



City of Montgomery City Council Regular Meeting Agenda

May 27, 2025 at 6:00 PM
Montgomery City Hall – Council Chambers
101 Old Plantersville Rd. Montgomery, TX 77316

NOTICE IS HEREBY GIVEN that a Regular Meeting of the City Council will be held on **Tuesday, May 27, 2025 at 6:00 PM** at the City of Montgomery City Hall, 101 Old Plantersville Road, Montgomery, Texas.

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

OPENING AGENDA

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

PUBLIC FORUM

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

CONSENT AGENDA

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

4. Consideration and possible action on the City Council Regular Meeting Minutes of April 08, 2025.
5. Consideration and possible action on the City Council Special Meeting Minutes of April 11, 2025.

PUBLIC HEARING

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

6. Convene into a public hearing to receive comments on a request for a manufactured home to be placed at 413 Westway Drive, Montgomery, Texas, for the establishment of voter residency by residential occupancy within the proposed MUD 255 for TriPointe Homes.

REGULAR AGENDA

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

- 7.** Consideration and possible action on a request for a manufactured home to be placed at 413 Westway Drive, Montgomery, Texas, for the establishment of voter residency by residential occupancy within the proposed MUD 255 for TriPointe Homes.
- 8.** Consideration and Possible action on the Partial Replat for Jadak Manor Section 1 Tract 2, located at 1005 College Street.
- 9.** Consideration and Possible action on the Partial Replat for Buffalo Springs Section 2.
- 10.** Consideration and Possible action on a variance request related to the required minimum lot size, front yard setback and side yard setbacks for The Villages of Montgomery development (Dev. No. 2502).
- 11.** Consideration and possible action on authorizing WGA to complete an Utility and Economic Feasibility Study Amendment on the BCS Capital development (Dev. No. 2415).
- 12.** Discussion and possible action to move Incode ERP Pro 10 and Municipal Justice to Tyler Cloud/SaaS.

DEPARTMENTAL REPORTS

- 13.** Municipal Court Report April 2025
- 14.** Discussion and possible action on the Financial Reports for the period ending April 30, 2025.
- 15.** Public Works Monthly Report April 2025
- 16.** Utility Operations Monthly Report April 2025
- 17.** Building Official Report for April 2025
- 18.** Discussion on Engineer's Monthly Report
- 19.** April 2025 PD & CEPZA Report

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.

EXECUTIVE SESSION

- 20.** Closed Session

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

A. Section 551.071 Consultation with Attorney for the purpose of discussion and deliberations regarding potential litigation.

B. Section 551.072 Deliberations about Real Property for potential sale of land.

C. Section 551.072 Deliberations about Real Property for potential lease of land.

D. Section 551.074 Personnel Matters for the purpose of discussion and deliberations regarding the appointment, employment, evaluation and duties of a City Administrator.

21. Open Session

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

A. Section 551.071 Consultation with Attorney for the purpose of discussion and deliberations regarding potential litigation.

B. Section 551.072 Deliberations about Real Property for potential sale of land.

C. Section 551.072 Deliberations about Real Property for potential lease of land.

D. Section 551.074 Personnel Matters for the purpose of discussion and deliberations regarding the appointment, employment, evaluation and duties of a City Administrator.

CLOSING AGENDA

22. Items to consider for placement on future agendas.

23. Adjourn.

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

I, Ruby Beaven, certify that this notice of meeting was posted on the website and bulletin board at City Hall of the City of Montgomery, Texas, a place convenient and readily accessible to the general public at all times. This notice was posted at said locations on the following date and time: **May 23, 2025 by 5:00 PM**, and remained so posted continuously for at least 72 hours preceding the scheduled time of said meeting.

/s/ Ruby Beaven

City Secretary

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

Date: _____ Time: _____

By: _____
City Secretary's Office
City of Montgomery, Texas

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

Montgomery City Council
AGENDA REPORT

Meeting Date: May 27, 2025	Budgeted Amount: N/A
Department: Administration	Prepared By: Ruby Beaven

Subject

Consideration and possible action on the City Council Regular Meeting Minutes of April 08, 2025.

Recommendation

Staff recommends approval of meeting minutes, as presented.

Discussion

Please see the accompanying minutes:

City Council Regular Meeting Minutes of April 08, 2025

Approved By

Interim City Administrator	Anthony Solomon	Date: 05/19/2025
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**City Council
Regular Meeting Minutes
April 08, 2025**

OPENING AGENDA

1. Call Meeting to Order.

The City Council Regular Meeting of the City of Montgomery was called to order by Mayor Countryman at 6:00 p.m. on April 08, 2025, at City Hall 101 Old Plantersville Rd., Montgomery, TX and live video streaming.

With Council Members present a full quorum was established.

Present:	Mayor	Sara Countryman
	Mayor Pro-Tem	Casey Olson
	Council Member Place 1	Carol Langley
	Council Member Place 4	Cheryl Fox
	Council Member Place 5	Stan Donaldson

2. Invocation.

Council Member Donaldson led the Invocation.

3. Pledges of Allegiance.

Mayor Countryman led the Pledges of Allegiance.

PUBLIC FORUM

No comments were received.

CONSENT AGENDA

- 4. Consideration and possible action on the City Council Regular & Board of Adjustment Meeting Minutes of February 25, 2025.**
- 5. Consideration and possible action on the City Council Regular Meeting Minutes of March 11, 2025**

Motion: Mayor Pro-Tem Olson made a motion to accept consent agenda items four and five. Council Member Fox seconded the motion. Motion carried with all present voting in favor.

REGULAR AGENDA

6. Consideration and Possible Action on the Lone Star Ridge Section 1 WSD&P plans. (Dev. No. 2404)

City Engineer Roznovsky said starting on page 63 of your packet, you will see a copy of the construction plans for the first section of Lone Star Ridge Section One. Lone Star Ridge is the Taylor Morrison development on Lone Star Parkway where they began the clearing and grading work on the north side of Lone Star Parkway, just east of Buffalo Springs. As is required by your code, the actual construction plans for that section coming from Council for approval, we have reviewed the plans with reference to the City's ordinances and the City's design manual. We find them to be in compliance and do not have any issues with this. A couple things I do want to point out that we have talked about previously, just to wrap it all together, at your March 25th meeting you all approved an amendment to the development agreement to address the retaining walls throughout the section. Just in noting, it is the developer's responsibility, not the City's responsibility for the retaining walls. They have since adjusted their plan so those are outside the right-of-way, outside the easement as much as possible. A couple things just to note in the plan set. This is the first of two sections. The grading is already ongoing. This plan set does not approve their park layout. If you look in the plan set, there is a park and it looks like a splash pad for reference only. That is not part of this approval. They have submitted those plans to us and we provided comments, mainly surrounding a lot of easements and utilities in that area and just making sure everyone is clear on responsibilities and other agreements needed in place. A couple other things we had them do that is worth noting is for their water line connection at Lone Star Parkway. We had them extend that steel casing, due to the planned improvements of Lone Star Parkway, just going ahead and having that in steel casing, so if that project does get funded, it is already there and there is no additional work to be needed. This connection also goes over to Buffalo Springs Drive and ties into the water line there, as well as the sewer line goes over to lift station 10, which they are funding the improvements of. Other than that, the plans are in order and we recommend approval.

Council Member Donaldson asked what about the water drainage, the surface water? Which way is the water going to drain in that place? City Engineer Roznovsky said generally, all will flow north toward the canal. They are in the process of digging a large detention pond in the back of the property. There is going to be a series of two ponds. There is a pond that is existing today. It is at the end of Peel Point Drive and then that will flow down into another larger pond they are constructing, that ultimately now falls into the drainage. That is not part of this plan set, that was a separate masquerading plan set that was approved because it does not include the public infrastructure roads. Council Member Donaldson asked are they going to have two ponds? City Engineer Roznovsky said correct. A small one that is already existing and then a larger one that is essentially all the way

across the bulkhead at the very northern end of the property. They did submit a drainage impact analysis showing impacts on the channel they are retaining and they are not exceeding the pre-developed flow

Motion: Mayor Pro-Tem Olson made a motion to accept the Lone Star Ridge Section 1 WSD&P plans. (Dev. No. 2404). Council Member Fox seconded the motion. Motion carried with all present voting in favor.

7. Consideration and Possible Action for the TPDES Permit Amendment for the Stewart Creek Wastewater Treatment Plant to 0.8MGD flow.

City Engineer Roznovsky said you have two wastewater plants. You have the Town Creek and Stewart Creek. Town Creek is the one that you entered into a design contract with Halff to replace that facility. We have been going through for the past almost two years at this point, the permit amendment process for that plant to get the additional. TCEQ has been very behind on all their reviews. Typically, we used to tell developers and clients this was a nine to 12 month process. We have permits now that sit at the TCEQ for 12 to 18 months. With that being said, as we know, we have growth coming. The Stewart Creek plant is also going to need to be upsized, so this just gets that permit process started and in place, so when you get to that point, the longest lead time item is out of the way. What this includes is preparing the permanent amendment application and submitting it to the TCEQ. Reimbursable expenses are all required to be published in the paper. There is the TCEQ fee which is a couple thousand dollars depending on the size of the permit, and postage because you have to send out certified letters. The big thing on this is just the time because we now have to budget for 12 to 18 months of following up with the TCEQ to try to get these permits moving. The actual permit prep itself is 60 to 90 days and then it sits at the TCEQ for 12 months. Mayor Countryman asked what happens if it is only at the TCEQ for 60 days? City Engineer Roznovsky said we will all be surprised. City Engineer Roznovsky said if it comes back and we do not have to do the TCEQ coordination, I will gladly come back and figure out what we did this time that was different. Mayor Pro-Tem Olson asked what is in the expenses and fees? City Engineer Roznovsky said there are two newspaper ads that have to be run. It is a notice that has to be published in the paper for the amendment. Those typically run anywhere between \$2,000 to \$3,000 a piece, depending on location. We are lucky here because in Harris County it is \$6,000 a piece. The actual TCEQ fee is based on the size of the permit and the type of the amendment. I believe it is \$1,100 - \$1,200 for that and then postage. It is time and expense, so whatever it comes through is what we will bill. Council Member Fox asked so it could be less than this \$25,000? City Engineer Roznovsky said yes. The time and materials, the \$10,000 allowance is just that, allowance. A lot of times what we will try to do is work with staff and they will pay directly to the Courier. That works just as well. Mayor Countryman asked, so is this the not to exceed \$10,000? City Engineer Roznovsky said yes. Mayor Countryman asked do we need

to say that in the motion just because it does not state it here? City Engineer Roznovsky said you can gladly do that.

Motion: Council Member Donaldson made a motion to accept the TPDES Permit Amendment for the Stewart Creek Wastewater Treatment Plant to 0.8MGD flow. Council Member Langley seconded the motion. Motion carried with all present voting in favor.

8. Consideration and possible action by City Council on an Amendment to the Development Agreement with Tri-Pointe Homes (the “Developer”), for the Legacy Grove (Dev No. 2409) for the proposed sanitary sewer bypass pumping.

City Engineer Roznovsky said on page 115 in your packets you will see a copy of the amendment to this agreement. There are two main components of this. If you remember the Legacy development, part of their job is they are relocating and replacing lift station number five. Lift station number five is the one at the bottom of the creek by Napa. What is in here are those contingencies of the time to build that if they have lots available, to allow them at their cost and expense, to fund a bypass pumping to pump that while the lift station is being finished. That is what is in this section two. It lays out the developer is responsible for installing and paying the cost of a two pump system that has an auto dialer, so if there is a failure, that comes out. They are also required to contract with the City's operator. They are the ones that are operating it at their expense. The final component of this is there is a \$50,000 financial guarantee that gets put out of the City when they start it and when they finish. In the worst case scenario that they start the operation and they fail to maintain it, they do not take care of it, they abandon the job, the City will be able to call on those funds to finish up that bypass pumping. That is in addition to any type of bonding, etc. on the project itself. This financial guarantee is also in line with what you looked at for the Red Bird development. Very same situation. Based on timing, this may or may not come into play, but we are trying to get ahead of it before it gets to that point.

Over to page 116, item three, the voter trailer, voter housing. They are creating a utility district on the property. One thing that came up with the Redbird development is the time that the trailer is on site and the time that it is going to be off the site. This lays that out and says it can be there, but it cannot be there for a time exceeding 12 months. It gives them enough time to move it in, establish residency, hold the vote, and move out. Mayor Pro-Tem Olson asked if that is just a one-time thing? City Engineer Roznovsky said correct. Mayor Countryman asked what kind of permitting has to happen because I believe there was a difference in permitting and directing staff? City Engineer Roznovsky said they will still have to get the normal permits for a mobile home trailer on the property. Mayor Countryman asked not a commercial office building? City Engineer Roznovsky said correct. I know this is not an executed agreement, but this has been reviewed by the developer. Council Member Langley asked so they will come before Council with their mobile home? City Engineer Roznovsky said I do not remember the Ordinance. Council

Member Langley asked do they have enough time? City Engineer Roznovsky said yes. The nearest election they will be trying to hit would be the November election. They would need to get a trailer moved in by the middle to end of the summer to establish that residency for the November election. Mayor Countryman said I am assuming Code Enforcement will be the one to ensure all of the permits are properly done and properly executed. City Engineer Roznovsky said that is correct.

Motion: Mayor Pro-Tem Olson made a motion to accept an Amendment to the Development Agreement with Tri-Pointe Homes (the “Developer”), for the Legacy Grove (Dev No. 2409) for the proposed sanitary sewer bypass pumping. Council Member Donaldson seconded the motion. Motion carried with all present voting in favor.

9. Consideration and Possible Action on the Draft MOU for the BCS Capital Development (Dev. No. 2418).

Mayor Countryman said for the record, she knows Mr. Burgher could not be here and Mr. Todd had a brand new baby.

City Engineer Roznovsky said if you pull your attention to the hard copy that is on your desk, I realized late last night, early this morning, we had uploaded the previous version that did not include the section in red that is highlighted on your sheets. Everything else is the same. It is just this additional language that was requested to be added by the developer. I know we have talked about this agreement a couple times between workshops and coffee meetings, and this is the culmination of our understanding of everyone's stance and direction that was given. What I will do is I will run through the terms in here. The developer has reviewed it and they are in agreement with the items and the engineer is here as well. What is not part of the MOU itself is this summary. This is really for reference only. We do expect the exhibition showing the scope of the improvements as part of the MOU. The actual cost summary is a separate document just for reference that we will talk about in a bit. We will go back through the highlights so we are all on the same page. As a reminder, this is the BCS Capital development. This is adjacent to Home Depot from Buffalo Springs all the way from SH-105 to CB Stewart along that side, wrapping around Ransom's Steakhouse.

There are a handful of items they are needing to proceed with in terms of the feasibility study. When we go down to the bottom of the first page, section one is the water line improvements. If you look at exhibit A, this includes the water line that extends all the way from Lone Star Parkway to the northern boundary of Home Depot, as well as along the front of SH-105 on the property. Mayor Pro-Tem Olson said I think you explained this before, but what is the reasoning for us having to connect it all the way to Lone Star Parkway again? City Engineer Roznovsky said flows. Right now, essentially in order for water to get all the way around to Home Depot, it goes around Lone Star Parkway in front of Kroger to get over to Home Depot. When that was going in, there was already close to

pressure flow issues when it comes to fire flow, so we are having them connected because that makes a shortcut and increases our pressure and flow at that location to be able to meet power flow requirements. Mayor Pro-Tem Olson asked would it not be easier just to connect it to the 12 inch on the other side of the tract? City Engineer Roznovsky said you can, but it still gets bottled down. If it goes on 12 inch in front, it goes down to a 10, and then down to an eight, and connects to Pond Street where that 12 inch was upsized a few years ago. The shortest route from water plant three, which is your main producing water plant, is down Buffalo Springs Drive. That will help benefit this entire area. Council Member Donaldson said it will create a loop, right? City Engineer Roznovsky said correct. Council Member Donaldson said and we will already have it there for additional projects. Mayor Pro-Tem Olson said I just look at this other 112 acres over here and they are getting off cheap because the majority of everything the City is paying for and I am struggling with that a little bit. City Engineer Roznovsky said you do have provisions in your ordinance that allows for the recoup of pro rata share of cost. That is both for City and developers to go back and try to recuperate that cost from when that property gets developed. Mayor Pro-Tem Olson asked when you say go back and try, does that mean it is not very successful? City Engineer Roznovsky said I am not going to say go back and try, it is more of if that is the avenue the City wants to take. I will have to go back and look specifically. Typically, it is a developer that puts in the cost and the developer collects the pro rata share. I believe it is worded that either or can fund the project and collect. This is part of your impact fee list. Your impact fee is calculated based on this cost, so at a roundabout way, you are collecting some of those costs. Mayor Pro-Tem Olson said that is the thing. If BCS goes back and wants it, we are already reimbursing BCS, so BCS has no right to it. City Engineer Roznovsky said correct. That is something you could have clarified in the final agreement.

City Engineer Roznovsky said the second portion of this project is sewer improvements which are simpler. If you go to the next exhibit, this is just a gravity line along SH-105 and along CB Stewart as needed. Their final land plan on where it is going to connect and where the apartment complex is will dictate the final layout along CB Stewart. The portion along SH-105 is necessary. That section in the yellow box is the potential that when we get to that point, the City wants to complete that section and remove lift station number 12 in the process to say the operational cost is something that can be done. It can be bid as an alternate to see other prices come in and then a decision made at that time. Mayor Countryman asked are we taking that six acres into consideration when discussing. Mayor Pro-Tem Olson said they just purchased it. Mayor Countryman asked they did? Mayor Pro-Tem Olson said BCS bought this, yes. Mayor Countryman said he was interested and it was looking good. Mayor Countryman said they have not purchased it. Mayor Pro-Tem Olson said I thought he said he did. Mayor Countryman said no. Council Member Fox said that is a potential. Mayor Countryman said it is a potential and they were talking about it. That is why I am asking. Is that to be considered in what we are talking about? City

Engineer Roznovsky said it is not considered in any value calculation, sales tax, or any of that, it is by itself and would be an addition to it. As far as utility service goes, they would be required to extend it along their frontage and connect it when they develop, just like we would.

City Engineer Roznovsky said the third portion of the project is the roadway entrance, which is Buffalo Springs, including the intersection at Buffalo Springs and CB Stewart as shown on the exhibits. Those are the three main components of the actual public infrastructure work to be done. How this agreement is written, and was based on the feedback we received, is that the entire agreement there would be a funding mechanism either through a 380 or a different mechanism to reimburse up to a \$4 million amount. Some of that being for direct reimbursement of this infrastructure, some of that being for a grant for economic development, job creation, etc. Again, this MOU is intended to be high level, so the actual form and the structure of that gets worked out in the details. The section in red that was added since this was put in your packets, or missed I should say, is the feasibility study and CB Stewart as well. What the developer requested is if they also fund the CB Stewart improvements that were roughly \$750,000, that their reimbursement would go up the same and so that is what this is written as. Mayor Countryman asked, to be clear, this is our structure and then we will get the finer points and numbers, and this is an up to no more than \$4 million or up to no more than \$4.8 million and they will get us hard cost and they will not get paid back additional monies, other than what they have spent on the project? City Engineer Roznovsky said correct. If you go to the very last page of the hand out, one thing that is not included in here on the very first section is any of their private “public” infrastructure, so the detention ponds, the drainage, and things like that, I think their estimate on that was \$2 million. When you take that \$2 million of those public infrastructures and \$2.5 of the linear utilities and the roadway, that is where you get above that \$4 million and they are asking for that \$4 million back. The way that this is worded is the City is not taking ownership of those facilities. We are not interested in taking ownership of the detention ponds, so it is not a true reimbursement with the intent of acquiring. It is part of the overall incentive for the development of a credit toward all the infrastructure it takes to get the flagship store and to get these other items. Mayor Countryman said we have seen a couple of different renderings, but with our goal for this being a mobility city via bikes, walking, and golf carts, the plans that you have seen, was that going to be able to allow such mobility? City Engineer Roznovsky said they have not gotten to that point, but it is definitely something that we can ask for. Adjacent to this, the Church of Montgomery project on CB Stewart, in their draft development agreement, is to put sidewalks along CB Stewart. That is something that can easily be carried over for the continuation of that. Mayor Countryman said it is something that we have definitely all agreed on with talking to KKC and the other third parties that we had helping us with planning and zoning around the City.

City Engineer Roznovsky said going back to page three of the agreement, paragraph five, City agrees to fund the reimbursement through some portion of City sales tax revenue, MEDC sales tax revenue, and additional ad valorem tax revenue. This is not saying that it is going to be all three, these are all the potential buckets. Obviously, it is going to take both MEDC's and City's consideration. Once I get through these items, I will point to the last page to at least talk from the concept level, and a term not to exceed 10 years. That was a big point that Council was making was a 10 year limit and so that was written into this MOU. Essentially, they do a drainage report. The drainage report is approved, the tract is platted that will govern for that tract, which is normal practice for the City. The final portion is just a reminder/understanding that the northern portion of the property will need to be rezoned to R2 multi-family. They have the 13 to 14 and a half acres of multi-family development that is currently zoned B-commercial and PD. The B-commercial portion would need to be rezoned by the City. This is not rezoning the property. They have to go through the normal rezone process. This is just an understanding of that rezoning that needs to occur. Council Member Fox said I have actually talked to the developer. I talked to Jack about the landscaping for the whole project since there really is nothing that we are doing about that, and that is one thing I am concerned about. The fact that we have appropriate landscaping that will actually give a better quality of life to the area. City Engineer Roznovsky said that is definitely something that we can add into the development agreement. Mayor Pro-Tem Olson said it is similar to the trees and all the grass we made Home Depot put in. City Engineer Roznovsky said right. Home Depot did not request any type of variance on the landscape plan, so they just followed the normal landscape ordinance. I think they did go above and beyond. I do not remember those numbers off the top of my head. I think again, that is one of the details that we can ask and put in that they provide that in advance, or at least a concept in advance to understand where these green spaces are going to be as they are being developed. Council Member Fox said I would like it to be a step up from Home Depot. I thought Home Depot did a great job, but for this particular project, I would like to see it stepped up quite a bit. Mayor Countryman said I think maybe you are also referencing to the east of Home Depot, we have a rather large big box grocery store that was supposed to put in trees that did something other than stand there like sticks. Mayor Pro-Tem Olson said part of the agreement with Home Depot is we made them put in irrigation. Mayor Countryman said I am just saying the landscaping should actually be landscaping. City Engineer Roznovsky said when the Kroger development ended, the landscaping and tree ordinances were different so there are different rules. Mayor Countryman said that is right. City Engineer Roznovsky said it does not mean that you cannot ask for above and beyond as part of the development agreement and that can be a discussion.

On the last page of your packet, you will see a copy of the financial summary. This is not part of the MOU, again, it is just to get in front of you for a reference. Your projected sales tax is at full build up. Once it stabilizes, they estimated it around three years. When you

get down to the very bottom line of those years, that assumes an additional three years on top of essentially zero payback. We understand their first building is 12 to 18 months is what they stated, so going there is going to be additional revenues and sales tax generated earlier than the three years, but worst case they said it will take three years to stabilize, so we just backed it up. One word that we did add is that it is all based on additional ad valorem tax created if the City decides to go to ad valorem tax. Right now the build is valued for MCAD at \$1.5 million based on the MCAD valuation. We are not saying that they enter into this agreement and they get a portion of that ad valorem tax back, even if they do not develop it. It is all based on the growth of ad valorem tax. Your sales tax breakdown in the next box and ad valorem breakdown shows what is debt or maintenance, then the very bottom box is the payback period. Again, we do not need to decide this today. I think that the most appropriate is we have both MEDC and Council's workshop to talk through and scenario this. You see a couple different variations of options that hit the \$4 million reimbursement and the 10-year payback period. You see it varies from no ad valorem, some ad valorem, some combination thereof. So again, not to decide tonight, but just to give you the most recent numbers as we continue to develop. Mayor Countryman asked has Maryann seen these numbers and you are still on board from the last meeting?

Council Member Donaldson said my understanding from Planning and Zoning is that they are going to put a retaining wall in the southeast corner of the property. Are you familiar with that? City Engineer Roznovsky said that is my understanding. Council Member Donaldson asked why is it going there? In my understanding, it is like six feet high. Is it going to block views? What is the purpose of putting it that far? City Engineer Roznovsky said he will let their engineer address what the plan is at this point. Mr. Jonathan White, L Squared Engineering, said we do not have our final plan, but just looking at it conceptually as we are going through the detention modeling and TxDot criteria, that is the lowest part, right there at the corner is the lowest part. That is typically where you want the detention pond, the lowest part of the land. Obviously, it is the most valuable corner, so we are putting the detention behind and we are having to elevate that pad so the water will go backwards to the detention pond. It is not going to be in an area where you are actually going to be driving into. You are going to be entering off of SH-105 and off of Buffalo Springs, further back. It is going to be elevated for four to five feet, it could be six. Do not hold me to that, but it is going to be somewhere around that. Council Member Donaldson asked what is going to be behind it, just land? Mr. White said that is going to be where one of the pads are going to go, so whether that is a bank, a restaurant, that will be that most valuable corner. Mayor Countryman asked what is the setback? Is it 25 feet? Mr. White said the building set back is probably 35 feet on SH-105.

Mayor Pro-Tem Olson asked City Engineer Roznovsky, based on your sales tax revenue, where did you get those numbers from? City Engineer Roznovsky said the \$55 million in sales tax was what was provided by the developer. Excuse me, \$55 million in annual sales

revenue. The sales tax itself is the \$1.1 million. Mayor Countryman said I think that is very conservative, but I appreciate being conservative.

Mr. White said just to answer your question, they did just get the six acres on a contract. Mayor Countryman said they did, okay good.

City Engineer Roznovsky said the next steps from this is obviously answer any questions on this, but approval tonight of the MOU, what this allows, is for staff and the developer to start working on the full development agreement that lays out all these specific terms, and then kick off a workshop between MEDC to talk about the buckets that this will come from to fund the agreement. This gives the framework that everyone agrees upon, and concept to be able to develop a full agreement.

Mayor Countryman asked with that change of the six acres under, what about CB Stewart there and upgrading that road, there is going to be no ask for that? City Engineer Roznovsky said I think that is a valid ask. It is under contract, so if they come back and they request that be included in the MOU, I think obviously we need our development agreement, but just re-evaluate the needs for all those. The feasibility study, everything was based off of the 32 acres. This is not anticipating the six acres now, however, if the six acres is part of this, that detention is also going to serve the six acres. A lot of things will change. Council Member Fox said technically just approving this tonight is just kicking it off to move forward with the plan. City Engineer Roznovsky said yes, it is non-binding. The MOU is designed to detail the specific meeting requirements of the development. It establishes the good faith foundation between the parties future collaborative efforts and are mutually beneficial. They work together in order to coordinate to achieve the goals. The duration of the MOU becomes effective the date it is signed by both parties. The MOU is non-binding and remains enforced and in effect unless explicitly terminated in writing by both parties.

Motion: Council Member Donaldson made a motion to accept the MOU for the BCS Capital Development (Dev. No. 2418) with the changes made that were presented. Council Member Fox seconded the motion. Motion carried with all present voting in favor.

10. Consideration and possible action to award the Request for Qualifications (RFQ) for Design-Build Contracting for Police Station/Municipal Court Facility.

Police Chief Solomon requested they postpone any action on this item until after the executive session.

After executive session, Mayor Pro-Tem Olson asked Chief if it is going to cost anything for this request for qualifications? Police Chief Solomon said no. City Secretary Beaven said just for some background, when another opportunity presented itself, City Attorney Villarreal had advised us to not score this or to do anything with it. So at this time, we are unable to award it, so I was asking to take no action on this so that way if depending on

how your outcome comes with the executive session, would determine whether or not we brought this forward again.

Motion: Mayor Pro-Tem Olson made a motion to take no action to award the Request for Qualifications (RFQ) for Design-Build Contracting for Police Station/Municipal Court Facility. Council Member Donaldson seconded the motion. Motion carried with all present voting in favor.

COUNCIL INQUIRY

Mayor Countryman said she does have a question for Public Works Director Muckleroy, actually Hays, but they are not here this evening. When testing water, do they walk onto any residents property and have access to outside water sources of private residents? Public Works Director Muckleroy said there are set addresses that they have. Mayor Countryman asked are the residents made known? Public Works Muckleroy said yes. There are 10 set ones that have been in place since before I was hired on. We recently changed one of the addresses at the request of a homeowner. We have to set those in place with the State. They have to be a known address the State already knows about. Mayor Countryman said I happen to be related to one of the people that I guess is a set address that had no idea and did not have a pleasant engagement and we can take that offline. I was just curious how that took place. Public Works Director Muckleroy said it very well could fall under the existing address being the testing point. Someone moved out and someone new moved in and did not know. It is very possible. Mayor Countryman said the Hays Utility employee was less than pleasant.

EXECUTIVE SESSION

11. Closed Session

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

A. Section 551.072 Deliberations about Real Property for potential land purchase.

At 6:40 p.m. Mayor Countryman convened the Montgomery City Council into closed session pursuant to provision Chapter 551 of the Texas Government Code, in accordance with the authority contained in Section 551.072 Deliberations about Real Property for potential land purchase.

12. Open Session

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

A. Section 551.072 Deliberations about Real Property for potential land purchase.

At 7:31 p.m. Mayor Countryman reconvened the Montgomery City Council into an open session pursuant to provision of Chapter 551 of the Texas Government Code to take any action necessary related to the executive session noted herein, or regular agenda items, noted above, and/or related items.

Motion: Mayor Pro-Tem Olson made a motion to authorize the Interim City Administrator to pursue real estate negotiations as discussed in executive session. Council Member Fox seconded the motion. Motion carried with all present voting in favor.

CLOSING AGENDA

13. Items to consider for placement on future agendas.

No items to consider at this time.

14. Adjourn.

Motion: Council Member Fox made a motion to adjourn the Regular Meeting of the City of Montgomery at 7:34 p.m. Council Member Donaldson seconded the motion. Motion carried with all present voting in favor.

APPROVED:

Sara Countryman, Mayor

ATTEST:

Ruby Beaven, City Secretary

Montgomery City Council
AGENDA REPORT

Meeting Date: May 13, 2025	Budgeted Amount: N/A
Department: Administration	Prepared By: Ruby Beaven

Subject

Consideration and possible action on the City Council Special Meeting Minutes of April 11, 2025.

Recommendation

Staff recommends approval of meeting minutes, as presented.

Discussion

Please see the accompanying minutes:

City Council Special Meeting Minutes of April 11, 2025

Approved By

Interim City Administrator	Anthony Solomon	Date: 05/02/2025
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**City of Montgomery
City Council
Special Meeting Minutes
April 11, 2025**

OPENING AGENDA

1. Call Meeting to Order.

The City Council Special Meeting of the City of Montgomery was called to order by Mayor Countryman at 6:00 p.m. on April 11, 2025, at City Hall 101 Old Plantersville Rd., Montgomery, TX and live video streaming.

With Council Members present a full quorum was established.

Present:	Mayor	Sara Countryman
	Mayor Pro-Tem	Casey Olson
	Council Member Place 1	Carol Langley
	Council Member Place 4	Cheryl Fox
	Council Member Place 5	Stan Donaldson

2. Invocation.

Council Member Donaldson led the Invocation.

3. Pledges of Allegiance.

Mayor Countryman led the Pledges of Allegiance.

PUBLIC FORUM

No comments were received.

COUNCIL INQUIRY

No Council Inquiry was received.

EXECUTIVE SESSION

4. Closed Session

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

- A. Section 551.074 Personnel Matters for the purpose of discussion and deliberations regarding the appointment, employment, evaluation and duties of a City Administrator.**

At 6:02 p.m. Mayor Countryman convened the Montgomery City Council into closed session pursuant to provision Chapter 551 of the Texas Government Code, in accordance with the authority contained in Section 551.074 Personnel Matters for the

purpose of discussion and deliberations regarding the appointment, employment, evaluation and duties of a City Administrator.

5. Open Session

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

A. Section 551.074 Personnel Matters for the purpose of discussion and deliberations regarding the appointment, employment, evaluation and duties of a City Administrator.

At 9:01 p.m. Mayor Countryman reconvened the Montgomery City Council into an open session pursuant to provision of Chapter 551 of the Texas Government Code to take any action necessary related to the executive session noted herein, or regular agenda items, noted above, and/or related items.

Item A. No action taken.

CLOSING AGENDA

6. Adjourn.

Motion: Council Member Fox made a motion to adjourn the Special Meeting of the City of Montgomery at 9:01 p.m. Mayor Pro-Tem Olson seconded the motion. Motion carried with all present voting in favor.

APPROVED:

Sara Countryman, Mayor

ATTEST:

Ruby Beaven, City Secretary

Montgomery City Council
AGENDA REPORT

Meeting Date: May 27, 2025	Budgeted Amount: N/A
Department: Administration	Prepared By: Corinne Tilley

Subject

Convene into a public hearing to receive comments on a request for a manufactured home to be placed at 413 Westway Drive, Montgomery, Texas, for the establishment of voter residency by residential occupancy within the proposed MUD 255 for TriPointe Homes.

Discussion

The developer has submitted a request to temporarily place a manufactured home on the development site to serve as a voter trailer, specifically to meet the Texas Commission on Environmental Quality (TCEQ) voter residency requirements during the MUD formation process.

The developer will need to comply with all applicable regulations regarding manufactured home placement and ensure proper utilities are available at the site.

In accordance with Chapter 54 Manufactured Homes and Trailers, Section 54-25 of the City Code of Ordinances, granting of exception to place home outside park; standards for homes located outside park; specifically subsection (2) a public hearing will be scheduled by the city council to hear the request, with proper legal notice and publication required.

Recommendation

Hold the public hearing and consider the comments received from the public.

Approved By

City Secretary & Director of Administrative Services	Ruby Beaven	Date: 05/20/2025
Interim City Administrator	Anthony Solomon	Date: 05/20/2025

Montgomery City Council
AGENDA REPORT

Meeting Date: May 27, 2025	Budgeted Amount: N/A
Department: Administration	Prepared By: Corinne Tilley

Subject

Consideration and possible action on a request for a manufactured home to be placed at 413 Westway Drive, Montgomery, Texas, for the establishment of voter residency by residential occupancy within the proposed MUD 255 for TriPointe Homes.

Montgomery City Council
AGENDA REPORT

Discussion

The developer has submitted a request to temporarily place a manufactured home on the development site to serve as a voter trailer, specifically to meet the Texas Commission on Environmental Quality (TCEQ) voter residency requirements during the MUD formation process.

The developer will need to comply with all applicable regulations regarding manufactured home placement and ensure proper utilities are available at the site.

References:

Sec. 54-25 Granting of exception to place home outside park; standards for homes located outside park.

No HUD code manufactured home not existing on the effective date of the ordinance from which this article is derived will be allowed along the Highway 105 corridor.

This finding is not met; however, the placement of this manufactured home is temporary and will be removed once voter residency requirements are satisfied.

The property must be one-fourth of an acre or larger in size.

This finding is met. The development property size is larger than one-fourth acre.

No more than one dwelling is permitted on any residential lot.

This finding is met. There is only one dwelling on this property.

The property must have a minimum of 75 linear feet street frontage.

This finding is met. The street frontage is greater than 75 feet.

The HUD code manufactured home must be placed a minimum of 15 feet from side property lines.

This finding will be met.

The HUD code manufactured home must be set back a minimum of 25 feet from the frontage line of the property, or 35 feet where the property faces a major street.

This finding will be met.

The HUD code manufactured home must be set back a minimum of 25 feet from the back property line.

This finding will be met.

The HUD code manufactured home must be used as a single-family dwelling.

This finding will be met.

The HUD code manufactured home must contain no less than 1,000 square feet.

This finding is not met; however, given its temporary nature, 941 square feet still provides adequate living conditions to fulfill necessary regulations.

Montgomery City Council
AGENDA REPORT

The HUD code manufactured home shall be no older than five years and in good condition at the time of permitting.

This finding will be met.

The HUD code manufactured home must be anchored to meet the manufacturer's specifications.

This finding will be met.

Four-inch sewer service shall be connected with SCH 40 PVC pipe, and shall be equipped with a sewer cleanout and P-trap. The line shall be left open for inspection.

This finding will be met.

Water service will be three-fourths of an inch rigid PVC pipe equipped with a cut-off valve within five feet of the service entrance to the HUD code manufactured home.

This finding will be met.

Electrical service from the utility pole will be routed underground and protected with a two-inch PVC conduit from the body of the HUD code manufactured home to the service disconnect on the utility pole. The line shall be left open for inspection.

This finding will be met.

Gas service lines must be routed underground to the service connection on the HUD code manufactured home. No gas lines shall be enclosed under the HUD code manufactured home by skirting.

This finding will be met.

Each HUD code manufactured home shall have a service porch at the primary entrance to be of a size no less than 12 feet by eight feet, with the long side to be against the manufactured home.

This finding will be met.

All HUD code manufactured homes and required porches shall be underpinned with products designed for such use and shall be properly skirted.

This finding will be met.

