVILLE ROAD TO SH 105 WATERLINE EXTENSION (REDBIRD MEADOWS DEVELOPMENT)	\$980,000	100%	\$980,000
POND STREET TO MONTGOMERY ELEMENTARY WATERLINE REPLACEMENT	\$1,004,000	75%	\$753,000
SH-105 WATERLINE EXTENSION	\$425,000	100%	\$425,000
WEST LONE STAR PARKWAY WATERLINE EXTENSION	\$1,302,000	100%	\$1,302,000
McCOWN and CAROLINE WATERLINE REPLACEMENT	\$370,000	19%	\$70,300
WOMACK CEMETERY RD. TO SH 105 WATERLINE REPLACEMENT	\$2,158,000	56%	\$1,198,889
WATER PLANT NO. 3 EXPANSION	\$120,000	33%	\$40,019
WATER PLANT NO. 3 IMPROVEMENTS (COMPLETED)	\$1,001,622	44%	\$438,210
DOWNTOWN WATERLINE REPLACEMENT PH I (COMPLETED)	\$1,099,884	33%	\$366,798
Summation	\$18,666,506		\$14,523,000

A calculation of the 10-year recoverable costs and the associated impact fee per service unit is as follows:

$$\begin{array}{l}
 \text{Impact fee per service unit} = \frac{10 - \text{year recoverable costs}}{10 - \text{year additional service units}} = \frac{\$14,523,000}{3,571} \\
 \text{50\% Reduction} \qquad \qquad \qquad \text{50\% x \$} \qquad \qquad \qquad = \$2,033
 \end{array}$$

Therefore, the maximum assessable water impact fee per service unit is \$2,033.

For a development that requires a different size meter, an equivalent single-family connection (ESFC) is established at a multiplier based on its capacity with respect to the 5/8" meter. The maximum impact fee that could be assessed for other meter sizes is based on the value shown on **Table 7**, ESFC Table for Commonly Used Meters.

Table 7 - ESFC Table for Commonly Used Meters (Water)

Meter Size	Maximum Continuous Operating Capacity (GPM)	ESFC	Maximum Assessable Water Fee (\$)
5/8"	15	1.00	2,054
3/4"	25	1.67	3,430
1"	40	2.67	5,483
1 1/2"	120	8.00	16,429
2"	170	11.33	23,267
3"	350	23.33	47,910
4"	600	40.00	82,144
6"	1,200	80.00	164,288
8"	1,800	120.00	246,432

7. WASTEWATER IMPACT FEE CALCULATIONS

Based on the City's 10-year growth projections and the resulting water demand projections, wastewater service will be required for an additional 5,885 service units. For simplicity, the average daily flow for wastewater is compared to the meter size used for water service. The calculation is as follows:

- A service unit, which is a unit of development that produces approximately 150 gallons per day (GPD), is an equivalent single-family connection that uses a 5/8" meter. **Table 8** outlines the future wastewater demand projections and their relationship to the additional service units projected for the next 10 years.

Table 8 - 10-year Additional Service Units Calculation

Year	Average Day Demand (Gallons)	Service Unit Demand (GPD)	Equivalent Single Family Connections (ESFC)
2023	187,100	150	1,247
2028	609,000	150	4,060
2033	725,072	150	4,834
10-year Additional ESFC's			3,586

Impact fee law allows for a credit calculation to credit back to the development community based on the utility revenues or ad valorem taxes that are allocated for paying a portion of future capital improvements. The intent of this credit is to prevent the City from double charging development for future capital improvements via impact fees and utility rates. If the City chooses not to do a financial analysis to determine the credit value, they are required by law to reduce the recoverable cost by 50 percent. The City has chosen not to perform a financial analysis. The maximum recoverable cost for impact fee is shown below.

Table 9 - Maximum Recoverable Cost (Wastewater)

Projects	Project Cost (\$)	Allowed Recoverable	Allowed Recoverable (\$)
Town Creek WWTP Improvements	\$8,500,000	100%	\$8,500,000
2023 Sanitary Sewer Phase I (Pipe Bursting)	\$200,000	31%	\$62,000
GSA 1 Gravity System Improvements	\$2,657,000	56%	\$1,487,920
GSA 12 Gravity System Improvements	\$291,000	100%	\$291,000
GSA 2S Gravity System Improvements (2023 Sanitary Sewer Phase II)	\$119,871	57%	\$68,326
GSA 5 Gravity System Improvements	\$259,000	100%	\$259,000
Lift Station No. 3 Force Main Reroute	\$305,000	31%	\$94,550
WWTP Upsizing to Ultimate	\$6,500,000	50%	\$3,250,000
Summation	\$21,294,871		\$13,993,920

A breakdown of the 10-year recoverable costs and the associated impact fee per service unit is as follows:

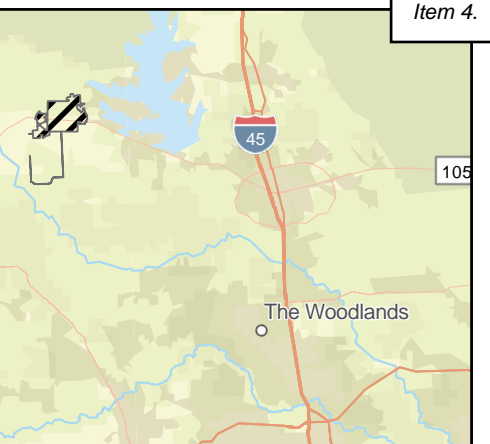
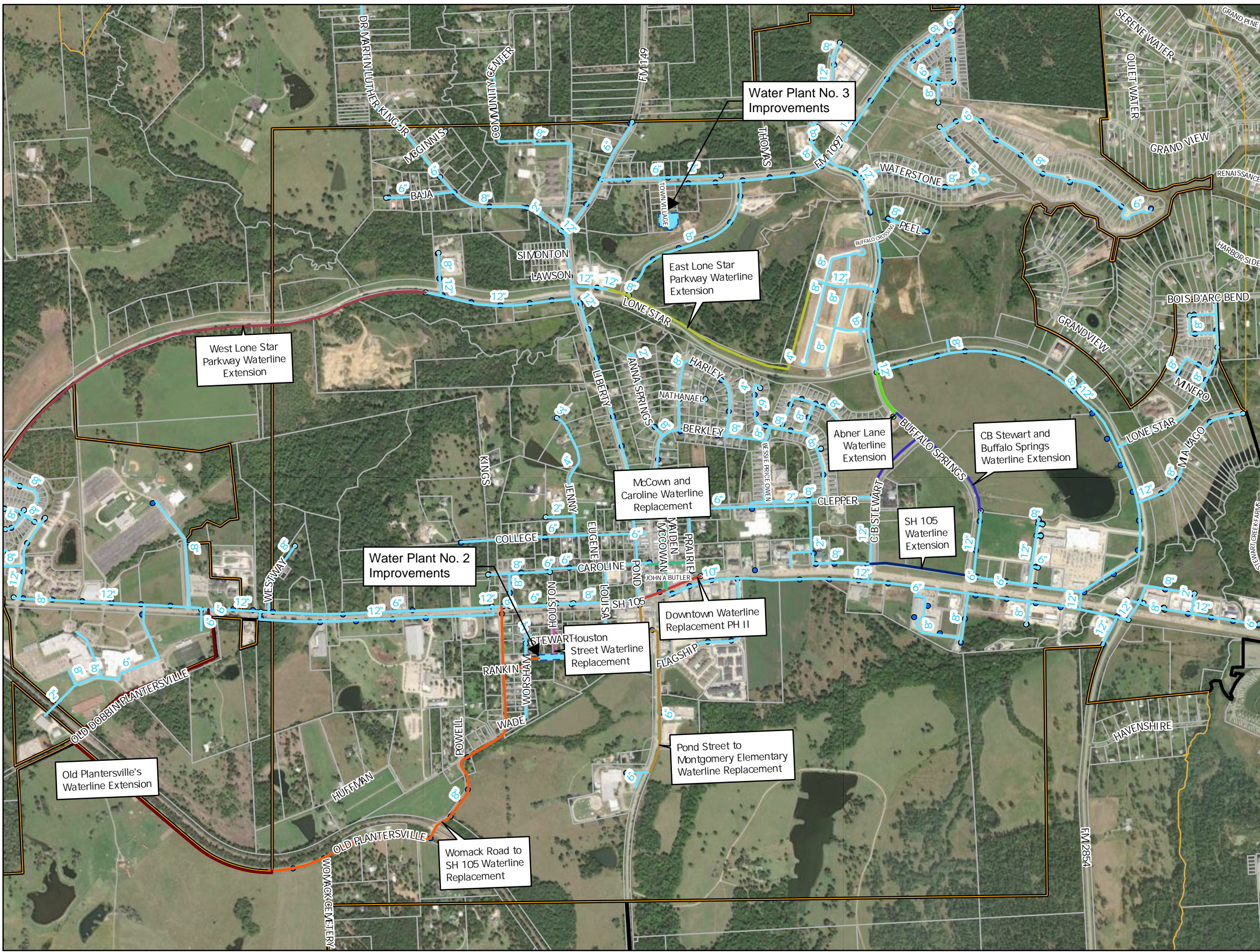
$$\begin{aligned}
 \text{Impact fee per service unit} &= \frac{10 - \text{year recoverable costs}}{10 - \text{year additional service units}} = \frac{\$13,993,920}{3,586} \\
 \text{50\% Reduction} & \qquad \qquad \qquad \text{50\% x \$} & \qquad \qquad \qquad = \$1,951
 \end{aligned}$$

Therefore, the maximum assessable impact fee per service unit is \$1,951.

As stated above, the wastewater demand is compared to meter sizes as used for water service to a development. For a development that requires a different size meter, an equivalent single-family connection (ESFC) is established at a multiplier based on its capacity with respect to the 5/8" meter. The maximum impact fee that could be assessed for other meter sizes is based on the value shown on **Table 10**, ESFC Table for Commonly Used Meters.

Table 10 - ESFC Table for Commonly Used Meters (Wastewater)

Meter Size	Maximum Continuous Operating Capacity (GPM)	ESFC	Maximum Assessable Wastewater Fee (\$)
5/8"	15	1.00	1,951
3/4"	25	1.67	3,258
1"	40	2.67	5,209
1 1/2"	120	8.00	15,607
2"	170	11.33	22,104
3"	350	23.33	45,515
4"	600	40.00	78,037
6"	1,200	80.00	156,074
8"	1,800	120.0	234,111



- Legend**
- City Limits
 - Parcel Boundary
 - Montgomery ETJ
- Water Infrastructure**
- Water Plant Boundary
 - wMain
 - wHydrant
 - wFittings
 - wControlValve
- Proposed Capital Projects**
- Abner Lane Waterline Extension
 - CB Stewart and Buffalo Springs Waterline Extension
 - Downtown Waterline Replacement PH II
 - East Lone Star Parkway Waterline Extension
 - Houston Street Waterline Replacement
 - McCown and Caroline Waterline Replacement
 - Old Plantersville's Waterline Extension
 - Pond Street to Montgomery Elementary Waterline Replacement
 - SH 105 Waterline Extension
 - West Lone Star Parkway Waterline Extension
 - Womack Road to SH 105 Waterline Replacement

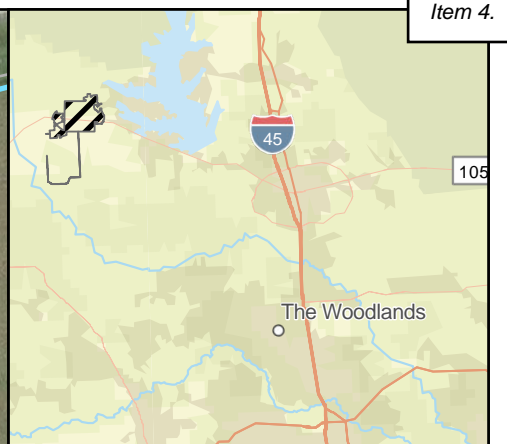
Exhibit No. 1

Water Impact Fee Overall Project Map



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
- Parcel Boundary
- Montgomery ETJ

Water Infrastructure

- Water Plant Boundary
- wMain
- wHydrant
- wFittings
- wControlValve

Proposed Capital Projects

- Abner Lane Waterline Extension

12" Waterline Extension

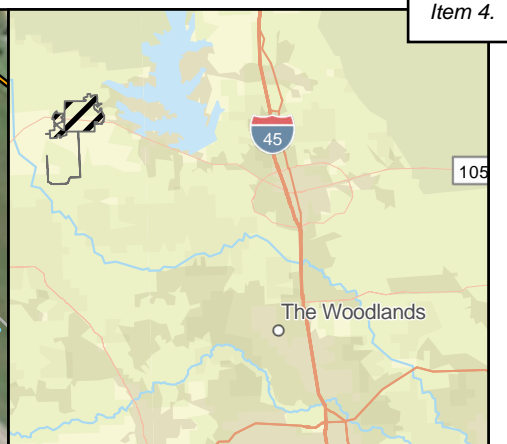
Exhibit No. 1A

Abner Lane Waterline Extension



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- Legend**
- City Limits
 - Parcel Boundary
 - Montgomery ETJ
- Water Infrastructure**
- Water Plant Boundary
 - wMain
 - wHydrant
 - wFittings
 - wControlValve
- Proposed Capital Projects**
- CB Stewart and Buffalo Springs Waterline Extension

12" Waterline Extension

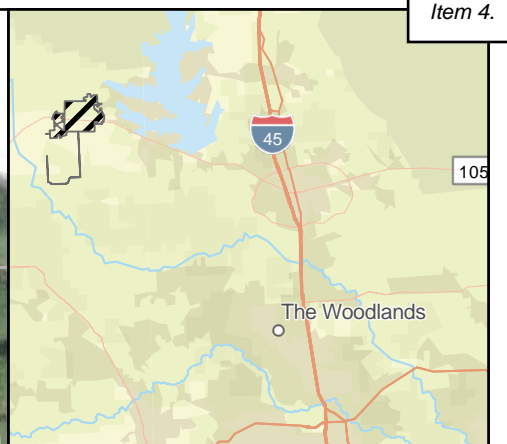
Exhibit No. 1B

CB Stewart and Buffalo Springs Waterline Extension



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Legend

- City Limits
- Parcel Boundary
- Montgomery ETJ

Water Infrastructure

- Water Plant Boundary
- wMain
- wHydrant
- wFittings
- wControlValve

Proposed Capital Projects

- Downtown Waterline Replacement PH II

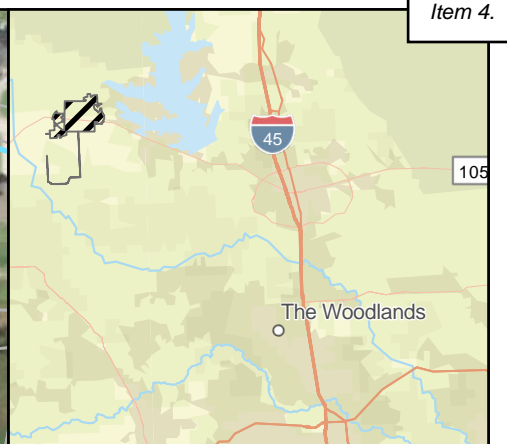
Exhibit No. 1C

Downtown Waterline Replacement PH II



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Legend

- City Limits
- Parcel Boundary
- Montgomery ETJ

Water Infrastructure

- Water Plant Boundary
- wMain
- wHydrant
- wFittings
- wControlValve

Proposed Capital Projects

- East Lone Star Parkway Waterline Extension

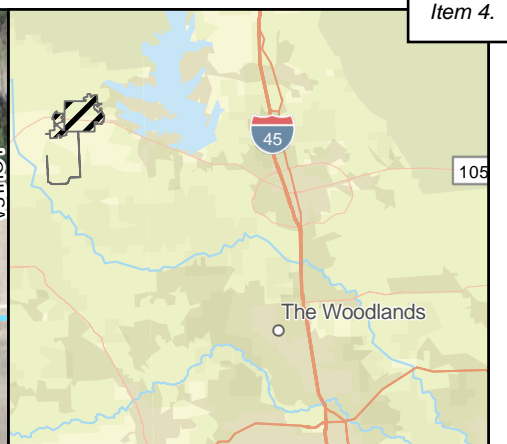
Exhibit No. 1D

East Lone Star Parkway Waterline Extension



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

Jurisdictional Boundaries

- City Limits
- Parcel Boundary
- Montgomery ETJ

Water Infrastructure

- Water Plant Boundary
- wMain
- wControlValve
- wFittings
- wHydrant

Proposed Capital Projects

- Houston Street Waterline Replacement

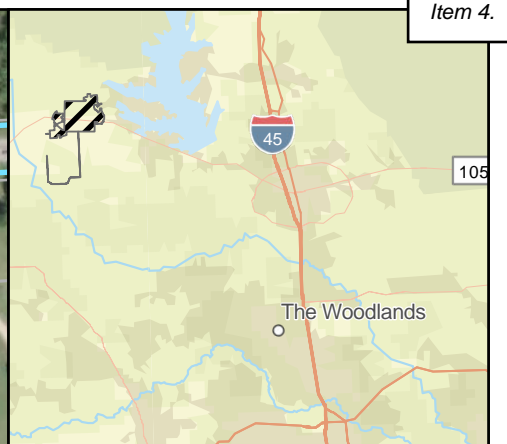
Exhibit No. 1E

Houston Street Waterline Replacement



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
- Parcel Boundary
- Montgomery ETJ

Water Infrastructure

- Water Plant Boundary
- wMain
- wControlValve
- wFittings
- wHydrant

Proposed Capital Projects

- Old Plantersville's Waterline Extension

12" Waterline Extension

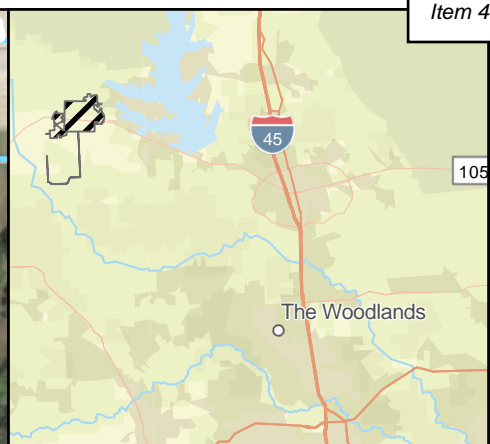
Exhibit No. 1F

Old Plantersville Road Waterline Extension



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
- Parcel Boundary
- Montgomery ETJ

Water Infrastructure

- Water Plant Boundary
- wMain
- wHydrant
- wFittings
- wControlValve

Proposed Capital Projects

- Pond Street to Montgomery Elementary Waterline Replacement

Water Plant No. 2

12" Waterline Extension

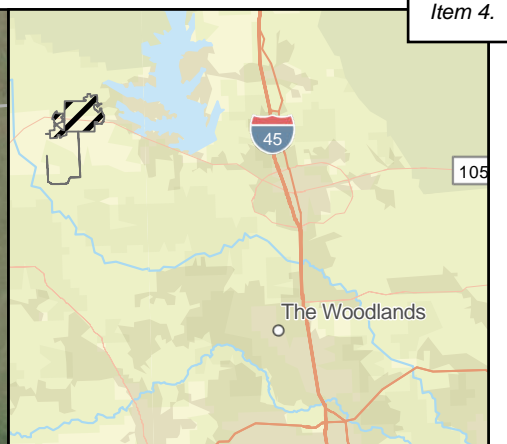
Exhibit No. 1G

Pond Street to Montgomery Elementary Waterline Replacement



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
- Parcel Boundary
- Montgomery ETJ

Water Infrastructure

- Water Plant Boundary
- wMain
- wHydrant
- wFittings
- wControlValve

Proposed Capital Projects

- SH 105 Waterline Extension

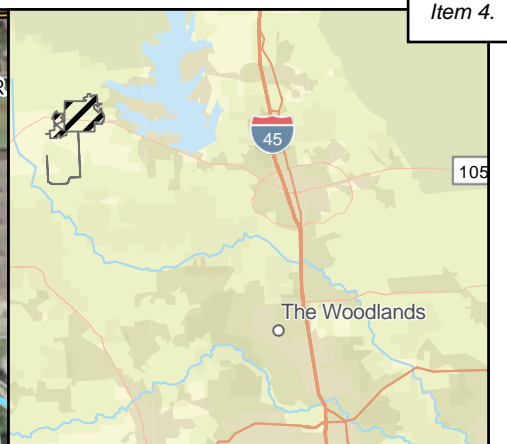
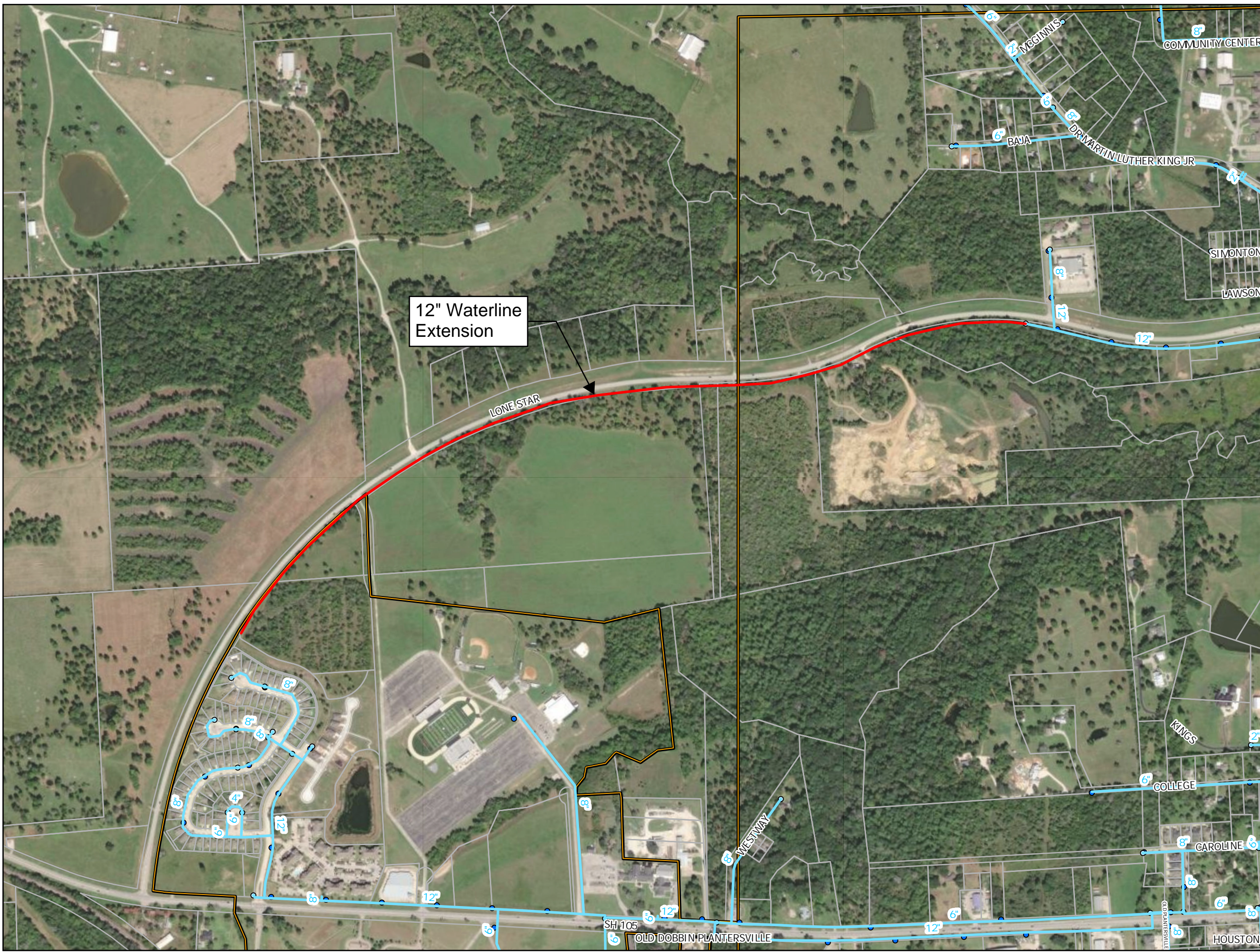
Exhibit No. 1H

SH 105 Waterline Extension



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Legend

- City Limits
- Parcel Boundary
- Montgomery ETJ

Water Infrastructure

- Water Plant Boundary
- wMain
- wHydrant
- wFittings
- wControlValve

Proposed Capital Projects

- West Lone Star Parkway Waterline Extension

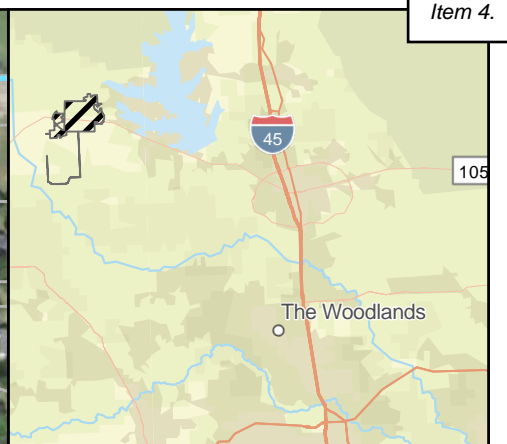
Exhibit 11

West Lone Star Parkway Waterline Extension



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
- Parcel Boundary
- Montgomery ETJ

Water Infrastructure

- Water Plant Boundary
- wMain
- wHydrant
- wFittings
- wControlValve

Proposed Capital Projects

- Womack Road to SH 105 Waterline Replacement

12" Waterline Replacement

Water Plant No. 2

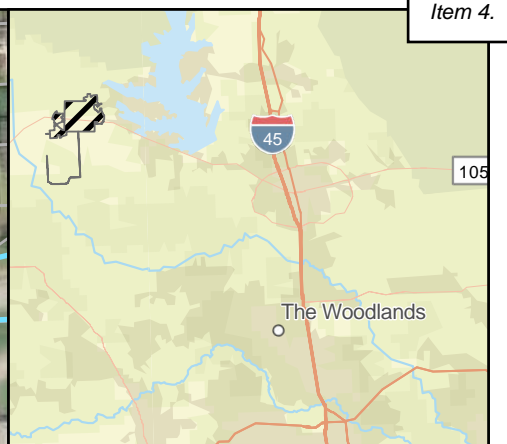
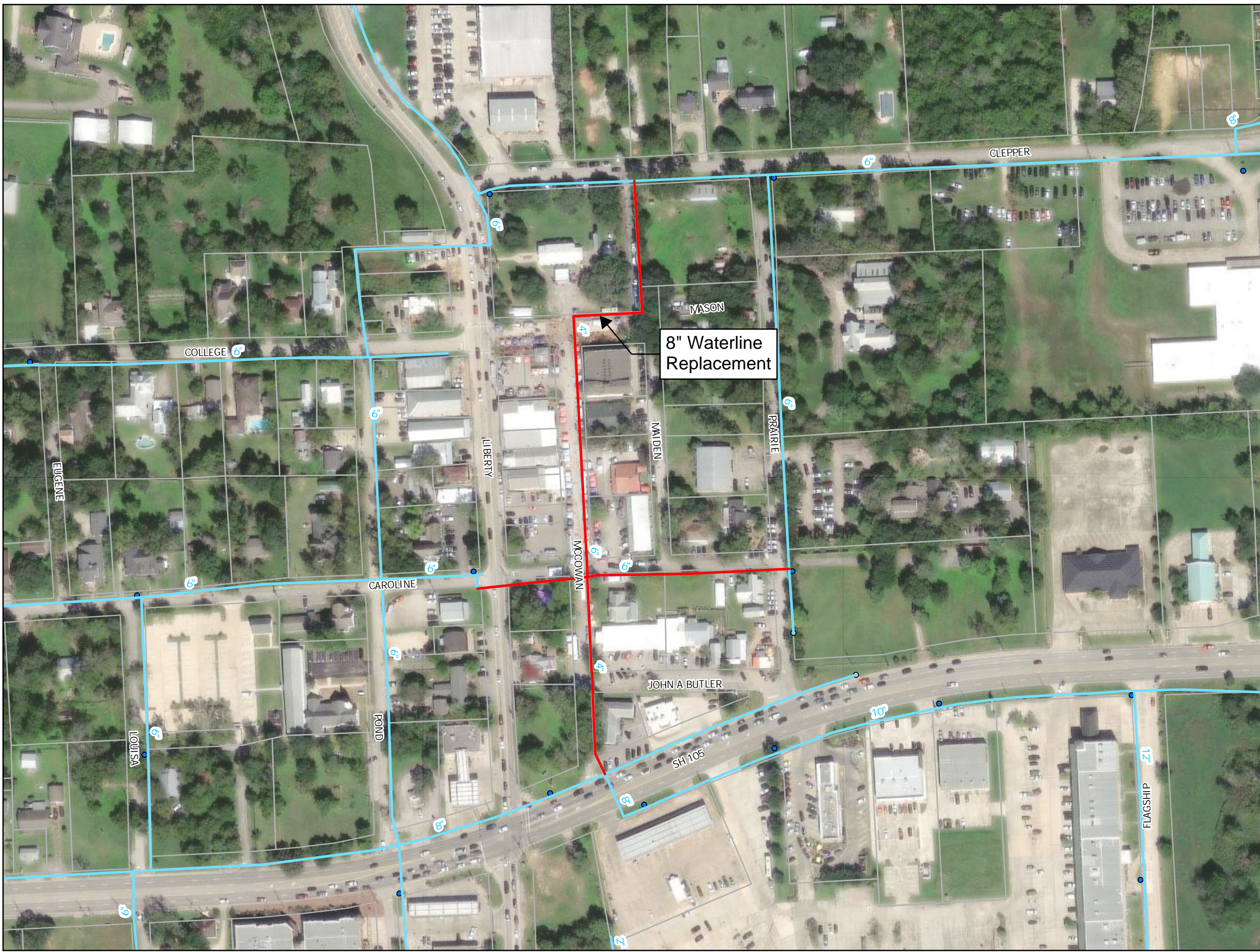
Exhibit 1J