Upon completion of the items listed, each HUD code manufactured home owner shall contact the city building official to inspect and certify to the city, in writing, that the manufactured home is in compliance with this article. Such inspection shall also certify that the property meets or exceeds the requirements of the state plumbing code and the National Electrical Code, the requirements of the state department of labor and standards, and the requirements of all applicable technical codes adopted by the city.

Montgomery City Council
AGENDA REPORT

Recommendation

Based on the findings above, staff recommends approval subject to the following conditions:

1. The Developer shall obtain all required building permits and associated trade permits prior to placement of the manufactured home.
2. The temporary manufactured home (voter trailer) must be removed within thirty (30) calendar days following the successful confirmation of the MUD election results. Upon removal:

The site must be restored to a clean condition with all rubbish and debris removed

All utilities must be properly capped and terminated according to applicable codes

Developer shall notify staff upon completion of removal and site restoration.

Approved By

City Secretary & Director of Administrative Services	Ruby Beaven	Date: 05/20/2025
Interim City Administrator	Anthony Solomon	Date: 05/20/2025



www.montgomerytexas.org 832-580-4555
 101 Old Plantersville Road
 Montgomery, TX 77316
 Phone: 936-597-6434
 Fax: 936-597-6437
permits@ci.montgomery.tx.us

RESIDENTIAL BUILDING PERMIT APPLICATION

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

Building Permit # _____

Application Date: _____

911 Designated Jobsite Address: 413 Westway Dr

Legal Property Description: Part of A0031 - Rigsby Ben J, TRACT 82-E, ACRES 4.277 Lot: _____ Block: _____ Section: _____

Property Owner: Tri Pointe Homes Texas, Inc. Phone: 832-580-4555 Email: kevin@texaclean.com

Property Owner Mailing Address: 16340 Park Ten Pl #250, Houston, TX 77084

Contractor: _____ Company Email: _____

Company Address: _____

Field Supervisor Name: Kevin Dixon Email: Kevin@texaclean.com

Cell Phone: 832-580-4555

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

Gross Square Foot (sf) of Structure: 941 sq ft ☐ Proof of Ownership / Deed Attached

Gross Min sf	Gross Max sf	Permit Fee
<	1,000	\$770.00
1,000	1,499	\$1,084.00
1,500	1,999	\$1,369.00
2,000	2,499	\$1,624.00
2,500	2,999	\$1,849.00
3,000	3,499	\$2,044.00
3,500	3,999	\$2,209.00
4,000	4,499	\$2,344.00
4,500	4,999	\$2,450.00

5,000	5,499	\$2,607.00
5,500	5,999	\$2,750.00
6,000	6,499	\$2,877.00
6,500	6,999	\$2,990.00
7,000	7,499	\$3,087.00
7,500	7,999	\$3,170.00
8,000	8,499	\$3,237.00
8,500	8,999	\$3,290.00
9,000	9,999	\$3,500.00
>	10,000	\$3,800.00+

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

Applicant Signature: [Signature] Printed Name: Daniel Gillham Date: 4/24/2025

OFFICE USE ONLY

☐ Received for Review by: _____ Date: _____

☐ Approved by: _____ Date: _____

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

Total Fees Due:	\$
Receipt #:	

Revision: 1/9/2025

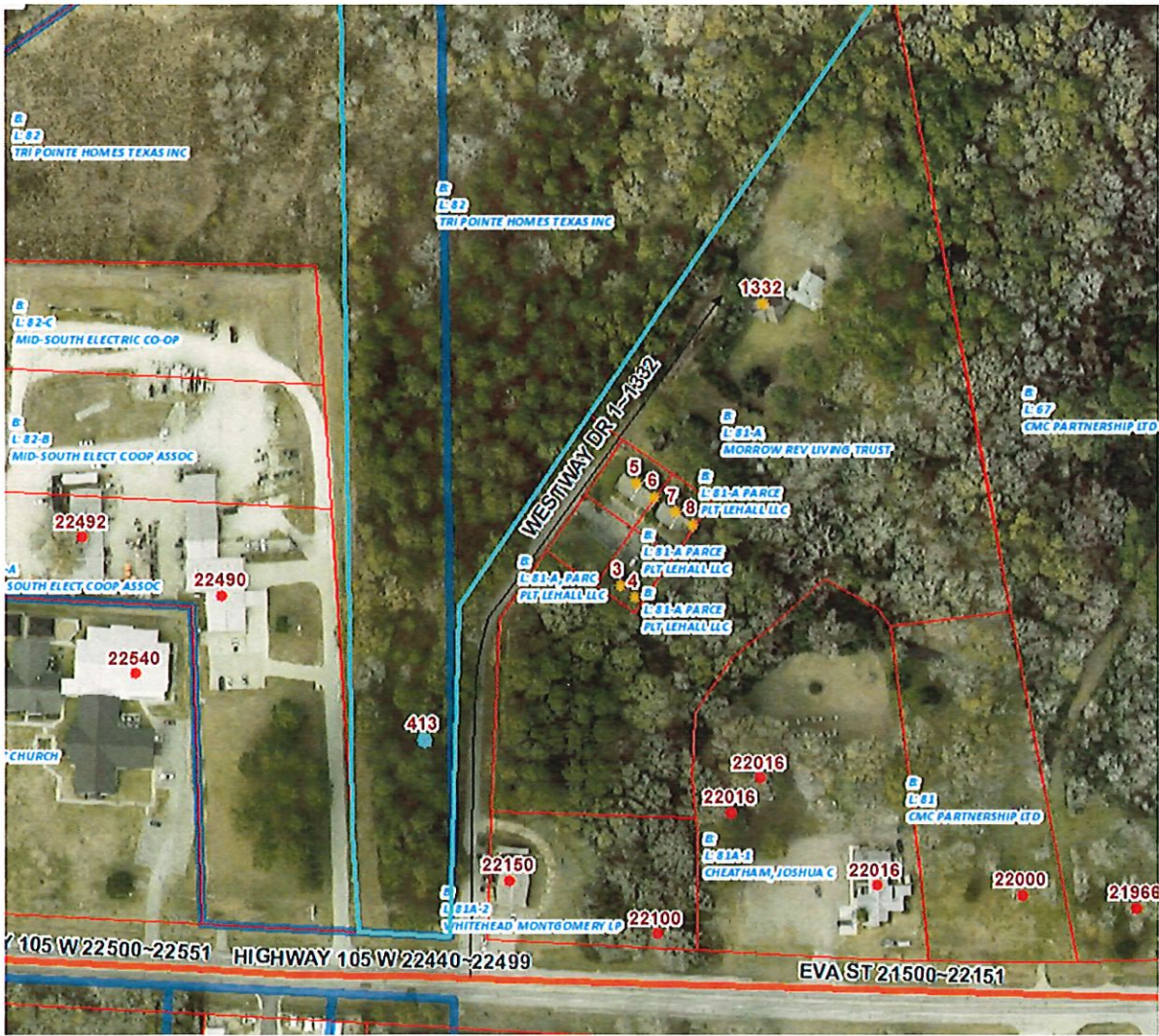


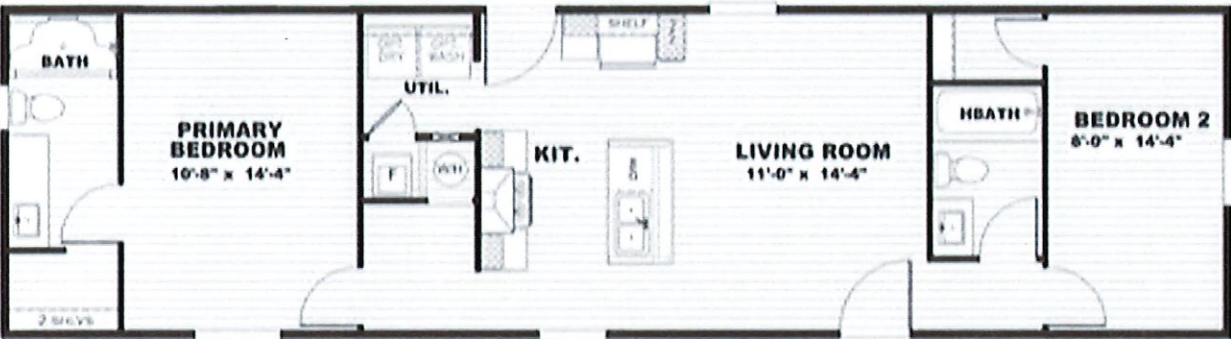
Approved: SE

Addressed Site Plan

04/23/2025 10:29

MCECD - 911





941 sq ft

Mobile Home Permit Application Checklist

1. ☐ Mobile Home Permit Application and Fee.
2. ☐ Email addresses for all Superintendents, Managers, Sales/Closing Staff, or other individuals needing to receive Inspection Reports.
3. ☐ Documentation of Address by E-911 authority.
<https://www.mc911.org/page/ecd.addressing>
4. ☐ Comply with City Ordinance 54-25 for Mobile Homes outside park.
5. ☐ Provide ownership verification. If this is a space rental, provide a copy of the lease agreement with the mobile homeowner. If this is a unit rental, provide a copy of the tenant agreement.
6. ☐ Provide verification of HUD registration (nameplate on structure will be confirmed at first inspection stage).
7. ☐ Property Survey / Site Architectural Plan that includes the proposed structure, parking requirements, drives, and improvements in relation to all lot lines, building setback lines, existing structures, roads, etc. Site Plan should indicate zoning classification of property, location of utilities and connections to city facilities. [A106.2]
8. ☐ Foundation Plan. Provide detail for support of structure including layout and method of securing based on wind design criteria at <https://ascehazardtool.org/>
9. ☐ R308.1 Address identification - Buildings shall be provided with approved (permanent) numbers visible from the street, contrast with background, >4" height, >0.5" stroke width.
10. ☐ R320.1. - Handrails shall comply with Section R320.
11. ☐ R321.1.1 - Guards [guardrail] shall be provided for those portions of open-sided walking surfaces, including floors, stairs, ramps, and landings.
12. ☐ R507 - Exterior Decks (Minimum 12ft by 8ft) at entries.
13. ☐ Plumbing Permit & inspection required for water supply and sewer connection.
14. ☐ Electrical Permit & inspection required for power pole, underground conduit, and TCI (release to utility for power connection).
15. ☐ Mechanical Permit & inspection required for condensing unit.
16. ☐ Skirting required by City Ordinance.

Rick Hanna, CBO

Building Official – City of Montgomery

ICC Certified Building Official 5142197 TSBPE Plumbing Inspector I-2616

Montgomery City Council
AGENDA REPORT

Meeting Date: 05/27/2025	Budgeted Amount: None
Department: Administration	Prepared By: WGA

Subject

Consideration and Possible action on the Partial Replat for Jadak Manor Section 1 Tract 2, located at 1005 College Street.

Recommendation

WGA recommends Council approval of the Partial Replat as presented.

Discussion

The Engineer's Memo and supporting documents are attached.

The purpose of this replat is to divide the tract into 2 lots.

The Partial Replat was approved by the Planning & Zoning Commission on May 6th, 2025.

Approved By

City Staff	Ruby Beaven	Date: 05/15/2025
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May 19, 2025

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

Re: Submission of Partial Replat Jadak Manor Section 1
1005 College Street
City of Montgomery

Dear Council:

We reviewed the partial replat submission for the referenced development on behalf of the City of Montgomery (the "City"). Our review was based on the City's Code of Ordinances, Chapter 78 Section 61 and any other applicable chapters. The purpose of this replat is to divide the tract into 2 lots with one fronting College St. and one fronting Caroline St. All proposed building lines, setbacks, and area regulations in compliance with the City's Code of Ordinances.

We offer no objection to the partial replat, and we recommend the Council approve the partial replat as submitted. The Planning and Zoning Commission approved this partial replat at their May 6th Meeting.

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

Sincerely,

Chris Roznovsky, PE
City Engineer

CVR/zlgt

Z:\00574 (City of Montgomery)_900 General Consultation\Correspondence\Letters\2025\2025.04.29
MEMO to P&Z 1005 College Street Partial Replat.docx

Enclosure: Original Plat
Partial Replat

Cc (via email): Mr. Anthony Solomon – City of Montgomery, Interim City Administrator & Police Chief
Ms. Ruby Beaven – City of Montgomery, City Secretary & Director of Administrative Services
Ms. Corinne Tilley – City of Montgomery, Code Enforcement Officer & Planning and Development Administrator



April 30, 2025

The Planning and Zoning Commission
City of Montgomery
101 Old Plantersville Rd.
Montgomery, Texas 77316

Re: Submission of Partial Replat Jadak Manor Section 1
1005 College Street
City of Montgomery

Dear Commissioners:

We reviewed the partial replat submission for the referenced development on behalf of the City of Montgomery (the "City"). Our review was based on the City's Code of Ordinances, Chapter 78 Section 61 and any other applicable chapters. The purpose of this replat is to divide the tract into 2 lots with one fronting College St. and one fronting Caroline St. All proposed building lines, setbacks, and area regulations in compliance with the City's Code of Ordinances.

We offer no objection to the partial replat, and we recommend the Commission approve the partial replat as submitted.

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

Sincerely,

Chris Roznovsky, PE
City Engineer

CVR/zlgt

Z:\00574 (City of Montgomery)_900 General Consultation\Correspondence\Letters\2025\2025.04.29
MEMO to P&Z 1005 College Street Partial Replat.docx

Enclosure: Original Plat
Partial Replat

Cc (via email): Mr. Anthony Solomon – City of Montgomery, Interim City Administrator & Police Chief
Ms. Ruby Beaven – City of Montgomery, City Secretary & Director of Administrative Services
Ms. Corinne Tilley – City of Montgomery, Code Enforcement Officer & Planning and Development Administrator

STATE OF TEXAS

CITY OF MONTGOMERY
I, JERRY A. KULLOS AND WIFE PAULETTE KULLOS, OWNER OF THE PROPERTY SUBMITTED IN THE ABOVE AND FOREGOING MAP OF JADAK MANOR I DO HEREBY MAKE SUBDIVISION OF SAID PROPERTY FOR AND ON BEHALF OF SAID JERRY A. KULLOS AND WIFE PAULETTE KULLOS, ACCORDING TO LINES, STREETS, ALLEYS, PARKS, BUILDING LINES AND EASEMENTS THEREIN SHOWN, AND DESIGNATE SAID SUBDIVISION AS JADAK MANOR I IN THE BENJAMIN RIGBY SURVEY, ABSTRACT NO. 31, CITY OF MONTGOMERY, TEXAS; AND DEDICATE TO PUBLIC USE, AS SUCH, THE STREETS, ALLEYS, PARKS, 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 MYSELF, MY HEIRS AND ASSIGNS TO WARRANT AND FOREVER DEFEND THE TITLE TO THE LAND SO DEDICATED.

THIS IS TO CERTIFY THAT I, JERRY A. KULLOS AND WIFE PAULETTE KULLOS, HAVE COMPLIED WITH OR WILL COMPLY WITH ALL REGULATIONS HERETOFORE ON FILE WITH THE CITY OF MONTGOMERY ENGINEER AND ADOPTED BY THE CITY OF MONTGOMERY.

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, I DO HEREBY DEDICATE FOREVER TO THE PUBLIC STRIP OF LAND A MINIMUM OF FIFTEEN (15) FEET WIDE ON EACH SIDE OF THE CENTER LINE OF ANY AND ALL GULLIES, RAVINES, DRAINS, SLOUGHS OR OTHER DRAINAGE COURSES LOCATED IN SAID SUBDIVISION, AS EASEMENTS FOR DRAINAGE PURPOSES, GIVING CITY OF MONTGOMERY AND/OR OTHER PUBLIC AGENCY THE RIGHT TO ENTER UPON SAID EASEMENT AT ANY AND ALL TIMES FOR THE PURPOSE OF CONSTRUCTING AND/OR MAINTAINING DRAINAGE WORK AND/OR STRUCTURE.

FURTHER, ALL THE PROPERTY SUBMITTED IN THE ABOVE AND FOREGOING MAP SHALL BE RESTRICTED IN ITS USE, WHICH RESTRICTIONS SHALL RUN WITH THE TITLE OF THE PROPERTY, AND SHALL BE ENFORCEABLE, AT THE OPTION OF CITY OF MONTGOMERY, BY CITY OF MONTGOMERY COUNTY OR ANY CITIZEN THEREOF, BY INJUNCTION AS FOLLOWS:

1. THE DRAINAGE OF SEPTIC TANKS INTO ROAD, STREET, ALLEY, OR OTHER PUBLIC DITCHES EITHER DIRECTLY OR INDIRECTLY, IS STRICTLY PROHIBITED.
2. DRAINAGE STRUCTURES UNDER PRIVATE DRIVEWAYS SHALL HAVE A NET DRAINAGE OPENING 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, I DO HEREBY DECLARE THAT ALL PARCELS OF LAND DESIGNATED AS TRACTS ON THIS PLAT ARE ORIGINALLY INTENDED FOR THE CONSTRUCTIONS OF RESIDENTIAL DWELLING UNITS THEREON (OR THE PLACEMENT OF MOBILE HOME SUBDIVISION) AND SHALL BE RESTRICTED FOR SAME UNDER THE TERMS AND CONDITIONS OF SUCH RESTRICTED FILE SEPARATELY, UNLESS OTHERWISE NOTED.

WITNESS MY HAND IN CONROE, MONTGOMERY COUNTY, TEXAS, THIS 2 DAY OF May, 2006.

Jerry A. Kullos
JERRY A. KULLOS
Paulette Kullos
PAULETTE KULLOS

THE STATE OF TEXAS
COUNTY OF MONTGOMERY

BEFORE ME, THE UNDERSIGNED AUTHORITY, ON THIS DAY PERSONALLY APPEARED JERRY A. KULLOS AND WIFE PAULETTE KULLOS, KNOWN TO ME TO BE THE PERSON WHOSE NAME IS SUBSCRIBED TO THE FOREGOING INSTRUMENT, AND ACKNOWLEDGED TO ME THAT THEY EXECUTED THE SAME FOR THE PURPOSES AND CONSIDERATION THEREIN SET FORTH.

GIVEN UNDER MY HAND AND SEAL OF OFFICE, THIS 2 DAY OF May, 2006.

Carl S. Sapping
Notary Public in and for Montgomery COUNTY, TEXAS
My Comm. Expires May 14, 2011

THAT I, EDILBERTO V. BARRIENTOS, DO HEREBY CERTIFY THAT I PREPARED THIS PLAT FROM AN ACTUAL AND ACCURATE SURVEY OF THE LAND AND THAT THE CORNER MONUMENTS SHOWN HEREOF WERE PROPERLY PLACED UNDER MY SUPERVISION, IN ACCORDANCE WITH THE SUBDIVISION REGULATIONS OF THE CITY OF MONTGOMERY, TEXAS.



Edilberto V. Barrientos
EDILBERTO V. BARRIENTOS
PROFESSIONAL LAND SURVEYOR
NO. 5364

I, THE UNDERSIGNED, ENGINEER FOR THE CITY OF MONTGOMERY, HEREBY CERTIFY THAT THE SUBDIVISION PLAT CONFORMS TO ALL THE REQUIREMENTS OF THE SUBDIVISION REGULATIONS OF THE CITY AS TO WHICH HIS APPROVAL IS REQUIRED.

William H. Kahan
CITY ENGINEER MONTGOMERY

I, THE UNDERSIGNED, CITY ADMINISTRATOR FOR THE CITY OF MONTGOMERY, HEREBY CERTIFY THAT THE SUBDIVISION PLAT CONFORMS TO ALL THE REQUIREMENTS OF THE SUBDIVISION REGULATIONS OF THE CITY AS TO WHICH HIS APPROVAL IS REQUIRED.

Vicky H. Rudy
CITY ADMINISTRATOR 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 6-6 2006, AT 10:00 O'CLOCK A.M. AND DULY RECORDED ON 6-6 2006 AT 10:00 O'CLOCK P.M. IN CABINET Z, SHEET 345 OF RECORD OF MONTGOMERY 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: *Lemuel M. Muehl* DEPUTY

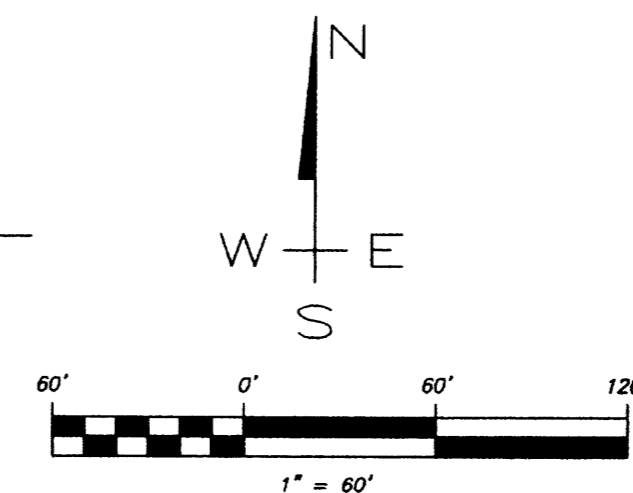
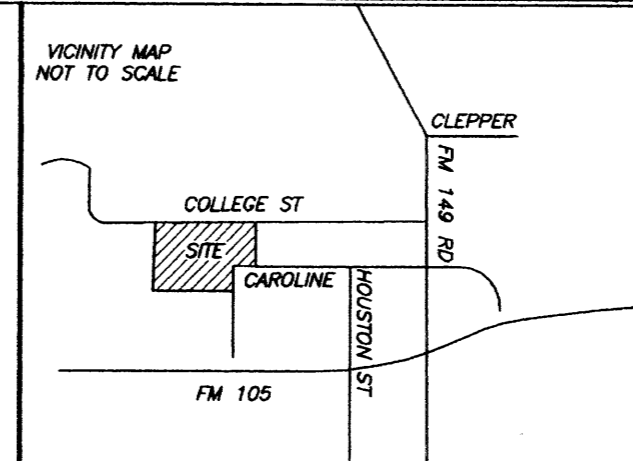
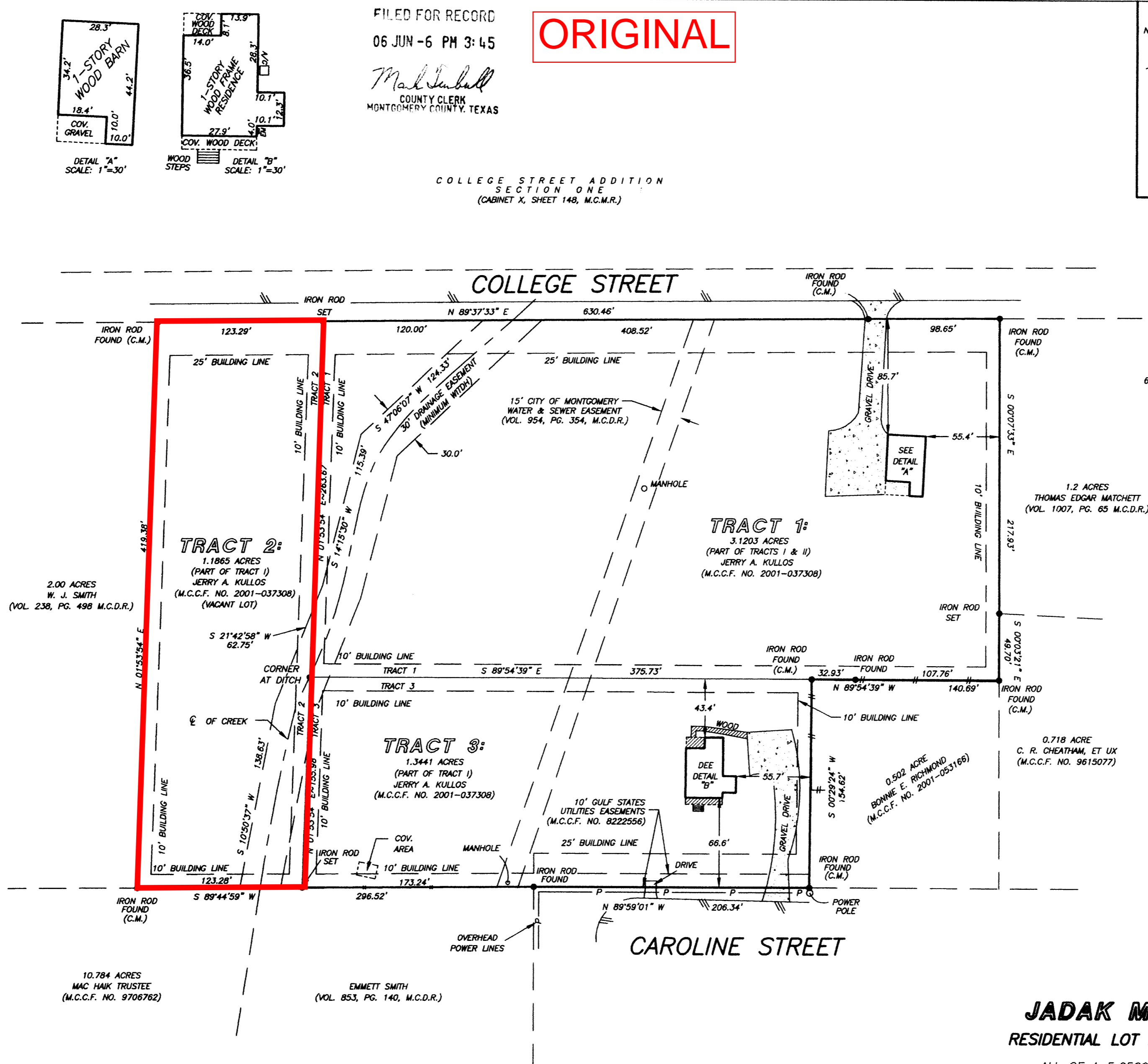
FILED FOR RECORD

06 JUN -6 PM 3:45

ORIGINAL

Mark Turnbull
COUNTY CLERK
MONTGOMERY COUNTY, TEXAS

COLLEGE STREET ADDITION
SECTION ONE
(CABINET X, SHEET 148, M.C.D.R.)



JADAK MANOR I RESIDENTIAL LOT DEVELOPMENT

ALL OF A 5.6509 ACRE TRACT
RECORDED IN MONTGOMERY COUNTY CLERK'S FILE NO. 2001-037308
SITUATED IN THE BENJAMIN RIGBY SURVEY, ABSTRACT NO. 31
MONTGOMERY COUNTY, TEXAS

CONTAINING 3 TRACTS 0 RESERVES 1 BLOCK

OWNER: JERRY A. KULLOS AND WIFE PAULETTE KULLOS
905 COLLEGE STREET
MONTGOMERY, TEXAS 77356

DATE: APRIL 28, 2006

SURVEYOR: PRECISION SURVEYORS, INC.
14925 MEMORIAL DRIVE, SUITE B100
HOUSTON, TEXAS 77079

PHONE: 281-496-1586 FAX: 281-496-1867

SHEET ONE OF ONE

NOTES:

1. 25' BUILDING LINE ALONG THE FRONT PROPERTY LINES OF ALL LOTS.
2. 10' BUILDING LINE ALONG THE REAR PROPERTY LINES OF ALL LOTS.
3. 10' BUILDING LINE ALONG ALL INTERIOR LOT LINES.
4. 16' UTILITY EASEMENT ALONG THE FRONT PROPERTY LINES OF ALL LOTS.
5. THIS PROPERTY LIES IN ZONE "X" TO FIRM PANEL NO. 48339 C0189 F.

LEGEND:

M.C.D.R. MONTGOMERY COUNTY DEED RECORDS
M.C.C.F. MONTGOMERY COUNTY CLERK'S FILE
(C.M.) CONTROL MONUMENT
R.O.W. RIGHT-OF-WAY

THE STATE OF TEXAS
COUNTY OF MONTGOMERY

We, Alexander and Natalie McCulloch, owners, herein acting individually or through the undersigned duly authorized agents, does hereby adopt this plat designating the herein described real property as the Cates McCulloch Subdivision, and does hereby make subdivision of said property according to the lines, streets, alleys, parks, and easements therein shown, and dedicate to public use forever all areas shown on this plat as streets, alleys, parks, and easements, except those specifically indicated as private; and does hereby waive any claims for damages occasioned by the establishing of grades as approved for the streets and alleys dedicated, or occasioned by the alteration of the surface of any portion of streets or alleys to conform to such grades and does hereby bind Owner and Owner's successors and assigns to warrant and forever defend the title to the land so dedicated.

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

WITNESS, my hand in _____, Montgomery County, Texas this _____ day of _____, 2025.

By: _____
Alexander McCulloch

Owner _____

By: _____
Natalie McCulloch

Owner _____

THE STATE OF TEXAS
COUNTY OF MONTGOMERY

BEFORE ME, the undersigned authority, on this day personally appeared Alexander McCulloch known to me to be the person whose name is subscribed to the foregoing instrument, and acknowledged to me that he executed same for the purposes and consideration therein expressed. GIVEN UNDER MY HAND AND SEAL OF OFFICE, this _____ day of _____, 2025.

Notary Public in and for
Montgomery County, Texas

THE STATE OF TEXAS
COUNTY OF MONTGOMERY

BEFORE ME, the undersigned authority, on this day personally appeared Natalie McCulloch known to me to be the person whose name is subscribed to the foregoing instrument, and acknowledged to me that he executed same for the purposes and consideration therein expressed. GIVEN UNDER MY HAND AND SEAL OF OFFICE, this _____ day of _____, 2025.

Notary Public in and for
Montgomery County, Texas

COORDINATES SHOWN HEREON ARE TEXAS STATE PLANE COORDINATE GRID SYSTEM OF 1983, TEXAS CENTRAL ZONE, NO. 42003, AND MAY BE BROUGHT TO SURFACE USING A COMBINED SCALE FACTOR OF 0.99993853.

CITY OF MONTGOMERY
MONUMENT "MONT 3"
N=10136017.248
E=375640.549
ELEV. = 268.73
NAD83

BASED ON GRAPHICAL PLOTTING, A PORTION OF THIS TRACT LIES WITHIN SHADED ZONE "X" AS SHOWN ON FEMA MAP PANEL NO. 48339C0200G FOR THE CITY OF MONTGOMERY, TEXAS WITH AN EFFECTIVE DATE OF 8/18/2014.

This is to certify that the undersigned, a Registered Professional Land Surveyor of the State of Texas, has platted the above subdivision from an actual survey on the ground; and that all boundary corners, angle points and points of curvature or tangency are properly monumented as required by the applicable regulations of the City of Montgomery, Texas and the Texas Board of Professional Land Surveying.

BRIAN K. LUNELL
REGISTERED PROFESSIONAL LAND SURVEYOR
NO. 5954 - STATE OF TEXAS

DATE

2 LOTS 1 BLOCK

APRIL 2025

PROPERTY ADDRESS:
1005 COLLEGE ST.
MONTGOMERY, TX
77304

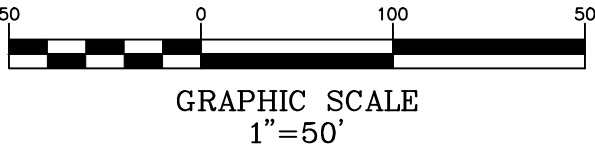
OWNERS

ALEXANDER & NATALIE McCULLOCH
1005 COLLEGE ST., MONTGOMERY, TX 77356

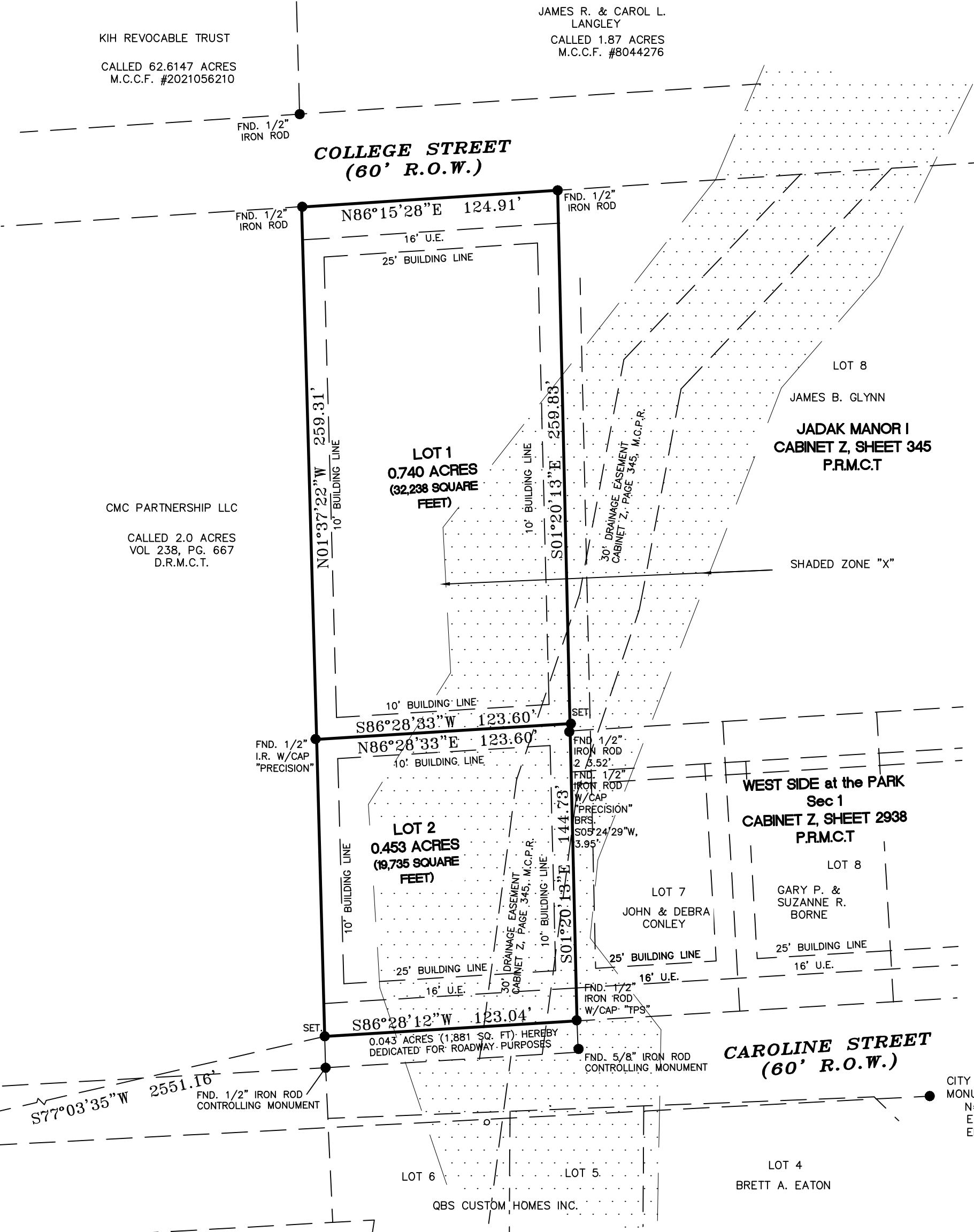
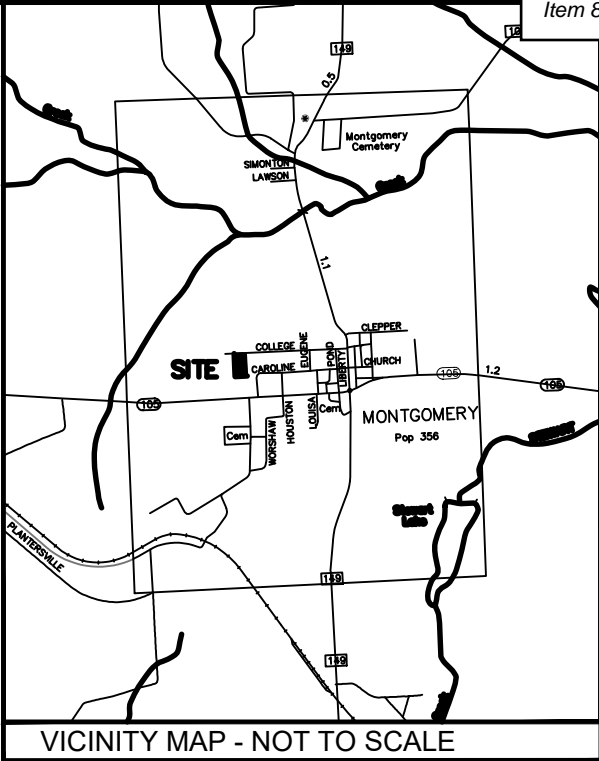
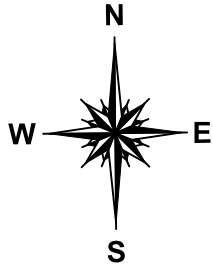
BOURLAND
LAND SURVEYING, LLC

608 W. WORSHAM ST.
WILLIS, TX 77378
(936)653-2264

TBPLS FIRM REG # 10194525
PROJECT NO. 24230



MONTGOMERY COUNTY, TEXAS
BENJAMIN RIGBY SURVEY, ABSTRACT 31



I THE UNDERSIGNED, ENGINEER FOR THE CITY OF MONTGOMERY, HEREBY CERTIFY THAT THIS SUBDIVISION PLAT CONFORMS TO ALL REQUIREMENTS OF THE SUBDIVISION OF THE CITY AS TO WHICH HIS APPROVAL IS REQUIRED.

By: _____

CITY ENGINEER - MONTGOMERY

THIS PLAT AND SUBDIVISION HAS BEEN SUBMITTED TO AND CONSIDERED BY THE CITY PLANNING AND ZONING COMMISSION AND THE CITY COUNCIL OF THE CITY OF MONTGOMERY, TEXAS, AND IS HEREBY APPRED BY SUCH COMMISSION.

DATED THIS _____ DAY OF _____, 2025

ATTEST:

By: _____
MAYOR

By: _____
CITY SECRETARY

By: _____
CHAIRMAN PLANNING AND ZONING COMMISSION

THE STATE OF TEXAS

COUNTY OF MONTGOMERY

I, L. Brandon Steinman, Clerk of the County Court of Montgomery County, Texas, do hereby certify that the within instrument with its certificate of authentication was filed for registration in my office on _____, 2025, at _____ o'clock, _____ M., and duly recorded on _____, 2025, at _____ o'clock, _____ M., in Cabinet _____, Sheet _____, of record of _____ for said County.

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

County Court

L. Brandon Steinman, Clerk,
Montgomery County, Texas

By: _____

Deputy

CATES McCULLOCH

BEING A SUBDIVISION OF 1.191 ACRES SITUATED IN THE BENJAMIN RIGBY SURVEY, ABSTRACT NO. 31, BEING A PARTIAL REPLAT OF TRACT 2, JADAK MANOR, AS RECORDED IN CABINET Z, SHEET 345 OF THE MAP RECORDS OF MONTGOMERY COUNTY, TEXAS.

Montgomery City Council
AGENDA REPORT

Meeting Date: 05/27/2025	Budgeted Amount: NONE
Department: Administration	Prepared By: WGA

Subject

Consideration and Possible action on the Partial Replat for Buffalo Springs Section 2.

Recommendation

WGA recommends Council approval of the Partial Replat as presented.

Discussion

The Engineer's Memo and supporting documents are attached.

The purpose of this replat is to combine Lots 28, 29, and 30 and adjust the lot line between the combined lots 1 and 2.

The Partial Replat was approved by the Planning & Zoning Commission on May 6, 2025.

Approved By

City Staff	Ruby Beaven	Date: 05/15/2025
------------	-------------	------------------



May 19, 2025

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

Re: Submission of Partial Replat
Buffalo Springs Section 2
City of Montgomery

Dear Council:

We reviewed the partial replat submission for the referenced development on behalf of the City of Montgomery (the "City"). Our review was based on the City's Code of Ordinances, Chapter 78 Section 61 and any other applicable chapters. The purpose of this replat is to combine Lots 28, 29, and 30 into the proposed combined Lots 1 and 2. All proposed building lines, setbacks, and area regulations in compliance with the City's Code of Ordinances.

We offer no objection to the partial replat, and we recommend the Council approve the partial replat as submitted. The Planning and Zoning Commission approved this partial replat at their May 6th Meeting.

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

Sincerely,

Chris Roznovsky, PE
City Engineer

CVR/zlgt

Z:\00574 (City of Montgomery)_900 General Consultation\Correspondence\Letters\2025\2025.04.28
MEMO to P&Z Buffalo Springs Partial Replat.docx

Enclosure: Original Plat
Partial Replat

Cc (via email): Mr. Anthony Solomon – City of Montgomery, Interim City Administrator & Police Chief
Ms. Ruby Beaven – City of Montgomery, City Secretary & Director of Administrative Services
Ms. Corinne Tilley – City of Montgomery, Code Enforcement Officer & Planning and Development Administrator



May 7, 2025

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

Re: Warranty Release
 Buffalo Springs Signal
 City of Montgomery

Dear Mayor and City Council:

As you are aware, the Buffalo Springs Signal project is completed, and the signal is operational. Based on the interlocal governmental agreement with TxDOT, the signal would be the responsibility of TxDOT to maintain once all punchlist items had been addressed.

As of February 7, 2025, the contractor, Traf-Tex, has addressed all City and TxDOT comments, and the signal was transferred to TxDOT for all operation and future maintenance. Per TxDOT, the City nor the contractor is required to complete any future repairs or maintenance on the signal. We recommend formally ending the warranty period and releasing the maintenance bond for the project.

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

Sincerely,

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

Chris Roznovsky, PE
Engineer for the City

CVR/zlgt

Z:\00574 (City of Montgomery)_900 General Consultation\Correspondence\Letters\2024\2024.10.01 MEMO to Council RE Water Plant No. 3 Improvements Warranty Release.docx

Enclosures: TxDOT Correspondence

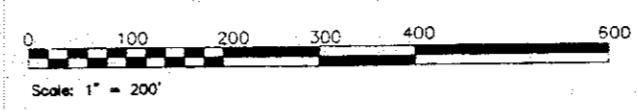
Cc (via email): Ms. Corinne Tilley– City of Montgomery, Code Enforcement Officer & Director of Planning & Development
 Chief Anthony Solomon – City of Montgomery, Interim City Administrator & Chief of Police
 Ms. Ruby Beaven – City of Montgomery, City Secretary
 Mr. Alan Petrov – Johnson Petrov, LLP, City Attorney

FINAL PLAT
BUFFALO SPRINGS
SECTION 2
A SUBDIVISION OF 47.886 ACRES
OF LAND IN THE
JOHN CORNER SURVEY, A - 8 AND
THE BENJAMIN RIGSBY SURVEY, A - 31
MONTGOMERY COUNTY, TEXAS
SINGLE FAMILY RESIDENTIAL
CONTAINING 65 LOTS, 2 BLOCKS,
3 RESTRICTED RESERVES &
1 UNRESTRICTED RESERVE

FEBRUARY, 2007
OWNER/DEVELOPER

Lefco Investments, Inc.
Philip Lefevre, President
15001 Walden Road, Suite. 203
Montgomery, Texas 77356
(936) 582 - 1088
Fax (936) 582 - 1099
Email: hldumas@lefc0-inc.com

ORIGINAL



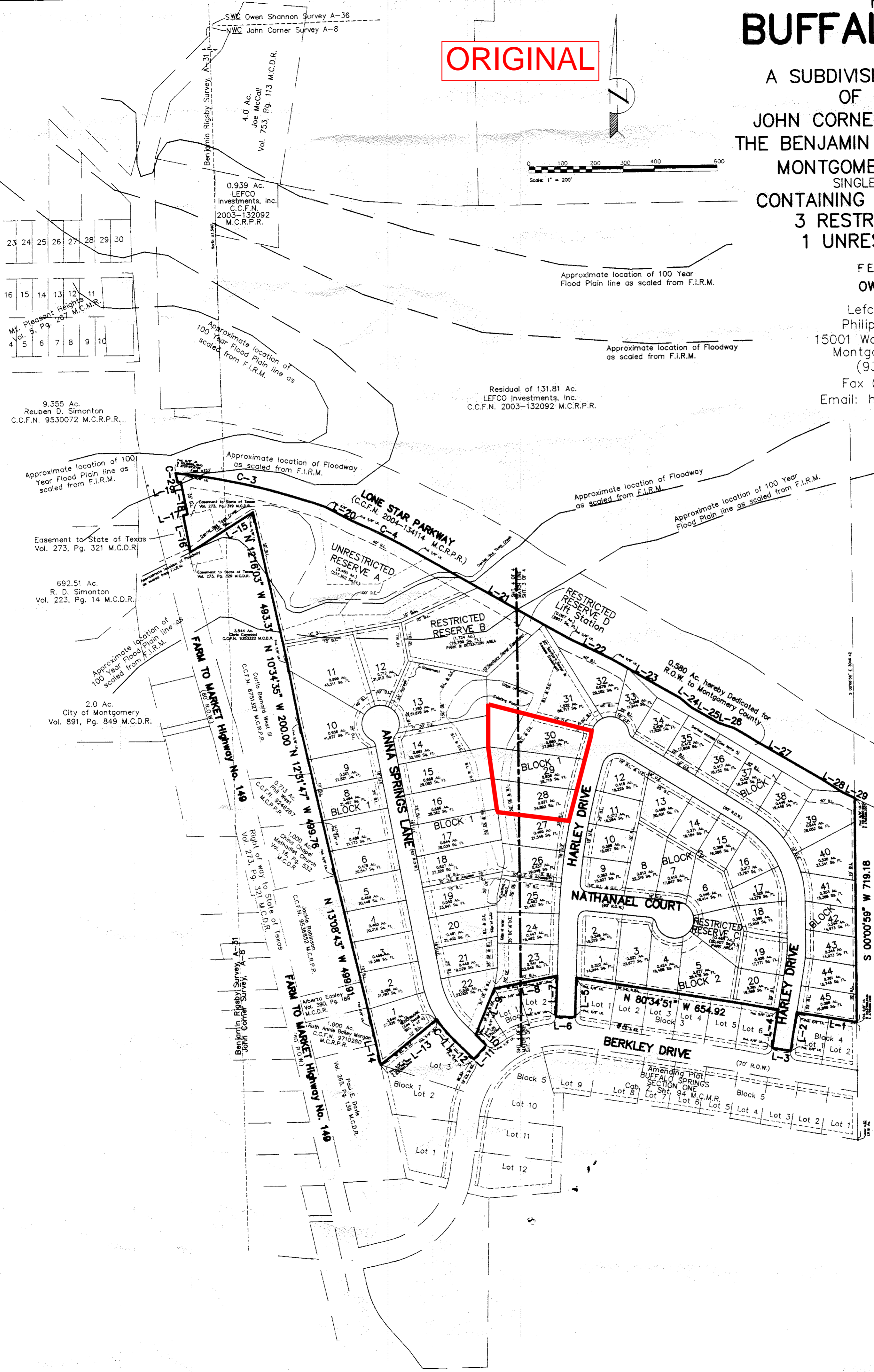
Approximate location of 100 Year
Flood Plain line as scaled from F.I.R.M.

Approximate location of Floodway
as scaled from F.I.R.M.

Residual of 131.81 Ac.
LEFCO Investments, Inc.
C.C.F.N. 2003-132092 M.C.R.P.R.

734.721 Ac.
Phillip Lefevre & wife
Holly Lefevre
C.C.F.N. 99058838 M.C.R.P.R.

Phillip Lefevre & wife
Holly Lefevre
734.721 Ac.
C.C.F.N. 99058838 M.C.R.P.R.



JEFFREY MOON
AND ASSOCIATES INC.
LAND SURVEYORS
P.O. Box 2501
Conroe, Tx 77305
(936) 756-5266
FAX (936) 756-5281

THE STATE OF TEXAS:
COUNTY OF MONTGOMERY:
THAT RANDY BURLEIGH, LORETTA BURLEIGH AND HERSEL HARRISONHEREIN ACTING INDIVIDUALLY OR THROUGH THE UNDERSIGNED DULY AUTHORIZED AGENTS, DOES HEREBY ADOPT THIS PLAT DESIGNATING THE HEREIN DESCRIBED REAL PROPERTY AS THE BUFFALO SPRINGS SECTION 2 PARTIAL REPLAT NO. 1 SUBDIVISION, AND DOES HEREBY MAKE SUBDIVISION OF SAID PROPERTY ACCORDING TO THE LINES, STREETS, ALLEYS, PARKS, AND EASEMENTS THEREIN SHOWN, AND DEDICATE TO PUBLIC USE FOREVER ALL AREAS SHOWN ON THIS PLAT AS STREETS, ALLEYS, PARKS, AND EASEMENTS, EXCEPT THOSE SPECIFICALLY INDICATED AS PRIVATE; AND DOES HEREBY WAIVE ANY CLAIMS FOR DAMAGES OCCASIONED BY THE ESTABLISHING OF GRADES AS APPROVED FOR THE STREETS AND ALLEYS DEDICATED, OR OCCASIONED BY THE ALTERATION OF THE SURFACE OF ANY PORTION OF STREETS OR ALLEYS TO CONFORM TO SUCH GRADES AND DOES HEREBY BIND OWNER, AND OWNER’S SUCCESSORS AND ASSIGNS TO WARRANT AND FOREVER DEFEND THE TITLE TO THE LAND SO DEDICATED.

OWNER HEREBY CERTIFIES THAT OWNER HAS OR WILL COMPLY WITH ALL APPLICABLE REGULATIONS OF THE CITY, AND THAT A ROUGH PROPORTIONALITY EXISTS BETWEEN THE DEDICATIONS, IMPROVEMENTS, AND EXACTIONS REQUIRED UNDER SUCH REGULATIONS AND THE PROJECTED IMPACT OF THE SUBDIVISION.

FURTHER, WE DO HEREBY DECLARE THAT ALL PARCELS OF LAND DESIGNATED AS LOTS ON THIS PLAT ARE ORIGINALLY INTENDED FOR THE CONSTRUCTION OF RESIDENTIAL UNITS THEREON AND SHALL BE RESTRICTED FOR THE SAME UNDER THE TERMS AND CONDITIONS OF SUCH RESTRICTIONS FILED SEPARATELY, UNLESS OTHERWISE NOTED.

WITNESS, MY HAND IN THE CITY OF _____, MONTGOMERY COUNTY, TEXAS,
THIS _____ DAY OF _____, 20_____.

BY: _____ BY: _____
RANDY BURLEIGH, OWNER LORETTA BURLEIGH, OWNER

WITNESS, MY HAND IN THE CITY OF _____, MONTGOMERY COUNTY, TEXAS,
THIS _____ DAY OF _____, 20_____.

BY: _____
HERSEL HARRISON, OWNER

STATE OF TEXAS:
COUNTY OF MONTGOMERY:

BEFORE ME, THE UNDERSIGNED AUTHORITY, ON THIS DAY PERSONALLY APPEARED RANDY BURLEIGH AND LORETTA BURLEIGH, KNOWN TO ME TO BE THE PERSONS WHOSE NAMES ARE SUBSCRIBED TO THE FOREGOING INSTRUMENT, AND ACKNOWLEDGED TO ME THE THEY EXECUTED THE SAME FOR PURPOSES AND CONSIDERATION THEREIN SET FORTH AND THE SAME SAID LORETTA BURLEIGH, 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 _____ DAY OF _____, 20_____.

NOTARY PUBLIC IN AND FOR

COUNTY, TEXAS
MY COMMISSION EXPIRES _____

STATE OF TEXAS:
COUNTY OF MONTGOMERY:

BEFORE ME, THE UNDERSIGNED AUTHORITY, ON THIS DAY PERSONALLY APPEARED HERSEL HARRISON, KNOWN TO ME TO BE THE PERSONS WHOSE NAME IS SUBSCRIBED TO THE FOREGOING INSTRUMENT AND ACKNOWLEDGED TO ME THAT HE EXECUTED THE SAME FOR THE PURPOSES AND CONSIDERATIONS THEREIN EXPRESSED.

GIVEN UNDER MY HAND AND SEAL OF OFFICE,

THIS _____ DAY OF _____, 20_____.

NOTARY PUBLIC IN AND FOR

COUNTY, TEXAS
MY COMMISSION EXPIRES _____

BUFFALO SPRINGS SECTION 2 PARTIAL REPLAT NO. 1

BEING A SUBDIVISION OF 2.095 ACRES OF LAND
IN THE JOHN CORNER SURVEY, A - 8,
IN THE CITY OF MONYGOMERY
IN MONTGOMERY COUNTY, TEXAS,

BEING A REPLAT OF LOTS 28, 29 AND 30 IN BLOCK 1
OF BUFFALO SPRINGS, SECTION 2, A SUBDIVISION
ACCORDING TO THE MAP AND OR PLAT THEREOF
RECORDED IN CABINET Z, SHEET 641 OF THE
MAP RECORDS OF MONTGOMERY COUNTY, TEXAS

CONTAINING: 2 RESIDENTIAL LOTS
IN 1 BLOCK

OWNER/DEVELOPER
HERSEL HARRISON
122 HARLEY DRIVE
MONTGOMERY, TEXAS, 77356
PHONE: (936) 346-1739
EMAIL: WEN.DELL57@YAHOO.COM
(AS TO LOT 28, BLOCK 1)

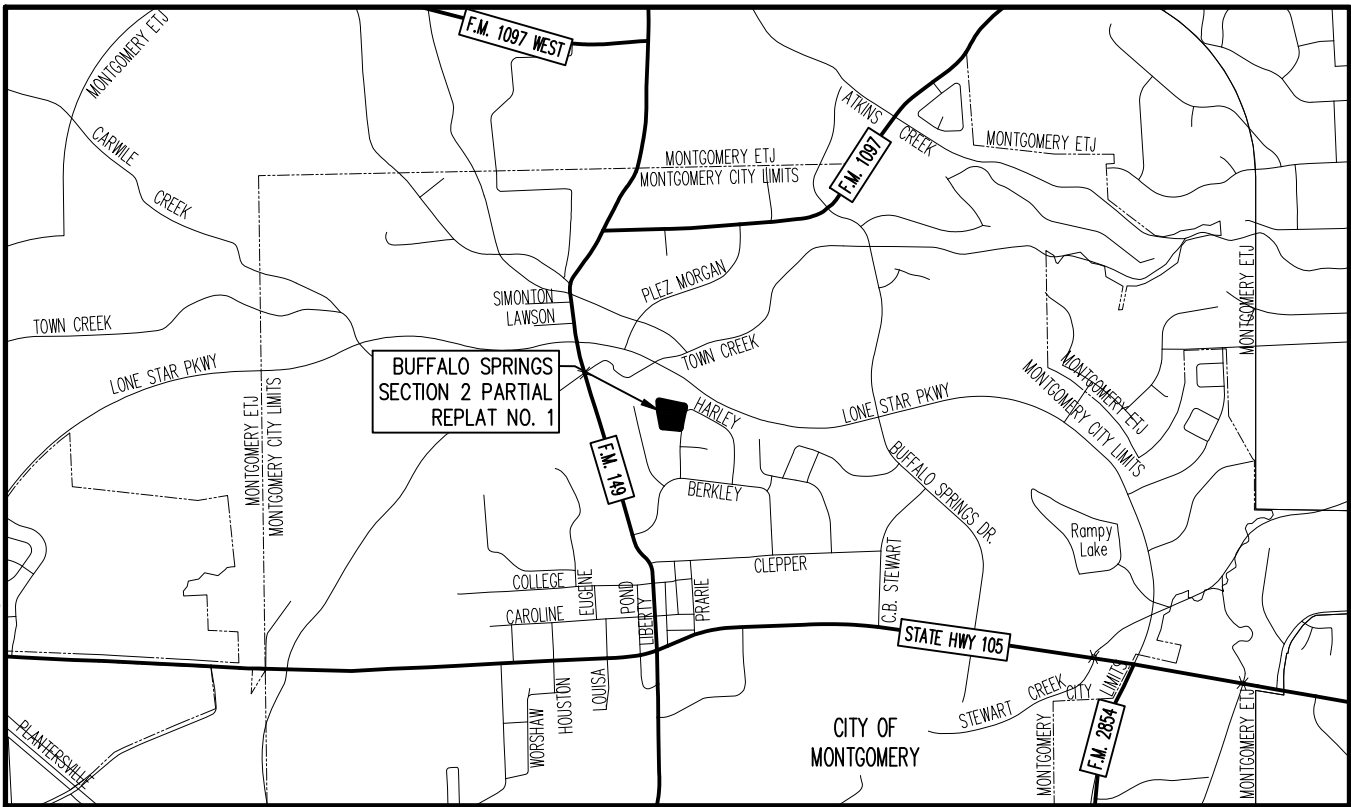
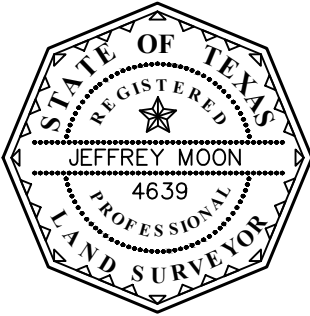
MARCH 2025

OWNER/DEVELOPER
RANDY & LORETTA BURLEIGH
130 HARLEY DRIVE
MONTGOMERY, TEXAS, 77356
PHONE: (832) 217-8462
EMAIL: RLBURLE1@GMAIL.COM
(AS TO LOTS 29 & 30, BLOCK 1)

SURVEYOR’S CERTIFICATION

THAT I JEFFREY MOON, DO HEREBY CERTIFY THAT I PREPARED THIS PLAT FROM AN ACTUAL AND ACCURATE SURVEY OF THE LAND AND THAT THE CORNER MONUMENTS SHOWN THEREOF WERE PROPERLY PLACED UNDER MY PERSONAL SUPERVISION, IN ACCORDANCE WITH THE SUBDIVISION REGULATIONS OF THE CITY OF MONTGOMERY, TEXAS. THE PURPOSE OF THIS REPLAT IS TO COMBINE EXISTING LOTS 28, 29 AND 30 IN BLOCK 1 OF BUFFALO SPRINGS, SECTION 2 SUBDIVISION INTO 2 LOTS.

JEFFREY MOON
REGISTERED PROFESSIONAL
LAND SURVEYOR NO. 4639



VICINITY MAP = NOT TO SCALE
MONTGOMERY COUNTY, TEXAS

I THE UNDERSIGNED, ENGINEER FOR THE CITY OF MONTGOMERY, HEREBY CERTIFY THAT THIS SUBDIVISION PLAT CONFORMS TO ALL REQUIREMENTS OF THE SUBDIVISION REGULATIONS OF THE CITY AS TO WHICH HIS APPROVAL IS REQUIRED.

BY: _____
CITY ENGINEER – MONTGOMERY, TEXAS

THIS PLAT AND SUBDIVISION HAS BEEN SUBMITTED TO AND CONSIDERED BY THE CITY PLANNING AND ZONING COMMISSION, AND IS HEREBY APPROVED BY SUCH COMMISSION.

DATED THIS _____ DAY OF _____, 20_____.

BY: _____
CHAIRPERSON PLANNING AND ZONING COMMISSION

THIS PLAT AND SUBDIVISION HAS BEEN SUBMITTED TO AND CONSIDERED BY THE CITY COUNCIL OF THE CITY OF MONTGOMERY, TEXAS, AND IS HEREBY APPROVED BY SUCH COUNCIL.

DATED THIS _____ DAY OF _____, 20_____.

BY: _____
SARA COUNTRYMAN, MAYOR

ATTEST: _____
RUBY BEAVEN, CITY SECRETARY

STATE OF TEXAS:
COUNTY OF MONTGOMERY:

I, L. BRANDON STEINMANN, CLERK OF THE COUNTY COURT OF MONTGOMERY COUNTY, TEXAS, DO HEREBY CERTIFY THAT THE WITHIN INSTRUMENT WITH IT’S CERTIFICATE OF AUTHENTICATION WAS FILED FOR REGISTRATION IN MY OFFICE ON _____, 20_____ AT _____ O’CLOCK _____.M., AND DULY RECORDED ON _____, 20_____ AT _____ O’CLOCK _____.M., IN CABINET _____, SHEET _____, OF RECORD OF _____ FOR SAID COUNTY.

WITNESS MY HAND AND SEAL OF OFFICE, AT CONROE, MONTGOMERY COUNTY, TEXAS, THE DAY AND DATE LAST WRITTEN ABOVE.

L. BRANDON STEINMANN, CLERK, COUNTY COURT
MONTGOMERY COUNTY, TEXAS

BY: _____ DEPUTY

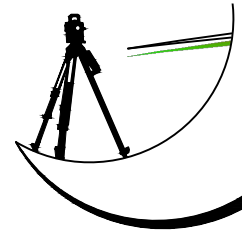
BENCHMARK DETAIL (NOT TO SCALE)

THE SITE BENCHMARK CONSISTS OF A THREE INCH BRASS DISK IN A SIX INCH CONCRETE COLUMN, & STAMPED "BS2R1" ELEV. = 263.67 BASED ON NAVD88 GEOID 12B.

BENCHMARK SHOWN HEREON IS BASED ON THE FOLLOWING:

- A) REFERENCED TO CITY OF MONTGOMERY MARKED (MONT 1) ELEVATION= 239.70’ BASED ON NAVD88 GEOID 99
- B) REFERENCED TO CITY OF MONTGOMERY MARKED (MONT 5) ELEVATION= 245.59’ BASED ON NAVD88 GEOID 99

JEFFREY MOON & ASSOCIATES, INC.



LAND SURVEYORS
www.moonsurveying.com
TBPELS FIRM No. 10112200
P.O. Box 2501 Conroe Texas 77305
PHONE: (936)756-5266
FAX: (936)756-5281

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BUFFALO SPRINGS SECTION 2 PARTIAL REPLAT NO. 1

BEING A SUBDIVISION OF 2.095 ACRES OF LAND
IN THE JOHN CORNER SURVEY, A - 8,
IN THE CITY OF MONTGOMERY
IN MONTGOMERY COUNTY, TEXAS,

BEING A REPLAT OF LOTS 28, 29 AND 30 IN BLOCK 1
OF BUFFALO SPRINGS, SECTION 2, A SUBDIVISION
ACCORDING TO THE MAP AND OR PLAT THEREOF
RECORDED IN CABINET Z, SHEET 641 OF THE
MAP RECORDS OF MONTGOMERY COUNTY, TEXAS

CONTAINING: 2 RESIDENTIAL LOTS
IN 1 BLOCK

OWNER/DEVELOPER
HERSHEL HARRISON
122 HARLEY DRIVE
MONTGOMERY, TEXAS, 77356
PHONE: (936) 346-1739
EMAIL: WEN.DELL57@YAHOO.COM
(AS TO LOT 28, BLOCK 1)

MARCH 2025

OWNER/DEVELOPER
RANDY & LORETTA BURLEIGH
130 HARLEY DRIVE
MONTGOMERY, TEXAS, 77356
PHONE: (832) 217-8462
EMAIL: RLBURLE1@GMAIL.COM
(AS TO LOTS 29 & 30, BLOCK 1)

- NOTES:
- ALL BEARINGS AND COORDINATES SHOWN HEREON ARE GRID AND BASED UPON THE TEXAS STATE PLANE COORDINATE SYSTEM, NAD 83, TEXAS CENTRAL ZONE (2002 ADJ.) (FIPS 4203) AND MAY BE BROUGHT TO THE SURFACE BY APPLYING A COMBINED SCALE FACTOR OF 1.00006296. ALL DISTANCES SHOWN HEREON ARE GROUND MEASUREMENTS.
 - 5/8 INCH IRON RODS 18 INCHES IN LENGTH WITH SURVEY CAP MARKED "JEFF MOON R.P.L.S. 4639" SET AT ALL LOT CORNERS, ANGLE POINTS AND POINTS OF CURVATURE UNLESS OTHERWISE NOTED.
 - THE SUBJECT PROPERTY LIES IN ZONE "X", AN AREA DETERMINED TO BE OUTSIDE THE 1% ANNUAL CHANCE OF FLOOD HAZARD (100 YEAR FLOODPLAIN) ACCORDING TO F.I.R.M. PANEL NO. 48339C0200G, WITH AN EFFECTIVE DATE OF AUGUST 18, 2014.
 - ALL LOTS WITHIN THIS SUBDIVSION ARE SUBJECT TO A FIVE FOOT (5') SIDE BUILDING LINE, DRAINAGE EASEMENT AND UTILITY EASEMENTS
 - (LOT 28) CONVEYED IN DEED TO HERSHEL HARRISON RECORDED UNDER COUNTY CLERK'S FILE NUMBER 2022-059085 OF THE REAL PROPERTY RECORDS OF MONTGOMERY COUNTY, TEXAS.
 - (LOTS 29 & 30) CONVEYED IN DEED TO RANDY AND LORETTA BURLEIGH RECORDED UNDER COUNTY CLERK'S FILE NUMBERS 2009-038391 AND 2013-063682 OF THE REAL PROPERTY RECORDS OF MONTGOMERY COUNTY, TEXAS.
 - SUBJECT TO COVENANTS, CONDITIONS AND RESTRICTIONS AS SET OUT UNDER CLERK'S FILE NUMBERS 2007-024054, 2013-063682, 2019-024679, 2021-165171, 2021-165172, 2021-165173, 2021-165174, 2021-165182, 2023-113396, 2023-113397, 2023-113398, 2023-113399 AND 2023-113400 AND PER PLAT OF BUFFALO SPRINGS, SECTION 2 AS RECORDED IN CABINET Z, SHEET 641 OF THE MAP RECORDS OF MONTGOMERY COUNTY, TEXAS.
 - STANDARD ABBREVIATIONS:
B.L. BUILDING LINE
U.E. UTILITY EASEMENT
D.E. DRAINAGE EASEMENT
S.S.E. SANITARY SEWER EASEMENT
FND. FOUND
I.R. IRON ROD
I.P. IRON PIPE
R.O.W. RIGHT-OF-WAY
VOL. VOLUME
PG. PAGE
CAB. CABINET
SHT. SHEET
C.C.F.N. COUNTY CLERK'S FILE NUMBER
D.R.M.C.T. DEED RECORDS OF MONTGOMERY COUNTY, TEXAS
M.R.M.C.T. MAP RECORDS OF MONTGOMERY COUNTY, TEXAS
R.P.R.M.C.T. REAL PROPERTY RECORDS OF MONTGOMERY COUNTY, TEXAS

CURVE TABLE				
CURVE #	LENGTH	RADIUS	DELTA	CHORD BEARING & DISTANCE
C1	16.13	60.00	015° 24' 11"	S07° 28' 59"W 16.08
C2	8.17	25.00	018° 43' 54"	S09° 08' 51"W 8.14
C3	272.96	2100.00	007° 26' 51"	S14° 47' 23"W 272.77



JEFFREY MOON & ASSOCIATES, INC.
LAND SURVEYORS
www.moonsurveying.com
TBPELS FIRM No. 10112200
P.O. Box 2501 Conroe Texas 77305
PHONE: (936)756-5266
FAX: (936)756-5281

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Montgomery City Council
AGENDA REPORT

Meeting Date: 05/27/2025	Budgeted Amount: NONE
Department: Administration	Prepared By: WGA

Subject

Consideration and Possible action on a variance request related to the required minimum lot size, front yard setback and side yard setbacks for The Villages of Montgomery development (Dev. No. 2502).

Recommendation

WGA has no objections to the variance request and recommends the approval of the variances as presented.

Discussion

The Engineer's Memo and the Variance Application are attached.

The Developer is requesting a variance to the City's code of ordinances Section 98-122 (a) & (b) for lot sizes, building lines and side yard setbacks for 71 single-family residential lots.

Section 98-122 (a)(1): This variance would allow for 10' front yard setbacks from the typical 25' setback.

Section 98-122 (a)(2): This variance would allow for 5' side yard setbacks from the typical 10' setbacks.

Section 98-122(b)(1): The proposed variances would allow for the minimum lot size to be 4,950sf from the typical 9,000sf.

Section 98-122 (b)(2): This variance request is to allow for a minimum 45' lot width from the typical 75' width, and 110' depth from the typical 120' depth.

The Variances were approved by the Planning & Zoning Commission at the May 6th Meeting, with the condition that parking is not permitted in the proposed alleys.

Approved By

City Staff	Ruby Beaven	Date: 05/15/2025
------------	-------------	------------------



CITY OF MONTGOMERY

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

May 7, 2025

Mayor Countryman
City Council Members

RE: Planning and Zoning Commission Recommendation

Mayor and City Council Members,

On May 6, 2025, the City of Montgomery Planning and Zoning Commission (the Commission) considered the variance request related to the minimum side lot setback, minimum front setback, minimum lot area, and minimum lot width for 71 single-family residential lots at the proposed Villages of Montgomery development, pursuant to Section 78-28 of the City of Montgomery Code of Ordinances ("the Code"):

Sec. 78-28. - Variances.

When a subdivider or developer can show that a provision of this chapter would cause unnecessary hardship if strictly adhered to, or where because of some condition peculiar to the site or the unique nature of the development compliance with this chapter is not consistent with or required by good engineering and planning practices, and if in the opinion of the city council, planning and zoning commission and the city engineer, a departure from this chapter may be made without destroying the intent of this chapter, the city council may authorize a variance.

Upon reviewing the request with the supporting information, the Commission recommends, to the City Council, approval of the variance requests as follows:

- Proposed 10' front yard setback; from the required 25' front yard setback (Sec. 98-122(a)(1))
- Proposed 5' side yard setback; from the required 10' side yard setback (Sec. 98-122(a)(2))
- Proposed 4,950 sf lot area; from the required 9,000 sf lot area (Sec. 98-122(b)(1))
- Proposed 45' lot width; from the required 75' lot width (Sec. 98-122(b)(2))
- Proposed 110' lot depth; from the required 120' lot depth (Sec. 98-122(b)(3))

And, subject to the incorporation of no parking in the alley way:

The motion passed with a vote of 5-0.

Respectfully,

Corinne Tilley
Code Enforcement Officer
Planning/Zoning Administrator



April 30, 2025

The Planning and Zoning Commission
City of Montgomery
101 Old Plantersville Road
Montgomery, Texas 77316

Re: Variance Request
Villages of Montgomery (Dev. No. 2502)
City of Montgomery

Dear Commissioners:

Parkside Capital (the "Developer") plans to proceed with the Villages of Montgomery. The development will consist of approximately 7.3 acres of commercial and 42.7 acres of single-family development. The Developer is requesting the following variances from the City's Code of Ordinances:

- Section 98-122 (a)(1) Minimum Side Lot Setback: Requesting 5' setbacks from 10' requirement.
- Section 98-122 (a)(2) Minimum Front Setback: Requesting 10' front setback from 25' requirement.
- Section 98-122 (b)(1) Minimum Lot Area: Requesting 4,950 sf from 9,000 sf requirement.
- Section 98-122 (b)(2) Minimum Lot Width: Requesting minimum lot width of 45' from 75' requirement.

Enclosed you will find the request for variance as submitted by the engineer for the development. It is important to note that the Developer is proposing more than the minimum required compensating green space for the lot size variance as well as dedicating additional right-of-way for the proposed boulevard. We do not offer any engineering objections to the variances as requested.

Approval of the requested variances does not constitute plan approval and only allows the Developer to further refine the proposed plat and site plans, which will require the full review and approval of the City.

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

Sincerely,

Chris Roznovsky, PE
City Engineer

CVR/zlgt

Z:\00574 (City of Montgomery)_900 General Consultation\Correspondence\Letters\2025\2025.04.29 MEMO to P&Z Villages of Montgomery Variance Request.docx

Enclosures: Variance Request

Cc (via email): Ms. Corinne Tilley – City of Montgomery, Planning & Development Administrator & Code Enforcement Officer

Mr. Anthony Solomon – City of Montgomery, Interim City Administrator and Police Chief

Ms. Ruby Beaven – City of Montgomery, City Secretary

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



L SQUARED ENGINEERING
MUNICIPAL COMMERCIAL RESIDENTIAL

3307 W Davis Suite 100
Conroe, TX 77304
P: 936-647-0420 F: 936-647-2366
www.L2Engineering.com

March 11, 2025

City of Montgomery
101 Old Plantersville Road
Montgomery, TX 77316

RE: Variance request for The Villages of Montgomery

According to Sections 78 and 98 of the City of Montgomery Code of Ordinances, residential lots are required to have a minimum lot width of 75 feet, a minimum lot size of 9,000 square feet, front setback of 25' and side lot setbacks of 10 feet. The proposed development includes approximately 71 single-family residential lots with a minimum lot size of 45 feet by 110 feet with 10' front setbacks and 5-foot side setbacks, designed as alley-loaded lots. Additionally, approximately 65 single-family lots will have a minimum lot size of 50 feet by 100 feet with 5-foot side setbacks and will be garage-loaded.

We believe the variance requests are justified for the following reasons:

- The proposed development will incorporate both residential and commercial components. Most of the residential homes will feature enhanced streetscapes with landscaping, trees, and other aesthetic elements, as they will be rear-loaded via alleys, eliminating the need for front-facing driveways and garages.
- The developer is dedicating additional developable space to include a boulevard road with landscaped medians, further enhancing the streetscape for alley-loaded homes.
- The boulevard roadway for alley-loaded homes will also prevent on-street parking, ensuring a safer and more aesthetically pleasing neighborhood environment.

It is for the above-mentioned reasons that we feel the variance requests should be considered and approved. Please feel free to contact me at 936-647-0420 if you have any questions or concerns.

Thank you,

Jonathan White, PE
L Squared Engineering
Vice President
936-647-0420
Jwhite@L2engineering.com

Attachments: Variance Request Applications, Land Plan





Variance Request Application

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

Item 10.

Upon completion return application to dmccorquodale@ci.montgomery.tx.us

Contact Information

DEVELOPER: (s): Parkside Capital
Address: 3003 W Alabama Houston, TX Zip Code: 77098
Email Address: brett.walker@parksidecap.com Phone: _____
Applicants: Same As Above
Address: _____
Email Address: _____ Phone: _____

Parcel Information

Property Identification Number (MCAD R#): R274708, R222387, R124056
Legal Description: 50 acres +/- in the Montgomery Townsite Subdivision
Street Address or Location: West of Caroline St and North of SH 105
Acreage: 50+/- Present Zoning: Commercial / Residential Present Land Use: Commercial / Residential

Variance Request

Applicant is requesting a variance from the following:

City of Montgomery Ordinance No.: 2014-03 Section(s): 98-122

Ordinance wording as stated in Section (98-122):

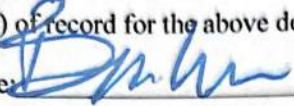
(a)(1) There shall be a front yard having a depth of not less than 25' from the property line.