Womack Cemetery Rd to SH 105 Waterline Replacement



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Legend

- City Limits
- Parcel Boundary
- Montgomery ETJ

Water Infrastructure

- Water Plant Boundary
- wMain
- wHydrant
- wFittings
- wControlValve

Proposed Capital Projects

- McCown and Caroline Waterline Replacement

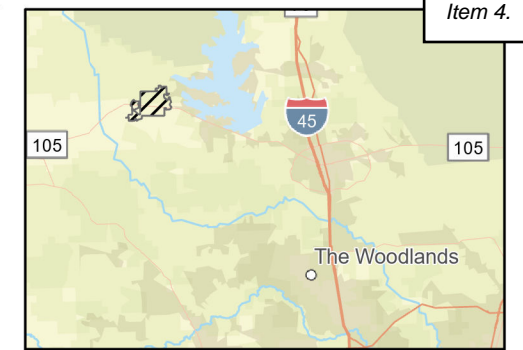
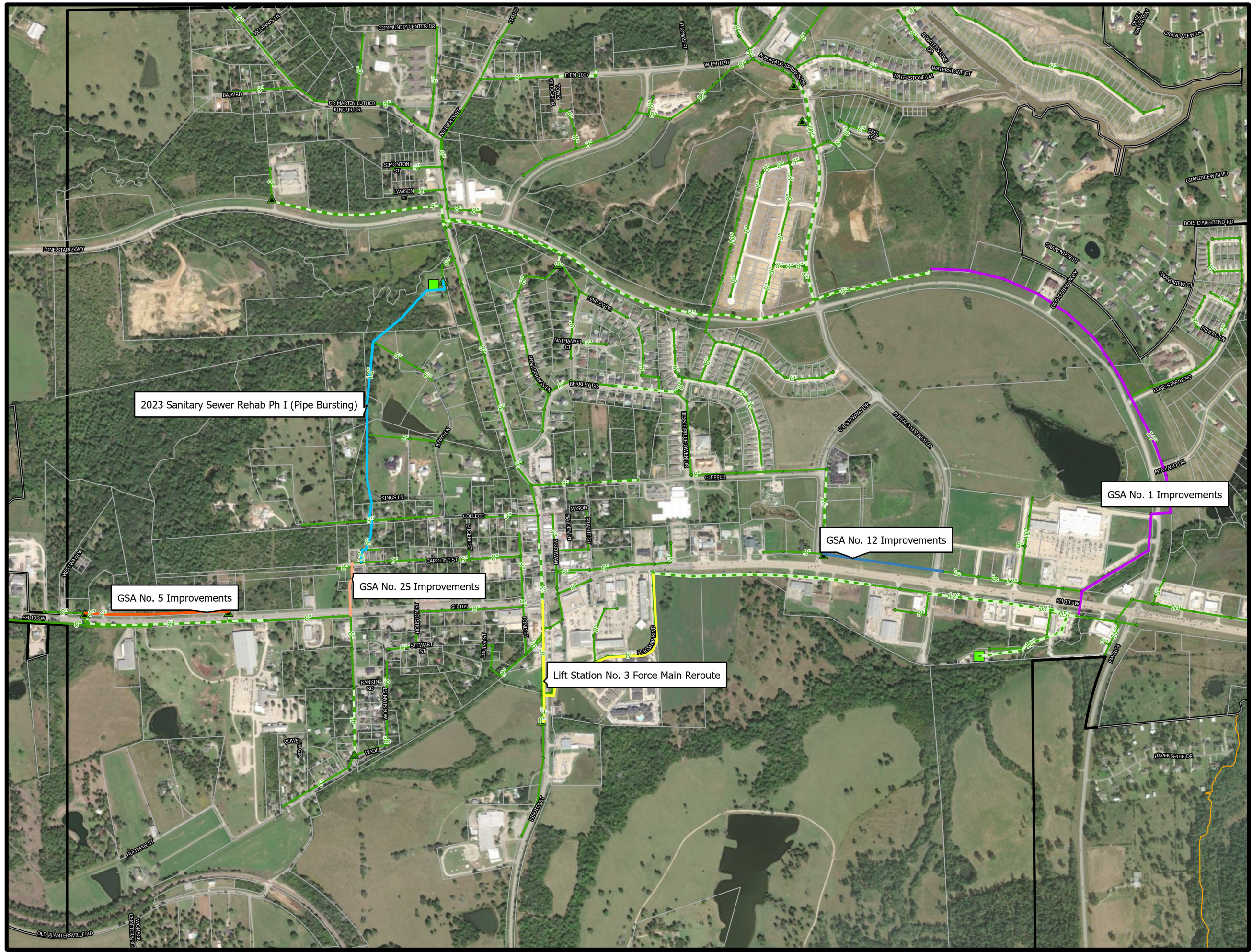
Exhibit No. 1K

McCown and Caroline Waterline Replacement



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Legend

Jurisdictional Boundaries

- Parcel Boundary
- City Limits
- Montgomery ETJ

Sanitary Sewer Infrastructure

- Treatment Plant
- Lift Station
- Sanitary Sewer Manhole
- Sanitary Sewer Force Main
- Sanitary Sewer (Gravity)

Proposed Capital Projects

- GSA No. 1 Improvements
- GSA No. 12 Improvements
- GSA No. 25 Improvements
- GSA No. 5 Improvements
- Lift Station No. 3 Force Main Reroute
- 2023 Sanitary Sewer Rehab Ph I (Pipe Bursting)

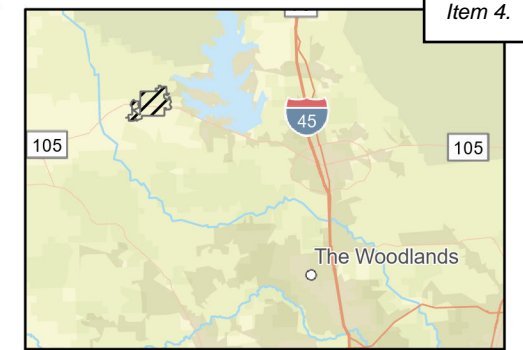
Exhibit No. 2

Sanitary Sewer Impact Fee Overall Map



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

Jurisdictional Boundaries

- Parcel Boundary
- City Limits
- Montgomery ETJ

Sanitary Sewer Infrastructure

- Treatment Plant
- Lift Station
- Sanitary Sewer Manhole
- Sanitary Sewer Force Main
- Sanitary Sewer (Gravity)

Proposed Capital Projects

- GSA No. 1 Improvements

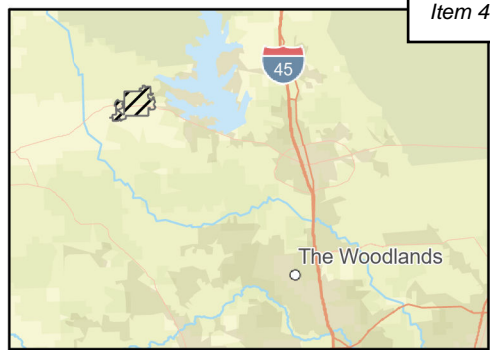
Exhibit No. 2A

GSA No. 1 Improvements



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Legend

Jurisdictional Boundaries

- Parcel Boundary
- City Limits
- Montgomery ETJ

Sanitary Sewer Infrastructure

- Treatment Plant
- Lift Station
- Sanitary Sewer Manhole
- Sanitary Sewer Force Main
- Sanitary Sewer (Gravity)

Proposed Capital Projects

- GSA No. 1 Improvements

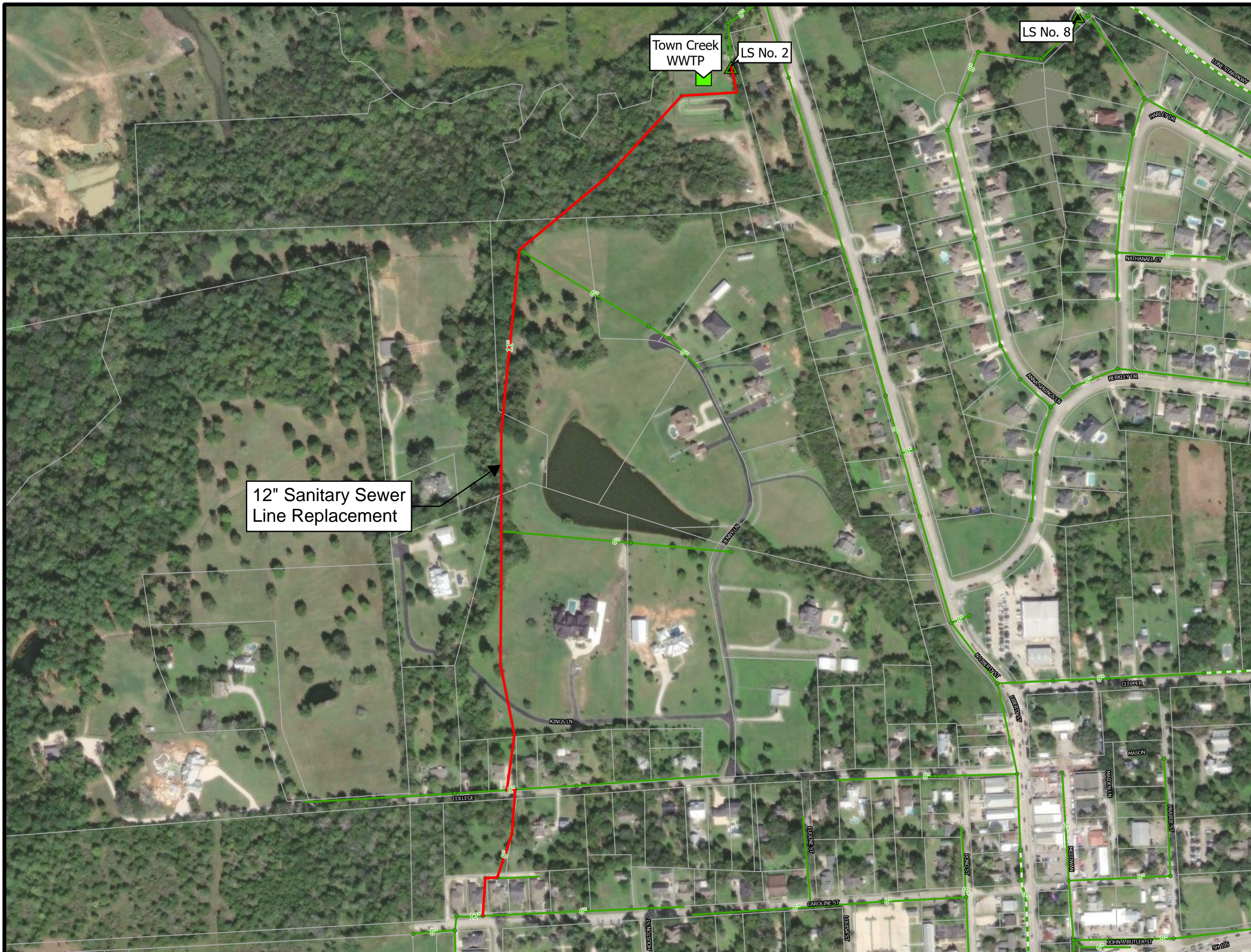
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GSA No. 1 Improvements



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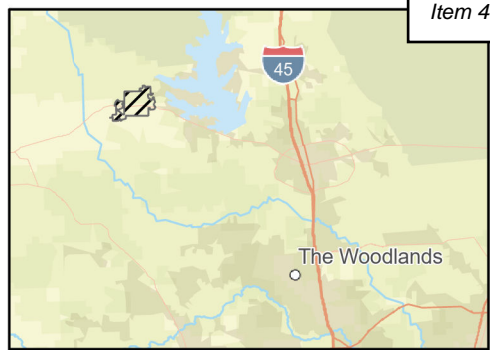


12" Sanitary Sewer Line Replacement

Town Creek WWTP

LS No. 2

LS No. 8



Legend

Jurisdictional Boundaries

- City Limits
- Parcel Boundary

Sanitary Sewer Infrastructure

- Treatment Plant
- Lift Station
- Sanitary Sewer Manhole
- Sanitary Sewer Force Main
- Sanitary Sewer (Gravity)

Proposed Capital Projects

- 2023 Sanitary Sewer Rehab Ph I (Pipe Bursting)

Exhibit No. 2B

2023 Sanitary Sewer Phase I (Pipe Bursting)

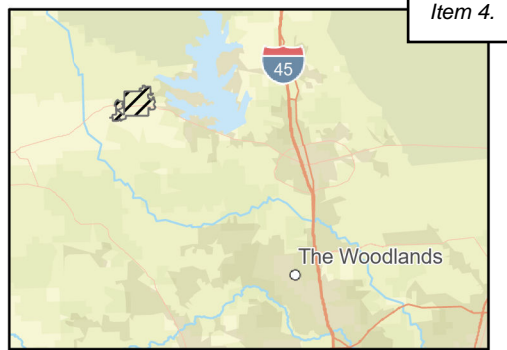


Disclaimer: This product is offered for graphical purposes only and may not be suitable for legal, engineering, or surveying purposes. The information shown on this exhibit represents the approximate location of property, municipal boundaries or facilities.





12" Sanitary Sewer Line Replacement



Legend

Jurisdictional Boundaries

- City Limits
- Parcel Boundary

Sanitary Sewer Infrastructure

- Sanitary Sewer Manhole
- Sanitary Sewer Force Main
- Sanitary Sewer (Gravity)

Proposed Capital Projects

- GSA No. 2S Improvements

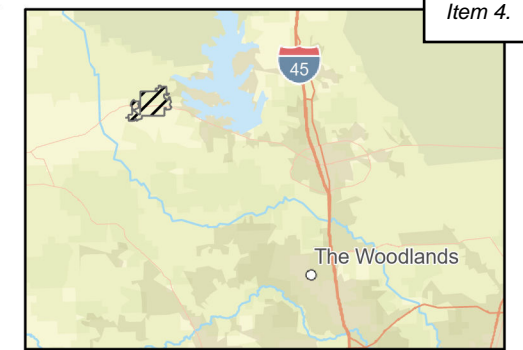
Exhibit No. 2C

GSA No. 2S Improvements



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Legend

Jurisdictional Boundaries

- Parcel Boundary
- City Limits

Sanitary Sewer Infrastructure

- Lift Station
- Sanitary Sewer Manhole
- Sanitary Sewer Force Main
- Sanitary Sewer (Gravity)

Proposed Capital Projects

- GSA No. 5 Improvements

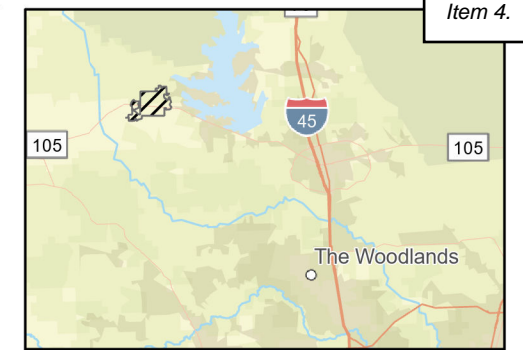
Exhibit No. 2D

GSA No. 5 Improvements



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Legend

Jurisdictional Boundaries

- Parcel Boundary
- City Limits

Sanitary Sewer Infrastructure

- Lift Station
- Sanitary Sewer Manhole
- Sanitary Sewer Force Main
- Sanitary Sewer (Gravity)

Proposed Capital Projects

- GSA No. 12 Improvements

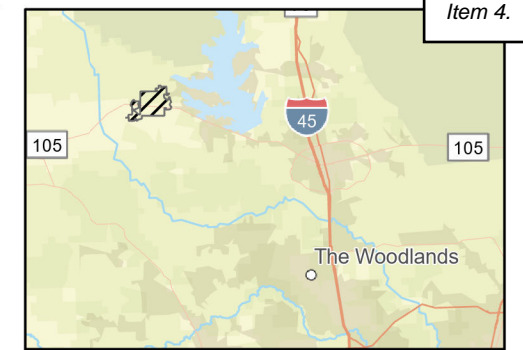
Exhibit No. 2E

GSA No. 12 Improvements



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Legend

Jurisdictional Boundaries

- Parcel Boundary
- City Limits

Sanitary Sewer Infrastructure

- Lift Station
- Sanitary Sewer Manhole
- Sanitary Sewer Force Main
- Sanitary Sewer (Gravity)
- Lift Station No. 3 Force Main Reroute

Exhibit No. 2F

Lift Station No. 3 Force Main Reroute



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Preliminary Cost Estimate
Water Plant No. 4
City of Montgomery
 March 26, 2024

<u>ITEM</u>	<u>DESCRIPTION</u>	<u>QUANTITY</u>	<u>UNIT</u>	<u>UNIT COST</u>	<u>TOTAL</u>
1	Move-in and Set-up, including Bonds and Insurance	1	LS	\$ 20,000	\$ 20,000
2	Concrete Access Road	1	LS	\$ 70,000	\$ 70,000
3	500,000 gallon Composite Elevated Storage Tank, including Protective Coating	1	LS	\$ 2,500,000	\$ 2,500,000
4	1,000 GPM Jasper Well	1	LS	\$ 1,500,000	\$ 1,500,000
5	Booster Pumps	2	EA	\$ 120,000	\$ 240,000
6	Plant Piping, Valves, Fittings, Thrust Blocks, and Pipe Supports	1	LS	\$ 10,000	\$ 10,000
7	Electrical Work (Includes Generator)	1	LS	\$ 250,000	\$ 250,000
8	Site Work	1	LS	\$ 30,000	\$ 30,000
9	Hydromulch	1	LS	\$ 5,000	\$ 5,000
10	Protective Coating for all Facilities (Excluding EST)	1	LS	\$ 30,000	\$ 30,000
11	Traffic Control	1	LS	\$ 5,000	\$ 5,000
12	Storm Water Pollution Prevention Plan	1	LS	\$ 5,000	\$ 5,000
Subtotal					\$ 4,665,000
Contingencies (15%)					700,000
Inflation					\$ 214,600
Engineering (Design and Construction Admin)(20%)					933,000
Field Project Representation					30,000
Additional Services & Reimbursable Expenses					30,000
Total Construction Cost					\$ 6,573,000

Notes:

(1) All values rounded up to the nearest thousand.