Detail the variance request by comparing what the ordinance states to what the applicant is requesting:

The request is for a 10' front building line

Signatures

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

Signature: 

Date:

3/12/25

Signature: _____

Date: _____

Signature: _____

Date: _____

*Note: Signatures are required for all owners of record for the property proposed for variance. Attach additional signatures on a separate sheet of paper.****Additional Information***

The following information must also be submitted:

☐ Cover letter on company letterhead stating what is being asked. ☐

A site plan.

☐ All applicable fees and payments.☐ The application from must be signed by the owner/applicant. If the applicant is not the owner, written authorization from the owner authorizing the applicant to submit the variance request shall be submitted.**Date Received***Office Use*



Variance Request Application

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

Upon completion return application to dmccorquodale@ci.montgomery.tx.us

Contact Information

DEVELOPER: (s): Parkside Capital
Address: 3003 W Alabama Houston, TX Zip Code: 77098
Email Address: brett.walker@parksidecap.com Phone: _____
Applicants: Same As Above
Address: _____
Email Address: _____ Phone: _____

Parcel Information

Property Identification Number (MCAD R#): R274708, R222387, R124056
Legal Description: 50 acres +/- in the Montgomery Townsite Subdivision
Street Address or Location: West of Caroline St and North of SH 105
Acreage: 50+/- Present Zoning: Commercial / Residential Present Land Use: Commercial / Residential

Variance Request

Applicant is requesting a variance from the following:

City of Montgomery Ordinance No.: 2014-03 Section(s): 78-88

Ordinance wording as stated in Section (78-88):
(C) Minimum lot width is 75'

Detail the variance request by comparing what the ordinance states to what the applicant is requesting:

See cover letter

Signatures

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

Signature:  Date: 3/7/25

Signature: _____ Date: _____

Signature: _____ Date: _____

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

Additional Information

The following information must also be submitted:

☐ Cover letter on company letterhead stating what is being asked. ☐

A site plan.

☐ All applicable fees and payments.

☐ The application from must be signed by the owner/applicant. If the applicant is not the owner, written authorization from the owner authorizing the applicant to submit the variance request shall be submitted.

Date Received

Office Use



Variance Request Application

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

Upon completion return application to dmccorquodale@ci.montgomery.tx.us

Contact Information

DEVELOPER: (s): Parkside Capital
 Address: 3003 W Alabama Houston, TX Zip Code: 77098
 Email Address: brett.walker@parksidecap.com Phone: _____
 Applicants: Same As Above
 Address: _____
 Email Address: _____ Phone: _____

Parcel Information

Property Identification Number (MCAD R#): R274708, R222387, R124056
 Legal Description: 50 acres +/- in the Montgomery Townsite Subdivision
 Street Address or Location: West of Caroline St and North of SH 105
 Acreage: 50+/- Present Zoning: Commercial / Residential Present Land Use: Commercial / Residential

Variance Request

Applicant is requesting a variance from the following:

City of Montgomery Ordinance No.: 2014-03 Section(s): 98-122

Ordinance wording as stated in Section (98-122):

(a)(2) There shall be a side yard on each side of the lot having a width of not less than 10'

Detail the variance request by comparing what the ordinance states to what the applicant is requesting:

See cover letter

Signatures

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

Signature:  Date: 3/7/25

Signature: _____ Date: _____

Signature: _____ Date: _____

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

Additional Information

The following information must also be submitted:

☐ Cover letter on company letterhead stating what is being asked. ☐

A site plan.

☐ All applicable fees and payments.

☐ The application from must be signed by the owner/applicant. If the applicant is not the owner, written authorization from the owner authorizing the applicant to submit the variance request shall be submitted.

Date Received

Office Use



Variance Request Application

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

Upon completion return application to dmccorquodale@ci.montgomery.tx.us

Contact Information

DEVELOPER: (s): Parkside Capital
Address: 3003 W Alabama Houston, TX Zip Code: 77098
Email Address: brett.walker@parksidecap.com Phone: _____
Applicants: Same As Above
Address: _____
Email Address: _____ Phone: _____

Parcel Information

Property Identification Number (MCAD R#): R274708, R222387, R124056
Legal Description: 50 acres +/- in the Montgomery Townsite Subdivision
Street Address or Location: West of Caroline St and North of SH 105
Acreage: 50+/- Present Zoning: Commercial / Residential Present Land Use: Commercial / Residential

Variance Request

Applicant is requesting a variance from the following:

City of Montgomery Ordinance No.: 2014-03 Section(s): 78-88

Ordinance wording as stated in Section (78-88): _____

(e) No building shall be constructed on or moved onto any lots of less than 9,000 square feet

Detail the variance request by comparing what the ordinance states to what the applicant is requesting:

See cover letter

Signatures

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

Signature:  Date: 3/7/25

Signature: _____ Date: _____

Signature: _____ Date: _____

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

Additional Information

The following information must also be submitted:

☐ Cover letter on company letterhead stating what is being asked. ☐

A site plan.

☐ All applicable fees and payments.

☐ The application form must be signed by the owner/applicant. If the applicant is not the owner, written authorization from the owner authorizing the applicant to submit the variance request shall be submitted.

Date Received

Office Use



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LOT SUMMARY

45'x110' (ALLEY LOAD)	69 LOTS	50%
50'x110' (FRONT LOAD)	68 LOTS	50%

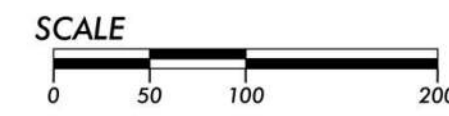
TOTAL 137 LOTS

a schematic plan for
VILLAGES AT MONTGOMERY
±50.4 ACRES OF LAND
prepared for

GRACEPOINT HOMES



24275 Katy Freeway, Ste. 200
Katy, Texas 77494
Tel: 281-810-1422



MTA-I-730A
APRIL 21, 2025



Parkland Row 42' – Abney 4867



Parkland Row 50' – Crowson 4188





Montgomery City Council
AGENDA REPORT

Meeting Date: 05/27/2025	Budgeted Amount: NONE
Department: Administration	Prepared By: WGA

Subject

Consideration and possible action on authorizing WGA to complete an Utility and Economic Feasibility Study Amendment on the BCS Capital development (Dev. No. 2415).

Recommendation

WGA and Staff recommend the authorizing WGA to complete an Utility and Economic Feasibility Study Amendment on the BCS Capital development.

Discussion

The Engineer's Memo and supporting documents are attached.

The Developer acquired the 6.591-acre tract adjacent to the previously proposed development. The revised proposed development falls on a 39-acre tract, directly behind Ransom's Steakhouse.

The Developer is proposing a mixed-use development consisting of multi-family and commercial pads. The subject tract is currently zoned both PD – Planned Development, and B – Commercial, and would require rezoning and approval from the Buffalo Springs Architectural Advisory Committee prior to receiving service. The proposed development would also be subject to impact fees for the required public utility extensions related to the project.

As a reminder, Feasibility Study was accepted by the Council on January 28, 2025.

Approved By

City Staff	Ruby Beaven	Date: 05/15/2025
------------	-------------	------------------



BCS Capital Feasibility Study Amendment

(Dev. No. 2415)

City of Montgomery

WGA Proposal No. P2025-010

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

PROJECT UNDERSTANDING

WGA understands BCS (the "Developer") has requested to amend the previously completed feasibility study report to analyze the feasibility to serve the proposed 32-acre tract and newly purchased 6.6-acre tract (this portion was not previously analyzed in the initial feasibility study) that are being proposed for commercial and multi-family development situated south of the C.B. Stewart and Buffalo Springs Dr. intersection.

SCOPE OF SERVICES

Per our understanding of the requirements of the service we have developed the following scope of work:

1) Feasibility Report Amendment:

- a) Update water and wastewater projections based on the revised land plan.
- b) Identify any required upgrades to the water, wastewater or roadway system in order to serve the development.
- c) Prepare cost estimates for the identified public infrastructure improvements.
- d) Prepare updated feasibility report based on the new analysis.

ASSUMPTIONS AND EXCLUSIONS

- The land plan provided by the Developer on May 12, 2025 is what WGA will be basing their projections, and calculations on.
- Any updates to the site plan will result in a delay in completion of the feasibility study amendment

ANTICIPATED SCHEDULE

Client Authorization	1	Calendar Days
Feasibility Study Amendment	30	Calendar Days
	31	Calendar Days

Delays outside Engineers control are not included and could impact estimated schedule for the project.



ENGINEERING COST

COMPENSATION SUMMARY		
The Services set forth in the Proposal will be compensated on the following basis:		
Phase Name	Fee Type	Standard Fee
Surveying and Geotechnical Services	LS	\$3,000
Total Proposed Engineering Fees		\$3,000

* This amount only includes the cost required to complete the feasibility study amendment and presentation to Council. An additional escrow deposit will be required should the Developer request to continue with the development.

Regards,

Chris Roznovsky, PE
Partner/Practice Leader

05/19/2025

Date



L SQUARED ENGINEERING
MUNICIPAL COMMERCIAL RESIDENTIAL

3307 W. Davis, Suite 100
Conroe, Texas 77304
P: 936-647-0420 F: 936-647-2366
www.L2Engineering.com

May 12, 2025

The City of Montgomery
101 Old Plantersville Rd
Montgomery, TX 77356

Re: Feasibility Study Amendment
Add 6 +/- acres to BCS Capital Group, LLC (Dev. No. 2415)

To Whom It May Concern:

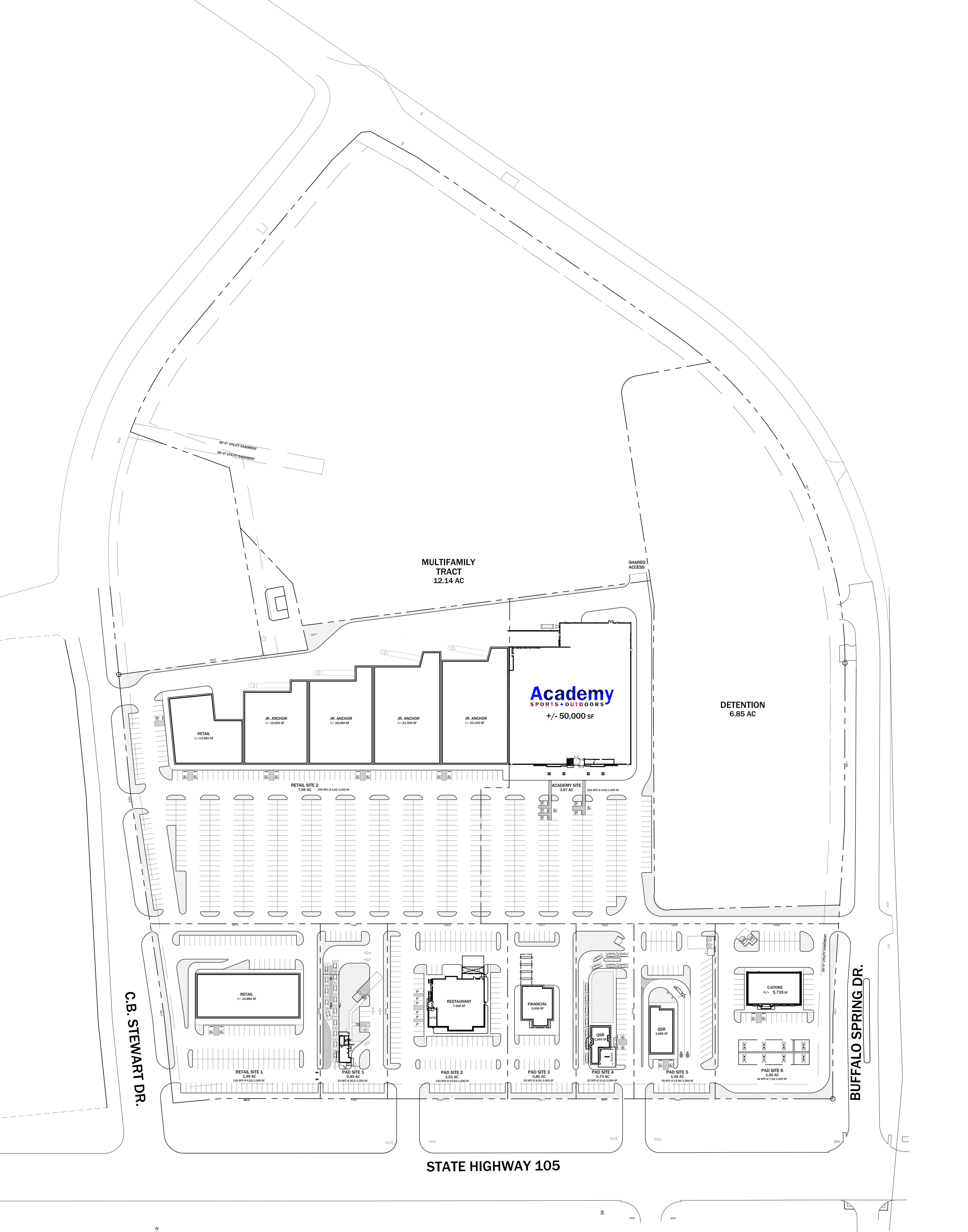
A feasibility study for BCS Capital Group, LLC was conducted and completed in January of 2025 by the City of Montgomery. It is our request to amend this feasibility study to add a 6.591-acre tract of land location at the northeastern corner of CB Stewart Drive and SH 105. An updated overall site plan is attached, along with the utility capacity demand calculations.

Please let me know if you have any questions or concerns.

Thank you,

Jonathan White
Vice President





01 SITE PLAN - OPT 2
SCALE: 1" = 50'-0"

**Re: BCS Capital Group, LLC Capacity
Calculations**

Job No. 11079

L Squared Engineering

Prepared By: Jonathan White, PE

Updated: May 12, 2025



Section	Development Size	Development Size	Service Unit Equivalent (SUE)	GPD
	Acres	SF or Units		
Retail Site 1	1.99	14880	0.000281	4.2
Retail Site 2	7.56	92120	0.000281	25.9
Academy Site	1.99	50000	0.000281	14.1
Pad Site 1 (QSR)	0.85	865	0.0021	1.8
Pad Site 2 (Restaurant)	1.51	7926	0.0033	26.2
Pad Site 3 (Retail)	0.86	3950	0.000237	0.9
Pad Site 4 (QSR)	0.73	1949	0.0021	4.1
Pad Site 5 (QSR)	1.02	3686	0.0021	7.7
Multifamily	12.14	270	1	270.0
TOTALS	28.65			354.9

Montgomery City Council
AGENDA REPORT

Meeting Date: May 27, 2025	Budgeted Amount: See below
Department: Administration	Prepared By: Maryann Carl

Subject

Discussion and possible action to move Incode ERP Pro 10 and Municipal Justice to the Tyler Cloud/SaaS.

Recommendation

Approve moving Incode ERP Pro 10 and Municipal Justice to the Tyler Cloud.

Discussion

Currently the City hosts all Tyler Incode products on premises, meaning we have onsite servers that house all applications for court, utility billing, payroll and finance. City staff are proposing to move these applications to the cloud-based feature offered by Tyler Technology, known as SaaS.

Benefits of moving to the cloud include reduced IT overhead (time, equipment, certificates), latest technology and features, centralized updates, advanced security, and streamlined support. Attached is a flyer from Tyler that provides a bit more detail about the advantages.

Tyler is strongly encouraging clients to move to the cloud and has offered us the option to convert with all one-time conversion fees being waived at this time. With our current servers either at or close to reaching their end-of-life making this a natural time to convert. Additionally, the annual fees we recently paid for all applications will be prorated and applied to our first year of SaaS. The annual cost to move to SaaS is \$12,000 more than premise based, however, this is before taking into consideration the IT overhead, and lost productivity time due needing assistance from Tyler support specifically related to being premise based. Based on the conversion timeline, this would be an expense in FY26.

Approved By

Finance Director	Maryann Carl	Date: 5/19/2025
Interim City Administrator	Anthony Solomon	Date: 5/19/2025

Why Move to the Cloud?

6 Must-Ask Questions

The public sector's embrace of moving to the cloud is transforming the national data landscape. Local governments of all sizes, school systems, and special districts are increasingly recognizing the value of moving from on-premises servers to cloud-based, software-as-a-service (SaaS) solutions.

And the trend is accelerating. By 2026, public cloud spending will exceed 45% of all enterprise IT spending, up from less than 17% in 2021, according to Gartner.¹

Below are key questions to ask when considering moving to the cloud.



1 How Does the Cloud Influence Infrastructure Spending?

Purchasing and maintaining the infrastructure required for on-premises hosting is costly. Because of this high cost, organizations sometimes keep systems running past their ideal retirement date. The result of maintaining old systems, which may have hard-to-find replacement parts, is that organizations don't have access to the latest software and security safeguards. Cloud hosting removes the need for costly infrastructure updates.

Also, unexpected hardware failures can play havoc with IT budgets and staffing. In comparison, cloud-hosted SaaS solutions offer clear-cut costs that are easy to plan for, eliminating unexpected expenses.

The cloud makes budget planning more predictable and saves money in the long run by eliminating expensive equipment purchases and maintenance.

2 How Can the Cloud Reduce the Burden on IT Staff?

Maintaining on-premises servers 24/7 requires a sizable commitment for IT staffs already stretched thin. Removing the onus of maintaining servers frees up time for IT departments to concentrate on work that directly impacts the lives of community members. The burden of performing backups, restoring software, and maintaining data shifts from the organization to the provider.

Taking the pain out of software upgrades is a key benefit of moving to the cloud. Less disruptive and more dependable than on-premises updates, cloud-based upgrades are handled by the SaaS provider. These upgrades are typically automatic and more frequent, ensuring that software is always up-to-date. The result? You spend less time managing infrastructure and applying software and operating system upgrades.

Eliminating the management of on-premises servers frees up IT resources that can be redirected to deliver better services and solve community issues.

3 How Does the Cloud Impact Security?

Keeping data secure is a full-time job. Experienced SaaS and cloud service providers have teams of security experts to make sure data is safe. While you might think your on-premises data is secure, how confident are you that your IT resources are comprehensive enough to ensure 24/7 security?

A vendor with decades of public sector cloud experience understands the critical importance of security and will use the latest technology along with a highly skilled team of specialists to keep data secure. An established solution vendor and proven cloud environment will be managed by leading cybersecurity experts and hardened for resiliency and scale. This adds up to uninterrupted performance with reliable applications available to conduct business and meet department needs.

Equally important, a proven cloud environment provides superior disaster recovery capabilities. Unlike on-premises software solutions, which can be vulnerable to localized events such as flooding or fire, cloud-based solutions benefit from widely dispersed, redundant storage. This redundancy ensures the information is available despite disruptive localized events.

The cloud is a more reliable environment because of increased security, automated backups, and server redundancy.

4 What's the Value of Scalability in the Cloud?

We are all familiar with the rapid pace of technological change and the growing expectations of our communities. To meet these needs, the public sector must continuously improve its technology capabilities to allow residents to access government services online and via mobile devices.

As expectations evolve, so must the public sector's software systems. Increasing the capabilities of on-premises servers to handle growing demands is a costly and complicated process. On the other hand, cloud solutions are designed for scalability, so when the needs of a community grow or change, capacity can easily increase. This scaling is achieved without the need for organizations to make costly hardware purchases. Elasticity of cloud resources meets your business needs by scaling up or down as your demands change.

Because of its inherent agility and flexibility, cloud hosting is well poised to help government and school districts of all sizes in times of crisis. Whether supporting remote working or scaling up to meet the community's digital needs, the cloud is built to help the public sector meet community needs.

The scalability of cloud solutions increases functionality and eliminates the need for expensive hardware purchases that will be outdated in a few years.

5 How Does the Cloud Help with Access to the Latest Tech?

Selecting a top provider for a cloud-based SaaS system ensures access to the newest technology and software. Cloud tooling and delivery pipelines bring modern technologies and innovative applications to you quicker and with less disruption. Keeping up-to-date in a cloud environment is not dependent on budgeting for the purchase and installation of hardware or waiting for the IT staff to

deploy software upgrades. Instead, in a cloud solution, a dedicated team of specialists frequently updates hardware and software to improve functionality and ensure the latest versions are in place.

A cloud solution keeps software up-to-date, ensuring access to the latest tech functionality.

6 How Does the Cloud Affect Connectivity?

A cloud solution also keeps organizations connected internally and with their communities. It is ideal for connecting workers in the field to data systems, keeping decision-makers informed of information and progress from any location at any time, and streamlining connections for remote workers.

Finally, a cloud system is built to allow mobile functionality, which is increasingly important because, as Statista notes, more than half of all internet traffic is from mobile devices.² As mobile use continues to increase, engagement opportunities grow. The cloud enables connectivity to applications from anywhere there is internet access. Whether paying utility bills on the go or consulting online FAQs about trash pickup, community members are counting on mobile engagement.

A cloud solution enhances remote and mobile functionality for improved worker and community connections.

What is SaaS?

Software as a service (SaaS) is a subscription model in which client data is hosted in the cloud rather than on-premises. SaaS eliminates the need to install and run applications on individual servers. It streamlines maintenance and support because functions can be managed by a software provider, including applications, storage, and networking.

For more information, contact us at info@tylertech.com.

¹ Gartner. (2021). Gartner Says Four Trends Are Shaping the Future of Public Cloud. [gartner.com/en/newsroom/press-releases/2021-08-02-gartner-says-four-trends-are-shaping-the-future-of-public-cloud](https://www.gartner.com/en/newsroom/press-releases/2021-08-02-gartner-says-four-trends-are-shaping-the-future-of-public-cloud)

² Statista. (2022). Share of global mobile website traffic 2015-2021. [statista.com/statistics/277125/share-of-website-traffic-coming-from-mobile-devices/](https://www.statista.com/statistics/277125/share-of-website-traffic-coming-from-mobile-devices/)

Montgomery City Council
AGENDA REPORT

Meeting Date: May 27, 2025	Budgeted Amount: N/A
Department: Municipal Court	Prepared By: Kimberly Duckett

Subject

Municipal Court Report for April 2025

Recommendation

Discussion

Approved By

Anthony Solomon

Interim City Administrator

Date: May 16, 2025



CITY OF MONTGOMERY MUNICIPAL COURT

APRIL 2025

KIMBERLY DUCKETT, COURT ADMINISTRATOR

Comparison Chart

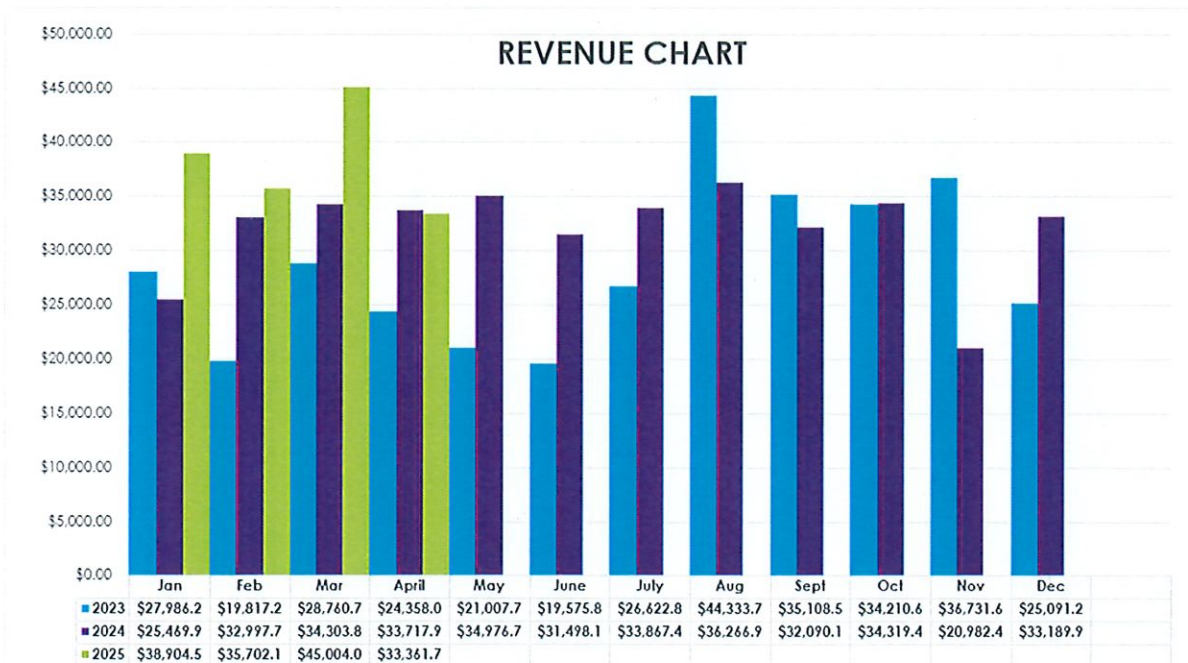
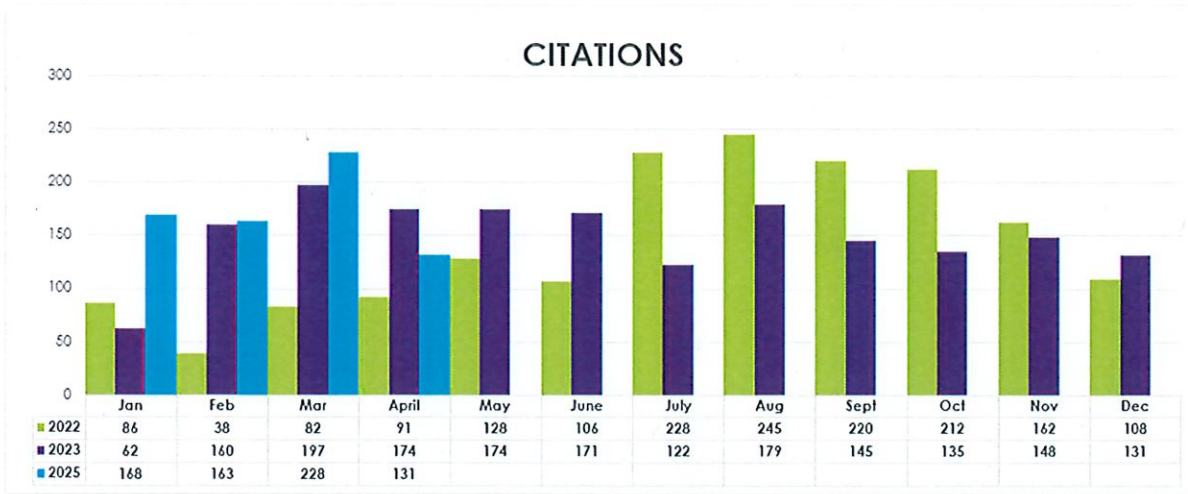
Citations and Revenue January 2023 - 2025

	2023	2024	2025
Jan	86	62	168
Feb	38	160	163
Mar	82	197	228
April	91	174	131
May	128	174	
June	106	171	
July	228	122	
Aug	245	179	
Sept	220	145	
Oct	212	135	
Nov	162	148	
Dec	108	131	

Totals 1706 1798 690

	2023	2024	2025
Jan	\$27,986.26	\$25,469.91	\$38,904.53
Feb	\$19,817.26	\$32,997.74	\$35,702.10
Mar	\$28,760.79	\$34,303.88	\$45,004.03
April	\$24,358.01	\$33,717.99	\$33,361.77
May	\$21,007.77	\$34,976.71	
June	\$19,575.84	\$31,498.12	
July	\$26,622.80	\$33,867.49	
Aug	\$44,333.70	\$36,266.97	
Sept	\$35,108.51	\$32,090.14	
Oct	\$34,210.67	\$34,319.49	
Nov	\$36,731.64	\$20,982.42	
Dec	\$25,091.27	\$33,189.92	

Totals \$343,604.52 \$383,680.78 \$152,972.43



TO: City Council
FROM: Municipal Court

RE: Monthly Court Fines and Costs Collected and Number of Cases Filed
Report for the Month of April 2025

Court Collections	Current
<i>FINES OTHER THAN TRAFFIC (FINES)</i>	\$ 1,990.00
<i>TRAFFIC FINES (TF and FT)</i>	\$ 11,478.90

Dedicated Funds

Local Building Security Fund (LMCBSF)	\$ 638.76
Building Security (\$3.00) (MCSB)	\$ 12.00
Local Court Technology Fund (LMCTF)	\$ 521.44
Court Technology (\$4.00) (CTF)	\$ 16.00
Child Safety Fund (\$25.00 & \$20.00) (CS & CS2)	
Judicial Efficiency (\$2.50) (TP-L-C) (Time Payment Fee)	\$ -
Judicial Efficiency (\$0.60) (JFCI) (Judicial Support Fee)	\$ 2.40
Local Truancy Prevention Fund (LTPDF)	\$ 651.80

Non-Dedicated Funds (General Fund)

Traffic Fund Costs (\$3.00) (TFC)	\$ 183.00
Arrest Fees (\$5.00) (AR)	\$ 646.80
Warrant Fees (\$50.00) (WRNTFE)	\$ 890.92
Summons Fees \$35.00 (SF)	
Administrative Fees (\$10.00) (DSC)	\$ 275.00
(Driving Safety Course Fee)	
Administrative Fees (\$20.00 & \$10.00) (AF & AF2)	\$ 420.00
(Dismissal Fees)	\$ -
Special Expense Fees(different amounts) (ADMIN)	\$ 471.00

(Held in Bond)

Local Municipal Jury Fund (LMJF)	\$ 13.04
Local Omni Fee (\$4.00) (TLFTA3)	\$ 59.27
Moving Violation Fee (\$0.01) (CJFC)	\$ 0.02
OverPayment (OP)	\$ -
Time Payment Fee (\$10.00) (TP-L)	\$ -
Time Payment Reimbursement Fee (TPRF)	\$90.00
Service Fees (for handling court costs for state)	

CITY TOTAL	\$ 18,360.35
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STATE COURT COSTS

CCC 2020	\$ 8,082.44
Consolidated Court Costs (\$40.00) (CCC04)	\$ 160.00
State Traffic Fee (\$30.00) (STF) (STF19)	\$ 3,010.00
State Juror Reimbursement Fee (\$4.00) (SJF)	\$ 16.00
Judicial Support Fee (\$5.40) (JFCT2 & JFCT)	\$ 21.60
Indigent Defense Fee (\$2.00) (IDF)	\$ 8.00
Moving Violation Fee (\$0.09) (CJFS)	\$ 0.18
Child Psgn Safety Seat Sys. Fee (\$0.15)(CSS)	\$ -

Time Payment Fee (\$12.50) (TP-S)	\$	-
OmniBase FTA (\$20.00) (TLFTA1)	\$	120.00
Fees Assessed between 1997 & 2004 (FA, CCC, CMI, CVC, JV, JCPT2, JCD2)		
Truancy Prevention Fund (\$2.00) (TPF 2014) (TPF)	\$	8.00
STATE TOTAL	\$	11,426.22

Child Safety Seat Fines (half to state)
(Paid at end of city fiscal year)

VENDOR PAYMENTS

OmniBase (DPS FTA Program Vendor) (\$6.00) (TLFTA2)	\$	88.91
Collection Agency (30% of amount past due) (COLAGY)	\$	1,147.59
VENDOR TOTAL:	\$	1,236.50

Non-Cash Transactions (jail credit & community service)		
Cash Appearance Bonds Collected		
Cash Bonds Applied to Fines (both appearance /def)	\$	2,338.70
Cash Bonds Refunded		
Overage Collected		
Adjustments		
TOTAL	\$	31,023.07
GRAND TOTAL	\$	33,361.77

Number of Citations	131
Number of Violations	150
Number of Citations Juveniles	1
Number of Citations Minors	26

Montgomery City Council
AGENDA REPORT

Meeting Date: May 27, 2025	Budgeted Amount: N/A
Department: Administration	Prepared By: Maryann Carl

Subject

Discussion and possible action on the Financial Reports for the period ending April 30, 2025.

Recommendation

Approve the Finance report for the period ending April 30, 2025.

Discussion

Sales tax payment received in April was slightly lower than the same period last year. In reviewing the granular details, I noted there were a few one-time payments in April 2024 which account for this difference.

Departments continue to be within budget and while our expenses in April out paced our revenue for the same period, this is not unusual at this point in the year considering the bulk of General Fund revenue is received in January and February by way of Ad Valorem taxes.

Approved By

Finance Director	Maryann Carl	Date: 5/20/2025
Interim City Administrator	Anthony Solomon	Date: 5/20/2025



City of Montgomery

Financial Report

As of April 30, 2025



City of Montgomery, TX

Budget Report

Group Summary

For Fiscal: 2024-2025 Period Ending: 04/30/2025

Departmen...	Original Total Budget	Current Total Budget	Period Activity	Fiscal Activity	Variance Favorable (Unfavorable)	Percent Remaining
Fund: 100 - General Fund						
Revenue						
00 - Revenue	6,956,152.00	6,956,152.00	469,772.48	5,546,109.22	-1,410,042.78	20.27%
Revenue Total:	6,956,152.00	6,956,152.00	469,772.48	5,546,109.22	-1,410,042.78	20.27%
Expense						
10 - Administration	2,555,796.00	2,555,796.00	393,768.47	1,283,755.24	1,272,040.76	49.77%
11 - Police	2,707,372.00	2,707,372.00	184,578.14	1,468,652.80	1,238,719.20	45.75%
12 - Public Works	1,184,540.00	1,184,540.00	118,217.72	525,062.83	659,477.17	55.67%
13 - Court	337,043.00	337,043.00	28,360.11	178,391.31	158,651.69	47.07%
Expense Total:	6,784,751.00	6,784,751.00	724,924.44	3,455,862.18	3,328,888.82	49.06%
Fund: 100 - General Fund Surplus (Deficit):	171,401.00	171,401.00	-255,151.96	2,090,247.04	1,918,846.04	-1,119.51%
Fund: 150 - Montgomery PID						
Revenue						
00 - Revenue	46,595.00	46,595.00	28,435.75	46,269.35	-325.65	0.70%
Revenue Total:	46,595.00	46,595.00	28,435.75	46,269.35	-325.65	0.70%
Expense						
15 - Montgomery PID	45,995.00	45,995.00	0.00	0.00	45,995.00	100.00%
Expense Total:	45,995.00	45,995.00	0.00	0.00	45,995.00	100.00%
Fund: 150 - Montgomery PID Surplus (Deficit):	600.00	600.00	28,435.75	46,269.35	45,669.35	-7,611.56%
Fund: 200 - Capital Projects						
Revenue						
00 - Revenue	0.00	0.00	972,714.37	1,186,358.30	1,186,358.30	0.00%
Revenue Total:	0.00	0.00	972,714.37	1,186,358.30	1,186,358.30	0.00%
Expense						
20 - Capital Projects	0.00	0.00	971,037.21	2,443,061.72	-2,443,061.72	0.00%
Expense Total:	0.00	0.00	971,037.21	2,443,061.72	-2,443,061.72	0.00%
Fund: 200 - Capital Projects Surplus (Deficit):	0.00	0.00	1,677.16	-1,256,703.42	-1,256,703.42	0.00%
Fund: 300 - Water & Sewer						
Revenue						
00 - Revenue	4,286,753.00	4,286,753.00	250,730.97	2,218,155.08	-2,068,597.92	48.26%
Revenue Total:	4,286,753.00	4,286,753.00	250,730.97	2,218,155.08	-2,068,597.92	48.26%
Expense						
30 - Water & Sewer	4,286,753.00	4,286,753.00	285,445.12	1,692,078.48	2,594,674.52	60.53%
Expense Total:	4,286,753.00	4,286,753.00	285,445.12	1,692,078.48	2,594,674.52	60.53%
Fund: 300 - Water & Sewer Surplus (Deficit):	0.00	0.00	-34,714.15	526,076.60	526,076.60	0.00%
Fund: 400 - MEDC						
Revenue						
00 - Revenue	952,000.00	952,000.00	60,205.38	953,477.34	1,477.34	0.16%
Revenue Total:	952,000.00	952,000.00	60,205.38	953,477.34	1,477.34	0.16%
Expense						
40 - MEDC	931,118.00	931,118.00	35,318.27	273,672.14	657,445.86	70.61%
Expense Total:	931,118.00	931,118.00	35,318.27	273,672.14	657,445.86	70.61%
Fund: 400 - MEDC Surplus (Deficit):	20,882.00	20,882.00	24,887.11	679,805.20	658,923.20	-3,155.46%
Fund: 500 - Debt Service						
Revenue						
00 - Revenue	1,167,749.00	1,167,749.00	63,256.93	887,249.70	-280,499.30	24.02%
Revenue Total:	1,167,749.00	1,167,749.00	63,256.93	887,249.70	-280,499.30	24.02%

Budget Report

For Fiscal: 2024-2025 Period Ending: 04/30/2025

Department...	Original Total Budget	Current Total Budget	Period Activity	Fiscal Activity	Variance Favorable (Unfavorable)	Percent Remaining
Expense						
50 - Debt Service	1,159,601.00	1,159,601.00	0.00	990,278.00	169,323.00	14.60%
Expense Total:	1,159,601.00	1,159,601.00	0.00	990,278.00	169,323.00	14.60%
Fund: 500 - Debt Service Surplus (Deficit):	8,148.00	8,148.00	63,256.93	-103,028.30	-111,176.30	1,364.46%
Fund: 700 - Court Security						
Revenue						
00 - Revenue	7,405.00	7,405.00	705.12	4,883.27	-2,521.73	34.05%
Revenue Total:	7,405.00	7,405.00	705.12	4,883.27	-2,521.73	34.05%
Expense						
70 - Court Security	2,300.00	2,300.00	0.00	0.00	2,300.00	100.00%
Expense Total:	2,300.00	2,300.00	0.00	0.00	2,300.00	100.00%
Fund: 700 - Court Security Surplus (Deficit):	5,105.00	5,105.00	705.12	4,883.27	-221.73	4.34%
Fund: 710 - Child Safety						
Revenue						
00 - Revenue	101.00	101.00	0.54	29.09	-71.91	71.20%
Revenue Total:	101.00	101.00	0.54	29.09	-71.91	71.20%
Fund: 710 - Child Safety Total:	101.00	101.00	0.54	29.09	-71.91	71.20%
Fund: 720 - Truancy Prevention						
Revenue						
00 - Revenue	7,005.00	7,005.00	694.93	4,804.36	-2,200.64	31.42%
Revenue Total:	7,005.00	7,005.00	694.93	4,804.36	-2,200.64	31.42%
Fund: 720 - Truancy Prevention Total:	7,005.00	7,005.00	694.93	4,804.36	-2,200.64	31.42%
Fund: 730 - Jury - Local						
Revenue						
00 - Revenue	126.00	126.00	13.36	91.94	-34.06	27.03%
Revenue Total:	126.00	126.00	13.36	91.94	-34.06	27.03%
Fund: 730 - Jury - Local Total:	126.00	126.00	13.36	91.94	-34.06	27.03%
Fund: 750 - Court Technology						
Revenue						
00 - Revenue	6,090.00	6,090.00	665.37	4,686.01	-1,403.99	23.05%
Revenue Total:	6,090.00	6,090.00	665.37	4,686.01	-1,403.99	23.05%
Expense						
75 - Court Technology	1,000.00	1,000.00	0.00	999.62	0.38	0.04%
Expense Total:	1,000.00	1,000.00	0.00	999.62	0.38	0.04%
Fund: 750 - Court Technology Surplus (Deficit):	5,090.00	5,090.00	665.37	3,686.39	-1,403.61	27.58%
Fund: 800 - Hotel Occupancy						
Revenue						
00 - Revenue	3,540.00	3,540.00	753.23	4,345.01	805.01	22.74%
Revenue Total:	3,540.00	3,540.00	753.23	4,345.01	805.01	22.74%
Expense						
80 - Hotel Occupancy	3,500.00	3,500.00	0.00	2,090.61	1,409.39	40.27%
Expense Total:	3,500.00	3,500.00	0.00	2,090.61	1,409.39	40.27%
Fund: 800 - Hotel Occupancy Surplus (Deficit):	40.00	40.00	753.23	2,254.40	2,214.40	-5,536.00%
Fund: 850 - Police Asset						
Revenue						
00 - Revenue	0.00	0.00	53.46	409.74	409.74	0.00%
Revenue Total:	0.00	0.00	53.46	409.74	409.74	0.00%
Fund: 850 - Police Asset Total:	0.00	0.00	53.46	409.74	409.74	0.00%
Fund: 860 - Shop w/a Cop						
Revenue						
00 - Revenue	4,010.00	4,010.00	19.81	10,097.15	6,087.15	151.80%
Revenue Total:	4,010.00	4,010.00	19.81	10,097.15	6,087.15	151.80%

Budget Report

For Fiscal: 2024-2025 Period Ending: 04/30/2025

		Original	Current	Period	Fiscal	Variance	Percent
Departmen...		Total Budget	Total Budget	Activity	Activity	Favorable (Unfavorable)	Remaining
Expense							
86 - Shop w/a Cop		4,000.00	4,000.00	0.00	4,395.37	-395.37	-9.88%
Expense Total:		4,000.00	4,000.00	0.00	4,395.37	-395.37	-9.88%
Fund: 860 - Shop w/a Cop Surplus (Deficit):		10.00	10.00	19.81	5,701.78	5,691.78	56,917.80%
Fund: 880 - CCPD - Crime Control & Prevention District							
Revenue							
00 - Revenue		0.00	0.00	50,936.81	110,252.44	110,252.44	0.00%
Revenue Total:		0.00	0.00	50,936.81	110,252.44	110,252.44	0.00%
Fund: 880 - CCPD - Crime Control & Prevention District Total:		0.00	0.00	50,936.81	110,252.44	110,252.44	0.00%
Report Surplus (Deficit):		218,508.00	218,508.00	-117,766.53	2,114,779.88	1,896,271.88	-867.83%

Budget Report

For Fiscal: 2024-2025 Period Ending: 04/30/2025

Fund Summary

Fund	Original Total Budget	Current Total Budget	Period Activity	Fiscal Activity	Variance Favorable (Unfavorable)
100 - General Fund	171,401.00	171,401.00	-255,151.96	2,090,247.04	1,918,846.04
150 - Montgomery PID	600.00	600.00	28,435.75	46,269.35	45,669.35
200 - Capital Projects	0.00	0.00	1,677.16	-1,256,703.42	-1,256,703.42
300 - Water & Sewer	0.00	0.00	-34,714.15	526,076.60	526,076.60
400 - MEDC	20,882.00	20,882.00	24,887.11	679,805.20	658,923.20
500 - Debt Service	8,148.00	8,148.00	63,256.93	-103,028.30	-111,176.30
700 - Court Security	5,105.00	5,105.00	705.12	4,883.27	-221.73
710 - Child Safety	101.00	101.00	0.54	29.09	-71.91
720 - Truancy Prevention	7,005.00	7,005.00	694.93	4,804.36	-2,200.64
730 - Jury - Local	126.00	126.00	13.36	91.94	-34.06
750 - Court Technology	5,090.00	5,090.00	665.37	3,686.39	-1,403.61
800 - Hotel Occupancy	40.00	40.00	753.23	2,254.40	2,214.40
850 - Police Asset	0.00	0.00	53.46	409.74	409.74
860 - Shop w/a Cop	10.00	10.00	19.81	5,701.78	5,691.78
880 - CCPD - Crime Control & Prev	0.00	0.00	50,936.81	110,252.44	110,252.44
Report Surplus (Deficit):	218,508.00	218,508.00	-117,766.53	2,114,779.88	1,896,271.88



Pooled Cash Report

City of Montgomery, TX
For the Period Ending 4/30/2025

Item 14.

ACCOUNT #	ACCOUNT NAME	BEGINNING BALANCE	CURRENT ACTIVITY	CURRENT BALANCE
CLAIM ON CASH				
100-11111-00000	Claim on Cash - General Fund 100	3,129,422.67	(288,683.87)	2,840,738.80
150-11111-00000	Claim on Cash - PID Fund 150	18,658.60	28,435.75	47,094.35
200-11111-00000	Claim on Cash - Construction Fund 200	(633,252.79)	(850,038.33)	(1,483,291.12)
300-11111-00000	Claim on Cash - Water & Sewer Fund 300	670,157.86	(65,333.81)	604,824.05
400-11111-00000	Claim on Cash - MEDC Fund 400	1,738,938.72	17,921.13	1,756,859.85
500-11111-00000	Claim on Cash - Debt Service Fund 500	(111,120.55)	62,744.19	(48,376.36)
550-11111-00000	Claim on Cash - General Long Term Debt Fund 550	0.00	0.00	0.00
600-11111-00000	Claim on Cash - Grant Acct Fund 600	20.10	0.00	20.10
700-11111-00000	Claim on Cash - Court Security Fund 700	14,943.06	705.12	15,648.18
710-11111-00000	Claim on Cash - Child Safety	153.55	0.54	154.09
720-11111-00000	Claim on Cash - Truancy Prevention	11,719.07	694.93	12,414.00
730-11111-00000	Claim on Cash - Jury-Local	78.58	13.36	91.94
750-11111-00000	Claim on Cash - Court Technology Fund 750	35,467.10	665.37	36,132.47
800-11111-00000	Claim on Cash - Hotel Occupancy Fund 800	26,900.84	753.23	27,654.07
850-11111-00000	Claim on Cash - Police Asset Fund 850	15,335.14	53.46	15,388.60
860-11111-00000	Claim on Cash - Shop w/a Cop	5,681.97	19.81	5,701.78
870-11111-00000	Claim on Cash - PD Drug & Misc	0.00	0.00	0.00
880-11111-00000	Claim on Cash - CCPD	59,315.63	50,936.81	110,252.44
TOTAL CLAIM ON CASH		<u>4,982,419.55</u>	<u>(1,041,112.31)</u>	<u>3,941,307.24</u>
CASH IN BANK				
Cash in Bank				
999-11100-00000	Pooled Cash - Operating	4,044,020.13	(1,043,940.54)	3,000,079.59
999-11101-00000	Pooled Cash - Grant	0.00	0.00	0.00
999-11102-00000	Pooled Cash - PD Drug & Misc	0.00	0.00	0.00
999-21100-00000	Pooled Cash - Construction	267.90	5.19	273.09
999-21101-00000	Pooled Cash - Home Depot Escrow	142,860.77	429.72	143,290.49
999-31100-00000	Pooled Cash - Water & Sewer	0.00	0.00	0.00
999-41100-00000	Pooled Cash - MEDC	737,520.45	2,219.61	739,740.06
999-51100-00000	Pooled Cash - Debt Service	57,750.30	173.71	57,924.01
999-61100-00000	Pooled Cash - Grant 1	0.00	0.00	0.00
999-61101-00000	Pooled Cash - Grant 2	0.00	0.00	0.00
999-71100-00000	Pooled Cash - Court Security	0.00	0.00	0.00
999-71101-00000	Pooled Cash - Court Tech	0.00	0.00	0.00
999-81100-00000	Pooled Cash - HOT	0.00	0.00	0.00
999-81101-00000	Pooled Cash - PD Forfeiture	0.00	0.00	0.00
TOTAL: Cash in Bank		<u>4,982,419.55</u>	<u>(1,041,112.31)</u>	<u>3,941,307.24</u>
Wages Payable				
999-12007-00000	Wages Payable	0.00	0.00	0.00
TOTAL: Wages Payable		<u>0.00</u>	<u>0.00</u>	<u>0.00</u>
TOTAL CASH IN BANK		<u>4,982,419.55</u>	<u>(1,041,112.31)</u>	<u>3,941,307.24</u>
DUE TO OTHER FUNDS				
999-12320-00000	Due To Other Funds	4,982,419.55	(1,041,112.31)	3,941,307.24
TOTAL DUE TO OTHER FUNDS		<u>4,982,419.55</u>	<u>(1,041,112.31)</u>	<u>3,941,307.24</u>

ACCOUNT #	ACCOUNT NAME	BEGINNING BALANCE	CURRENT ACTIVITY	CURREN BALANCE	
Claim on Cash	3,941,307.24	Claim on Cash	3,941,307.24	Cash in Bank	3,941,307.24
Cash in Bank	3,941,307.24	Due To Other Funds	3,941,307.24	Due To Other Funds	3,941,307.24
Difference	0.00	Difference	0.00	Difference	0.00

ACCOUNT #	ACCOUNT NAME	BEGINNING BALANCE	CURRENT ACTIVITY	CURREN BALANCE	
ACCOUNTS PAYABLE PENDING					
100-12099-00000	Accounts Payable Pending	92,865.89	55,317.37	148,183.26	
150-12099-00000	Accounts Payable Pending	0.00	0.00	0.00	
200-12099-00000	Accounts Payable Pending	895.00	30,417.70	31,312.70	
300-12099-00000	Accounts Payable Pending	17,518.09	24,170.69	41,688.78	
400-12099-00000	Accounts Payable Pending	0.00	466.00	466.00	
500-12099-00000	Accounts Payable Pending	0.00	0.00	0.00	
550-12099-00000	Accounts Payable Pending	0.00	0.00	0.00	
600-12099-00000	Accounts Payable Pending	0.00	0.00	0.00	
700-12099-00000	Accounts Payable Pending	0.00	0.00	0.00	
750-12099-00000	Accounts Payable Pending	0.00	0.00	0.00	
800-12099-00000	Accounts Payable Pending	0.00	0.00	0.00	
850-12099-00000	Accounts Payable Pending	0.00	0.00	0.00	
TOTAL ACCOUNTS PAYABLE PENDING		<u>111,278.98</u>	<u>110,371.76</u>	<u>221,650.74</u>	
DUE FROM OTHER FUNDS					
999-11320-00000	Due From Other Funds	<u>(111,278.98)</u>	<u>(110,371.76)</u>	<u>(221,650.74)</u>	
TOTAL DUE FROM OTHER FUNDS		<u>(111,278.98)</u>	<u>(110,371.76)</u>	<u>(221,650.74)</u>	
ACCOUNTS PAYABLE					
999-12000-00000	Accounts Payable Control	<u>111,278.98</u>	<u>110,371.76</u>	<u>221,650.74</u>	
TOTAL ACCOUNTS PAYABLE		<u>111,278.98</u>	<u>110,371.76</u>	<u>221,650.74</u>	
AP Pending	221,650.74	AP Pending	221,650.74	Due From Other Funds	221,650.74
Due From Other Funds	<u>221,650.74</u>	Accounts Payable	<u>221,650.74</u>	Accounts Payable	<u>221,650.74</u>
Difference	<u>0.00</u>	Difference	<u>0.00</u>	Difference	<u>0.00</u>



Pooled Cash Report

City of Montgomery, TX
For the Period Ending 4/30/2025

Item 14.

ACCOUNT #	ACCOUNT NAME	BEGINNING BALANCE	CURRENT ACTIVITY	CURRENT BALANCE	
<u>CLAIM ON CASH</u>					
100-11201-00000	Claim on Pooled Investments - General Fund	2,921,644.80	10,411.07	2,932,055.87	
150-11201-00000	Claim on Pooled Investments - PID	0.00	0.00	0.00	
200-11201-00000	Claim on Pooled Investments - Construction	4,923,791.39	17,545.57	4,941,336.96	
300-11201-00000	Claim on Pooled Investments - Water & Sewer	1,971,516.16	6,526.50	1,978,042.66	
400-11201-00000	Claim on Pooled Investments - MEDC	2,085,633.00	7,431.98	2,093,064.98	
500-11201-00000	Claim on Pooled Investments - Debt Service	3,885.69	512.74	4,398.43	
550-11201-00000	Claim on Pooled Investments - Long Term Debt	0.00	0.00	0.00	
600-11201-00000	Claim on Pooled Investments - Grants	0.00	0.00	0.00	
800-11201-00000	Claim on Pooled Investments - HOT	0.00	0.00	0.00	
850-11201-00000	Claim on Pooled Investments - Police Assets	0.00	0.00	0.00	
TOTAL CLAIM ON CASH		<u>11,906,471.04</u>	<u>42,427.86</u>	<u>11,948,898.90</u>	
<u>CASH IN BANK</u>					
Cash in Bank					
997-11210-00000	Pooled Inv - General Fund Reimb	402,754.66	1,435.18	404,189.84	
997-11230-00000	Pooled Inv - General Fund	2,518,890.14	8,975.89	2,527,866.03	
997-21110-00000	Pooled Inv - ARPA	382,191.86	1,361.92	383,553.78	
997-21140-00000	Pooled Inv - Infrastructure	53,085.11	189.16	53,274.27	
997-21150-00000	Pooled Inv - Mobility	11,367.17	40.45	11,407.62	
997-21160-00000	Pooled Inv - Building Fund	780,664.27	2,781.88	783,446.15	
997-21170-00000	Pooled Inv - TR C of O 2024	3,696,482.98	13,172.16	3,709,655.14	
997-31200-00000	Pooled Inv - Utility Fund	1,831,516.17	6,526.50	1,838,042.67	
997-41110-00000	Pooled Inv - MEDC General	1,589,271.26	5,663.22	1,594,934.48	
997-41120-00000	Pooled Inv - MEDC Reimb	269,000.39	958.59	269,958.98	
997-41130-00000	Pooled Inv - MEDC Downtown	227,361.35	810.17	228,171.52	
997-51110-00000	Pooled Inv - Debt Service TWDB	143,885.68	512.74	144,398.42	
TOTAL: Cash in Bank		<u>11,906,471.04</u>	<u>42,427.86</u>	<u>11,948,898.90</u>	
TOTAL CASH IN BANK		<u>11,906,471.04</u>	<u>42,427.86</u>	<u>11,948,898.90</u>	
<u>DUE TO OTHER FUNDS</u>					
997-12320-00000	Due To Other Funds	11,906,471.04	42,427.86	11,948,898.90	
TOTAL DUE TO OTHER FUNDS		<u>11,906,471.04</u>	<u>42,427.86</u>	<u>11,948,898.90</u>	
Claim on Cash	11,948,898.90	Claim on Cash	11,948,898.90	Cash in Bank	11,948,898.90
Cash in Bank	11,948,898.90	Due To Other Funds	11,948,898.90	Due To Other Funds	11,948,898.90
Difference	0.00	Difference	0.00	Difference	0.00

ACCOUNT #	ACCOUNT NAME	BEGINNING BALANCE	CURRENT ACTIVITY	CURREN BALANCE
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City of Montgomery, TX

Item 14.

Check Report

By Check Number

Date Range: 04/01/2025 - 04/30/2025

Vendor Number	Vendor Name	Payment Date	Payment Type	Discount Amount	Payment Amount	Number
Bank Code: AP General-AP General Fund						
1133	Amazon Capital Services	04/07/2025	EFT	0.00	301.40	164
5554	Kendig Keast Collaborative	04/07/2025	EFT	0.00	4,568.50	165
4233	Schier Construction Company LLC	04/07/2025	EFT	0.00	337,500.00	166
5681	Elsa Sanchez	04/07/2025	EFT	0.00	374.50	167
1038	Accurate Utility Supply, LLC	04/15/2025	EFT	0.00	9,275.00	168
5676	All American Outlaw Garage LLC	04/15/2025	EFT	0.00	2,314.83	169
1133	Amazon Capital Services	04/15/2025	EFT	0.00	21.99	170
5231	Fastest Labs - The Woodlands	04/15/2025	EFT	0.00	295.00	171
5673	KC Keating LLC	04/15/2025	EFT	0.00	2,147.64	172
5670	Sunny Communications, LLC	04/15/2025	EFT	0.00	611.00	173
5601	The FA Bartlett Tree Company	04/15/2025	EFT	0.00	345.00	174
4822	UniFirst Holdings, Inc.	04/15/2025	EFT	0.00	978.51	175
5679	Halff Associates Inc	04/15/2025	EFT	0.00	40,771.90	176
4088	Rick Hanna, CBO Partners LLC	04/15/2025	EFT	0.00	12,754.68	177
1038	Accurate Utility Supply, LLC	04/18/2025	EFT	0.00	22,783.50	178
1133	Amazon Capital Services	04/18/2025	EFT	0.00	204.78	179
5049	Ward, Getz and Associates	04/18/2025	EFT	0.00	57,016.36	180
5049	Ward, Getz and Associates	04/18/2025	EFT	0.00	96,703.75	181
1133	Amazon Capital Services	04/28/2025	EFT	0.00	120.13	182
5582	Bull-G Construction Limited Liability Company	04/28/2025	EFT	0.00	11,240.40	183
5598	Parsons McEntire McCleary PLLC	04/28/2025	EFT	0.00	2,417.63	184
4088	Rick Hanna, CBO Partners LLC	04/28/2025	EFT	0.00	14,894.61	185
4233	Schier Construction Company LLC	04/28/2025	EFT	0.00	341,820.00	186
4700	TML - IRP	04/28/2025	EFT	0.00	15,363.25	187
3806	Omnibase Services of Texas, LP	04/30/2025	EFT	0.00	392.54	188
4618	The Kroger Co.	04/01/2025	Regular	0.00	-487,944.76	35324
4618	The Kroger Co.	04/01/2025	Regular	0.00	487,944.76	35722
1114	Allen's Safe and Lock, LLC	04/04/2025	Regular	0.00	172.90	35723
1125	Always Answer	04/04/2025	Regular	0.00	61.66	35724
5680	Arianna Harris	04/04/2025	Regular	0.00	150.00	35725
1266	Auto Trust Repairs	04/04/2025	Regular	0.00	75.00	35726
1284	Badger Meter	04/04/2025	Regular	0.00	1,597.05	35727
1727	City of Montgomery - GF	04/04/2025	Regular	0.00	1,717.66	35728
1786	Frank Cody Skyvara	04/04/2025	Regular	0.00	5,640.00	35729
2443	Gordon B. Dudley. Jr.	04/04/2025	Regular	0.00	450.00	35730
2455	Grant Works	04/04/2025	Regular	0.00	4,625.00	35731
2610	Houston Chronicle	04/04/2025	Regular	0.00	379.52	35732
3496	Michael Shirley	04/04/2025	Regular	0.00	450.00	35733
3778	Optimum Computer Solutions, Inc	04/04/2025	Regular	0.00	8,056.00	35734
4120	Robert Rosenquist	04/04/2025	Regular	0.00	1,500.00	35735
4152	Rothco Tree Service, LLC	04/04/2025	Regular	0.00	895.00	35736
4663	Thomas Printing & Publishing	04/04/2025	Regular	0.00	125.00	35737
4801	Tyler Technologies	04/04/2025	Regular	0.00	1,688.75	35738
4927	Waste Management (2)	04/04/2025	Regular	0.00	1,474.18	35739
1266	Auto Trust Repairs	04/11/2025	Regular	0.00	113.99	35740
1778	Coburn's Conroe Inc.	04/11/2025	Regular	0.00	837.50	35741
2001	Dell Marketing L.P.	04/11/2025	Regular	0.00	4,592.38	35742
2206	Entergy	04/11/2025	Regular	0.00	7,408.29	35743
5597	Harris Group LLC	04/11/2025	Regular	0.00	2,318.00	35744
2653	Impact Promotional Services LLC	04/11/2025	Regular	0.00	2,205.29	35745
3664	Motorola	04/11/2025	Regular	0.00	978.00	35746
3761	Northwest Pest Patrol	04/11/2025	Regular	0.00	675.00	35747
3778	Optimum Computer Solutions, Inc	04/11/2025	Regular	0.00	8,316.32	35748
3775	O'Reilly Automotive, Inc.	04/11/2025	Regular	0.00	207.95	35749

Check Report

Date Range: 04/01/2025 - 04/30/2025

Vendor Number	Vendor Name	Payment Date	Payment Type	Discount Amount	Payment Amount	Number
5667	Pace Systems, Inc	04/11/2025	Regular	0.00	1,840.00	35750
2130	PVS DX, Inc.	04/11/2025	Regular	0.00	130.00	35751
4371	Staples Business Credit	04/11/2025	Regular	0.00	632.16	35752
4414	Stowe's Collision Repair LLC	04/11/2025	Regular	0.00	882.14	35753
5426	TargetSolutions Learning, LLC	04/11/2025	Regular	0.00	4,013.60	35754
4584	Texas Top Cop Shop	04/11/2025	Regular	0.00	119.99	35755
4844	USA BlueBook	04/11/2025	Regular	0.00	244.81	35756
5116	Valvoline Instant Oil Change	04/11/2025	Regular	0.00	212.44	35757
4860	Verizon Connect NWF, Inc	04/11/2025	Regular	0.00	119.37	35758
5502	Areli Meza	04/14/2025	Regular	0.00	480.00	35759
1939	Dataprose LLC	04/14/2025	Regular	0.00	1,107.69	35760
2496	H-GAC	04/14/2025	Regular	0.00	400.00	35761
2610	Houston Chronicle	04/14/2025	Regular	0.00	446.44	35762
2928	Johnson Petrov LLP	04/14/2025	Regular	0.00	4,560.00	35763
4801	Tyler Technologies	04/14/2025	Regular	0.00	41.00	35764
4926	Waste Management	04/14/2025	Regular	0.00	22,995.14	35765
5540	Cherry Crushed Concrete	04/17/2025	Regular	0.00	127.01	35766
1831	Consolidated Communications	04/17/2025	Regular	0.00	1,897.59	35767
1876	Crown Paper and Chemical Inc.	04/17/2025	Regular	0.00	505.97	35768
2117	DSHS Central Lab MC2004	04/17/2025	Regular	0.00	414.00	35769
2206	Entergy	04/17/2025	Regular	0.00	7,360.72	35770
2850	Jim's Hardware	04/17/2025	Regular	0.00	903.41	35771
3226	LDC	04/17/2025	Regular	0.00	91.21	35772
3436	McCoy's Building Supply Corporation	04/17/2025	Regular	0.00	216.20	35773
3695	NAPA Auto Parts	04/17/2025	Regular	0.00	254.16	35774
3775	O'Reilly Automotive, Inc.	04/17/2025	Regular	0.00	538.22	35775
2130	PVS DX, Inc.	04/17/2025	Regular	0.00	386.59	35776
4859	Verizon	04/17/2025	Regular	0.00	473.89	35777
4901	Vulcan Materials Company	04/17/2025	Regular	0.00	427.80	35778
5502	Areli Meza	04/25/2025	Regular	0.00	480.00	35779
1831	Consolidated Communications	04/25/2025	Regular	0.00	353.63	35780
5446	Cruz Tec Inc	04/25/2025	Regular	0.00	83,160.00	35781
1939	Dataprose LLC	04/25/2025	Regular	0.00	232.98	35782
2206	Entergy	04/25/2025	Regular	0.00	1,263.11	35783
5485	Hays Utility North Corporation	04/25/2025	Regular	0.00	38,992.73	35784
5682	KGA DeForest Design Firm	04/25/2025	Regular	0.00	100.00	35785
3818	Optiquet Internet Services, Inc	04/25/2025	Regular	0.00	2,276.42	35786
4031	Red Wing Shoes Inc.	04/25/2025	Regular	0.00	166.49	35787
3789	Office of the Attorney General	04/04/2025	Bank Draft	0.00	830.77	DFT0000811
2174	IRS - EFTPS	04/09/2025	Bank Draft	0.00	22,835.52	DFT0000812
4975	Wex Bank	04/14/2025	Bank Draft	0.00	4,657.98	DFT0000813
4709	TMRS	04/14/2025	Bank Draft	0.00	36,854.78	DFT0000814
5612	Robert Half Inc	04/14/2025	Bank Draft	0.00	1,785.24	DFT0000815
3963	Purchase Power	04/14/2025	Bank Draft	0.00	2,024.75	DFT0000816
3789	Office of the Attorney General	04/18/2025	Bank Draft	0.00	830.77	DFT0000819
2174	IRS - EFTPS	04/23/2025	Bank Draft	0.00	22,765.32	DFT0000820
4975	Wex Bank	04/25/2025	Bank Draft	0.00	1,803.87	DFT0000825
5612	Robert Half Inc	04/25/2025	Bank Draft	0.00	184.68	DFT0000826
4705	TX Health Benefits	04/01/2025	Bank Draft	0.00	40,188.92	DFT0000827
5652	Enterprise FM Trust	04/18/2025	Bank Draft	0.00	5,720.19	DFT0000830
5633	Next Level Medical	04/02/2025	Bank Draft	0.00	2,040.00	DFT0000832
5652	Enterprise FM Trust	04/18/2025	Bank Draft	0.00	2,008.60	DFT0000833
4591	Texas Workforce Commission	04/29/2025	Bank Draft	0.00	2,299.19	DFT0000834

Check Report

Date Range: 04/01/2025 - 04/30/2025

Vendor Number	Vendor Name	Payment Date	Payment Type	Discount Amount	Payment Amount	Number
1548	Card Service Center	04/02/2025	Bank Draft	0.00	13,385.07	DFT0000836

Bank Code AP General Summary

Payment Type	Payable Count	Payment Count	Discount	Payment
Regular Checks	144	66	0.00	723,502.11
Manual Checks	0	0	0.00	0.00
Voided Checks	0	1	0.00	-487,944.76
Bank Drafts	47	16	0.00	160,215.65
EFT's	101	25	0.00	975,216.90
	292	108	0.00	1,370,989.90

All Bank Codes Check Summary

Payment Type	Payable Count	Payment Count	Discount	Payment
Regular Checks	144	66	0.00	723,502.11
Manual Checks	0	0	0.00	0.00
Voided Checks	0	1	0.00	-487,944.76
Bank Drafts	47	16	0.00	160,215.65
EFT's	101	25	0.00	975,216.90
	292	108	0.00	1,370,989.90

Fund Summary

Fund	Name	Period	Amount
999	Pooled Cash - Operating	4/2025	1,370,989.90
			1,370,989.90



City of Montgomery, TX

Item 14.

Budget Report

Account Summary

For Fiscal: 2024-2025 Period Ending: 04/30/2025

	Original Total Budget	Current Total Budget	Period Activity	Fiscal Activity	Variance Favorable (Unfavorable)	Percent Remaining
Fund: 100 - General Fund						
Revenue						
Department: 00 - Revenue						
100-00-14010-0000000	Mixed Beverage Tax	27,000.00	27,000.00	3,603.27	24,842.32	-2,157.68 7.99 %
100-00-14020-0000000	Franchise Tax	95,000.00	95,000.00	0.00	4,211.21	-90,788.79 95.57 %
100-00-14030-0000000	Ad Valorem Taxes - Current	1,548,638.00	1,548,638.00	16,349.71	1,606,333.28	57,695.28 103.73 %
100-00-14035-0000000	Ad Valorem Taxes - Delinquent	5,000.00	5,000.00	-21.70	9,863.97	4,863.97 197.28 %
100-00-14050-0000000	Penalties & Interest - Current	10,000.00	10,000.00	5,061.54	6,666.44	-3,333.56 33.34 %
100-00-14055-0000000	Penalties & Interest - Delinquent	3,000.00	3,000.00	23.78	2,179.21	-820.79 27.36 %
100-00-14060-0000000	Rendition Penalties	100.00	100.00	48.60	1,271.83	1,171.83 1,271.83 %
100-00-14070-0000000	Sales Tax	2,830,000.00	2,830,000.00	202,215.15	1,987,782.16	-842,217.84 29.76 %
100-00-14080-0000000	Sales Tax ILO AdVal Tax	1,415,000.00	1,415,000.00	101,107.58	993,891.09	-421,108.91 29.76 %
100-00-14110-0000000	Building Permits/MEP	485,000.00	485,000.00	73,509.50	348,949.11	-136,050.89 28.05 %
100-00-14120-0000000	Vendor/Beverage Permits	2,500.00	2,500.00	0.00	1,325.00	-1,175.00 47.00 %
100-00-14130-0000000	Sign Fees	3,000.00	3,000.00	225.00	425.00	-2,575.00 85.83 %
100-00-14140-0000000	Plats, Zoning, Misc.	6,000.00	6,000.00	2,951.81	6,087.74	87.74 101.46 %
100-00-14150-0000000	Culverts	1,000.00	1,000.00	0.00	891.25	-108.75 10.88 %
100-00-14210-0000000	Community Building Rental	10,000.00	10,000.00	1,550.00	7,725.00	-2,275.00 22.75 %
100-00-14230-0000000	Right of Way Use Fees	6,000.00	6,000.00	0.90	3,620.96	-2,379.04 39.65 %
100-00-14360-0000000	Fines	216,260.00	216,260.00	22,069.13	142,540.94	-73,719.06 34.09 %
100-00-14530-0000000	Wrecker Service Fees	250.00	250.00	0.00	520.00	270.00 208.00 %
100-00-14570-0000000	Lease Funds - PD	1,050.00	1,050.00	0.00	3,035.65	1,985.65 289.11 %
100-00-14650-0000000	Unanticipated Income	20,000.00	20,000.00	3,152.85	125,422.14	105,422.14 627.11 %
100-00-14660-0000000	Credit Card Fees	2,000.00	2,000.00	2,024.39	7,104.10	5,104.10 355.21 %
100-00-14670-0000000	Interest Income	2,000.00	2,000.00	9,877.07	76,305.61	74,305.61 3,815.28 %
100-00-14680-0000000	Interest on Investments	80,000.00	80,000.00	10,411.07	75,825.36	-4,174.64 5.22 %
100-00-14950-0000000	Admin from MEDC	187,354.00	187,354.00	15,612.83	109,289.85	-78,064.15 41.67 %
Department: 00 - Revenue Total:		6,956,152.00	6,956,152.00	469,772.48	5,546,109.22	-1,410,042.78 20.27%
Revenue Total:		6,956,152.00	6,956,152.00	469,772.48	5,546,109.22	-1,410,042.78 20.27%
Expense						
Department: 10 - Administration						
100-10-16002-0000000	Health Insurance	91,258.00	91,258.00	4,782.61	35,166.98	56,091.02 61.46 %
100-10-16003-0000000	Unemployment Insurance	790.00	790.00	-270.01	550.16	239.84 30.36 %
100-10-16004-0000000	Workers Comp	1,805.00	1,805.00	150.08	600.83	1,204.17 66.71 %
100-10-16008-0000000	Payroll Taxes	53,120.00	53,120.00	2,220.34	24,662.95	28,457.05 53.57 %
100-10-16009-0000000	Wages	664,622.00	664,622.00	30,264.97	305,903.55	358,718.45 53.97 %
100-10-16010-0000000	Overtime	697.00	697.00	71.69	8,960.08	-8,263.08 -1,185.52 %
100-10-16011-0000000	Employee Assistance Program	720.00	720.00	0.00	514.28	205.72 28.57 %
100-10-16012-0000000	Retirement Expense	71,828.00	71,828.00	3,242.99	26,269.16	45,558.84 63.43 %
100-10-16101-0000000	Advertising / Promotion	2,000.00	2,000.00	0.00	0.00	2,000.00 100.00 %
100-10-16102-0000000	Legal Notices & Publications	12,000.00	12,000.00	925.95	2,661.30	9,338.70 77.82 %
100-10-16103-0000000	Recording Fees	3,000.00	3,000.00	0.00	0.00	3,000.00 100.00 %
100-10-16104-0000000	Community Relations	5,000.00	5,000.00	262.00	5,933.27	-933.27 -18.67 %
100-10-16105-0000000	Codification	5,000.00	5,000.00	0.00	1,349.04	3,650.96 73.02 %
100-10-16106-0000000	Records Mgt / Retention	1,500.00	1,500.00	0.00	600.00	900.00 60.00 %
100-10-16107-0000000	Records Requests FOIA Program	6,300.00	6,300.00	0.00	6,548.86	-248.86 -3.95 %
100-10-16202-0000000	General Consultant Fees	235,000.00	235,000.00	9,459.50	110,263.67	124,736.33 53.08 %
100-10-16209-0000000	Records Shredding	1,000.00	1,000.00	0.00	0.00	1,000.00 100.00 %
100-10-16210-0000000	Inspections/Permits	364,000.00	364,000.00	37,134.05	197,591.90	166,408.10 45.72 %
100-10-16213-0000000	Legal Fees	100,000.00	100,000.00	2,417.63	108,185.84	-8,185.84 -8.19 %
100-10-16216-0000000	Audit Fees	36,000.00	36,000.00	0.00	21,550.00	14,450.00 40.14 %
100-10-16239-0000000	Printing & Office supplies	4,500.00	4,500.00	174.91	2,902.69	1,597.31 35.50 %