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

(3) This includes topographic survey, construction staking, construction materials testing, reproduction, advertising expenses, and other miscellaneous reimbursable costs.



Preliminary Cost Estimate
Abner Lane Waterline Extension
City of Montgomery
 March 26, 2024

<u>ITEM</u>	<u>DESCRIPTION</u>	<u>QUANTITY</u>	<u>UNIT</u>	<u>UNIT COST</u>	<u>TOTAL</u>
1	Move-in and Set-up, including Bonds and Insurance	1	LS	\$ 15,000	\$ 15,000
2	12-inch PVC Waterline	780	LF	\$ 80	\$ 62,400
3	12-inch PVC Waterline (trenchless with 20" steel casing)	60	LF	\$ 350	\$ 21,000
4	12-inch Gate Valve	1	EA	\$ 3,000	\$ 3,000
5	Fire Hydrant Assembly	2	EA	\$ 6,000	\$ 12,000
6	Connection to Existing Waterline	2	EA	\$ 4,000	\$ 8,000
7	Trench Safety System	780	LF	\$ 1	\$ 780
8	Site Restoration (Including Pavement)	1	LS	\$ 10,000	\$ 10,000
9	Traffic Control	1	LS	\$ 5,000	\$ 5,000
10	Storm Water Pollution Prevention Plan	1	LS	\$ 5,000	\$ 5,000
Subtotal					\$ 143,000
Contingencies (15%)					22,000
Inflation (4% per year)					\$ 20,603
Engineering (Design and Construction Admin)(20%)					29,000
Field Project Representation					10,000
Additional Services & Reimbursable Expenses					15,000
Total Construction Cost					\$ 240,000

Notes:

(1) All values rounded up to the nearest thousand.

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

(3) This includes topographic survey, construction staking, construction materials testing, reproduction, advertising expenses, and other miscellaneous reimbursable costs.



Preliminary Cost Estimate
CB Stewart and Buffalo Springs Waterline Extension
City of Montgomery
 March 26, 2024

<u>ITEM</u>	<u>DESCRIPTION</u>	<u>QUANTITY</u>	<u>UNIT</u>	<u>UNIT COST</u>	<u>TOTAL</u>
1	Move-in and Set-up, including Bonds and Insurance	1	LS	\$ 20,000	\$ 20,000
2	12-inch PVC Waterline	2800	LF	\$ 80	\$ 224,000
3	12-inch PVC Waterline (trenchless with 20" steel casing)	200	LF	\$ 350	\$ 70,000
4	12-inch Gate Valve	3	EA	\$ 3,000	\$ 9,000
5	Fire Hydrant Assembly	7	EA	\$ 6,000	\$ 42,000
6	Connection to Existing Waterline	3	EA	\$ 4,000	\$ 12,000
7	Trench Safety System	2800	LF	\$ 1	\$ 2,800
8	Site Restoration (Including Pavement)	1	LS	\$ 10,000	\$ 10,000
9	Traffic Control	1	LS	\$ 15,000	\$ 15,000
10	Storm Water Pollution Prevention Plan	1	LS	\$ 10,000	\$ 10,000
Subtotal					\$ 415,000
Contingencies (15%)					63,000
Inflation (4% per year)					\$ 81,192
Engineering (Design and Construction Admin)(20%)					83,000
Field Project Representation					15,000
Additional Services & Reimbursable Expenses					20,000
Total Construction Cost					\$ 678,000

Notes:

(1) All values rounded up to the nearest thousand.

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

(3) This includes topographic survey, construction staking, construction materials testing, reproduction, advertising expenses, and other miscellaneous reimbursable costs.



Preliminary Cost Estimate
Downtown Waterline Replacement PH II
City of Montgomery
 March 26, 2024

ITEM	DESCRIPTION	QUANTITY	UNIT	UNIT COST	TOTAL
1	Move-in and Set-up, including Bonds and Insurance	1	LS	\$ 20,000	\$ 20,000
2	12-inch PVC Waterline via Pipe Bursting	884	LF	\$ 150	\$ 132,600
3	12-inch PVC Waterline (trenchless with 20" steel casing)	120	LF	\$ 350	\$ 42,000
4	12-inch Gate Valve	2	EA	\$ 5,000	\$ 10,000
5	Fire Hydrant Assembly	3	EA	\$ 6,000	\$ 18,000
6	Connection to Existing Waterline	2	EA	\$ 4,000	\$ 8,000
7	Trench Safety System	80	LF	\$ 1	\$ 80
8	Site Restoration (Including Pavement)	1	LS	\$ 5,000	\$ 5,000
9	Traffic Control	1	LS	\$ 10,000	\$ 10,000
10	Storm Water Pollution Prevention Plan	1	LS	\$ 5,000	\$ 5,000
				Subtotal	\$ 251,000
				Contingencies (15%)	38,000
				Inflation (4% per year)	\$ 36,086
				Engineering (Construction Admin)(20%)	50,200
				Field Project Representation	10,000
				Additional Services & Reimbursable Expenses	25,000
				Total Construction Cost	\$ 411,000

Notes:

- (1) All values rounded up to the nearest thousand.
- (2) This estimate is based on my best judgement as a design professional familiar with the construction industry. We cannot and do not guarantee that bids will not vary from this cost estimate.
- (3) This includes topographic survey, construction staking, construction materials testing, reproduction, advertising expenses, and other miscellaneous reimbursable costs.
- (4) The design work for this project was completed during the Downtown Waterline Replacement PH I. Due to timing this project was broken out into Phase I and Phase II.



Preliminary Cost Estimate
East Lone Star Parkway Waterline Extension
City of Montgomery
 March 26, 2024

ITEM	DESCRIPTION	QUANTITY	UNIT	UNIT COST	TOTAL
1	Move-in and Set-up, including Bonds and Insurance	1	LS	\$ 20,000	\$ 20,000
2	12-inch PVC Waterline	4000	LF	\$ 80	\$ 320,000
3	12-inch PVC Waterline (trenchless with 20" steel casing)	60	LF	\$ 350	\$ 21,000
4	12-inch Gate Valve	4	EA	\$ 3,000	\$ 12,000
5	Fire Hydrant Assembly	10	EA	\$ 6,000	\$ 60,000
6	Connection to Existing Waterline	3	EA	\$ 4,000	\$ 12,000
7	Trench Safety System	4000	LF	\$ 1	\$ 4,000
8	Site Restoration (Including Pavement)	1	LS	\$ 5,000	\$ 5,000
9	Traffic Control	1	LS	\$ 5,000	\$ 5,000
10	Storm Water Pollution Prevention Plan	1	LS	\$ 5,000	\$ 5,000
				Subtotal	\$ 464,000
				Contingencies (15%)	70,000
				Inflation (4% per year)	\$ 43,574
				Engineering (Design and Construction Admin)(20%)	93,000
				Field Project Representation	10,000
				Additional Services & Reimbursable Expenses	15,000
				Total Construction Cost	\$ 696,000

Notes:

(1) All values rounded up to the nearest thousand.

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

(3) This includes topographic survey, construction staking, construction materials testing, reproduction, advertising expenses, and other miscellaneous reimbursable costs.



Preliminary Cost Estimate
Houston Street Waterline Replacement
City of Montgomery
 March 26, 2024

ITEM	DESCRIPTION	QUANTITY	UNIT	UNIT COST	TOTAL
1	Move-in and Set-up, including Bonds and Insurance	1	LS	\$ 20,000	\$ 20,000
3	12-inch PVC Waterline via Pipe Bursting	700	LF	\$ 150	\$ 105,000
4	12-inch PVC Waterline (trenchless with 20" steel casing)	90	LF	\$ 350	\$ 31,500
5	12-inch Gate Valve	1	EA	\$ 5,000	\$ 5,000
6	Fire Hydrant Assembly	2	EA	\$ 6,000	\$ 12,000
7	Connection to Existing Waterline	2	EA	\$ 4,000	\$ 8,000
8	Trench Safety System	80	LF	\$ 1	\$ 80
9	Site Restoration (Including Pavement)	1	LS	\$ 5,000	\$ 5,000
10	Traffic Control	1	LS	\$ 5,000	\$ 5,000
11	Storm Water Pollution Prevention Plan	1	LS	\$ 5,000	\$ 5,000
				Subtotal	\$ 197,000
				Contingencies (15%)	30,000
				Inflation (4% per year)	\$ 83,665
				Engineering (Design and Construction Admin)(20%)	40,000
				Field Project Representation	10,000
				Additional Services & Reimbursable Expenses	15,000
				Total Construction Cost	\$ 376,000

Notes:

(1) All values rounded up to the nearest thousand.

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

(3) This includes topographic survey, construction staking, construction materials testing, reproduction, advertising expenses, and other miscellaneous reimbursable costs.



Preliminary Cost Estimate
Pond Street to Montgomery Elementary Waterline Replacement
City of Montgomery
 March 26, 2024

<u>ITEM</u>	<u>DESCRIPTION</u>	<u>QUANTITY</u>	<u>UNIT</u>	<u>UNIT COST</u>	<u>TOTAL</u>
1	Move-in and Set-up, including Bonds and Insurance	1	LS	\$ 20,000	\$ 20,000
2	Remove and Dispose of Existing 8-inch Waterline	2700	LF	\$ 13	\$ 35,100
3	12-inch PVC Waterline	2700	LF	\$ 80	\$ 216,000
4	12-inch PVC Waterline (trenchless with 20" steel casing)	180	LF	\$ 350	\$ 63,000
5	Temporary Waterline	2700	LF	\$ 50	\$ 135,000
6	12-inch Gate Valve	3	EA	\$ 3,000	\$ 9,000
7	Fire Hydrant Assembly	7	EA	\$ 6,000	\$ 42,000
8	Connection to Existing Waterline	1	EA	\$ 4,000	\$ 4,000
9	12-inch waterline stub and blowoff valve	1	EA	\$ 2,500	\$ 2,500
10	Trench Safety System	2700	LF	\$ 1	\$ 2,700
11	Site Restoration (Including Pavement)	1	LS	\$ 15,000	\$ 15,000
12	Traffic Control	1	LS	\$ 10,000	\$ 10,000
13	Storm Water Pollution Prevention Plan	1	LS	\$ 10,000	\$ 10,000
					Subtotal \$ 565,000
					Contingencies (15%) 85,000
					Inflation (4% per year) \$ 205,356
					Engineering (Design and Construction Admin)(20%) 113,000
					Field Project Representation 15,000
					Additional Services & Reimbursable Expenses 20,000
					Total Construction Cost \$ 1,004,000

Notes:

- (1) All values rounded up to the nearest thousand.
- (2) This estimate is based on my best judgement as a design professional familiar with the construction industry. We cannot and do not guarantee that bids will not vary from this cost
- (3) This includes topographic survey, construction staking, construction materials testing, reproduction, advertising expenses, and other miscellaneous reimbursable costs.



Preliminary Cost Estimate
SH-105 Waterline Extension
City of Montgomery
 March 26, 2024

<u>ITEM</u>	<u>DESCRIPTION</u>	<u>QUANTITY</u>	<u>UNIT</u>	<u>UNIT COST</u>	<u>TOTAL</u>
1	Move-in and Set-up, including Bonds and Insurance	1	LS	\$ 20,000	\$ 20,000
2	12-inch PVC Waterline	1410	LF	\$ 80	\$ 112,800
3	12-inch PVC Waterline (trenchless with 20" steel casing)	200	LF	\$ 350	\$ 70,000
4	12-inch Gate Valve	2	EA	\$ 3,000	\$ 6,000
5	Fire Hydrant Assembly	4	EA	\$ 6,000	\$ 24,000
6	Connection to Existing Waterline	2	EA	\$ 4,000	\$ 8,000
7	Trench Safety System	1410	LF	\$ 1	\$ 1,410
8	Site Restoration (Including Pavement)	1	LS	\$ 15,000	\$ 15,000
9	Traffic Control	1	LS	\$ 10,000	\$ 10,000
10	Storm Water Pollution Prevention Plan	1	LS	\$ 8,000	\$ 8,000
				Subtotal	\$ 276,000
				Contingencies (15%)	42,000
				Inflation (4% per year)	\$ 68,896
				Engineering (Design and Construction Admin)(20%)	56,000
				Field Project Representation	15,000
				Additional Services & Reimbursable Expenses	15,000
				Total Construction Cost	\$ 473,000

Notes:

(1) All values rounded up to the nearest thousand.

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

(3) This includes topographic survey, construction staking, construction materials testing, reproduction, advertising expenses, and other miscellaneous reimbursable costs.



Preliminary Cost Estimate
West Lone Star Parkway Waterline Extension
City of Montgomery
 March 26, 2024

<u>ITEM</u>	<u>DESCRIPTION</u>	<u>QUANTITY</u>	<u>UNIT</u>	<u>UNIT COST</u>	<u>TOTAL</u>
1	Move-in and Set-up, including Bonds and Insurance	1	LS	\$ 20,000	\$ 20,000
2	12-inch PVC Waterline	6750	LF	\$ 80	\$ 540,000
3	12-inch PVC Waterline (trenchless with 20" steel casing)	100	LF	\$ 350	\$ 35,000
4	12-inch Gate Valve	7	EA	\$ 5,000	\$ 35,000
5	Fire Hydrant Assembly	17	EA	\$ 6,000	\$ 102,000
6	Connection to Existing Waterline	2	EA	\$ 4,000	\$ 8,000
7	Trench Safety System	6750	LF	\$ 1	\$ 6,750
8	Site Restoration (Including Pavement)	1	LS	\$ 15,000	\$ 15,000
9	Traffic Control	1	LS	\$ 5,000	\$ 5,000
10	Storm Water Pollution Prevention Plan	1	LS	\$ 15,000	\$ 15,000
				Subtotal	\$ 782,000
				Contingencies (15%)	118,000
				Inflation (4% per year)	\$ 194,988
				Engineering (Design and Construction Admin)(20%)	157,000
				Field Project Representation	25,000
				Additional Services & Reimbursable Expenses	25,000
				Total Construction Cost	\$ 1,302,000

Notes:

(1) All values rounded up to the nearest thousand.