Budget Report

For Fiscal: 2024-2025 Period Ending: 04/30/2025

		Original Total Budget	Current Total Budget	Period Activity	Fiscal Activity	Variance Favorable (Unfavorable)	Percent Remaining
100-10-16242-0000000	Postage/Delivery	3,500.00	3,500.00	120.82	808.59	2,691.41	76.90 %
100-10-16243-0000000	Telephone	8,250.00	8,250.00	628.11	3,919.56	4,330.44	52.49 %
100-10-16244-0000000	Tax Assessor Fees	20,000.00	20,000.00	2.44	11,441.64	8,558.36	42.79 %
100-10-16245-0000000	Election	60,000.00	60,000.00	0.00	0.00	60,000.00	100.00 %
100-10-16246-0000000	Contract Services - Support Staff	0.00	0.00	2,677.86	19,812.79	-19,812.79	0.00 %
100-10-16249-0000000	Computer/Technology	51,750.00	51,750.00	2,095.34	42,578.43	9,171.57	17.72 %
100-10-16254-0000000	Software Upgrades	30,000.00	30,000.00	0.00	18,245.00	11,755.00	39.18 %
100-10-16257-0000000	Medical Exams & Testing	2,000.00	2,000.00	0.00	229.44	1,770.56	88.53 %
100-10-16404-0000000	Copier/Fax Machine	11,000.00	11,000.00	922.50	7,269.92	3,730.08	33.91 %
100-10-16405-0000000	Operating Supplies	2,500.00	2,500.00	341.79	1,795.73	704.27	28.17 %
100-10-16417-0000000	Capital Pur. Furniture	1,000.00	1,000.00	0.00	227.98	772.02	77.20 %
100-10-16502-0000000	Dues & Subscriptions	4,000.00	4,000.00	100.00	2,623.09	1,376.91	34.42 %
100-10-16503-0000000	Travel & Training Staff	20,000.00	20,000.00	3,063.23	7,544.57	12,455.43	62.28 %
100-10-16504-0000000	Travel & Training Council	2,500.00	2,500.00	100.00	817.56	1,682.44	67.30 %
100-10-16701-0000000	Insurance - Liability	1,948.00	1,948.00	249.13	1,817.31	130.69	6.71 %
100-10-16702-0000000	Insurance - Property	2,708.00	2,708.00	231.55	1,680.85	1,027.15	37.93 %
100-10-16703-0000000	Insurance - Bond	500.00	500.00	0.00	0.00	500.00	100.00 %
100-10-16918-0000000	Capital Outlay - Miscellaneous	0.00	0.00	289,600.00	289,600.00	-289,600.00	0.00 %
100-10-17001-0000000	Misc Expenses - Other	1,000.00	1,000.00	330.75	896.63	103.37	10.34 %
100-10-17020-0000000	Misc Expenses - Employee Appreciat..	5,000.00	5,000.00	0.00	1,273.65	3,726.35	74.53 %
100-10-17021-0000000	CC Merchant Fees	18,000.00	18,000.00	2,468.24	10,092.89	7,907.11	43.93 %
100-10-17180-0000000	Leases - Parks and Recreation - Ad...	0.00	0.00	0.00	865.05	-865.05	0.00 %
100-10-17310-380AGR1	380 Sales Tax Rebate	490,000.00	490,000.00	0.00	0.00	490,000.00	100.00 %
100-10-17320-380AGRO	380 Ad Valorem Tax Rebate	160,000.00	160,000.00	0.00	0.00	160,000.00	100.00 %
Department: 10 - Administration Total:		2,555,796.00	2,555,796.00	393,768.47	1,283,755.24	1,272,040.76	49.77%

Department: 11 - Police

100-11-16002-0000000	Health Insurance	221,356.00	221,356.00	18,371.07	129,601.10	91,754.90	41.45 %
100-11-16003-0000000	Unemployment Insurance	2,106.00	2,106.00	-972.00	1,103.60	1,002.40	47.60 %
100-11-16004-0000000	Workers Comp	47,666.00	47,666.00	3,801.71	23,805.67	23,860.33	50.06 %
100-11-16008-0000000	Payroll Taxes	113,461.00	113,461.00	8,274.49	61,948.89	51,512.11	45.40 %
100-11-16009-0000000	Wages	1,407,127.00	1,407,127.00	111,124.33	745,737.68	661,389.32	47.00 %
100-11-16010-0000000	Overtime	60,000.00	60,000.00	1,288.78	42,636.59	17,363.41	28.94 %
100-11-16011-0000000	Employee Assistance Program	2,250.00	2,250.00	0.00	2,314.31	-64.31	-2.86 %
100-11-16012-0000000	Retirement Expense	158,549.00	158,549.00	12,016.99	88,140.05	70,408.95	44.41 %
100-11-16104-0000000	Community Relations	6,500.00	6,500.00	5.94	7,076.37	-576.37	-8.87 %
100-11-16106-0000000	Records Mgt / Retention	500.00	500.00	0.00	0.00	500.00	100.00 %
100-11-16227-0000000	Gas/Oil	65,000.00	65,000.00	4,657.98	31,194.77	33,805.23	52.01 %
100-11-16229-0000000	Auto Repairs	35,000.00	35,000.00	1,829.11	23,358.57	11,641.43	33.26 %
100-11-16230-0000000	Equipment repairs	5,000.00	5,000.00	0.00	0.00	5,000.00	100.00 %
100-11-16239-0000000	Printing & Office supplies	4,000.00	4,000.00	208.32	983.79	3,016.21	75.41 %
100-11-16242-0000000	Postage/Delivery	500.00	500.00	0.00	20.19	479.81	95.96 %
100-11-16243-0000000	Telephone	12,720.00	12,720.00	1,569.25	6,331.07	6,388.93	50.23 %
100-11-16247-0000000	Mobile Data Terminals	14,000.00	14,000.00	665.85	3,812.05	10,187.95	72.77 %
100-11-16249-0000000	Computer/Technology	51,500.00	51,500.00	5,237.95	34,159.62	17,340.38	33.67 %
100-11-16252-0000000	Code Enforcement	2,500.00	2,500.00	0.00	2,500.00	0.00	0.00 %
100-11-16257-0000000	Medical Exams & Testing	2,000.00	2,000.00	295.00	590.00	1,410.00	70.50 %
100-11-16401-0000000	Radio Fees	6,500.00	6,500.00	0.00	1,616.00	4,884.00	75.14 %
100-11-16402-0000000	Uniforms & Safety Equip	10,000.00	10,000.00	2,137.83	7,830.86	2,169.14	21.69 %
100-11-16403-0000000	Protective Gear	10,000.00	10,000.00	0.00	0.00	10,000.00	100.00 %
100-11-16404-0000000	Copier/Fax Machine	6,000.00	6,000.00	465.00	3,485.21	2,514.79	41.91 %
100-11-16405-0000000	Operating Supplies	6,000.00	6,000.00	484.57	5,434.83	565.17	9.42 %
100-11-16411-0000000	Tools, Etc,	500.00	500.00	0.00	0.00	500.00	100.00 %
100-11-16415-0000000	Emergency Equipment	16,500.00	16,500.00	0.00	11,426.15	5,073.85	30.75 %
100-11-16416-0000000	Radios	15,000.00	15,000.00	0.00	20,755.48	-5,755.48	-38.37 %
100-11-16417-0000000	Capital Pur. Furniture	2,000.00	2,000.00	0.00	0.00	2,000.00	100.00 %
100-11-16502-0000000	Dues & Subscriptions	2,500.00	2,500.00	100.00	1,076.00	1,424.00	56.96 %
100-11-16503-0000000	Travel & Training Staff	25,000.00	25,000.00	1,687.00	18,408.52	6,591.48	26.37 %
100-11-16701-0000000	Insurance - Liability	27,954.00	27,954.00	3,019.86	26,470.82	1,483.18	5.31 %

Budget Report

For Fiscal: 2024-2025 Period Ending: 04/30/2025

		Original	Current	Period	Fiscal	Variance	Percent
		Total Budget	Total Budget	Activity	Activity	Favorable (Unfavorable)	Remaining
100-11-16702-0000000	Insurance - Property	11,032.00	11,032.00	879.50	8,413.14	2,618.86	23.74 %
100-11-16906-0000000	Capital Outlay - Police Cars	93,351.00	93,351.00	5,720.19	55,094.46	38,256.54	40.98 %
100-11-16907-0000000	Capital Outlay - Emergency Lights, ...	20,000.00	20,000.00	2,318.00	14,036.08	5,963.92	29.82 %
100-11-16910-0000000	Capital Outlay - Vehicle Replacemen...	15,000.00	15,000.00	0.00	0.00	15,000.00	100.00 %
100-11-16911-0000000	Capital Outlay - Computers Equipm...	27,000.00	27,000.00	4,592.38	15,962.74	11,037.26	40.88 %
100-11-16912-0000000	Public Safety Technology	107,000.00	107,000.00	-6,207.45	13,489.10	93,510.90	87.39 %
100-11-16913-0000000	Capital Outlay - Radar	8,000.00	8,000.00	0.00	0.00	8,000.00	100.00 %
100-11-16916-0000000	Capital Outlay - Investigate & Testin...	12,000.00	12,000.00	1,422.59	11,799.10	200.90	1.67 %
100-11-16917-0000000	Capital Outlay - Ballistic Vests & Shie..	8,500.00	8,500.00	0.00	2,353.96	6,146.04	72.31 %
100-11-16919-0000000	Capital Outlay - Patrol Weapons	26,000.00	26,000.00	0.00	25,163.41	836.59	3.22 %
100-11-16920-0000000	Capital Outlay - Traffic Equipment	25,000.00	25,000.00	0.00	25,000.00	0.00	0.00 %
100-11-16921-0000000	Heavy Equipment Upkeep	11,800.00	11,800.00	0.00	-5,096.63	16,896.63	143.19 %
100-11-17001-0000000	Misc Expenses - Other	0.00	0.00	-416.10	187.70	-187.70	0.00 %
100-11-17020-0000000	Misc Expenses - Employee Appreciat..	3,000.00	3,000.00	0.00	431.55	2,568.45	85.62 %
Department: 11 - Police Total:		2,707,372.00	2,707,372.00	184,578.14	1,468,652.80	1,238,719.20	45.75%
Department: 12 - Public Works							
100-12-16002-0000000	Health Insurance	41,792.00	41,792.00	2,773.29	19,235.64	22,556.36	53.97 %
100-12-16003-0000000	Unemployment Insurance	878.00	878.00	-183.75	380.57	497.43	56.65 %
100-12-16004-0000000	Workers Comp	6,713.00	6,713.00	350.16	3,008.81	3,704.19	55.18 %
100-12-16008-0000000	Payroll Taxes	17,832.00	17,832.00	1,239.26	8,849.89	8,982.11	50.37 %
100-12-16009-0000000	Wages	225,161.00	225,161.00	16,309.81	106,722.38	118,438.62	52.60 %
100-12-16010-0000000	Overtime	5,500.00	5,500.00	52.30	3,029.86	2,470.14	44.91 %
100-12-16011-0000000	Employee Assistance Program	375.00	375.00	0.00	450.00	-75.00	-20.00 %
100-12-16012-0000000	Retirement Expense	21,909.00	21,909.00	1,525.79	10,766.26	11,142.74	50.86 %
100-12-16104-0000000	Community Relations	1,000.00	1,000.00	0.00	0.00	1,000.00	100.00 %
100-12-16208-0000000	Mowing	140,000.00	140,000.00	13,545.00	53,710.00	86,290.00	61.64 %
100-12-16217-0000000	Engineering	110,000.00	110,000.00	54,881.26	87,080.46	22,919.54	20.84 %
100-12-16224-0000000	City Hall Cleaning	13,000.00	13,000.00	1,200.00	6,960.00	6,040.00	46.46 %
100-12-16225-0000000	Downtown Repairs	2,000.00	2,000.00	129.68	337.44	1,662.56	83.13 %
100-12-16226-0000000	Maint - Vehicles & Equipment	3,500.00	3,500.00	625.69	2,397.91	1,102.09	31.49 %
100-12-16227-0000000	Gas/Oil	14,000.00	14,000.00	914.28	6,402.71	7,597.29	54.27 %
100-12-16229-0000000	Auto Repairs	6,000.00	6,000.00	25.99	4,767.46	1,232.54	20.54 %
100-12-16230-0000000	Equipment repairs	4,000.00	4,000.00	984.31	4,253.62	-253.62	-6.34 %
100-12-16231-0000000	Bldg Repairs-City Hall	26,000.00	26,000.00	188.79	3,736.77	22,263.23	85.63 %
100-12-16232-0000000	Street Repairs - Minor	10,000.00	10,000.00	524.59	1,326.56	8,673.44	86.73 %
100-12-16237-0000000	Mosquito Spraying	6,500.00	6,500.00	675.00	2,250.00	4,250.00	65.38 %
100-12-16238-0000000	Street Signs	3,300.00	3,300.00	0.00	260.40	3,039.60	92.11 %
100-12-16239-0000000	Printing & Office supplies	1,600.00	1,600.00	86.93	1,080.49	519.51	32.47 %
100-12-16242-0000000	Postage/Delivery	750.00	750.00	0.00	0.00	750.00	100.00 %
100-12-16243-0000000	Telephone	9,000.00	9,000.00	773.08	4,972.27	4,027.73	44.75 %
100-12-16249-0000000	Computer/Technology	22,000.00	22,000.00	1,766.48	17,570.51	4,429.49	20.13 %
100-12-16255-0000000	Bldg Repairs - Comm Center	5,000.00	5,000.00	457.46	1,521.04	3,478.96	69.58 %
100-12-16402-0000000	Uniforms & Safety Equip	4,700.00	4,700.00	434.07	1,841.23	2,858.77	60.82 %
100-12-16405-0000000	Operating Supplies	8,000.00	8,000.00	488.11	2,988.92	5,011.08	62.64 %
100-12-16406-0000000	Streets & Drainage	2,000.00	2,000.00	0.00	375.00	1,625.00	81.25 %
100-12-16407-0000000	Supplies & Equipment - Cedar Break...	2,000.00	2,000.00	175.99	664.29	1,335.71	66.79 %
100-12-16408-0000000	Supplies & Equipment - Homecomi...	2,000.00	2,000.00	176.03	464.35	1,535.65	76.78 %
100-12-16409-0000000	Supplies & Equipment - Fernland Pa...	2,000.00	2,000.00	474.26	994.59	1,005.41	50.27 %
100-12-16410-0000000	Supplies & Equipment - Community...	2,000.00	2,000.00	101.19	319.89	1,680.11	84.01 %
100-12-16411-0000000	Tools, Etc,	3,300.00	3,300.00	381.52	2,739.27	560.73	16.99 %
100-12-16412-0000000	Supplies & Equipment - Memory Pa...	2,000.00	2,000.00	176.09	321.93	1,678.07	83.90 %
100-12-16413-0000000	Culverts	1,000.00	1,000.00	127.01	127.01	872.99	87.30 %
100-12-16502-0000000	Dues & Subscriptions	2,000.00	2,000.00	100.00	613.88	1,386.12	69.31 %
100-12-16503-0000000	Travel & Training Staff	5,500.00	5,500.00	487.62	938.53	4,561.47	82.94 %
100-12-16601-0000000	Park Maint - Memory Pk	10,000.00	10,000.00	331.87	678.42	9,321.58	93.22 %
100-12-16602-0000000	Park Maint - Fernland	10,000.00	10,000.00	40.48	15,029.99	-5,029.99	-50.30 %
100-12-16603-0000000	Park Maint - Cedar Brake Park	10,000.00	10,000.00	6,381.76	10,761.54	-761.54	-7.62 %
100-12-16604-0000000	Park Maint - Homecoming Park	10,000.00	10,000.00	870.14	893.09	9,106.91	91.07 %

Budget Report

For Fiscal: 2024-2025 Period Ending: 04/30/2025

		Original Total Budget	Current Total Budget	Period Activity	Fiscal Activity	Variance Favorable (Unfavorable)	Percent Remaining
100-12-16701-0000000	Insurance - Liability	5,027.00	5,027.00	598.90	5,392.50	-365.50	-7.27 %
100-12-16702-0000000	Insurance - Property	1,528.00	1,528.00	125.15	1,346.75	181.25	11.86 %
100-12-16803-0000000	Utilities - Electronic Sign-City	1,590.00	1,590.00	122.33	463.02	1,126.98	70.88 %
100-12-16804-0000000	Utilities - Street Lights	15,500.00	15,500.00	1,220.01	8,831.43	6,668.57	43.02 %
100-12-16805-0000000	Utilities - Downtown Utilities	1,500.00	1,500.00	191.80	797.55	702.45	46.83 %
100-12-16806-0000000	Utilities - Cedar Brake Park	2,200.00	2,200.00	154.48	1,243.04	956.96	43.50 %
100-12-16807-0000000	Utilities - Homecoming Park	1,200.00	1,200.00	79.22	534.25	665.75	55.48 %
100-12-16808-0000000	Utilities - Fernland Park	6,000.00	6,000.00	694.02	3,628.14	2,371.86	39.53 %
100-12-16809-0000000	Utilities - City Hall	14,300.00	14,300.00	802.53	5,623.22	8,676.78	60.68 %
100-12-16811-0000000	Utilities - Community Center Buildi...	6,500.00	6,500.00	1,001.91	5,191.67	1,308.33	20.13 %
100-12-16812-0000000	Utilities - Memory Park	9,000.00	9,000.00	2,214.10	8,215.68	784.32	8.71 %
100-12-16813-0000000	Utilities - 213 Prairie	1,885.00	1,885.00	95.59	484.76	1,400.24	74.28 %
100-12-16911-0000000	Capital Outlay - Computers Equipm...	0.00	0.00	0.00	474.94	-474.94	0.00 %
100-12-16922-0000000	Capital Outlay - Public Works Items	23,000.00	23,000.00	1,326.14	19,516.10	3,483.90	15.15 %
100-12-16923-0000000	Capital Outlay - General Improvem...	20,000.00	20,000.00	0.00	3,310.00	16,690.00	83.45 %
100-12-16924-0000000	Capital Outlay - Drainage Improvem...	10,000.00	10,000.00	0.00	0.00	10,000.00	100.00 %
100-12-16926-0000000	Capital Outlay - Park Improvements	40,000.00	40,000.00	0.00	0.00	40,000.00	100.00 %
100-12-17001-0000000	Misc Expenses - Other	1,000.00	1,000.00	0.00	186.32	813.68	81.37 %
100-12-17150-0000000	Contract Labor - Streets	250,000.00	250,000.00	0.00	69,000.48	180,999.52	72.40 %
Department: 12 - Public Works Total:		1,184,540.00	1,184,540.00	118,217.72	525,062.83	659,477.17	55.67%
Department: 13 - Court							
100-13-16002-0000000	Health Insurance	35,075.00	35,075.00	2,968.83	20,706.65	14,368.35	40.96 %
100-13-16003-0000000	Unemployment Insurance	351.00	351.00	-154.37	189.00	162.00	46.15 %
100-13-16004-0000000	Workers Comp	478.00	478.00	50.02	197.42	280.58	58.70 %
100-13-16007-0000000	Crime Insurance	500.00	500.00	40.71	284.97	215.03	43.01 %
100-13-16008-0000000	Payroll Taxes	13,786.00	13,786.00	1,015.77	7,443.44	6,342.56	46.01 %
100-13-16009-0000000	Wages	176,058.00	176,058.00	13,657.11	93,772.92	82,285.08	46.74 %
100-13-16010-0000000	Overtime	2,400.00	2,400.00	192.55	1,367.03	1,032.97	43.04 %
100-13-16011-0000000	Employee Assistance Program	375.00	375.00	0.00	385.71	-10.71	-2.86 %
100-13-16012-0000000	Retirement Expense	19,264.00	19,264.00	1,480.53	10,647.11	8,616.89	44.73 %
100-13-16104-0000000	Community Relations	400.00	400.00	0.00	0.00	400.00	100.00 %
100-13-16106-0000000	Communications - Records Mgt / Re...	1,600.00	1,600.00	0.00	0.00	1,600.00	100.00 %
100-13-16202-0000000	General Consultant Fees	0.00	0.00	374.50	374.50	-374.50	0.00 %
100-13-16207-0000000	Prosecutors Fees	10,000.00	10,000.00	1,350.00	5,850.00	4,150.00	41.50 %
100-13-16209-0000000	Records Shredding	350.00	350.00	0.00	0.00	350.00	100.00 %
100-13-16211-0000000	Judge's Fee	12,000.00	12,000.00	1,500.00	5,500.00	6,500.00	54.17 %
100-13-16239-0000000	Printing & Office supplies	1,400.00	1,400.00	126.97	444.14	955.86	68.28 %
100-13-16242-0000000	Postage/Delivery	3,500.00	3,500.00	174.57	3,176.53	323.47	9.24 %
100-13-16243-0000000	Telephone	5,350.00	5,350.00	379.52	2,588.88	2,761.12	51.61 %
100-13-16249-0000000	Computer/Technology	30,000.00	30,000.00	2,935.23	12,364.86	17,635.14	58.78 %
100-13-16402-0000000	Uniforms & Safety Equip	100.00	100.00	0.00	0.00	100.00	100.00 %
100-13-16404-0000000	Copier/Fax Machine	11,500.00	11,500.00	817.50	5,944.89	5,555.11	48.31 %
100-13-16405-0000000	Operating Supplies	2,500.00	2,500.00	667.59	1,598.80	901.20	36.05 %
100-13-16417-0000000	Capital Pur. Furniture	3,000.00	3,000.00	0.00	0.00	3,000.00	100.00 %
100-13-16502-0000000	Dues & Subscriptions	300.00	300.00	55.00	240.00	60.00	20.00 %
100-13-16503-0000000	Travel & Training Staff	2,000.00	2,000.00	247.40	1,816.30	183.70	9.19 %
100-13-16701-0000000	Insurance - Liability	1,948.00	1,948.00	249.13	1,817.31	130.69	6.71 %
100-13-16702-0000000	Insurance - Property	2,708.00	2,708.00	231.55	1,680.85	1,027.15	37.93 %
100-13-17001-0000000	Misc Expenses - Other	100.00	100.00	0.00	0.00	100.00	100.00 %
Department: 13 - Court Total:		337,043.00	337,043.00	28,360.11	178,391.31	158,651.69	47.07%
Expense Total:		6,784,751.00	6,784,751.00	724,924.44	3,455,862.18	3,328,888.82	49.06%
Fund: 100 - General Fund Surplus (Deficit):		171,401.00	171,401.00	-255,151.96	2,090,247.04	1,918,846.04	-1,119.51%

Budget Report

For Fiscal: 2024-2025 Period Ending: 04/30/2025

		Original Total Budget	Current Total Budget	Period Activity	Fiscal Activity	Variance Favorable (Unfavorable)	Percent Remaining
Fund: 150 - Montgomery PID							
Revenue							
Department: 00 - Revenue							
150-00-15000-0000000	Montgomery PID - Tax Revenue	46,595.00	46,595.00	28,435.75	46,269.35	-325.65	0.70 %
	Department: 00 - Revenue Total:	46,595.00	46,595.00	28,435.75	46,269.35	-325.65	0.70%
	Revenue Total:	46,595.00	46,595.00	28,435.75	46,269.35	-325.65	0.70%
Expense							
Department: 15 - Montgomery PID							
150-15-17500-0000000	Montgomery PID - Property Tax Re...	45,995.00	45,995.00	0.00	0.00	45,995.00	100.00 %
	Department: 15 - Montgomery PID Total:	45,995.00	45,995.00	0.00	0.00	45,995.00	100.00%
	Expense Total:	45,995.00	45,995.00	0.00	0.00	45,995.00	100.00%
	Fund: 150 - Montgomery PID Surplus (Deficit):	600.00	600.00	28,435.75	46,269.35	45,669.35	-7,611.56%
Fund: 200 - Capital Projects							
Revenue							
Department: 00 - Revenue							
200-00-24003-0000000	Transfer from MEDC - Other	0.00	0.00	16,666.67	116,666.65	116,666.65	0.00 %
200-00-24104-0000000	Other - Proceeds GLO	0.00	0.00	0.00	3,368.00	3,368.00	0.00 %
200-00-24500-0000000	Interest Earned on Investments	0.00	0.00	17,550.76	127,826.71	127,826.71	0.00 %
200-00-24700-0000000	Developer Contributions	0.00	0.00	938,496.94	938,496.94	938,496.94	0.00 %
	Department: 00 - Revenue Total:	0.00	0.00	972,714.37	1,186,358.30	1,186,358.30	0.00%
	Revenue Total:	0.00	0.00	972,714.37	1,186,358.30	1,186,358.30	0.00%
Expense							
Department: 20 - Capital Projects							
200-20-16217-0000400	Eng - Old Plantersville Waterline Ext	0.00	0.00	24,427.50	26,190.19	-26,190.19	0.00 %
200-20-16217-0000500	Eng - Old Plantersville Force Main E...	0.00	0.00	0.00	2,043.75	-2,043.75	0.00 %
200-20-16217-0001100	Eng - Sanitary Sewer & Manhole Re...	0.00	0.00	3,863.75	9,127.50	-9,127.50	0.00 %
200-20-16217-0001400	Eng - Buffalo Springs Dr. Road Impr.	0.00	0.00	603.75	3,348.00	-3,348.00	0.00 %
200-20-16217-0001500	Eng - Buffalo Springs Dr & SH-105 T...	0.00	0.00	731.25	7,274.25	-7,274.25	0.00 %
200-20-16217-0001600	Eng - WP #2 Improvements	0.00	0.00	7,271.25	17,483.88	-17,483.88	0.00 %
200-20-16217-0001700	Eng - FM 1097 Sanitary Sewer Impr...	0.00	0.00	16,647.61	27,242.55	-27,242.55	0.00 %
200-20-16217-0001800	Eng-Lone Star Pkwy WL Ext	0.00	0.00	5,550.00	5,550.00	-5,550.00	0.00 %
200-20-16217-0001900	Eng - LS 10 Improvements Phase II	0.00	0.00	19,500.00	21,450.00	-21,450.00	0.00 %
200-20-16217-0002000	Eng-LS #5 Relocation	0.00	0.00	2,700.20	2,700.20	-2,700.20	0.00 %
200-20-16217-0002100	Eng-WP #3 Booster Pump Add	0.00	0.00	1,267.50	1,267.50	-1,267.50	0.00 %
200-20-16217-0002200	Eng-College St Drainage	0.00	0.00	502.50	502.50	-502.50	0.00 %
200-20-16217-0002400	Eng - Town Creek WWTP Exp	0.00	0.00	40,771.90	40,771.90	-40,771.90	0.00 %
200-20-17001-0000400	Misc - Old Plantersville Waterline Ext	0.00	0.00	0.00	5,271.00	-5,271.00	0.00 %
200-20-17001-0001100	Misc - Sanitary Sewer & Manhole R...	0.00	0.00	0.00	895.00	-895.00	0.00 %
200-20-26003-017B366	Grant Admin Expenses - GLO All Pro...	0.00	0.00	0.00	3,368.00	-3,368.00	0.00 %
200-20-26300-0000500	Cons - Old Plantersville Force Main	0.00	0.00	0.00	17,500.00	-17,500.00	0.00 %
200-20-26300-0001100	Cons - Sanitary Sewer & Manhole R...	0.00	0.00	92,400.00	92,400.00	-92,400.00	0.00 %
200-20-26300-0001101	Cons - 2023 Sanitary Sewer Rehab ...	0.00	0.00	0.00	1,127.00	-1,127.00	0.00 %
200-20-26300-0001700	Cons - FM 1097 Sanitary Sewer Imp...	0.00	0.00	0.00	112,404.00	-112,404.00	0.00 %
200-20-26400-0000400	Cons - Old Plantersville Waterline E...	0.00	0.00	0.00	866,042.00	-866,042.00	0.00 %
200-20-26400-0001600	Cons - WP #2 Improvements	0.00	0.00	754,800.00	1,119,700.00	-1,119,700.00	0.00 %
200-20-26500-0001400	Cons - Buffalo Springs Dr Road Impr	0.00	0.00	0.00	51,625.50	-51,625.50	0.00 %
200-20-26500-0001500	Cons- Buffalo Springs Dr & SH 105 T...	0.00	0.00	0.00	7,777.00	-7,777.00	0.00 %
	Department: 20 - Capital Projects Total:	0.00	0.00	971,037.21	2,443,061.72	-2,443,061.72	0.00%
	Expense Total:	0.00	0.00	971,037.21	2,443,061.72	-2,443,061.72	0.00%
	Fund: 200 - Capital Projects Surplus (Deficit):	0.00	0.00	1,677.16	-1,256,703.42	-1,256,703.42	0.00%
Fund: 300 - Water & Sewer							
Revenue							
Department: 00 - Revenue							
300-00-34110-0000000	Water Revenue	916,000.00	916,000.00	84,027.90	574,638.00	-341,362.00	37.27 %
300-00-34130-0000000	Lone Star Ground Water Revenue	9,360.00	9,360.00	952.78	6,388.35	-2,971.65	31.75 %

Budget Report

For Fiscal: 2024-2025 Period Ending: 04/30/2025

		Original	Current	Period	Fiscal	Variance	Percent
		Total Budget	Total Budget	Activity	Activity	Favorable (Unfavorable)	Remaining
300-00-34140-0000000	Application Fee	6,000.00	6,000.00	1,290.00	4,740.00	-1,260.00	21.00 %
300-00-34150-0000000	Disconnect Reconnect	4,000.00	4,000.00	900.00	5,300.00	1,300.00	132.50 %
300-00-34160-0000000	Sewer Revenue	887,000.00	887,000.00	73,372.25	483,071.00	-403,929.00	45.54 %
300-00-34170-0000000	Tap Fees/Inspections	450,000.00	450,000.00	22,652.50	266,684.70	-183,315.30	40.74 %
300-00-34180-0000000	Grease Trap Inspections	35,000.00	35,000.00	2,860.00	20,020.00	-14,980.00	42.80 %
300-00-34190-0000000	Late Charges	18,200.00	18,200.00	1,477.72	12,076.67	-6,123.33	33.64 %
300-00-34200-0000000	Returned Check Fee	500.00	500.00	0.00	0.00	-500.00	100.00 %
300-00-34210-0000000	Backflow Testing	1,000.00	1,000.00	0.00	0.00	-1,000.00	100.00 %
300-00-34220-0000000	Solid Waste Revenue	285,300.00	285,300.00	26,329.31	180,055.06	-105,244.94	36.89 %
300-00-34320-0000000	Groundwater Reduction Revenue	213,200.00	213,200.00	22,449.90	150,574.05	-62,625.95	29.37 %
300-00-34420-0000000	Impact Fees - Capital Cost	1,170,000.00	1,170,000.00	3,984.00	441,246.00	-728,754.00	62.29 %
300-00-34430-0000000	Interest Income	1,000.00	1,000.00	2,106.73	12,514.35	11,514.35	1,251.44 %
300-00-34440-0000000	Interest earned on Investments	80,000.00	80,000.00	6,526.50	48,270.45	-31,729.55	39.66 %
300-00-34450-0000000	Meter Box Replacement	1,500.00	1,500.00	0.00	0.00	-1,500.00	100.00 %
300-00-34460-0000000	EndPoint Charge	500.00	500.00	0.00	0.00	-500.00	100.00 %
300-00-34470-0000000	Miscellaneous Revenue & ETS Reve...	10,000.00	10,000.00	1,325.00	10,132.50	132.50	101.33 %
300-00-34500-0000000	Use of Surplus Funds	196,193.00	196,193.00	0.00	0.00	-196,193.00	100.00 %
300-00-34530-0000000	Utility Contracts	2,000.00	2,000.00	476.38	2,443.95	443.95	122.20 %
Department: 00 - Revenue Total:		4,286,753.00	4,286,753.00	250,730.97	2,218,155.08	-2,068,597.92	48.26%
Revenue Total:		4,286,753.00	4,286,753.00	250,730.97	2,218,155.08	-2,068,597.92	48.26%
Expense							
Department: 30 - Water & Sewer							
300-30-16002-0000000	Health Insurance	92,777.00	92,777.00	6,743.68	46,735.97	46,041.03	49.63 %
300-30-16003-0000000	Unemployment Insurance	790.00	790.00	-333.72	494.04	295.96	37.46 %
300-30-16004-0000000	Workers Comp	10,892.00	10,892.00	650.27	5,439.99	5,452.01	50.06 %
300-30-16008-0000000	Payroll Taxes	36,646.00	36,646.00	2,246.15	18,437.21	18,208.79	49.69 %
300-30-16009-0000000	Wages	468,671.00	468,671.00	31,019.56	235,518.58	233,152.42	49.75 %
300-30-16010-0000000	Overtime	5,500.00	5,500.00	95.44	3,641.49	1,858.51	33.79 %
300-30-16011-0000000	Employee Assitance Program	782.00	782.00	0.00	835.70	-53.70	-6.87 %
300-30-16012-0000000	Retirement Expense	51,208.00	51,208.00	3,326.09	23,693.47	27,514.53	53.73 %
300-30-16246-0000000	Contract Services-Support Staff	0.00	0.00	0.00	6,094.44	-6,094.44	0.00 %
300-30-36107-0000000	Crime Insurance	500.00	500.00	40.71	284.97	215.03	43.01 %
300-30-36204-0000000	Engineering	110,000.00	110,000.00	49,176.24	78,257.48	31,742.52	28.86 %
300-30-36208-0000000	Operator	52,500.00	52,500.00	4,275.00	29,925.00	22,575.00	43.00 %
300-30-36209-0000000	Billing & Collections	35,000.00	35,000.00	2,941.36	19,538.79	15,461.21	44.17 %
300-30-36210-0000000	Backflow Testing	2,000.00	2,000.00	0.00	0.00	2,000.00	100.00 %
300-30-36211-0000000	Testing	15,000.00	15,000.00	1,528.90	12,225.00	2,775.00	18.50 %
300-30-36214-0000000	Sludge Hauling	75,000.00	75,000.00	0.00	9,380.48	65,619.52	87.49 %
300-30-36215-0000000	Printing & Office Supplies	1,200.00	1,200.00	0.00	224.68	975.32	81.28 %
300-30-36216-0000000	Postage	1,500.00	1,500.00	6.08	252.68	1,247.32	83.15 %
300-30-36217-0000000	Telephone	14,750.00	14,750.00	1,102.05	6,771.49	7,978.51	54.09 %
300-30-36218-0000000	Tap Fees & Inspections	75,000.00	75,000.00	33,012.48	84,838.72	-9,838.72	-13.12 %
300-30-36221-0000000	Garbage Pickup	282,300.00	282,300.00	25,909.16	145,603.33	136,696.67	48.42 %
300-30-36302-0000000	Advertising/Promotion	1,500.00	1,500.00	0.00	0.00	1,500.00	100.00 %
300-30-36303-0000000	Permits & Licenses	30,000.00	30,000.00	0.00	37,293.10	-7,293.10	-24.31 %
300-30-36307-0000000	Dues & Subscriptions	2,000.00	2,000.00	100.00	156.87	1,843.13	92.16 %
300-30-36400-0000000	Supplies & Equipment	1,500.00	1,500.00	162.36	162.36	1,337.64	89.18 %
300-30-36401-0000000	Chemicals	50,000.00	50,000.00	4,597.59	38,394.32	11,605.68	23.21 %
300-30-36402-0000000	Copier / Fax Machine	3,000.00	3,000.00	135.00	1,034.58	1,965.42	65.51 %
300-30-36403-0000000	Operating Supplies	80,000.00	80,000.00	9,206.16	32,480.89	47,519.11	59.40 %
300-30-36404-0000000	Uniforms	4,700.00	4,700.00	434.09	1,841.32	2,858.68	60.82 %
300-30-36406-0000000	Computer Technology	24,000.00	24,000.00	2,327.50	16,775.95	7,224.05	30.10 %
300-30-36502-0000000	Travel & Training	5,500.00	5,500.00	487.63	938.52	4,561.48	82.94 %
300-30-36503-0000000	Employee Relations	2,000.00	2,000.00	46.62	368.56	1,631.44	81.57 %
300-30-36601-0000000	Repairs & Maintenance	325,000.00	325,000.00	7,948.64	173,433.93	151,566.07	46.64 %
300-30-36602-0000000	Vehicle Repair and Maint.	3,500.00	3,500.00	625.75	2,370.31	1,129.69	32.28 %
300-30-36604-0000000	Water & Sewer Items	23,000.00	23,000.00	1,326.15	19,516.11	3,483.89	15.15 %
300-30-36605-0000000	Gas & Oil	14,000.00	14,000.00	914.28	6,402.75	7,597.25	54.27 %

Budget Report

For Fiscal: 2024-2025 Period Ending: 04/30/2025

		Original Total Budget	Current Total Budget	Period Activity	Fiscal Activity	Variance Favorable (Unfavorable)	Percent Remaining
300-30-36701-0000000	Liability Insurance	4,978.00	4,978.00	598.90	5,392.50	-414.50	-8.33 %
300-30-36702-0000000	Property Insurance	48,440.00	48,440.00	4,095.92	30,162.14	18,277.86	37.73 %
300-30-36801-0000000	Gas For Generators	1,320.00	1,320.00	58.36	458.87	861.13	65.24 %
300-30-36802-0000000	Water Plants	110,000.00	110,000.00	6,896.30	46,999.61	63,000.39	57.27 %
300-30-36803-0000000	WWTP	80,000.00	80,000.00	5,351.19	40,810.19	39,189.81	48.99 %
300-30-36804-0000000	Lift Stations	24,200.00	24,200.00	1,948.42	11,310.79	12,889.21	53.26 %
300-30-37000-0000000	Utility Projects - Prev Maint	224,000.00	224,000.00	17,688.29	83,982.34	140,017.66	62.51 %
300-30-37003-0000000	Utility Projects - Impact Fees Transf...	1,170,000.00	1,170,000.00	0.00	0.00	1,170,000.00	100.00 %
300-30-37101-0000000	Miscellaneous Expenses - Misc	1,000.00	1,000.00	0.00	147.50	852.50	85.25 %
300-30-37102-0000000	Miscellaneous Expenses - Bank Cha...	35,000.00	35,000.00	1,581.60	13,227.06	21,772.94	62.21 %
300-30-37202-0000000	Other Expense - Transfer to Debt Se...	686,099.00	686,099.00	57,174.92	400,224.40	285,874.60	41.67 %
Department: 30 - Water & Sewer Total:		4,286,753.00	4,286,753.00	285,445.12	1,692,078.48	2,594,674.52	60.53%
Expense Total:		4,286,753.00	4,286,753.00	285,445.12	1,692,078.48	2,594,674.52	60.53%
Fund: 300 - Water & Sewer Surplus (Deficit):		0.00	0.00	-34,714.15	526,076.60	526,076.60	0.00%
Fund: 400 - MEDC							
Revenue							
Department: 00 - Revenue							
400-00-44110-0000000	Sales Tax Revenue	865,000.00	865,000.00	50,553.79	884,239.21	19,239.21	102.22 %
400-00-44230-0000000	Interest Income	80,000.00	80,000.00	9,651.59	64,464.47	-15,535.53	19.42 %
400-00-44300-0000000	Events Revenue	7,000.00	7,000.00	0.00	4,773.66	-2,226.34	31.80 %
Department: 00 - Revenue Total:		952,000.00	952,000.00	60,205.38	953,477.34	1,477.34	0.16%
Revenue Total:		952,000.00	952,000.00	60,205.38	953,477.34	1,477.34	0.16%
Expense							
Department: 40 - MEDC							
400-40-46107-0000000	Transfer to Capital Proj	200,000.00	200,000.00	16,666.67	116,666.65	83,333.35	41.67 %
400-40-46205-0000000	Sales Tax Reimb	180,000.00	180,000.00	0.00	0.00	180,000.00	100.00 %
400-40-46206-0000000	Econ Dev Grant Prog	20,000.00	20,000.00	0.00	0.00	20,000.00	100.00 %
400-40-46213-0000000	Legal Fees	0.00	0.00	0.00	4,436.00	-4,436.00	0.00 %
400-40-46303-0000000	Quality of Life - Events	76,000.00	76,000.00	1,797.71	40,710.63	35,289.37	46.43 %
400-40-46505-0000000	Brochures / Printed Lit	1,500.00	1,500.00	342.00	342.00	1,158.00	77.20 %
400-40-46514-0000000	Social Media Advertising	3,400.00	3,400.00	713.42	1,939.89	1,460.11	42.94 %
400-40-46515-0000000	Historical Signage	1,000.00	1,000.00	0.00	0.00	1,000.00	100.00 %
400-40-46516-0000000	Dues & Subscriptions	1,200.00	1,200.00	0.00	0.00	1,200.00	100.00 %
400-40-46601-0000000	Transfers to General Fund	187,354.00	187,354.00	15,612.83	109,289.85	78,064.15	41.67 %
400-40-46603-0000000	Miscellaneous Expenses	500.00	500.00	105.64	177.12	322.88	64.58 %
400-40-46604-0000000	Consulting/Professional Serv	254,164.00	254,164.00	0.00	0.00	254,164.00	100.00 %
400-40-46607-0000000	Travel & Trainings Expenses	6,000.00	6,000.00	80.00	110.00	5,890.00	98.17 %
Department: 40 - MEDC Total:		931,118.00	931,118.00	35,318.27	273,672.14	657,445.86	70.61%
Expense Total:		931,118.00	931,118.00	35,318.27	273,672.14	657,445.86	70.61%
Fund: 400 - MEDC Surplus (Deficit):		20,882.00	20,882.00	24,887.11	679,805.20	658,923.20	-3,155.46%
Fund: 500 - Debt Service							
Revenue							
Department: 00 - Revenue							
500-00-54110-0000000	Ad Valorem Taxes - Current	475,750.00	475,750.00	4,836.13	474,108.76	-1,641.24	0.34 %
500-00-54115-0000000	Ad Valorem Taxes - Delinquent	3,000.00	3,000.00	-18.53	3,303.81	303.81	110.13 %
500-00-54120-0000000	Penalty & Interest - Current	2,000.00	2,000.00	737.98	1,211.28	-788.72	39.44 %
500-00-54125-0000000	Penalty & Interest - Delinquent	1,000.00	1,000.00	8.04	859.78	-140.22	14.02 %
500-00-54220-0000000	Transfers - Water & Sewer Funds	684,899.00	684,899.00	57,174.92	400,224.40	-284,674.60	41.56 %
500-00-54410-0000000	Interest Income	1,000.00	1,000.00	5.65	4,544.46	3,544.46	454.45 %
500-00-54420-0000000	Interest on Investments	100.00	100.00	512.74	2,997.21	2,897.21	2,997.21 %
Department: 00 - Revenue Total:		1,167,749.00	1,167,749.00	63,256.93	887,249.70	-280,499.30	24.02%
Revenue Total:		1,167,749.00	1,167,749.00	63,256.93	887,249.70	-280,499.30	24.02%
Expense							
Department: 50 - Debt Service							
500-50-56220-0000000	Debt Service Payments - Int. Payme...	352,401.00	352,401.00	0.00	234,728.25	117,672.75	33.39 %

Budget Report

For Fiscal: 2024-2025 Period Ending: 04/30/2025

		Original Total Budget	Current Total Budget	Period Activity	Fiscal Activity	Variance Favorable (Unfavorable)	Percent Remaining
500-50-56230-0000000	Debt Service Payments - Paying Age...	2,200.00	2,200.00	0.00	1,000.00	1,200.00	54.55 %
500-50-56250-0000000	Debt Service Payments - Principal P...	805,000.00	805,000.00	0.00	754,549.75	50,450.25	6.27 %
Department: 50 - Debt Service Total:		1,159,601.00	1,159,601.00	0.00	990,278.00	169,323.00	14.60%
Expense Total:		1,159,601.00	1,159,601.00	0.00	990,278.00	169,323.00	14.60%
Fund: 500 - Debt Service Surplus (Deficit):		8,148.00	8,148.00	63,256.93	-103,028.30	-111,176.30	1,364.46%
Fund: 700 - Court Security							
Revenue							
Department: 00 - Revenue							
700-00-74110-0000000	Court Fines & Forfeitures - Court Se...	7,400.00	7,400.00	650.76	4,525.72	-2,874.28	38.84 %
700-00-74210-0000000	Interest Income	5.00	5.00	54.36	357.55	352.55	7,151.00 %
Department: 00 - Revenue Total:		7,405.00	7,405.00	705.12	4,883.27	-2,521.73	34.05%
Revenue Total:		7,405.00	7,405.00	705.12	4,883.27	-2,521.73	34.05%
Expense							
Department: 70 - Court Security							
700-70-76120-0000000	Contracted Services - Security Servi...	2,300.00	2,300.00	0.00	0.00	2,300.00	100.00 %
Department: 70 - Court Security Total:		2,300.00	2,300.00	0.00	0.00	2,300.00	100.00%
Expense Total:		2,300.00	2,300.00	0.00	0.00	2,300.00	100.00%
Fund: 700 - Court Security Surplus (Deficit):		5,105.00	5,105.00	705.12	4,883.27	-221.73	4.34%
Fund: 710 - Child Safety							
Revenue							
Department: 00 - Revenue							
710-00-14340-0000000	MC-Child Safety Fees	100.00	100.00	0.00	25.00	-75.00	75.00 %
710-00-14670-0000000	Interest Income	1.00	1.00	0.54	4.09	3.09	409.00 %
Department: 00 - Revenue Total:		101.00	101.00	0.54	29.09	-71.91	71.20%
Revenue Total:		101.00	101.00	0.54	29.09	-71.91	71.20%
Fund: 710 - Child Safety Total:		101.00	101.00	0.54	29.09	-71.91	71.20%
Fund: 720 - Truancy Prevention							
Revenue							
Department: 00 - Revenue							
720-00-14341-0000000	MC-Truancy Prevention Fees	7,000.00	7,000.00	651.80	4,532.73	-2,467.27	35.25 %
720-00-14670-0000000	Interest Income	5.00	5.00	43.13	271.63	266.63	5,432.60 %
Department: 00 - Revenue Total:		7,005.00	7,005.00	694.93	4,804.36	-2,200.64	31.42%
Revenue Total:		7,005.00	7,005.00	694.93	4,804.36	-2,200.64	31.42%
Fund: 720 - Truancy Prevention Total:		7,005.00	7,005.00	694.93	4,804.36	-2,200.64	31.42%
Fund: 730 - Jury - Local							
Revenue							
Department: 00 - Revenue							
730-00-14342-0000000	MC-Jury Fees	125.00	125.00	13.04	90.67	-34.33	27.46 %
730-00-14670-0000000	Interest Income	1.00	1.00	0.32	1.27	0.27	127.00 %
Department: 00 - Revenue Total:		126.00	126.00	13.36	91.94	-34.06	27.03%
Revenue Total:		126.00	126.00	13.36	91.94	-34.06	27.03%
Fund: 730 - Jury - Local Total:		126.00	126.00	13.36	91.94	-34.06	27.03%
Fund: 750 - Court Technology							
Revenue							
Department: 00 - Revenue							
750-00-74120-0000000	Court Technology Fees	6,000.00	6,000.00	539.84	3,773.39	-2,226.61	37.11 %
750-00-74210-0000000	Interest Income	40.00	40.00	125.53	912.62	872.62	2,281.55 %
750-00-74400-0000000	Court Efficiency Fees	50.00	50.00	0.00	0.00	-50.00	100.00 %
Department: 00 - Revenue Total:		6,090.00	6,090.00	665.37	4,686.01	-1,403.99	23.05%
Revenue Total:		6,090.00	6,090.00	665.37	4,686.01	-1,403.99	23.05%

Budget Report

For Fiscal: 2024-2025 Period Ending: 04/30/2025

		Original Total Budget	Current Total Budget	Period Activity	Fiscal Activity	Variance Favorable (Unfavorable)	Percent Remaining
Expense							
Department: 75 - Court Technology							
750-75-76320-0000000	Computer Technology	1,000.00	1,000.00	0.00	999.62	0.38	0.04 %
Department: 75 - Court Technology Total:		1,000.00	1,000.00	0.00	999.62	0.38	0.04%
Expense Total:		1,000.00	1,000.00	0.00	999.62	0.38	0.04%
Fund: 750 - Court Technology Surplus (Deficit):		5,090.00	5,090.00	665.37	3,686.39	-1,403.61	27.58%
Fund: 800 - Hotel Occupancy							
Revenue							
Department: 00 - Revenue							
800-00-84110-0000000	Taxes and Franchise Fees - Hotel Oc...	3,500.00	3,500.00	657.16	3,631.33	131.33	103.75 %
800-00-84210-0000000	Interest Income	40.00	40.00	96.07	713.68	673.68	1,784.20 %
Department: 00 - Revenue Total:		3,540.00	3,540.00	753.23	4,345.01	805.01	22.74%
Revenue Total:		3,540.00	3,540.00	753.23	4,345.01	805.01	22.74%
Expense							
Department: 80 - Hotel Occupancy							
800-80-86200-0000000	Tourism Expenses	3,500.00	3,500.00	0.00	2,000.00	1,500.00	42.86 %
800-80-86300-0000000	Miscellaneous Expenses	0.00	0.00	0.00	90.61	-90.61	0.00 %
Department: 80 - Hotel Occupancy Total:		3,500.00	3,500.00	0.00	2,090.61	1,409.39	40.27%
Expense Total:		3,500.00	3,500.00	0.00	2,090.61	1,409.39	40.27%
Fund: 800 - Hotel Occupancy Surplus (Deficit):		40.00	40.00	753.23	2,254.40	2,214.40	-5,536.00%
Fund: 850 - Police Asset							
Revenue							
Department: 00 - Revenue							
850-00-84130-0000000	Interest Income	0.00	0.00	53.46	409.74	409.74	0.00 %
Department: 00 - Revenue Total:		0.00	0.00	53.46	409.74	409.74	0.00%
Revenue Total:		0.00	0.00	53.46	409.74	409.74	0.00%
Fund: 850 - Police Asset Total:		0.00	0.00	53.46	409.74	409.74	0.00%
Fund: 860 - Shop w/a Cop							
Revenue							
Department: 00 - Revenue							
860-00-14600-0000000	Shop w/a Cop Donations	4,000.00	4,000.00	0.00	9,945.00	5,945.00	248.63 %
860-00-14670-0000000	Interest Income	10.00	10.00	19.81	152.15	142.15	1,521.50 %
Department: 00 - Revenue Total:		4,010.00	4,010.00	19.81	10,097.15	6,087.15	151.80%
Revenue Total:		4,010.00	4,010.00	19.81	10,097.15	6,087.15	151.80%
Expense							
Department: 86 - Shop w/a Cop							
860-86-17010-0000000	Shop w/a Cop	4,000.00	4,000.00	0.00	4,395.37	-395.37	-9.88 %
Department: 86 - Shop w/a Cop Total:		4,000.00	4,000.00	0.00	4,395.37	-395.37	-9.88%
Expense Total:		4,000.00	4,000.00	0.00	4,395.37	-395.37	-9.88%
Fund: 860 - Shop w/a Cop Surplus (Deficit):		10.00	10.00	19.81	5,701.78	5,691.78	56,917.80%
Fund: 880 - CCPD - Crime Control & Prevention District							
Revenue							
Department: 00 - Revenue							
880-00-14070-0000000	Sales Tax	0.00	0.00	50,553.79	109,651.88	109,651.88	0.00 %
880-00-14670-0000000	Interest Income	0.00	0.00	383.02	600.56	600.56	0.00 %
Department: 00 - Revenue Total:		0.00	0.00	50,936.81	110,252.44	110,252.44	0.00%
Revenue Total:		0.00	0.00	50,936.81	110,252.44	110,252.44	0.00%
Fund: 880 - CCPD - Crime Control & Prevention District Total:		0.00	0.00	50,936.81	110,252.44	110,252.44	0.00%
Report Surplus (Deficit):		218,508.00	218,508.00	-117,766.53	2,114,779.88	1,896,271.88	-867.83%

Budget Report

For Fiscal: 2024-2025 Period Ending: 04/30/2025

Fund Summary

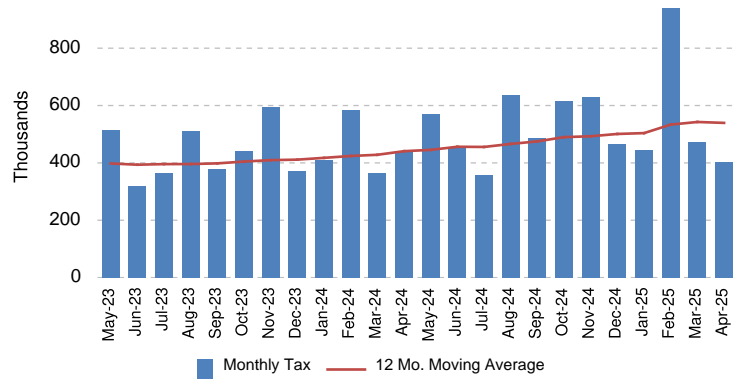
Fund	Original Total Budget	Current Total Budget	Period Activity	Fiscal Activity	Variance Favorable (Unfavorable)
100 - General Fund	171,401.00	171,401.00	-255,151.96	2,090,247.04	1,918,846.04
150 - Montgomery PID	600.00	600.00	28,435.75	46,269.35	45,669.35
200 - Capital Projects	0.00	0.00	1,677.16	-1,256,703.42	-1,256,703.42
300 - Water & Sewer	0.00	0.00	-34,714.15	526,076.60	526,076.60
400 - MEDC	20,882.00	20,882.00	24,887.11	679,805.20	658,923.20
500 - Debt Service	8,148.00	8,148.00	63,256.93	-103,028.30	-111,176.30
700 - Court Security	5,105.00	5,105.00	705.12	4,883.27	-221.73
710 - Child Safety	101.00	101.00	0.54	29.09	-71.91
720 - Truancy Prevention	7,005.00	7,005.00	694.93	4,804.36	-2,200.64
730 - Jury - Local	126.00	126.00	13.36	91.94	-34.06
750 - Court Technology	5,090.00	5,090.00	665.37	3,686.39	-1,403.61
800 - Hotel Occupancy	40.00	40.00	753.23	2,254.40	2,214.40
850 - Police Asset	0.00	0.00	53.46	409.74	409.74
860 - Shop w/a Cop	10.00	10.00	19.81	5,701.78	5,691.78
880 - CCPD - Crime Control & Prev	0.00	0.00	50,936.81	110,252.44	110,252.44
Report Surplus (Deficit):	218,508.00	218,508.00	-117,766.53	2,114,779.88	1,896,271.88

SALES TAX SNAPSHOT Montgomery Apr-25

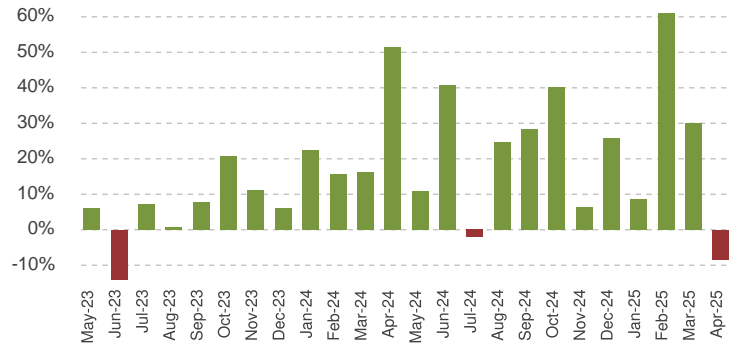
Sales Tax Net Payments

FY Mo.	FY2024	FY2025	YoY % Change
Oct	\$ 440,686	\$ 617,255	40.1%
Nov	\$ 593,535	\$ 631,085	6.3%
Dec	\$ 371,287	\$ 467,262	25.8%
Jan	\$ 408,207	\$ 443,735	8.7%
Feb	\$ 582,824	\$ 939,012	61.1%
Mar	\$ 363,747	\$ 472,785	30.0%
Apr	\$ 441,669	\$ 404,430	-8.4%
May	\$ 569,427		
Jun	\$ 449,977		
Jul	\$ 356,246		
Aug	\$ 636,689		
Sep	\$ 486,519		
FYTD	\$ 3,201,955	\$ 3,975,564	24.2%
FY Total	\$ 5,700,814		

Sales Tax Net Payments Trend



Sales Tax Net Payments Change - YoY



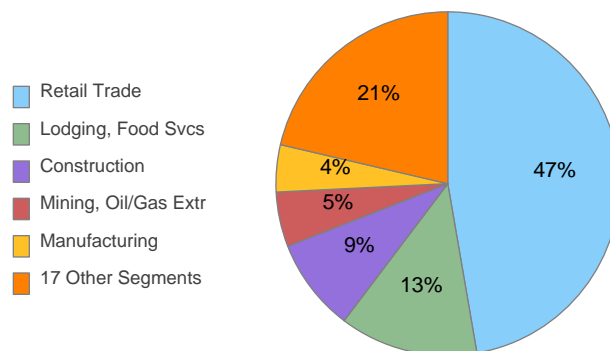
Top 10 Taxpayers

Rank	Company	FYTD Collections	% Total
1	KROGER TEXAS L.P.		
2	HOME DEPOT U.S.A. INC.		
3	MCCOY CORPORATION		
4	PATTERSON-UTI DRILLING COMPANY LLC		
5	THE OTHER SIDE INC.		
6	GOOGLE LLC		
7	ENTERGY TEXAS INC.		
8	RISE COLLECTIVE LLC		
9	AZZIP ENTERPRISES INC.		
10	BROOKSHIRE BROTHERS INC.		
Top 10 Companies		\$ 1,529,127	37.7%
6840	Other Large Companies	\$ 2,455,162	60.5%
Small Companies/Other		\$ 66,050	1.6%
Single Local Tax Rate (SLT)		\$ 4,724	0.1%
Total		\$ 4,055,064	100.0%

Industry Segment Collections Trend - YoY % Chg

SEGMENT	Nov	Dec	Jan	Feb	Mar	Apr
Retail Trade	-26.0%	34.6%	46.1%	111.0%	66.5%	39.9%
Lodging, Food Svcs	6.9%	33.5%	26.4%	11.1%	22.8%	9.6%
Construction	36.5%	-26.1%	-73.3%	28.4%	-48.2%	-91.9%
Mining, Oil/Gas Extr	196.2%	-69.9%	-16.8%	-100.0%	113.4%	-34.1%
Information excl. Telecom	1.6%	31.0%	26.5%	32.3%	35.0%	34.0%
All Others	14.8%	31.8%	-19.0%	20.5%	11.7%	-24.6%
Total Collections	5.3%	25.7%	8.6%	60.9%	27.3%	-8.9%

Sales Tax Collections by Industry Segment



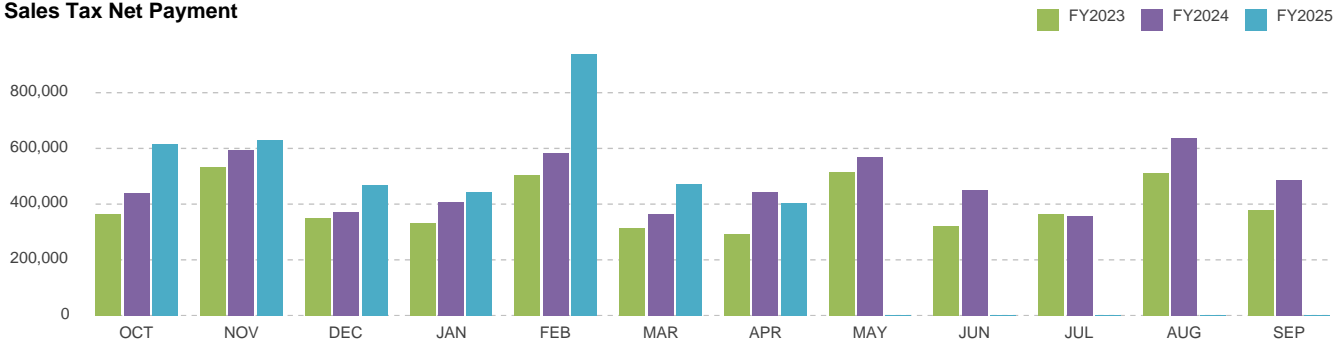
Montgomery - Sales Tax Net Payment Trend

	FISCAL YEAR				
	2021	2022	2023	2024	2025
Oct	\$ 227,918	\$ 274,763	\$ 364,693	\$ 440,686	\$ 617,255
Nov	\$ 416,557	\$ 540,960	\$ 534,537	\$ 593,535	\$ 631,085
Dec	\$ 229,774	\$ 288,958	\$ 349,954	\$ 371,287	\$ 467,262
Jan	\$ 246,167	\$ 281,477	\$ 333,333	\$ 408,207	\$ 443,735
Feb	\$ 450,079	\$ 610,440	\$ 504,516	\$ 582,824	\$ 939,012
Mar	\$ 306,202	\$ 318,775	\$ 313,269	\$ 363,747	\$ 472,785
Apr	\$ 215,207	\$ 278,593	\$ 291,741	\$ 441,669	\$ 404,430
May	\$ 440,193	\$ 484,877	\$ 514,234	\$ 569,427	
Jun	\$ 279,583	\$ 371,795	\$ 319,648	\$ 449,977	
Jul	\$ 288,879	\$ 339,254	\$ 363,681	\$ 356,246	
Aug	\$ 466,306	\$ 506,664	\$ 510,407	\$ 636,689	
Sep	\$ 273,784	\$ 351,555	\$ 379,179	\$ 486,519	
YEAR	\$ 3,840,647	\$ 4,648,110	\$ 4,779,193	\$ 5,700,814	\$ 3,975,564

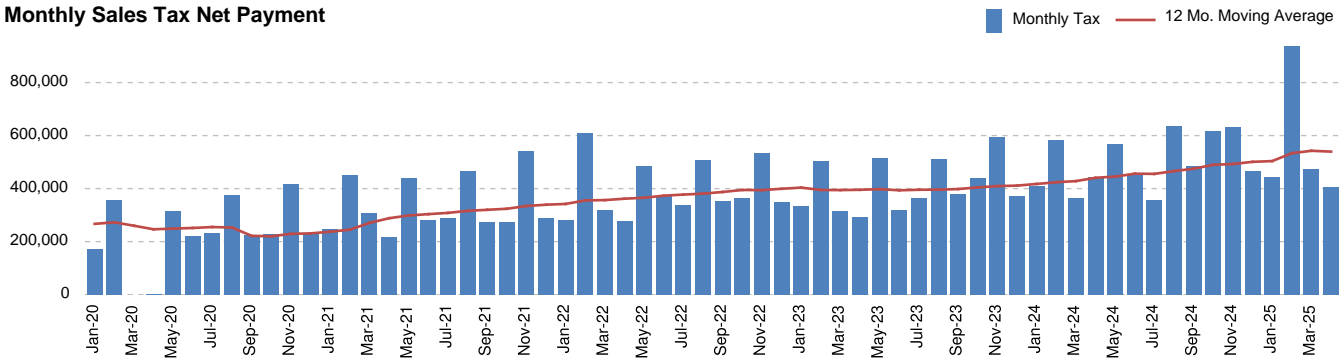
YoY Change 21.0% 2.8% 19.3% na

Change: FY '25/'24			
Month		Year-to-Date	
\$	%	\$	YTD %
\$ 176,569	40.1%	\$ 176,569	40.1%
\$ 37,550	6.3%	\$ 214,119	20.7%
\$ 95,975	25.8%	\$ 310,094	22.1%
\$ 35,528	8.7%	\$ 345,622	19.1%
\$ 356,188	61.1%	\$ 701,810	29.3%
\$ 109,037	30.0%	\$ 810,848	29.4%
\$ (37,238)	-8.4%	\$ 773,609	24.2%

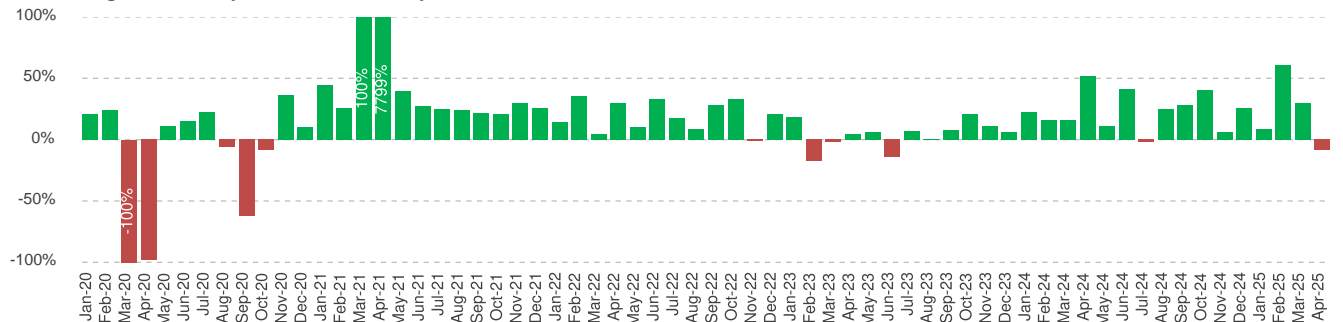
Sales Tax Net Payment



Monthly Sales Tax Net Payment



YoY Change in Monthly Sales Tax Net Payment



Montgomery SALES TAX PAYMENT DETAIL

Apr-25

Fiscal Year: Oct-Sep

COLLECTIONS	Apr-24	Apr-25	Chg. \$ Chg. %	Prior FYTD	Current FYTD	Chg. \$ Chg. %
Current Period	433,993	385,065	(48,928) -11.3%	3,072,707	3,507,028	434,321 14.1%
Prior Period	8,699	16,609	7,910 90.9%	75,319	59,197	(16,122) -21.4%
Future Period	2,267	1,219	(1,048) -46.2%	37,415	149,706	112,292 300.1%
Audit	2,229	3,675	1,446 64.8%	49,233	287,448	238,214 483.8%
Unidentified	293	171	(121) -41.5%	1,243	1,415	172 13.8%
Single Local Tax Rate	4,918	4,724	(194) -3.9%	32,749	50,269	17,520 53.5%
TOTAL	452,400	411,463	(40,937) -9.0%	3,268,667	4,055,064	786,397 24.1%
Service Fee	(9,048)	(8,229)	819 -9.0%	(65,373)	(81,101)	(15,728) 24.1%
Current Retained	(8,867)	(8,065)	802 -9.0%	(64,066)	(79,479)	(15,413) 24.1%
Prior Retained	7,184	9,261	2,077 28.9%	62,728	81,081	18,354 29.3%
NET PAYMENT	441,669	404,430	(37,238) -8.4%	3,201,955	3,975,564	773,609 24.2%

Montgomery
TOP 30 COMPANIES RANK and CHANGE SUMMARY
Apr-25

Fiscal Year: Oct-Sep

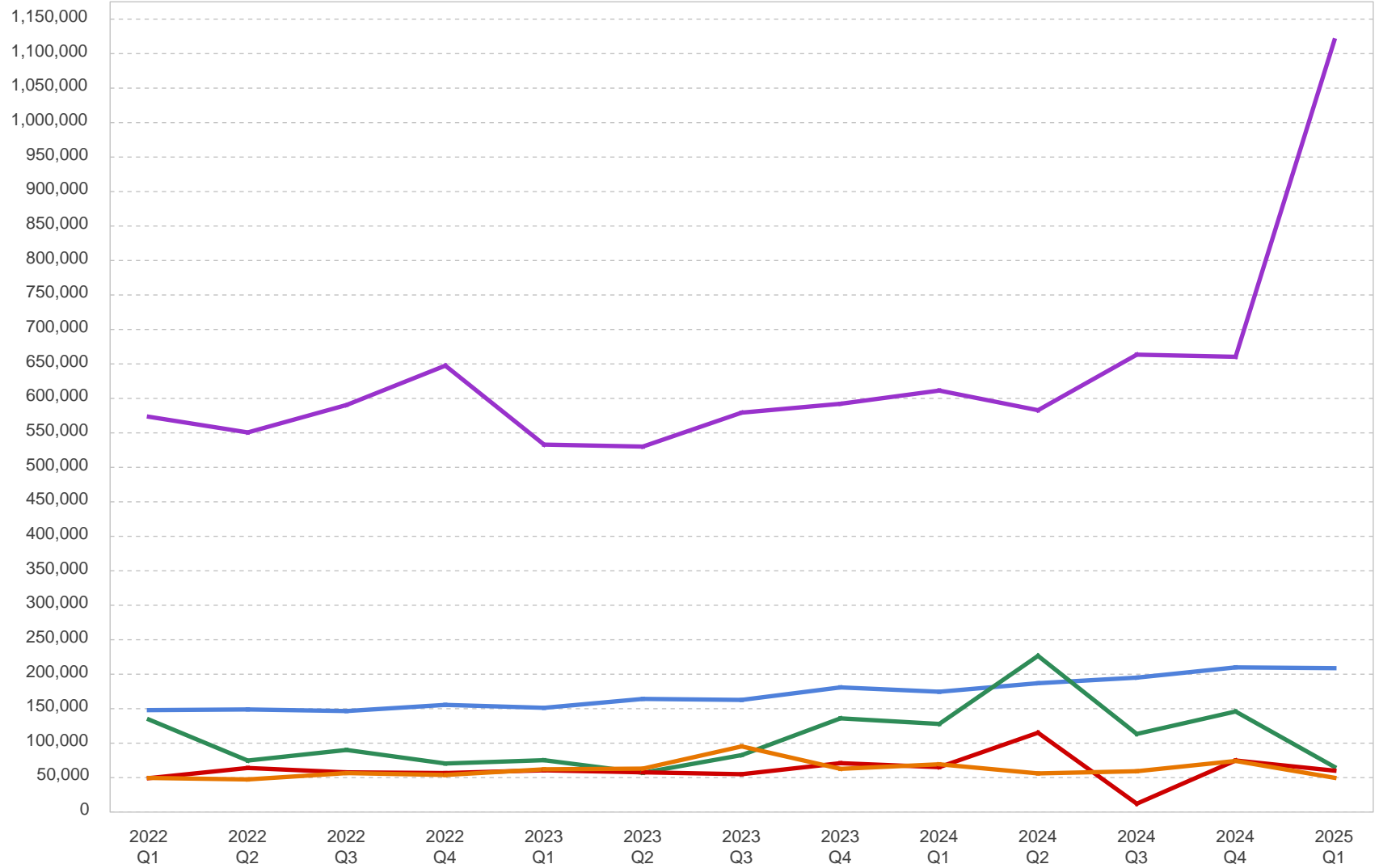
Rank*	Company	NAICS Key	Prior Fiscal YTD Sales Tax Collections	Current Fiscal YTD Sales Tax Collections	Change \$	Change %	Current Fiscal YTD % Total Collections
1	KROGER TEXAS L.P.	9					
2	HOME DEPOT U.S.A. INC.	9					
3	MCCOY CORPORATION	9					
4	PATTERSON-UTI DRILLING COMPANY LLC	2					
5	THE OTHER SIDE INC.	22					
6	GOOGLE LLC	11					
7	ENTERGY TEXAS INC.	3					
8	RISE COLLECTIVE LLC	4					
9	AZZIP ENTERPRISES INC.	22					
10	BROOKSHIRE BROTHERS INC.	9					
TOP 10 LARGE** COMPANIES			1,078,597	1,529,127	450,530	41.8%	37.7%
11	EMJ CONSTRUCTION LLC	4					
12	AMAZON.COM SERVICES LLC (MARKETPLACE)	9					
13	MCKINNEY RESTAURANT 21141 LLC	22					
14	K. HOVNANIAN OF HOUSTON II L.L.C.	4					
15	DISCOUNT TIRE COMPANY OF TEXAS INC.	9					
16	WHALECO INC	9					
17	SCHULTZ PET SUPPLY LLC	9					
18	JIM'S HARDWARE INC.	9					
19	CHEWY INC.	9					
20	BFI WASTE SERVICES OF TEXAS LP	18					
21	O'REILLY AUTO ENTERPRISES LLC	9					
22	ECKINGER CONSTRUCTION COMPANY	4					
23	WAL-MART.COM USA LLC (MARKETPLACE)	9					
24	STARBUCKS CORPORATION	22					
25	LOWE'S HOME CENTERS LLC	9					
26	FUBO TV MEDIA INC	12					
27	JEETHO BUSINESS INC.	9					
28	SPAN CONSTRUCTION & ENGINEERING INC.	4					
29	NEW CINGULAR WIRELESS PCS LLC	12					
30	AMAZON.COM SERVICES LLC	9					
TOP 30 LARGE COMPANIES			1,576,536	2,176,554	600,018	38.1%	53.7%
TOP 100 LARGE COMPANIES			2,253,847	2,973,987	720,139	32.0%	73.3%
6,749 OTHER LARGE COMPANIES			971,568	1,010,303	38,735	4.0%	24.9%
SMALL COMPANIES \& OTHER			10,502	20,505	10,003	95.3%	0.5%
SINGLE LOCAL TAX RATE COLLECTIONS (SLT)			32,749	50,269	17,520	53.5%	1.2%
TOTAL COLLECTIONS			3,268,667	4,055,064	786,397	24.1%	100.0%
STATE COMPTROLLER FEES			66,712	79,499	12,788	19.2%	2.0%
NET PAYMENTS			3,201,955	3,975,564	773,609	24.2%	98.0%

* Ranked by Total of Last Fiscal Year + Current Fiscal YTD

** Businesses whose detailed sales tax data is available

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INDUSTRY SEGMENT SALES TAX TREND Montgomery



Retail Trade	573,362	550,649	590,445	647,499	532,975	530,129	579,323	592,188	611,370	582,864	663,443	660,329	1,119,276
Lodging, Food Svcs	147,903	148,876	146,606	155,490	151,234	164,164	162,731	180,883	174,575	186,948	195,050	209,894	208,750
Construction	134,245	74,771	90,158	70,517	75,304	57,089	82,671	135,985	127,861	226,644	113,363	145,935	65,597
Manufacturing	49,247	64,004	57,711	56,682	60,639	57,687	54,988	70,996	65,202	115,119	12,222	74,853	60,131
Wholesale Trade	49,556	47,386	56,585	53,897	62,076	63,061	95,314	62,734	69,367	56,130	59,293	74,211	49,778

Montgomery
INDUSTRY SEGMENT RANK & CHANGE
Apr-25

Fiscal Year: Oct-Sep

INDUSTRY SEGMENT*	% Total Current YTD Collections	Prior Fiscal YTD Sales Tax Collections	Current Fiscal YTD Sales Tax Collections	Change	
				\$	%
Retail Trade	50.0%	1,354,513	1,990,768	636,255	47.0%
Lodging, Food Svcs	12.2%	416,557	485,621	69,064	16.6%
Construction	5.5%	353,714	218,790	(134,924)	-38.1%
Mining, Oil/Gas Extr	5.4%	116,429	214,051	97,622	83.8%
Information excl. Telecom	4.8%	153,624	191,439	37,815	24.6%
Top 5	77.8%	2,394,837	3,100,670	705,833	29.5%
Manufacturing	3.8%	175,466	152,732	(22,733)	-13.0%
Wholesale Trade	3.5%	151,168	141,066	(10,103)	-6.7%
Admin, Support, Waste Mgmt	2.5%	89,731	97,689	7,958	8.9%
Prof, Scientific, Tech Svcs	3.0%	73,363	120,860	47,497	64.7%
Telecom	2.3%	92,792	90,953	(1,838)	-2.0%
Utilities	2.0%	70,091	80,114	10,023	14.3%
Other Services	1.9%	68,787	74,364	5,577	8.1%
Real Estate, Rental, Leasing	1.0%	38,923	41,239	2,316	6.0%
Financial, Insurance	0.8%	30,774	32,077	1,303	4.2%
Ag, Forestry, Fishing, Hunting	0.2%	9,703	8,134	(1,570)	-16.2%
Recreation, Arts, Entmt	0.2%	9,948	7,662	(2,286)	-23.0%
Transportation, Warehousing	0.3%	7,243	12,701	5,457	75.3%
Unidentified	0.3%	2,875	12,508	9,633	335.0%
Education Services	0.1%	3,084	3,211	127	4.1%
Health Care, Social Assistance	0.1%	3,099	4,288	1,190	38.4%
Public Admin	0.1%	3,078	3,524	446	14.5%
Company, Enterprise Mgmt	0.0%	452	497	45	10.0%
All Other	22.2%	830,578	883,619	53,041	6.4%
TOTAL COLLECTIONS	100.0%	3,225,416	3,984,290	758,874	23.5%