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

(3) This includes topographic survey, construction staking, construction materials testing, reproduction, advertising expenses, and other miscellaneous reimbursable costs.



Preliminary Cost Estimate
McCown and Caroline St. Waterline Replacement
City of Montgomery
 March 26, 2024

<u>ITEM</u>	<u>DESCRIPTION</u>	<u>QUANTITY</u>	<u>UNIT</u>	<u>UNIT COST</u>	<u>TOTAL</u>
1	Move-In and Start-Up	1	LS	\$ 15,000	\$ 15,000
2	8-Inch Waterline Replacement by Direct Replacement	1706	LF	60	102,000
3	8-Inch Gate Valve	8	EA	3,000	24,000
4	8-Inch Wet Connect	4	EA	3,500	14,000
5	Reconnect Water Meters	17	EA	1,000	17,000
6	Flushing Valves	4	EA	6,000	24,000
7	Temporary Waterline	500	LF	50	25,000
8	Abandon Existing 4" Waterline	853	LF	2	2,000
9	Abandon Existing 6" Waterline	853	LF	2	2,000
10	Site Restoration and Hydro-mulch Seeding	1	LS	10,000	10,000
11	Traffic Control	1	LS	10,000	10,000
12	Construction Staking	1	LS	4,500	5,000
13	Pollution Prevention	1	LS	\$ 10,000	\$ 10,000
Subtotal					260,000
Contingencies (20%)					52,000
Inflation (4% per year)					\$ -
Engineering (Design and Construction Admin)(20%)					48,000
Reimbursable Expenses					10,000
Total Construction Cost					\$ 370,000

Notes:

- (1) All values rounded up to the nearest thousand.
- (2) This estimate is based on my best judgement as a design professional familiar with the construction industry. We cannot and do not guarantee that bids will not vary from this cost estimate.
- (3) This includes construction materials testing, advertising fees, and other miscellaneous reimbursable costs.



Preliminary Cost Estimate
Womack Cemetery Rd. to SH-105 Waterline Replacement
City of Montgomery
 March 26, 2024

<u>ITEM</u>	<u>DESCRIPTION</u>	<u>QUANTITY</u>	<u>UNIT</u>	<u>UNIT COST</u>	<u>TOTAL</u>
1	Move-in and Set-up, including Bonds and Insurance	1	LS	\$ 20,000	\$ 20,000
2	Removal and Disposal of Ex. 8" line	6600	LF	\$ 15	\$ 99,000
3	12-inch PVC Waterline	6600	LF	\$ 80	\$ 528,000
4	12-inch PVC Waterline (trenchless with 20" steel casing)	300	LF	\$ 350	\$ 105,000
5	12-inch Gate Valve	7	EA	\$ 3,000	\$ 21,000
6	Fire Hydrant Assembly	17	EA	\$ 6,000	\$ 102,000
7	Connection to Existing Waterline	2	EA	\$ 4,000	\$ 8,000
8	Temporary Waterline	6600	LF	\$ 50	\$ 330,000
9	Clearing and Grubbing (20-feet along Alignment)	1	LS	\$ 8,000	\$ 8,000
10	Trench Safety System	6600	LF	\$ 1	\$ 6,600
11	Site Restoration (Including Pavement)	1	LS	\$ 15,000	\$ 15,000
12	Traffic Control	1	LS	\$ 15,000	\$ 15,000
13	Storm Water Pollution Prevention Plan	1	LS	\$ 15,000	\$ 15,000
				Subtotal	\$ 1,273,000
				Contingencies (15%)	191,000
				Inflation (4% per year)	\$ 388,427
				Engineering (Design and Construction Admin)(20%)	254,600
				Field Project Representation	25,000
				Additional Services & Reimbursable Expenses	25,000
				Total Construction Cost	\$ 2,158,000

Notes:

(1) All values rounded up to the nearest thousand.

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

(3) This includes topographic survey, construction staking, construction materials testing, reproduction, advertising expenses, and other miscellaneous reimbursable costs.



Preliminary Cost Estimate
GSA No. 1 Gravity System Improvements
City of Montgomery
 March 26, 2024

<u>ITEM</u>	<u>DESCRIPTION</u>	<u>QUANTITY</u>	<u>UNIT</u>	<u>UNIT COST</u>	<u>TOTAL</u>
1	Move-in and Set-up, including Bonds and Insurance	1	LS	\$ 20,000	\$ 20,000
2	Remove and Dispose of Existing 10-inch Sanitary Sewer line	6000	LF	\$ 15	\$ 90,000
3	18-inch PVC Sanitary Sewer line	6000	LF	\$ 200	\$ 1,200,000
4	18-inch PVC Sanitary Sewer line (trenchless with 30" steel casing)	230	LF	\$ 500	\$ 115,000
5	Bypass pumping	1	LS	\$ 20,000	\$ 20,000
6	Sanitary Sewer Manhole (36" Typ)	15	EA	\$ 3,000	\$ 45,000
7	Trench Safety System	6000	LF	\$ 1	\$ 6,000
8	Site Restoration (Including Pavement)	1	LS	\$ 5,000	\$ 5,000
9	Traffic Control	1	LS	\$ 5,000	\$ 5,000
10	Storm Water Pollution Prevention Plan	1	LS	\$ 5,000	\$ 5,000
11	Rework/Connection to existing Sanitary Sewer system	2	EA	\$ 2,000	\$ 4,000
				Subtotal	\$ 1,515,000
				Contingencies (15%)	228,000
				Inflation (4% per year)	\$ 550,669
				Engineering (Design and Construction Admin)(20%)	303,000
				Field Project Representation	30,000
				Additional Services & Reimbursable Expenses	30,000
				Total Construction Cost	\$ 2,657,000

Notes:

(1) All values rounded up to the nearest thousand.

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

(3) This includes topographic survey, construction staking, construction materials testing, reproduction, advertising expenses, and other miscellaneous reimbursable costs.



Preliminary Cost Estimate
GSA No. 12 Gravity System Improvements
City of Montgomery
 March 26, 2024

<u>ITEM</u>	<u>DESCRIPTION</u>	<u>QUANTITY</u>	<u>UNIT</u>	<u>UNIT COST</u>	<u>TOTAL</u>
1	Move-in and Set-up, including Bonds and Insurance	1	LS	\$ 20,000	\$ 20,000
2	8-inch PVC Sanitary Sewer line	1500	LF	\$ 80	\$ 120,000
3	Sanitary Sewer Manhole (36" Typ)	4	EA	\$ 3,000	\$ 12,000
4	Connection to existing Sanitary Sewer system	2	EA	\$ 2,000	\$ 4,000
5	Abandonment of Lift Station 12	1	LS	\$ 10,000	\$ 10,000
6	Trench Safety System	1500	LF	\$ 1	\$ 1,500
7	Site Restoration (Including Pavement)	1	LS	\$ 7,500	\$ 7,500
8	Traffic Control	1	LS	\$ 5,000	\$ 5,000
9	Storm Water Pollution Prevention Plan	1	LS	\$ 10,000	\$ 10,000
Subtotal					\$ 190,000
Contingencies (15%)					29,000
Inflation (4% per year)					\$ 8,760
Engineering (Design and Construction Admin)(20%)					38,000
Field Project Representation					10,000
Additional Services & Reimbursable Expenses					15,000
Total Construction Cost					\$ 291,000

Notes:

(1) All values rounded up to the nearest thousand.

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

(3) This includes topographic survey, construction staking, construction materials testing, reproduction, advertising expenses, and other miscellaneous reimbursable costs.



Preliminary Cost Estimate
GSA No. 5 Gravity System Improvements
City of Montgomery
 March 26, 2024

<u>ITEM</u>	<u>DESCRIPTION</u>	<u>QUANTITY</u>	<u>UNIT</u>	<u>UNIT COST</u>	<u>TOTAL</u>
1	Contractor Mobilization, Bonds, & Insurance	1	LS	\$ 20,000	\$ 20,000
2	8" Sanitary Sewer via Open Construction	1600	LF	\$ 40	\$ 64,000
3	8" Sanitary Sewer (SDR-26) via Trenchless Construction	90	LF	\$ 120	\$ 10,800
4	36' Sanitary Sewer Manhole	4	EA	\$ 3,000	\$ 12,000
5	Abandonment of Lift Station B	1	LS	\$ 10,000	\$ 10,000
6	Trench Safety	1600	LF	\$ 1	\$ 1,600
7	Coring into Existing Lift Station No. 5	1	LS	\$ 5,000	\$ 5,000
8	Site Restoration (Including Pavement)	1	LS	\$ 5,000	\$ 5,000
9	Traffic Control	1	LS	\$ 5,000	\$ 5,000
10	Storm Water Pollution Prevention Plan	1	LS	\$ 5,000	\$ 5,000
				Subtotal	\$ 139,000
				Contingencies (15%)	21,000
				Inflation (4% per year)	\$ 34,664
				Engineering (Design and Construction Admin)(20%)	28,000
				Field Project Representation	5,000
				Additional Services & Reimbursable Expenses	11,000
				Total Construction Cost	\$ 239,000

Notes:

(1) All values rounded up to the nearest thousand.

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

(3) This includes topographic survey, construction staking, construction materials testing, reproduction, advertising expenses, and other miscellaneous reimbursable costs.



Preliminary Cost Estimate
Lift Station No. 3 Re-route
City of Montgomery
 March 26, 2024

<u>ITEM</u>	<u>DESCRIPTION</u>	<u>QUANTITY</u>	<u>UNIT</u>	<u>UNIT COST</u>	<u>TOTAL</u>
1	Contractor Mobilization, Bonds, & Insurance	1	LS	\$ 20,000	\$ 20,000
2	6" Sanitary Sewer Force Main via Open Construction	2000	LF	\$ 50	\$ 100,000
3	6" Sanitary Sewer Force Main via Trenchless Construction w/ Casing	200	LF	\$ 100	\$ 20,000
4	Connection to Existing Sanitary Manhole	1	EA	\$ 3,000	\$ 3,000
5	Disconnect/Reconnect Ex. 6" Force Main to Lift Station	1	LF	\$ 5,000	\$ 5,000
6	Disconnect Ex. 4" Force Main and Abandon	1	LS	\$ 10,000	\$ 10,000
7	Trench Safety System	2000	LF	\$ 1	\$ 2,000
8	Site Restoration (Including Pavement)	1	LS	\$ 10,000	\$ 10,000
9	Traffic Control	1	LS	\$ 5,500	\$ 5,500
10	Storm Water Pollution Prevention Plan	1	LS	\$ 10,000	\$ 10,000
Subtotal					\$ 186,000
Contingencies (15%)					28,000
Inflation (4% per year)					\$ 36,350
Engineering (Design and Construction Admin)(20%)					38,000
Field Project Representation					5,000
Additional Services & Reimbursable Expenses					11,000
Total Construction Cost					\$ 305,000

Notes:

- (1) All values rounded up to the nearest thousand.
- (2) This estimate is based on my best judgement as a design professional familiar with the construction industry. We
- (3) This includes topographic survey, construction staking, construction materials testing, reproduction, advertising expenses, and other miscellaneous reimbursable costs.

City of Montgomery
Sewer Impact Fee Analysis
4/2/2024

Demand	2023		2028		2033		Increase	
	ADF	ESFC	ADF	ESFC	ADF	ESFC	ADF	ESFC
Town Creek WWTP	0	0	322,000	2,147	382,184	2,548	382,184	2,548
Stewart Creek WWTP	187,100	1,247	287,000	1,913	342,888	2,286	155,788	1,039
Total Demand for City	187,100	1,247	609,000	4,060	725,072	4,834	537,972	3,586
Effective Unit Flowrate Per Connection (gpd/connection)		150		150		150		

LS 2 Flows
LS 1 Flows

Lift Station No.	Existing ADF (gpd)	Ex. Design Capacity (gpd)	Projected ADF for 2033 (gpd)	Increased ADF (gpd)	Prop. Capacity for 2033 (gpd)	Increased Capacity (gpd)	% Increase
Town Creek WWTP - Subarea 1							
WWTP Expansion PH 1 & 2	0	0	210,000	210,000	400,000	400,000	53%
Lift Station No. 2	122,379	144,000	282,184	159,805	400,000	256,000	62%
Lift Station No. 3	35,561	84,000	44,500	8,939	84,000	0	0%
Lift Station No. 4	3,300	58,000	3,300	0	58,000	0	0%
Lift Station No. 5	15,546	144,000	42,802	27,256	144,000	0	0%
Lift Station No. 6	35,400	100,800	49,774	14,374	100,800	0	0%
Lift Station No. 7	1,703	36,000	62,734	61,031	36,000	0	0%
Lift Station No. 8	15,300	56,000	15,450	150	56,000	0	0%
Stewart Creek WWTP - Subarea 2							
Lift Station No. 1	288,034	400,000	530,000	241,966	800,000	400,000	60%
Lift Station No. 9	27,905	126,000	102,099	74,194	126,000	0	0%
Lift Station No. 10	59,840	126,000	85,737	25,897	180,000	54,000	48%
Lift Station No. 12	650	40,000	2,557	1,907	40,000	0	0%
Lift Station No. 13	146	153,000	52,725	52,579	153,000	0	0%
Lift Station No. 14	9,150	59,000	9,150	0	59,000	0	0%

Capacities	2022		2027		2032		Increase	
	ADF	ESFC	ADF	ESFC	ADF	ESFC	ADF	ESFC
Town Creek WWTP-A1	0	0	400,000	2,667	400,000	2,667	400,000	2,667
Stewart Creek WWTP-A2	400,000	2,667	400,000	2,667	800,000	5,333	400,000	2,667
Total	400,000	2,667	800,000	5,333	1,200,000	8,000	800,000	5333
Unit Flowrate Per Connection (gpd/connection)		150		150		150		

Project	Description	Complete Projects	FY 2023	FY 2024	FY 2025	FY 2026	FY 2027	FY 2028	FY 2029	FY 2030	FY 2031	FY 2032	Project Cost (\$)	Allowed Recoverable	Allowed Recoverable
Overall System Improvements															
WWTP Upsizing to Ultimate							\$6,500,000						\$6,500,000	50%	\$3,250,000
Town Creek WWTP Improvements	LS2 and .3 MGD WWTP				\$8,500,000								\$8,500,000	100%	\$8,500,000
Sanitary Sewer PH I (10"-12" Pipe Bursting)				\$200,000									\$200,000	31%	\$62,000
Lift Station No. 3 Reroute							\$305,000						\$305,000	31%	\$94,550
Subtotal			\$1,811,000	\$210,000	\$8,975,000	\$90,000	\$6,841,000	\$0	\$0	\$0	\$5,000	\$36,000	\$17,968,000		\$11,907,000
Town Creek WWTP - Subarea 1															
GSA 25 Gravity System Improvements (2023 Sanitary Sewer Phase II)				\$119,871									\$119,871	57%	\$68,326
GSA No. 5 Improvements							\$239,000						\$239,000	100%	\$239,000
Subtotal Subarea 1			\$0	\$119,871	\$0	\$0	\$0	\$239,000	\$0	\$0	\$0	\$0	\$358,871		\$308,000
Stewart Creek WWTP - Subarea 2															
GSA No. 12 Gravity System Improvements				\$291,000									\$291,000	100%	\$291,000
GSA No. 1 Gravity System Improvements										\$2,657,000			\$2,657,000	56%	\$1,487,920
Subtotal Subarea 2			\$0	\$291,000	\$0	\$0	\$0	\$0	\$20,000	\$2,657,000	\$0	\$0	\$2,968,000		\$1,778,920
Total			\$1,811,000	\$620,871	\$8,975,000	\$90,000	\$6,841,000	\$239,000	\$20,000	\$2,657,000	\$5,000	\$36,000	\$21,294,871		\$13,993,920

Sewer Impact fee eligible project cost (0% eligible project removed) = \$13,993,920 | \$3,901.85 | \$6,996,960

Impact Fee Calc. (1 ESFC = 150 gpd)	\$/Gal ADF	\$/ESFC ADF	50% Reduction	
			\$/Gal ADF	\$/ESFC ADF
General Service Area 1	\$0.81	\$120.88	\$0.40	\$60.44

General Service Area 2	\$11.42	\$1,712.83	\$5.71	\$856.41
Total	\$26.01	\$3,901.85	\$13.01	\$1,950.93

ESFC Table	Water Meter Size	Max Flow	ESFC	50% Reduction				
				SA1	SA2	Combined	SA1	SA2
			\$/ESFC	\$/ESFC	\$/ESFC	\$/ESFC	\$/ESFC	\$/ESFC
5/8"	15	1.00	\$121	\$1,713	\$3,902	\$60	\$856	\$1,951
3/4"	25	1.67	\$202	\$2,860	\$6,516	\$101	\$1,430	\$3,258
1"	40	2.67	\$323	\$4,573	\$10,418	\$161	\$2,287	\$5,209
1 1/2"	120	8.00	\$967	\$13,703	\$31,215	\$484	\$6,851	\$15,607
2"	170	11.33	\$1,370	\$19,406	\$44,208	\$685	\$9,703	\$22,104
3"	350	23.33	\$2,820	\$39,960	\$91,030	\$1,410	\$19,980	\$45,515
4"	600	40.00	\$4,835	\$68,513	\$156,074	\$2,418	\$34,257	\$78,037
6"	1200	80.00	\$9,671	\$137,026	\$312,148	\$4,835	\$68,513	\$156,074
8"	1,800	120.00	\$14,506	\$205,539	\$468,222	\$7,253	\$102,770	\$234,111

Project	CP#	Description	Exist. Capacity	ESFC	Prop. Capacity	ESFC	Increase	%
Town Creek WWTP Improvements	N/A	LS2 and .3 MGD WWTP (Town Creek)	0	0	400000	2667	2667	100%
Sanitary Sewer Rehabilitation Ph I (Pipe Bursting)		Rehab and repair of sanitary sewer system overall	1,057,531	7050	1,522,844	10152	3102	31%
GSA 2S Gravity System Improvements		Replace existng 8" with 12" from College St. to Town Creek WWTP via pipe bursting	676,820	4512	1,522,844	10152	5640	57%
Lift Station No. 1 and Stewart Creek WWTP		Upsizing Stewart Creek WWTP to .8MGD	400,000	2667	800,000	5333	2667	50%
GSA No. 12 Gravity System Improvements		Extend 8" Gravity to abandon LS 12 from Buffalo Springs to CB Stewart	0	0	676,820	4512	4512	100%
GSA No. 1 Gravity System Improvements		Replace existng 10" with 18" from SH 105 to just north of Grandview	1,057,531	7050	3,426,400	22843	15792	69%
GSA No. 5 Improvements		Extends 8" gravity sewer from Lift Station No. 5 past Lift Station B	0	0	676,820	4512	4512	100%
Lift Station No. 3 Force Main Reroute		Abandons existing 4" force main to SH 105 and reroutes flow to Stewart Creek	169,205	1128	380,711	2538	1410	56%

General Service Area Number	Description	Developed Acres	Total Acreage
GS2C	Along FM 149 from Town Creek WWTP to OPR, though Lonestar Estates and College Street (City Hall, Lonestar Church, SF homes along OPR, Sheppard and Lone Star Estates	67	96
GS2S		75	250
GS2N	Lonestar Parkway to the city limits near MLK and Community Center Drive (Old Iron Works, Mount Pleasant Heights, Town Village, and misc SF on MLK&Community Center Drive, and Lincoln Elementary	86	268
GS3	Along FM 149 from Caroline to the edge of town and Wade Street to Flagship(Commercial along FM 149 and SH 10, SF south of 105 and Montgomery Middle School.	53	176
GS4	southwest corner along OPR(Planters Village, other SF and a mobile park)	44	49
GS5	the west side of town along SH 105 (Montgomery High School, Montgomery Forest)	105	209
GS6	High School Complex, HOTC and TC Apartments	82	164
GS7	Lonestar Community Center	6	6

Sanitary Trunkline Size (in)	Area (sq.ft.)	Volume (gpd)(3 fps)	ESFC
4	0.0873	169,205	1128

GS8	SE FM 149 and Lonestar Parkway (SF along Anna Springs, Harley Drive, Berkely Court, and Nathanael Court)	48	53
Total		566	1271
GS1	SH 105 to Grandview Parkway (Mia Lago,	26	335
GS9	Plez Morgan to FM 1097 Summit Park and Waterstone Section 1	225	250
GS10	Northeast side fo the city along FM 1097, Plez Morgan, North Waterstone Dr. , Buffalo	65	273
GS10	Along Buffalo Crossing Dr. (Buffalo Crossing, Fernland Park, Memory Park, the Library, and SF along Berkley Dr.	24	44
GS12	Along SH 15 and CB Stewart, south of Clepper. (the Fire Department, Ransom's)	1	18
GS13	North along FM 1097 and Buffalo Crossing Dr. (Summit Business Park)	5	50
		47	47
GS14	Waterstone Sec 2 and Terra Vista		
GS 15 (Future)	Montgomery Bend Subdivision	0	80
GS 16 (Future)	Redbird Meadows Subdivision	0	378
Total		393	1017

6	0.1963	380,711	2538
8	0.3491	676,820	4512
10	0.5454	1,057,531	7050
12	0.7854	1,522,844	10152
15	1.2272	2,379,444	15863
18	1.7671	3,426,400	22843

City of Montgomery
Water Impact Fee Analysis
4/2/2024

Demand	2023		2028		2033		Increase	
	ADF	ESFC	ADF	ESFC	ADF	ESFC	ADF	ESFC
Residential	248,350	1,104	671,574	2,985	751,999	3,333	503,649	2,229
Commercial	101,990	453	204,957	911	388,882	1,728	286,892	1,275
Irrigation	83,578	371	83,578	371	83,578	371	80,000	0
Institutional	41,090	183	56,090	249	56,090	249	15,000	67
City Taps	6,230	28	6,230	28	6,230	28	0	0
Total	481,238	2,139	1,022,429	4,544	1,284,705	5,710	885,541	3,571
Effective Unit Flowrate Per Connection (gpd/connection)		225		225		225		

*Existing and Proposed Connection Counts taken from Attachments C1 & C2 - Water Master Plan

Capacities	2023		2028		2033		Increase	
	ADF	ESFC	ADF	ESFC	ADF	ESFC	ADF	ESFC
Well (gpd)	1,245,000	3,458	1,245,000	3,458	1,245,000	3,458	0	0
Storage (gal)	545,000	2,725	545,000	2,725	545,000	2,725	0	0
Pressure Maintenance (gal)(Hydropneumatic & Elevated)	32,500	1,625	532,500	3,850	532,500	3,850	500,000	2,225
Booster Pump (gpd)	567,568	875	1,054,054	1,625	1,054,054	1,625	486,486	750

Projects	Completed Projects	FY 2023	FY 2024	FY 2025	FY 2026	FY 2027	FY 2028	FY 2029	FY 2030	FY 2031	FY 2032	Project Cost (\$)	Allowed Recoverable	Allowed Recoverable (\$)
WATER PLANT NO. 4			\$933,000	\$5,640,000								\$6,573,000	100%	\$6,573,000
WATER PLANT NO 2 IMPROVEMENTS				\$1,232,000								\$1,232,000	26%	\$320,320
ABNER LANE WATERLINE EXTENSION					\$240,000							\$240,000	100%	\$240,000
CB STEWART AND BUFFALO SPRINGS WATERLINE EXTENSION						\$678,000						\$678,000	100%	\$678,000
DOWNTOWN WATERLINE REPLACEMENT PH II (POND TO PRAIRIE)					\$411,000							\$411,000	56%	\$230,160
EAST LONE STAR PARKWAY WATERLINE EXTENSION				\$696,000								\$696,000	100%	\$696,000
HOUSTON ST. WATERLINE REPLACEMENT										\$376,000		\$376,000	56%	\$210,560
OLD PLANTERSVILLE ROAD TO SH 105 WATERLINE EXTENSION (REDBIRD MEADOWS DEVELOPMENT)		\$980,000										\$980,000	100%	\$980,000
POND STREET TO MONTGOMERY ELEMENTARY WATERLINE REPLACEMENT									\$1,004,000			\$1,004,000	75%	\$753,000
SH-105 WATERLINE EXTENSION							\$473,000					\$425,000	100%	\$425,000
WEST LONE STAR PARKWAY WATERLINE EXTENSION							\$1,302,000					\$1,302,000	100%	\$1,302,000
McCOWN and CAROLINE WATERLINE REPLACEMENT		\$370,000										\$370,000	19%	\$70,300
WOMACK CEMETERY RD. TO SH 105 WATERLINE REPLACEMENT								\$2,158,000				\$2,158,000	56%	\$1,198,889
WATER PLANT NO. 3 EXPANSION			\$120,000									\$120,000	33%	\$40,019
WATER PLANT NO. 3 IMPROVEMENTS (COMPLETED)	\$1,001,622											\$1,001,622	44%	\$438,210
DOWNTOWN WATERLINE REPLACEMENT PH I (COMPLETED)	\$1,099,884											\$1,099,884	33%	\$366,798
Summation	\$2,101,506	\$1,350,000	\$1,053,000	\$7,568,000	\$651,000	\$678,000	\$1,775,000	\$2,158,000	\$1,004,000	\$376,000	\$0	\$18,666,506		\$14,523,000

14,523,000

\$7,261,500

Water Impact fee eligible project cost (0% eligible project removed) =	\$14,523,000
Sewer Impact fee eligible project cost (0% eligible project removed) =	\$13,993,920
Total Impact fee eligible project cost (0% eligible project removed) =	\$28,516,920

Impact Fee Calc.	\$/Gal ADF	\$/ESFC	50% Reduction	
			\$/Gal ADF	\$/ESFC
Water (1 ESFC = 472 gpd)	\$18.08	\$4,066.97	\$9.04	\$2,033.48
Sewer (1 ESFC = 250 gpd)	\$26.01	\$3,901.85	\$13.01	\$1,950.93
Total	\$44.09	\$7,968.82	\$22.04	\$3,984.41

ESFC Table	Water Meter Size	Max Flow	ESFC	\$/ESFC	Sewer		Combined	
					50% Reduct.	\$/ESFC	50% Reduct.	\$/ESFC
	5/8"	15	1.00	4,067	2,033	3,902	1,951	7,969
	3/4"	25	1.67	6,792	3,396	6,516	3,258	13,308
	1"	40	2.67	10,859	5,429	10,418	5,209	21,277
	1 1/2"	120	8.00	32,536	16,268	31,215	15,607	63,751
	2"	170	11.33	46,079	23,039	44,208	22,104	90,287
	3"	350	23.33	94,882	47,441	91,030	45,515	185,913
	4"	600	40.00	162,679	81,339	156,074	78,037	318,753
	6"	1200	80.00	325,357	162,679	312,148	156,074	637,506
	8"	1,800	120.00	488,036	244,018	468,222	234,111	956,259

Project	Project No.	Description	Ex. Capacity	ESFC	Proposed Capacity	ESFC	Increase	% Change
WATER PLANT NO. 4	1	Well No. 4, EST, Booster Pumps, general site work	-	-	500,000	5,710	5,710	100%
WATER PLANT NO. 2 IMPROVEMENTS	2	Recoat Tanks, Pumps, Generator Addition, Well rework and 125K GST	223,200	992	300,000	1,333	341	26%
ABNER LANE WATERLINE EXTENSION	3	Closes loop from Lonestar to Abner	-	-	1,522,844	6,768	6,768	100%
CB STEWART AND BUFFALO SPRINGS WATERLINE EXTENSION	4	Closes loops from Abner to SH 105 via CB Stewart and Buffalo Springs	-	-	1,522,844	6,768	6,768	100%
DOWNTOWN WATERLINE REPLACEMENT PH II (POND TO PRAIRIE)	5	Pond Street to Prairie Street line upsizing to 12"	676,820	3,008	1,522,844	6,768	3,760	56%
EAST LONE STAR PARKWAY WATERLINE EXTENSION	6	Closes loop from TCCS1 to FM 149	-	-	1,522,844	6,768	6,768	100%
HOUSTON ST. WATERLINE REPLACEMENT	7	Replacement of 8" with 12"	676,820	3,008	1,522,844	6,768	3,760	56%
OLD PLANTERSVILLE ROAD TO SH 105 WATERLINE EXTENSION (REDBIRD MEADOWS DEVELOPMENT)	8	Closes loop from Womack to SH 105	-	-	1,522,844	6,768	6,768	100%
POND STREET TO MONTGOMERY ELEMENTARY WATERLINE REPLACEMENT	9	Upsizing existing 6" to an 12" from SH 105 to Montgomery Elementary	380,711	1,692	1,522,844	6,768	5,076	75%
SH-105 WATERLINE EXTENSION	10	Extension of 12" waterline from CB Stewart to Buffalo Springs	-	-	1,522,844	6,768	6,768	100%
WEST LONE STAR PARKWAY WATERLINE EXTENSION	11	Closing loop from HOTC (Emma's Way to future Meadow Ridge	-	-	1,522,844	6,768	6,768	100%
MCCOWN AND CAROLINE WATERLINE REPLACEMENT	12	Replaces existing 4" and 6" with a 8"	169,205 380,711	752 1,692	676,820	3,008	564	19%
WOMACK CEMETERY TO SH 105 WATERLINE REPLACEMENT	13	Replacement of 8" with 12"	676,820	3,008	1,522,844	6,768	3,760	56%
WATER PLANT NO. 3 EXPANSION	14	Booster Pump Addition, misc improvements	324,324	1,441	486,486	2,162	721	33%
WATER PLANT NO. 3 IMPROVEMENTS (COMPLETED)	15	Upsizing existing 6" to an 12" from SH 105 to Montgomery Elementary	380,711	1,692	676,820	3,008	1,316	44%
DOWNTOWN WATERLINE REPLACEMENT PH I (COMPLETED)	16	Booster Pump Addition, misc improvements	324,324	1,441	486,486	2,162	721	33%

Water Main Size (in)	Area (sq.ft.)	Volume (gpd)(3 fps)	ESFC
4	0.0873	169,205	752
6	0.1963	380,711	1692
8	0.3491	676,820	3008
10	0.5454	1,057,531	4700
12	0.7854	1,522,844	6768

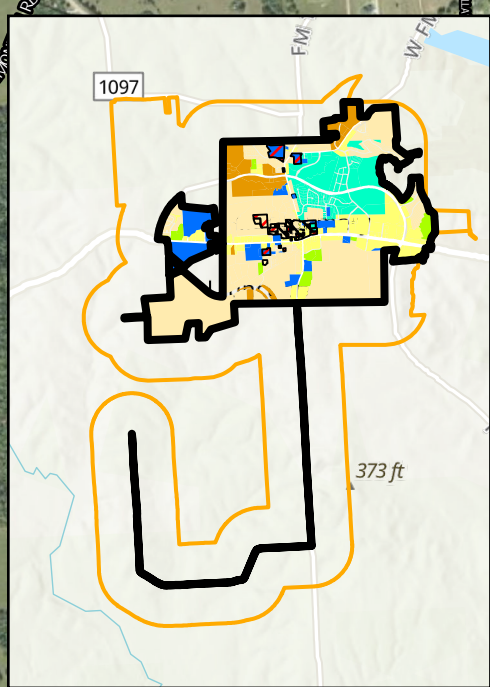
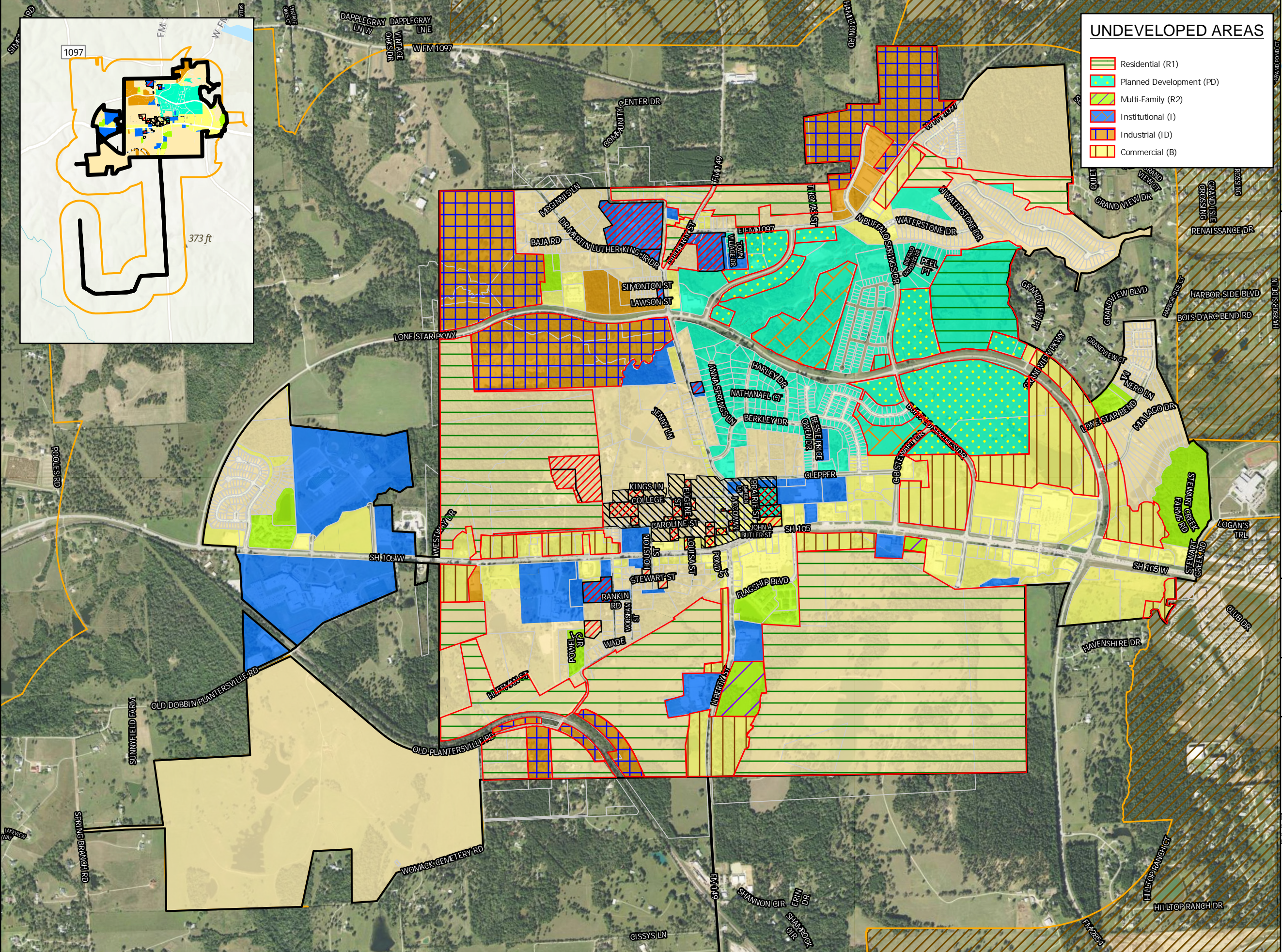


EXECUTIVE SUMMARY

An update of the land use assumptions occurs periodically after the ordinance approving the land use assumptions is made October 25, 2016. The update of the Land Use Assumptions is made based on the current City of Montgomery Zoning Map which was last updated on November 7, 2023. The assumptions are based on development within the City over a 10-year period (2033). Considerations to the land-use assumptions can be found below.

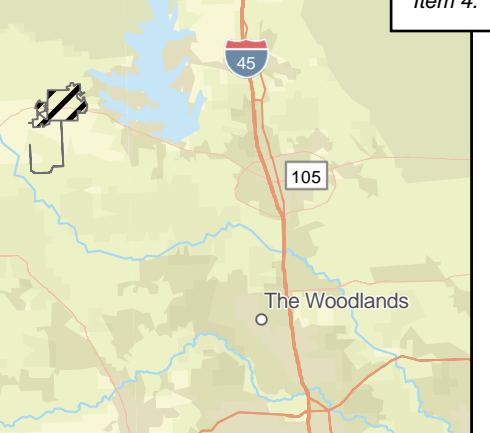
CONSIDERATIONS:

1. Residential parcels are assumed to be developed with 9,000sf lots, with a connection being required per lot.
2. Multifamily parcels usage is calculated based on the equivalent single-family connection (“ESFC”) per acre of the parcel.
3. Commercial parcels usage is calculated based on the equivalent single-family connection (“ESFC”) per square footage of the parcel.
4. Industrial parcels usage is calculated based on the equivalent single-family connection (“ESFC”) per acre of the parcel.
5. The extent of the Planned Development District (“PDD”) has allowed for residential and non-residential development. Parcels within the PDD have been assumed to be single family unless the parcel is in an active agreement with the City,



UNDEVELOPED AREAS

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



Legend

Jurisdictional Boundaries

- Montgomery City Limits
- Montgomery ETJ
- Parcel Boundary
- Conroe ETJ

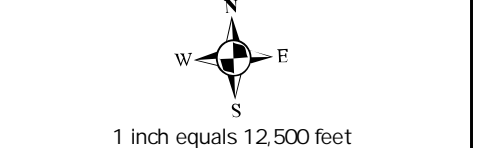
Historical Preservation

- Historical Landmark
- Historical District

Zoning Classification

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

LAST UPDATED NOVEMBER 07, 2023
 VIA ORDINANCE NO. 2023-21
 *2023 ERSI FIREFLY IMAGERY



CITY OF MONTGOMERY
 OFFICIAL ZONING MAP
 (DECEMBER 2023)



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.



City of Montgomery DRAFT 15 YEAR INFRASTRUCTURE PLAN CAPITAL PROJECTS January 26, 2024																		
	LAST REPLACE/ REPAIR/ RECOAT	USEFUL LIFE	ANTICIPATED REPAIR/ REPLACEMENT	2023	2024	2025	2026	2027	2028	2029	2030	2031	2032	2033	2034	2035	2036	2037
WATER PLANT NO. 2																		
DISINFECTION SYSTEM																		
Replace with Liquid Bleach	2002	20	2025			\$ 134,500												
Miscellaneous Improvements		4																
WATER PLANT NO. 3																		
BOOSTER PUMPS																		
Booster Pump Addition			2022		\$ 120,000													
Miscellaneous Improvements	2022	10	2032										\$ 10,000					
DISINFECTION SYSTEM																		
Replace with Liquid Bleach	2005	20	2025			\$ 150,000												
Miscellaneous Improvements																		
WATER PLANT NO. 4 (Future)																		
WATER WELL NO. 5 Jasper Aquifer																		
Replace	2024	50	2074		\$ 1,000,000													
Rework	2024	12	2036															\$ 250,000
Recoat	2024	10	2034											\$ 10,000				
Miscellaneous Improvements																		
BOOSTER PUMPS																		
Booster Pump Addition	2024				\$ 240,000													
Recoat	2024	10	2034										\$ 10,000					
Miscellaneous Improvements																		
500,000-GALLON ELEVATED STORAGE TANK (Constructed 2024) Int/Ext Coating (2024/2024)																		
Replace	2024	50	2074		\$ 2,750,000													
Recoat Interior	2024	15	2039															
Recoat Exterior	2024	15	2039															
Miscellaneous Improvements																		
MISCELLANEOUS																		
MCC Replacement	2024	30	2054															
Miscellaneous Site Work		10											\$ 10,000					
WATER DISTRIBUTION SYSTEM																		
LONE STAR PARKWAY 12" WATERLINE (PLEZ MORGAN TO TOWN CREEK CROSSING 2)																		
						\$ 212,000												
NW LONE STAR PARKWAY 12" WATERLINE LOOP*																		
									\$ 400,000									
BUFFALO SPRINGS AND CB STEWART 12" WATERLINES*																		
								\$ 245,000										
BUFFALO SPRINGS DRIVE WATERLINE FROM LONE STAR PARKWAY TO ABNER LANE																		
					\$ 95,000													
DOWNTOWN WATERLINE REPLACEMENT (EAST OF FM 149)																		
					\$ 815,000													
HOUSTON STREET WATERLINE REPLACEMENT																		
												\$ 190,000						
OLD PLANTERSVILLE WATERLINE 12" REPLACEMENT (SH-105 TO WOMACK CEMETERY)*																		
									\$ 1,340,000									
OLD PLANTERSVILLE ROAD WATERLINE LOOP*																		
					\$ 520,000													
SH 105 WATERLINE REPLACEMENT (POND TO PRARIE)																		
							\$ 315,000											
POND ST AND FM 149 WATERLINE REPLACEMENT (SH 105 TO FLAGSHIP BLVD)																		
										\$ 340,000								
SH-105 12" WATERLINE EXTENSION (BUFFALO SPRINGS TO CB STEWART)*																		
					\$ 154,000													
WASTEWATER TREATMENT PLANT																		
STEWART CREEK WWTP EXPANSION TO 0.8 MGD																		
			2031									\$ 9,000,000						
TOWN CREEK WWTP TO 0.8 MGD																		
			2024		\$ 9,750,000													
On-Site Lift Station (Town Creek WWTP, LS No. 2)																		
Recoat Valves, Vents, and Above Ground Piping	2024	10	2034												\$ 10,000			
Lift Station Replacement					\$ 1,000,000													
SANITARY SEWER COLLECTION SYSTEM																		
GSA 1 GRAVITY SYSTEM IMPROVEMENTS (LONE STAR PKWY SANITARY SEWER EXPANSION)																		
												\$ 1,000,000						
GSA 12 GRAVITY SYSTEM IMPROVEMENTS (GRAVITY TO ELIMINATE LS NO. 12)*																		
					\$ 151,000													
GSA 25 GRAVITY SYSTEM IMPROVEMENTS (LONE STAR ESTATES SANITARY SEWER EXPANSION)*																		
SH-105 GRAVITY SANITARY SEWER EXTENSION (ELIMINATE LS B)*																		
								\$ 125,000										
Total Construction Cost				\$ -	\$ 16,441,000	\$ 650,500	\$ 315,000	\$ 245,000	\$ 525,000	\$ 1,340,000	\$ 1,340,000	\$ 9,190,000	\$ 30,000	\$ -	\$ 20,000	\$ -	\$ 250,000	\$ -
Contingencies (20%)				\$ -	\$ 3,288,200	\$ 130,100	\$ 63,000	\$ 49,000	\$ 105,000	\$ 268,000	\$ 268,000	\$ 1,838,000	\$ 6,000	\$ -	\$ 4,000	\$ -	\$ 50,000	\$ -
Inflation (4% per year)				\$ -	\$ 1,609,903	\$ 97,469	\$ 64,207	\$ 63,696	\$ 167,151	\$ 428,966	\$ 490,075	\$ 4,668,283	\$ 17,289	\$ -	\$ 11,245	\$ -	\$ 167,390	\$ -
Engineering				\$ -	\$ 3,200,865	\$ 131,710	\$ 66,331	\$ 53,654	\$ 119,573	\$ 305,545	\$ 314,711	\$ 2,354,442	\$ 7,993	\$ -	\$ 5,287	\$ -	\$ 70,109	\$ -
TOTAL ANNUAL COSTS OF CAPITAL PROJECTS				\$ -	\$ 24,539,968	\$ 1,009,779	\$ 508,538	\$ 411,350	\$ 916,724	\$ 2,342,511	\$ 2,412,787	\$ 18,050,725	\$ 61,282	\$ -	\$ 40,532	\$ -	\$ 537,499	\$ -

Montgomery City Council
AGENDA REPORT

Meeting Date: June 11, 2024	Budgeted Amount: N/A
Department: ADMIN	Prepared By: G. Palmer

Subject

Discussion of the Annexation Process and Direction on the Request of the Havenshire Subdivision (located on east side of FM2854 ~1/4 mile south of SH105) to be Annexed into the City

Recommendation

Discuss and Consider Initiating the Annexation Process for Havenshire Subdivision

Discussion

Havenshire subdivision is located outside of the city limits but within our extra territorial jurisdiction (see enclosed image).

Residents of Havenshire inquired about Havenshire subdivision being annexed into the city. You may recall they spoke at our joint PZ/Council workshop last month. Havenshire residents request to be annexed under certain conditions and with certain guarantees from the City prior to annexation (I will defer to the residents petitioning the City).

I recommend thorough discussion regarding any petition to be annexed and in the light of what is best for the City of Montgomery.

Approved By

		Date:
City Administrator		Date: June 5, 2024

Subject: Havenshire

Good morning Sara,

I have a list of questions from the Havenshire HOA members that we would like answered by the city attorney before deciding if annexing into Montgomery is in our best interest.

As far as I can tell, the bridge (Emergency access culvert) was formed by the MUD 150 and appears in all of their plans I received from the public information request. They could absolutely find an alternate route to the Wastewater treatment plant they are currently constructing. Due to the barricade we have in front of the bridge, they have been using other routes this entire time. To expand on that, we do have an orange barricade with a locked chain going across it on our side of the bridge that we had erected by the County to keep the 18 wheelers off of our street. The Havenshire Right of Way extends to the creek which is about the mid point of the bridge. I believe that MUD 150 may be using a Havenshire address when filing their permits. I've only found one example of this in the County Commissioner meeting minutes, but it showed 20204 Havenshire as the property address for the MUD. I haven't received a response from the County as to how that is possible. My guess is since Havenshire is currently a public county road, there are no restrictions on them being able to extend it over there. I've attached my current survey showing where the cul de sac should end and where the access road/bridge is located.

We want the road, Havenshire, to end at our cul de sac. We do not want any through traffic from the neighboring new subdivision (which is Conroe ETJ). We are outside of the Montgomery City Limits in the Montgomery ETJ. If annexing into the city can guarantee that our cul de sac will remain closed, we would love to join your city. We do not want to have to worry about this changing in the future. Our street would need to remain a dead end street forever. I'd like to replat the end of the cul de sac and absorb the 88.6 feet between the paved cul de sac and the property line into my own property so that no one can cross it again. Ideally, we want that bridge/culvert removed. The eye sore of an orange barricade (pic included) could then come down and they would need to find their emergency access somewhere else.

Our questions are:

Can we annex with the guarantee our road will remain a dead end closed cul de sac?

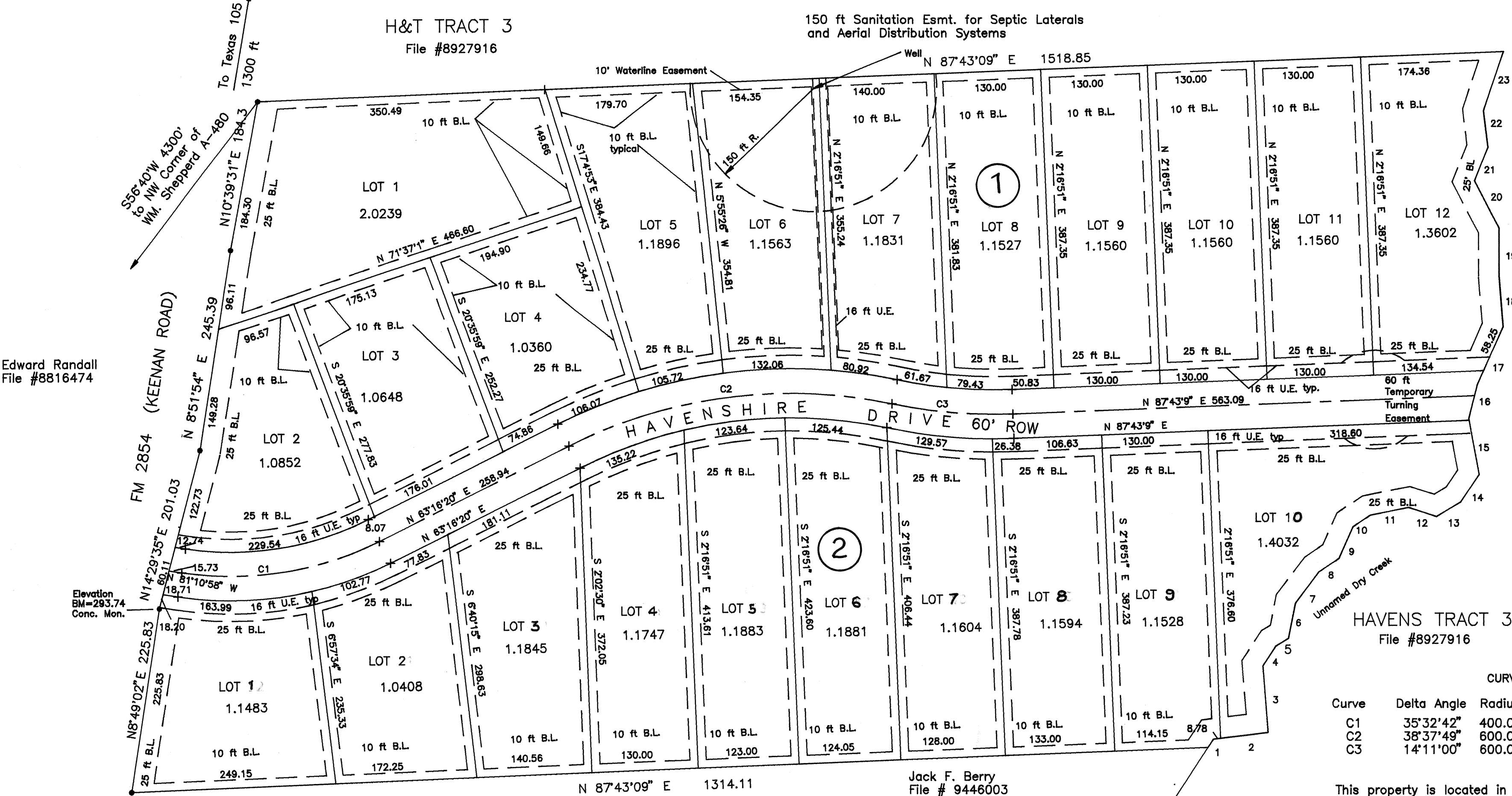
Can we in the near future get on city water? (we currently have a community well owned by Havenshire)

Can we keep our septic tanks as long as we agree to maintain them ourselves and continue with quarterly septic inspections?

Would this change anything as far as school zoning?

Thank you all so much for your time! We are hoping you can help us save our little neighborhood of 20 houses! It's a beautiful street with nice houses all valued in the \$500,000+ range. We don't require much. We just want to protect our quiet street from being a busy, unsafe, cut through for a 500 house subdivision. This is very important to all of us. I look forward to hearing from you soon!

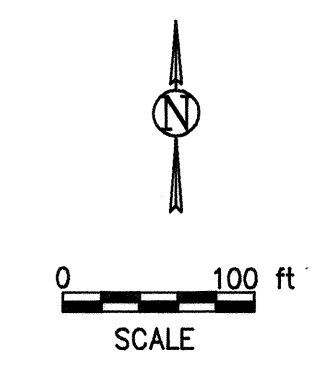
Thank you!
Naomi Dixon



Creek Traverse

LEG	Bearing	Distance
1	S 33°21'31" W	12.18
2	S 82°56'54" W	66.95
3	S 4°26'36" W	81.37
4	S 33°11'43" W	28.93
5	S 59°21'28" W	18.41
6	S 11°10'58" W	43.46
7	S 36°37'32" W	48.15
8	S 55°42'50" W	29.84
9	S 23°53'30" W	42.50
10	S 56°06'44" W	25.39
11	S 78°34'35" W	47.29
12	N 71°55'54" W	35.75
13	S 58°59'00" W	34.65
14	S 33°43'28" W	41.00
15	S 10°35'34" W	68.96
16	S 13°53'53" W	42.67
17	S 24°16'00" W	77.35
18	S 04°43'48" E	60.70
19	S 00°04'50" E	59.28
20	S 27°52'00" E	64.19
21	S 21°55'01" W	44.30
22	S 07°06'54" E	44.87
23	S 18°29'20" W	77.35

Meander Length=1200.73



CURVE TABLE

Curve	Delta Angle	Radius	Arc	Chord	Chord Bearing
C1	35°32'42"	400.00	248.15	259.21	S 81°02'41" W
C2	38°37'49"	600.00	404.54	396.92	S 82°35'15" W
C3	14°11'00"	600.00	148.52	148.14	S 85°11'21" W

Edward Randall
File #8816474

Jack F. Berry
File # 9446003

This property is located in Zone C and is not within the 100 year flood boundary as shown on FIRM Community Panel Number 480483 0085, revised August 1, 1984

THE STATE OF TEXAS §
COUNTY OF MONTGOMERY §

We, Joe D. & Margaret L. Havens, owner/developer of the property subdivided in the above and foregoing map of HAVENSHIRE, do hereby make subdivision of said property for and on behalf of said property, according to lines, streets, lots, building lines, and easements thereon shown, and designate said subdivision as HAVENSHIRE in the John Corner Survey A-8, Montgomery County, Texas, and dedicate to public use, as such, the streets and easements shown thereon forever; and do 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 do hereby bind ourselves, our heirs and assigns to warrant and forever defend the title to the land so dedicated.

This is to certify that we, Joe D. & Margaret L. Havens, have complied with or will comply with all regulations heretofore on file with the Montgomery County Engineer and adopted by the Commissioners' Court of Montgomery County.

There is also dedicated for utilities an unobstructed aerial easement five (5) feet wide from a plane twenty (20) feet above the ground upward, located adjacent to all easements shown hereon.

FURTHER, we, do hereby dedicate forever to the public a strip of land a minimum of fifteen (15) feet wide on each side of the center line of any and all gullies, ravines, draws, sloughs, or other natural drainage course located in the said subdivision, as easements for drainage purposes, giving Montgomery County and/or any other public agency the right to enter upon said easements at any and all times for the purpose of constructing and/or maintaining drainage work and/or structures.

FURTHER, all of the property subdivided in the above and foregoing map shall be restricted in its use, which restrictions shall run with the title to the property, and shall be enforceable, at the option of Montgomery County, by Montgomery County or any citizen thereof, by injunction, as follows:

1. That drainage of septic tanks into road, street or other public ditches, either directly or indirectly, is strictly prohibited.
2. Drainage structures under private driveways shall have a net drainage opening area of sufficient size to permit the free flow of water without backwater, and shall be a minimum of one and three quarters (1-3/4) square feet (18" diameter pipe culvert).

FURTHER, we do hereby declare that all parcels of land designated as lots on this plat are originally intended for the construction of residential dwelling units, and shall be restricted for same under the terms and conditions of such restrictions filed separately, unless otherwise noted.

WITNESS our hands in Spring, Montgomery County, Texas, this 30 day of November, 1995.

Joe D. Havens
JOE D. HAVENS
Margaret L. Havens
MARGARET L. HAVENS

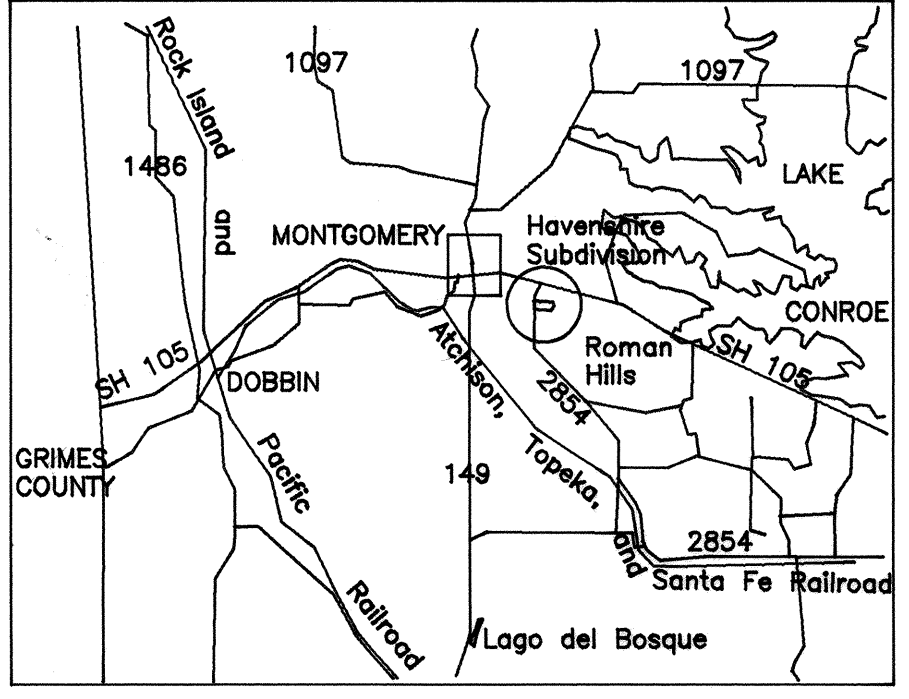
THE STATE OF TEXAS §
COUNTY OF MONTGOMERY §

BEFORE ME, the undersigned authority, on this day personally appeared Joe D. & Margaret L. Havens, known to me to be the persons whose names are subscribed to the foregoing instrument, and acknowledged to me that they executed the same for the purposes and considerations therein set forth, and the same said Margaret L. Havens having been examined by me privately and apart from her husband and having the same fully explained to her by me, acknowledged said instrument to be her act and deed, and that she had willingly signed the same.

GIVEN UNDER MY HAND AND SEAL OF OFFICE, this 30th day of November, 1995.
Sandra D. Bishop Notary Public in and for Montgomery County, Texas.
File # 9606177 Cab H Sheet 167 B

FILED FOR RECORD
96 FEB -1 PM 1:34
MARK TURNBULL, CO. CLERK
MONTGOMERY COUNTY, TEXAS
DEPUTY

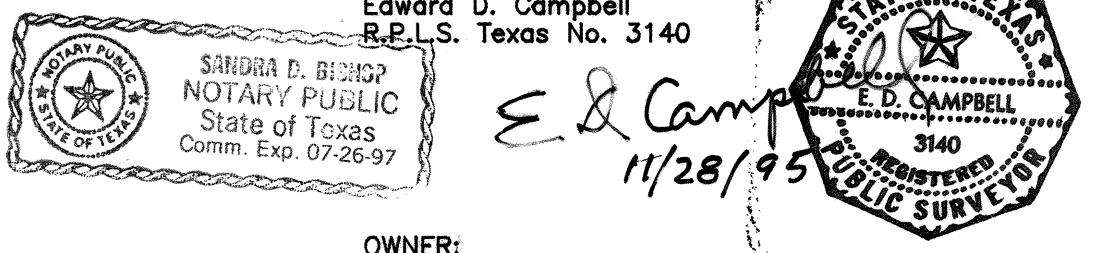
HAVENSHIRE
A SUBDIVISION OF 28.69 ACRES
IN 22 LOTS, 2 BLOCKS
FROM JOHN CORNER SURVEY A-8
MONTGOMERY COUNTY, TEXAS



VICINITY MAP Scale 1"=5 miles

I, Edward D. Campbell, am authorized under the laws of the State of Texas, to practice the profession of surveying and hereby certify that the above subdivision is true and correct; that the elevation survey of property made under my supervision on the ground; that the elevation benchmark reflected on the face of the plat was established as required by regulation; that all corners and angle points of the boundaries of the original tract to be divided of reference have been marked with iron rods with a diameter not less than five-eighths of an inch (5/8") and a length of not less than three feet (3'); and that the boundary corners have been tied to the nearest survey corner.

Edward D. Campbell
R.P.L.S. Texas No. 3140



OWNER:
MR. JOE D. & MARGARET L. HAVENS
#40 LA JOLLA CIRCLE
MONTGOMERY, TX 77356
NOVEMBER 30, 1995

ENGINEER/SURVEYORS:
CAMPBELL ENGINEERING
87 ROLLING HILLS DRIVE
CONROE, TX 77304

This is to certify that the City Planning Commission of the City of Conroe, Texas has approved this plat and subdivision of HAVENSHIRE as shown hereon. IN TESTIMONY WHEREOF, witness the official signature of the Chairman and Secretary of the City Planning Commission of the City of Conroe, Texas, this 17 day of December, 1995.

Sergio Moreno
Secretary

Ed Sadler
Chairman

Approved by the Commissioners' Court of Montgomery County Texas, this 29th day of January, 1996.

Mike Meador
Commissioner, Precinct 1
Mike Meador

Malcolm Purvis
Commissioner, Precinct 2
Malcolm Purvis

Alan B. Sadler
County Judge
Alan B. Sadler

Ed Chance
Commissioner, Precinct 3
Ed Chance

Jim Simmons
Commissioner, Precinct 4
Jim Simmons

I, J.D. Blanton, County Engineer of Montgomery County, Texas, do hereby certify that the plat of this Subdivision complies with all the existing rules and regulations of this office as adopted by the Montgomery County Commissioners' Court.

I further certify that the plat of this Subdivision complies with requirements for internal subdivision drainage as adopted by Commissioners' Court; however, no certification is hereby given as to the effect of drainage from this subdivision on the intercepting drainage artery or parent stream or on any other area of subdivision within the watershed.
J.D. Blanton
County Engineer

THE STATE OF TEXAS §
COUNTY OF MONTGOMERY §

I, Mark Turnbull, Clerk of the County Court of Montgomery County, Texas, do hereby certify that the within instrument with its certificate of authentication was filed for registration in my office on January 29, 1996 at 1:30 o'clock, A.M., and duly recorded on February 1, 1996 at 1:34 o'clock, P.M., in cabinet H, sheet 167 B, of record of Maps for said county.

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

Mark Turnbull, Clerk, County Court
Montgomery County, Texas

By *Mark Turnbull*