INDUSTRY SEGMENT	% Change from same month Prior Year					
	Nov	Dec	Jan	Feb	Mar	Apr
Retail Trade	-26.0%	34.6%	46.1%	111.0%	66.5%	39.9%
Lodging, Food Svcs	6.9%	33.5%	26.4%	11.1%	22.8%	9.6%
Construction	36.5%	-26.1%	-73.3%	28.4%	-48.2%	-91.9%
Mining, Oil/Gas Extr	196.2%	-69.9%	-16.8%	-100.0%	113.4%	-34.1%
Information excl. Telecom	1.6%	31.0%	26.5%	32.3%	35.0%	34.0%
All Others	14.8%	31.8%	-19.0%	20.5%	11.7%	-24.6%
TOTAL COLLECTIONS	5.3%	25.7%	8.6%	60.9%	27.3%	-8.9%

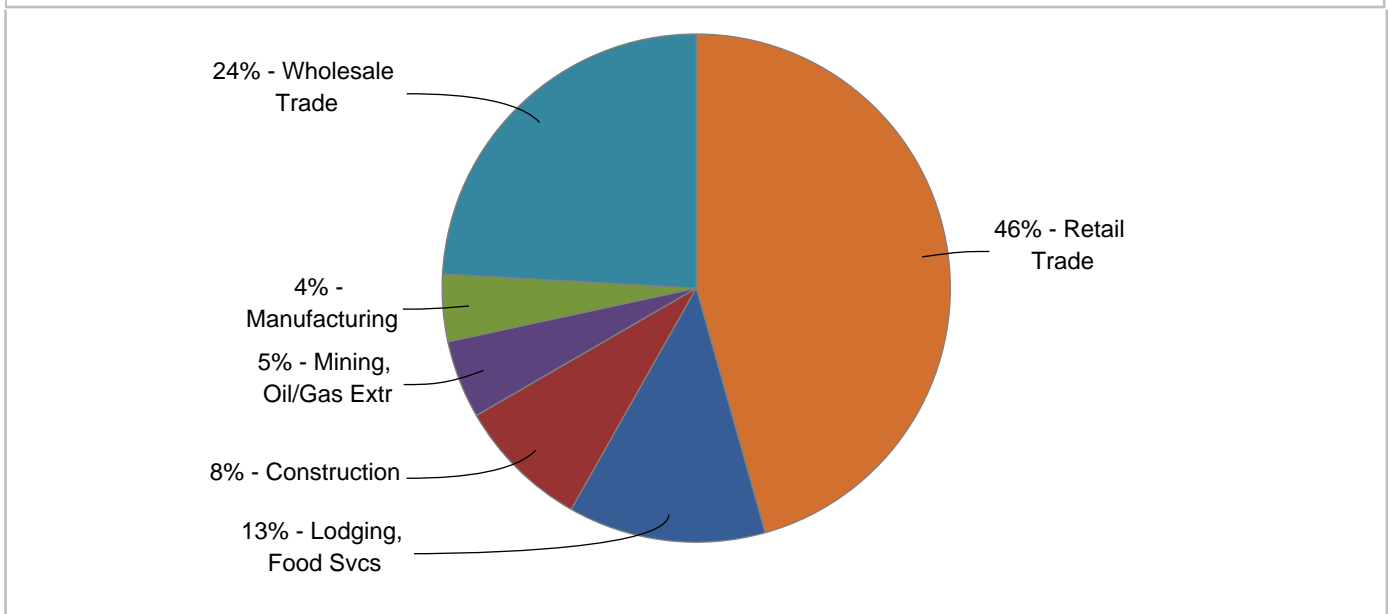
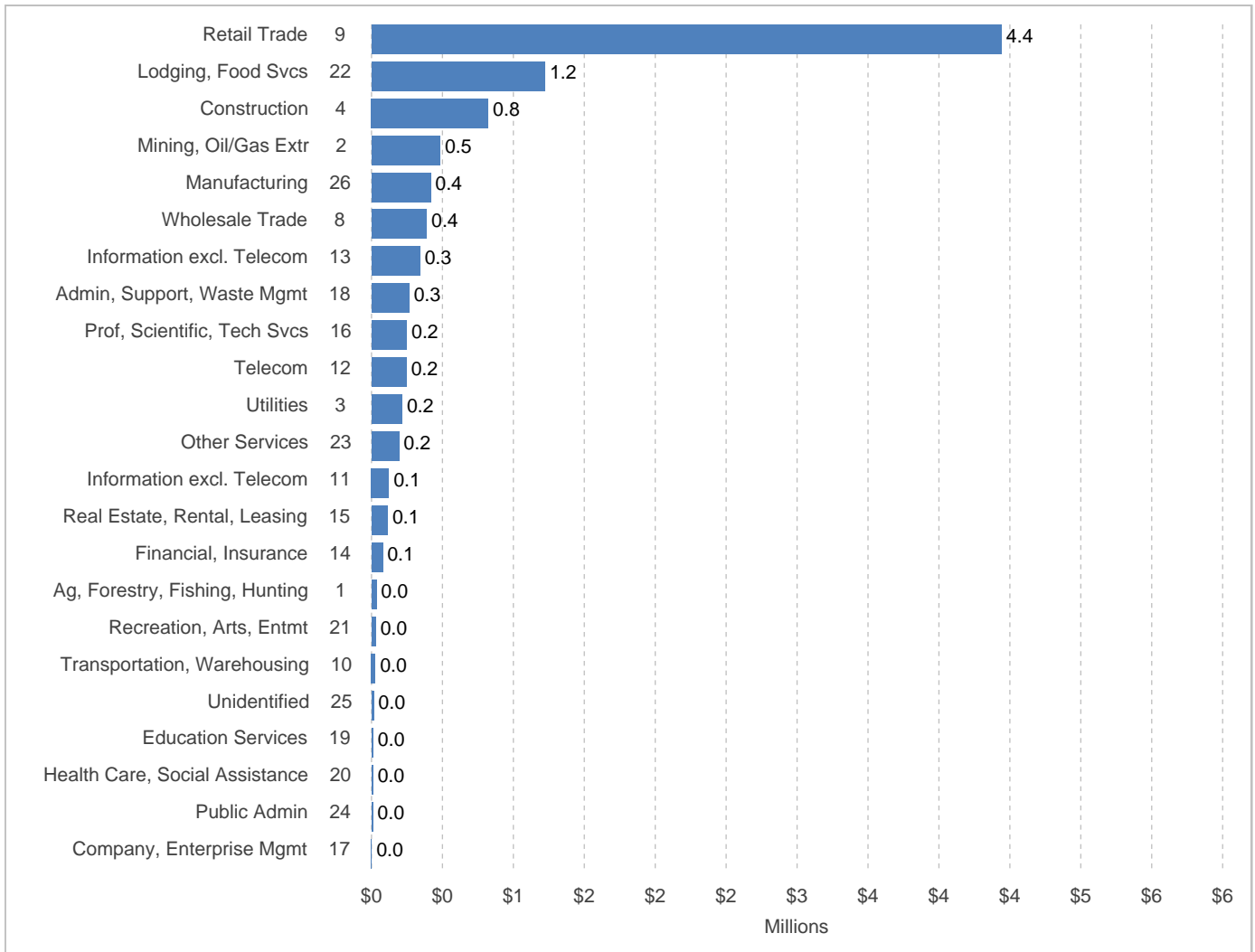
* Ranked by Current + Prior YTD Collections

Data Source: Texas Comptroller of Public Accounts
Analysis: HdL Companies

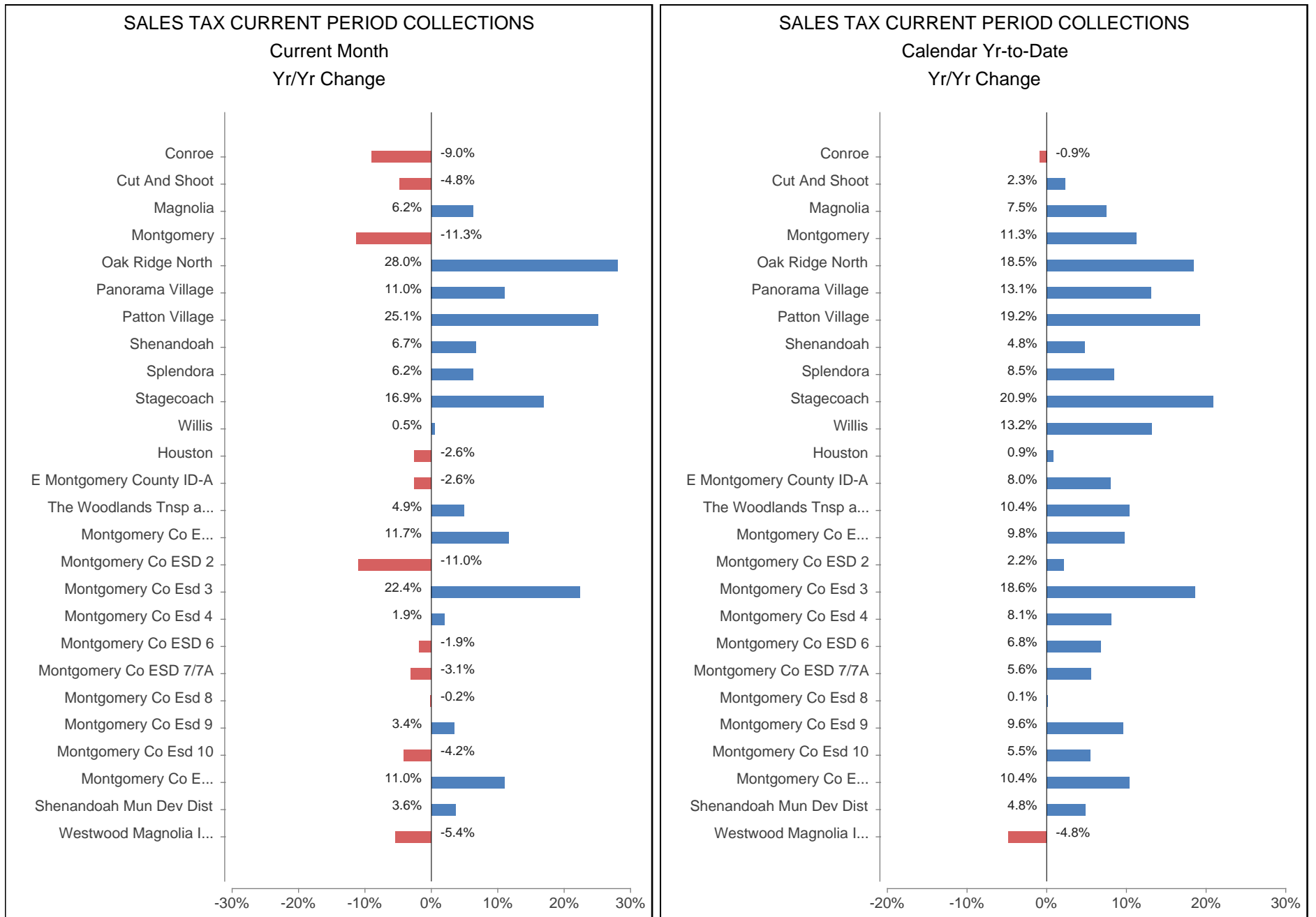
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HdL Companies

Montgomery
INDUSTRY SEGMENT SALES TAX RANK & DISTRIBUTION
(Prior Fiscal Year + Current Fiscal Year-to-Date)
Apr-25



SALES TAX TREND MONTGOMERY COUNTY Apr-25



NAICS KEY

Code	Industry Segment
1	Ag, Forestry, Fishing, Hunting
2	Mining, Oil/Gas Extr
3	Utilities
4	Construction
5	Manufacturing
6	Included in Key No. 5
7	Included in Key No. 5
8	Wholesale Trade
9	Retail Trade
10	Transportation, Warehousing
11	Information excl. Telecom
12	Telecom
13	Included in Key No. 11
14	Financial, Insurance
15	Real Estate, Rental, Leasing
16	Prof, Scientific, Tech Svcs
17	Company, Enterprise Mgmt
18	Admin, Support, Waste Mgmt
19	Education Services
20	Health Care, Social Assistance
21	Recreation, Arts, Entmt
22	Lodging, Food Svcs
23	Other Services
24	Public Admin
25	Unidentified

UTILITY/GENERAL FUND REPORT – April 2025

UTILITY ACCOUNT ARREARS

	60 Days	90 Days	120+ Days
Amount	\$1,135.76	\$30.57	\$22,956.09
GRAND TOTAL:			\$24,122.42

MONTHLY PERMIT TRANSACTIONS

Type	Revenue	Permit Count
Building-Residential Addition, Generators	\$ 56,822.00	41
Plumbing	\$ 7,000.00	27
Irrigation	\$ 500.00	4
Building-Commercial Remodel	\$ 562.50	3
Solar	\$ 75.00	1
Pool	\$ 900.00	2
Sign	\$ 600.00	3
Mechanical	\$ 1,800.00	9
Electrical	\$ 5,575.00	22
TOTAL	\$ 73,834.50	112

UTILITY SERVICE ACCOUNTS

New Water Accts.	36
Disconnected Water Accts.	18
Total Number of Active Accts.	1215



City of Montgomery, TX

Item 14.

Receipt Listing by Product Code

General Ledger Distribution Account Summary

Date Range: 04/01/2025 - 04/30/2025

Distribution GL Account Number	Distribution Amount
Fund: 100	
100-00-14110-0000000 - Building Permits/MEP	-73,834.50
100-00-14140-0000000 - Plats, Zoning, Misc.	-2,951.81
100-00-14210-0000000 - Community Building Rental	-1,550.00
100-00-14230-0000000 - Right of Way Use Fees	-0.90
100-00-14650-0000000 - Unanticipated Income	-2,591.54
100-00-14660-0000000 - Credit Card Fees	-2,024.39
100-12009-00000 - Community Building Rental Deposits	-450.00
100-12030-00000 - Sales Tax Payable	-2.92
100-12100-00000 - Escrow Account	-18,000.00
100 Subtotal:	-101,406.06
Fund: 300	
300-00-34220-0000000 - Solid Waste Revenue	-14.15
300-00-34420-0000000 - Impact Fees - Capital Cost	-3,984.00
300-00-34470-0000000 - Miscellaneous Revenue & ETS Revenue	-970.00
300-12030-00000 - Sales Tax Payable	-1.15
300 Subtotal:	-4,969.30
Grand Total:	-106,375.36

Montgomery City Council
AGENDA REPORT

Meeting Date: May 27, 2025	Budgeted Amount: NA
Department: Public Works	Prepared By: Mike Muckleroy

Subject

Public Works Monthly Report April 2025

Recommendation

Approve the report as presented.

Discussion

Review the report.

Approved By

Public Works Director	Mike Muckleroy	Date: 05/19/2025
Interim City Administrator	Anthony Solomon	Date: 05/19/2025



101 OLD PLANTERSVILLE ROAD, MONTGOMERY, TEXAS 77316

Telephone: (936) 597-6434

Public Works Department Monthly Report for April 2025

Water

- Completed monthly cutoff list for nonpayment.
- Completed monthly leak notification door hangers.
- Completed monthly meter verification list.
- Completed monthly check of idle meter list for consumption. No issues were found.
- Completed 14 work orders for activate/deactivate service.
- Completed 7 work orders for endpoint maintenance issues.
- Completed 1 work order for water leaks.
- Completed 13 work orders for miscellaneous water issues.
- Completed 15 work orders for water taps.
- Forwarded dirty water calls from Little Dog, and Dina Lane to Hays to research.
- Discussed concerns about consumption and Eye on Water access with a resident on Anna Springs Lane.
- Researched possible leak and discussed discovery with resident on Westway.
- Repaired leak on Peninsula Point Dr.
- Researched, repaired, and discussed meter issue with resident on Terra Vista Place and Little Dog.
- Replaced broken meter box on Peninsula Point and Longhorn.
- Tagged all fire hydrants in Montgomery Bend and new section on Emma's Way.
- Moved hydrant from Lonestar Parkway across the property to another location for MISD CTE Center.

Wastewater

- Completed 18 work orders for sewer taps.
- Completed 1 work orders for sewer-stop up.
- Discussed sewer backup with homeowner and plumber on Kings Lane due to work completed by recent city contractor.
- Verified clean out dumps into lift station 5 on Westway.
- Repaired gate at Lift Station #5.

Streets/Drainage/ROW

- Completed 5 work orders for Street ROW – Ditch/Drainage.
- Completed daily utility locates as necessary.
- Completed daily removal of bandit signs as necessary.
- Completed items for weed patrol.
- Reinstalled stop sign at intersection of Lone Star Parkway and Lone Star Bend.
- Checked and cleared storm inlets following rain on Baja, McGinnis, and MLK.
- Installed culvert and dug out ditch on College Street.
- Replaced sign bracket and bent or broken signage at FM 1097 at Buffalo Springs, Liberty at Clepper, Liberty at Caroline, Clepper at College, Rankin at Old Plantersville, and Pond at College.

PUBLIC WORKS

FIRST RESPONDER

- Repaired asphalt at intersection of FM 149 at Caroline.
- Repair pothole in northbound lane on Buffalo Springs south of Waterstone.
- Repaired edges of downtown streets and straightened bump stops in front of Old Steakhouse to prepare for the Antiques and Uniques Festival.

Building/Facility/Vehicle/Equipment Maintenance

- Conducted weekly Safety Inspection Reports.
- Completed monthly light bulb check at all facilities.
- Delivered cases of water to City Hall as requested.
- Completed weekly cleaning of Community Center.
- Completed weekly pre-trip inspections of crew trucks.
- Completed monthly check of all irrigation systems and made repairs as necessary.
- Completed 9 work orders for general-City Hall maintenance.
- Replaced back hall light fixture at City Hall.
- Cut down and removed tree at corner of McCown and Eva and on MLK near culvert.
- Trimmed limbs back on Worsham Street, the corner of Caroline at Louisa, and the corner of Houston at Stewart.
- Replaced trailer light plug on PW1702.
- Delivered and retrieved 30-40 cones for PD's Citizens Academy.
- Dragged the WWTP#2 to flatten drive and dug out rutted area near clarifier from sludge haul trucks and added rock.
- Cleaned rain gutters on back restroom at Community Center.
- Treated Community Center for ants.
- Oil and Filter change for PW2001.
- Repaired brush hog.
- Inspected and registered PW1510.
- Replaced coolant reservoir on PW2001.

Parks/Recreation

- Pressure washed sidewalks and restrooms at Community Center, and Homecoming Park.
- Posted all park reservation notices.
- Completed 52 work orders for maintenance-parks issues.
- M/W/F cleaning of all restrooms and grounds.
- Fernland docents reported 935 visitors and provided 70 tours for the month.
- Troubleshoot outlets under pavilion at Homecoming Park.
- Replaced bulletin boards at Memory, Cedar Brake, and Homecoming Parks.
- Repaired drinking fountain at Cedar Brake Park.
- Applied waterseal to all wooden surfaces at Community Center, Homecoming Park, and Fernland Historical Park including cabins, picnic tables, fence, goat well, porch, etc.).
- Replaced filters at Community Center, Fernland Historical Park, and Public Works Dept. office.
- Relocated large antique furniture piece to the back room in Arnold Simonton House donated by Lisa Neptune to represent furniture that would have been used in a general store like the one WW Shepherd had.
- Cleaned the restroom, removed cobwebs, swept floors, etc. in the Simonton House and Hulon House at Fernland Historical Park.
- Removed six metal school desks from the side porch and 10 blue plastic chairs from the back room at Fernland Historical Park.
- Troubleshoot computer at Fernland Historical Park.

PUBLIC WORKS

FIRST RESPONDER

- Treated outfall for Memory Park waterfall.
- Greased both grease zerks on water fall motor at Memory Park.
- Installed new irrigation line for new zone around pergola and installed ball valve to properly isolate irrigation line for new zone around pergola including wire at Memory Park.
- Replaced rain sensor for irrigation system, solenoid at zone 16 and installed heads for newly added zone at Memory Park.
- Delivered and picked up trailer to Memory Park for Lake Conroe Rotary Club workday.

General

- Attended weekly Leadership Team meetings.
- Completed 15 work orders for maintenance-general issues.
- Completed monthly safety meeting with department and safety officer.
- Attended bi-weekly conference calls with utility operator and engineer.
- Delivered barricades and placed pedestrian signs for Sip and Stroll.
- Delivered the movie equipment to MHS PTO as requested by event coordinator.
- Met with Hays Utility North regarding residential water testing.
- Attended budget meeting.
- Met with WGA regarding the Westway Drive sanitary sewer and MISD CTE center erosion.
- Discussed website plans for Public Works and Parks and Recreation pages.



Montgomery City Council
AGENDA REPORT

Meeting Date: May 27, 2025	Budgeted Amount: NA
Department: Public Works	Prepared By: Mike Muckleroy

Subject

Utility Operations Monthly Report April 2025

Recommendation

Approve the report as presented.

Discussion

Review the report.

Approved By

Public Works Director	Mike Muckleroy	Date: 05/19/2025
Interim City Administrator	Anthony Solomon	Date: 05/19/2025



Water and Wastewater Operations and Management
375 Lake Meadows Drive, Montgomery, Texas 77356
Ph:936-588-1166

CITY OF MONTGOMERY

MONTHLY OPERATIONS REPORT

DATE
05/21/25

<u>METER COUNT</u>	
<i>Total</i>	1,346

<u>CONSUMPTION</u>		
03/31/25	to	04/30/25
Billed Consumption		13,379,040
Estimated Flushing		1,300,000
Total		14,679,040

Plant Pumpage 15,984,000

Accountability **91.84%**

	<u>Well #2</u>	<u>Well #3</u>	<u>Well #4</u>
Well Pumpage	N/A	7,680,000	8,304,000
Calculated Well GPM	N/A	538	1198
Avg Well Run Hours	N/A	7.9	3.9

CITY OF MONTGOMERY

DATE
05/21/25

MONTHLY OPERATIONS SUMMARY

WASTEWATER TREATMENT PLANT

April 2025

TPDES Permit # WQ0014737001

Expires: 06/01/2027

NPDES Permit # TX0128031

	Effluent Quality Data: Reported for		April-25 Annual Average	Excursion
	Reported	Permitted		
BOD 5 Average	3.10 mg/l	10.00 mg/l	2.73 mg/l	NO
TSS Average	10.20 mg/l	15.00 mg/l	5.49 mg/l	NO
NH3	0.06 mg/l	2.00 mg/l	0.07 mg/l	NO
CL2 Res Min	1.44 mg/l	1.00 mg/l	1.30 mg/l	NO
CL2 Res Max	3.51 mg/l	4.00 mg/l	3.54 mg/l	NO
Oxygen	7.15 mg/l	4.00 mg/l	7.58 mg/l	NO
Flow Average	0.231 mgd	0.400 mgd	0.227 mgd	NO

Effluent Quality Compliant with Discharge Permit ?

YES

The plant was operated within all parameters of our permit.

No violation notices were received from any other local agency.

CITY OF MONTGOMERY
MONTHLY OPERATIONS SUMMARY
GROUND WATER PERMIT PUMPAGE
April 2025

LONE STAR GROUNDWATER CONSERVATION DISTRICT
PERMIT #OP-04072101D/HUP040 & 13012801B AWS - 01/01/25 - 12/31/25

	"Gulf Coast Aquifer" - Jasper		Catahoula Aquifer	
Jan-25	6,094,300		6,240,000	
Feb-25	5,256,300		6,868,000	
Mar-25	7,347,100		8,224,000	
Apr-25	7,680,000		8,304,000	
May-25				
Jun-25				
Jul-25				
Aug-25				
Sep-25				
Oct-25				
Nov-25				
Dec-25				
Total Pumpage	26,377,700	13.80%	29,636,000	15.50%
<u>2025 Permitted Withdrawal:</u>	<u>191,081,000</u>		<u>191,250,000</u>	

Permit Summary Gulf Coast Aquifier

Historical Use Permit Amount:	92,930,000
2025 Permitted Withdrawal:	92,930,000

Alternative Water Summary

City of Montgomery - Alternate Water Source Permit:	90,000,000
Total 2025 GRP AWS Permitted Withdrawal:	90,000,000

Montgomery City Council
AGENDA REPORT

Meeting Date: May 27, 2025	Budgeted Amount: N/A
Department: Building Permit	Prepared By: Rick Hanna, CBO Building Official

Subject

Building Official Report for April 2025

Recommendation

Approval of the Building Official Report for April 2025

Discussion

Attached are the following items:

Building Permits April 2025

Approved By

Ruby Beaven, CPM, MMC, TRMC City Secretary and Director of Administrative Services

Anthony Solomon Interim City Administrator and Chief of Police

Date: May 27, 2025

Building Permits by Permit Type Summary

City of Montgomery

04/01/2025 - 04/30/2025

Commercial Alteration	Applications	Permits Issued	# of Plan Reviews	# of Inspections
Commercial Remodel (C/O)	0	1	0	2
Subtotals:	0	1	0	2

Commercial New	Applications	Permits Issued	# of Plan Reviews	# of Inspections
New Commercial	1	1	1	30
Subtotals:	1	1	1	30

Miscellaneous	Applications	Permits Issued	# of Plan Reviews	# of Inspections
New Occupancy Permit	0	1	0	4
Subtotals:	0	1	0	4

One Stop	Applications	Permits Issued	# of Plan Reviews	# of Inspections
Electrical	23	23	0	0
Lawn Sprinkler	4	4	0	0
Mechanical	19	18	0	0
Plumbing	28	29	0	2
Signage	3	1	1	0
Subtotals:	77	75	1	2

Other	Applications	Permits Issued	# of Plan Reviews	# of Inspections
Internal City Projects	0	0	0	1
Subtotals:	0	0	0	1

Residential Alteration	Applications	Permits Issued	# of Plan Reviews	# of Inspections
Generator	0	0	0	8
Residential Addition	1	3	1	24
Solar Panel	0	0	0	5
Subtotals:	1	3	1	37

Residential New	Applications	Permits Issued	# of Plan Reviews	# of Inspections
Accessory Building Permit	0	1	0	0
Detached Single Family	28	28	26	214
Mobile Homes (Private)	1	0	0	0
Subtotals:	29	29	26	214

Residential One Stop	Applications	Permits Issued	# of Plan Reviews	# of Inspections
Pool / Hot Tub - Residential	2	2	2	19
Subtotals:	2	2	2	19
Totals:	110	112	31	309

rhanna@rickhanna.com

From: no-reply@noreply.communitycore.com
Sent: Thursday, May 15, 2025 11:22 AM
Subject: Inspection Result for MTG25-00071



MTG25-00071

Permit type: Detached Single Family

Inspection: Building/Frame Rough (Eng Wall Bracing)

Inspection Step: Inspections

Result: Passed

Property Address

266 Peninsula Point Drive,

Montgomery, TX 77356

Property Owner: K Hovnanian of Houston, (281) 652-6546

Applicant: K Hovnanian of Houston, (281) 652-6546

mmueller@khov.com

Inspection Performed: 5/15/2025

Inspection Performed By: Cody Hanna TSBPE I-4213, (888) 479-1112

Description:

Inspection Notes:

- Ok to proceed. Will verify nailing of t-ply at brick ledge slip flashings during pre cladding inspection.

by Cody Hanna, Residential Combination Inspector #10081850
TSBPE Plumbing Inspector #4213

Subdivision: Waterstone on Lake Conroe-2

Contractors:

Primary: K Hovnanian of Houston, mmueller@khov.com, (281) 652-6546

Other: City of Montgomery, permits@ci.montgomery.tx.us , (936) 597-6434

Electric: Joe Swartz Electric Company, LLC, permits@joeswartzelectric.com , (713) 695-5835

Plumbing: Pat Morgan Plumbing, morgan111@peoplepc.com , (281) 259-6247

Inspection Photos/Files:

File	Notes
IMG_1747325818475.jpg	Hold downs
IMG_1747325833807.jpg	Hold downs
IMG_1747325887578.jpg	Let in braces
IMG_1747325919819.jpg	Let in braces
IMG_1747325926135.jpg	Hold downs

The above link(s) will expire in 1 year.

Montgomery City Council
AGENDA REPORT

Meeting Date: 05/27/2025	Budgeted Amount: NONE
Department: Administration	Prepared By: WGA

Subject

Discussion on Engineer's Monthly Report

Recommendation

Discussion Only

Discussion

The Engineer's Report is enclosed

Approved By

City Staff	Ruby Beaven	Date: 05/19/2025
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May 19, 2025

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

Re: Monthly Engineering Report
City Council Meeting May 27, 2025

Dear Mayor and Council:

The following is a brief summary that describes our activities since the April 22, 2025 Council Meeting:

Capital Projects (City Funded):

1. **Water Plant No. 2 Improvements** – We received Pay Estimate Nos. 7 and 8 in the amounts of in the amounts of \$341,820.00 and \$503,022.60, respectively. As of April 25, 2025, the contractor was 71% complete by time and 66% complete by value. The Contractor has completed the drilling of the new well and is wrapping up the required 36-hr pump testing and will be performing the final testing the week of May 19th. The contractor's current schedule has the plant being substantially completed in July 2025.



May 17, 2025
Pump for 36-hr Well Test



May 16, 2025
Newly Constructed GST

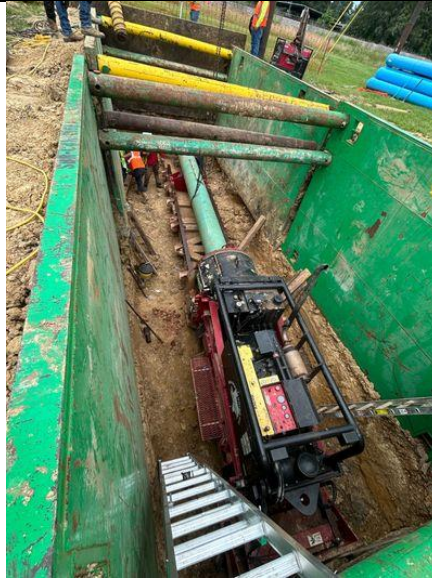
2. **2023 Sanitary Sewer Rehabilitation Phase I** – We did not receive a pay estimate or change order this month. We are working with the contractor to receive the final 3 post rehabilitation videos to confirm all work is complete.

Honorable Mayor and City Council
 City of Montgomery
 Page 2 of 8
 May 19, 2025

3. **Downtown Streetscape Improvements** – We are continuing to coordinate the design of the downtown streetscape improvements with Montgomery Economic Development Committee and Ardurra.
4. **McCown St. and Caroline St. Waterline Replacement** – The scope of the project is being revised based on ongoing conversations with the MEDC, Ardurra, and downtown property owners.
5. **Town Creek Wastewater Plant Expansion to 0.3 MGD** – We have coordinated with Halff to discuss the demolition of the existing plant and headworks location, per staff recommendation. It is our understanding that Halff is in the process of continuing with the design. Due to the revised limits of the Town Creek TDPE Permit, Halff is revising the design parameters of the plant. We are coordinating with their design team to identify a timeline for the preliminary engineering report.
6. **Water Plant No. 4 Request for Qualifications** – As a reminder, the City has selected Baxter and Woodman as the most qualified firm at their February 25th meeting. We met with the Baxter & Woodman City Operator and Public Works on March 12th to begin contract negotiations for the proposed Water Plant No. 4 design services. We plan to bring a recommendation to the June 10th Council meeting.
7. **College Street Drainage (ARPA Funds)** – We are continuing with the design of the proposed drainage improvements, and plan to be completed with design this month. It is our understanding GrantWorks is completing their environmental review of the project.
8. **Water Plant No. 3 Booster Pump Addition (ARPA Funds)** – As authorized at the January 14th Council Meeting, we are continuing with the design of the booster pump addition at Water Plant No. 3. It is our understanding GrantWorks is completing their environmental review of the project. We plan to submit to the TCEQ upon GrantWorks completion of their environmental review.
9. **Plez Morgan Erosion** – We are working to complete the preliminary design of the improvements and expect to bring a proposal to complete the final design at the next council meeting. We have been working through different alternatives with our geotechnical and structural consultants to ensure the adequate approach is taken.

Capital Projects (Developer Funded):

1. **Old Plantersville Force Main Extension** – We did not receive a pay estimate or change order this month. The contractor completed minor regrading and installation of the permanent spring mix. We are working with the contractor to prepare all final close-out documents for the project. Additionally, this project is being funded by Johnson Development as part of their Briarley Development.
2. **Old Plantersville Waterline Extension** – We did not receive a pay estimate or change order this month. The Contractor has completed the installation of the majority of the waterline and the railroad crossing began May 14th and is expected to be completed by May 22nd. Additionally, this project is being funded by Johnson Development as part of their Briarley Development.



May 18, 2025
Horizontal Bore for Railroad Crossing

3. **Lift Station No. 10 Phase II Improvements** – We are nearing completion of design of the lift station improvements project. Plans were submitted to the TCEQ on May 13th and we expect approval by mid-June. As a reminder, the scope of the project includes the addition of a 3rd lift pump and minor electrical modifications. Additionally, this project is being funded by Taylor Morrison as part of their Lone Star Ridge Development.
4. **Lift Station No. 5 Relocation and Sanitary Sewer Extension** – We are continuing with the design of the lift station relocation required for the Legacy Grove Development. We are coordinating with the Developer's engineer to determine final location of the lift station and plan. We plan to be complete with design in July 2025. As a reminder, this project is funded by Tri-Pointe Homes as a part of their Legacy Grove Development.
5. **West Lone Star Parkway Waterline Extension** – We are continuing the design of the waterline extension to serve the Legacy Grove Development. We plan to be completed with design by June 2025. As a reminder, this project is being funded by Tri-Pointe Homes as part of their Legacy Grove Development.
6. **The Crossing at Montgomery Public Lift Station, Force Main Extension and Gravity Sewer Upsizing** – We are prepared to begin design upon receipt of the deposit from the developer. As a reminder, this project is being funded by Morning Cloud Investments.

Development Agreements:

1. **HEB** – A draft agreement was provided to the Developer on March 26th and is looking to schedule a meeting to discuss comments.

2. **Superior Properties** – A draft agreement was provided to the Developer on March 21st, and we received revisions on March 28th. We provided additional revisions to the Developer on the Development Agreement. We will continue coordinating with the Developer and City Staff on the terms of the agreement and plan to present it to Council once completed.
3. **BCS Capital** – As authorized at the April 8th meeting, we are coordinating with the Developer and City Staff and Consultants on the terms of the Development Agreement. Following the workshop held on April 29th, the Developer has requested to amend the previously completed feasibility study to include the adjacent 6-acre land parcel located at CB Stewart Dr. and SH-105. We plan to discuss this further as a separate agenda item during this meeting.
4. **Church of Montgomery** – The Developer is currently reviewing the draft development agreement. We will continue coordinating with City Staff and the Developer to finalize the Development Agreement.
5. **Villages of Montgomery** – As authorized by Council on April 22, 2025 WGA and Staff are coordinating with the Developer on the terms of the MOU. It is our understanding that the City's Attorney is preparing the revised MOU for review.
6. **Reserve of Mia Lago** – As authorized by Council on April 22, 2025 WGA and Staff are coordinating with the Developer on the terms of the MOU. It is our understanding that the City's Attorney is preparing the revised MOU for review.

Developments:

1. **Pre-Development Meeting** – Enclosed is an exhibit showing the location of the Pre-Development Meetings we have had in the last 45 days.
2. **Plan Reviews**
 - a. **Lone Star Ridge Section 2 WSD&P** – We did not receive revised plans this month.
 - b. **Lone Star Ridge Landscaping** – We received revised plans May 8th and are proceeding with our review.
 - c. **Briarley PH 1A Hardscape** – We received revised plans on March 6th and provided comments May 5th. We have not received revised plans.
 - d. **Briarley PH 1B WSD&P** – As a reminder, Council approved these plans at the May 13th meeting.
 - e. **Briarley PH 1 Retaining Walls** – We received plans May 12th and are proceeding with our review.
 - f. **Lone Star Cowboy Church** – We did not receive revised plans this month.

- g. **The Crossing at Montgomery Drainage Study** – We received a drainage study for review on March 18th and provided comments May 5th. We have not received revised plans.
- h. **HEB Plans** – We received plans on March 6th and provided comments May 1st. We have not received revised plans.
- i. **Hills of Town Creek Section 5 Shared Access Path** – We received plans for the proposed shared use path and playground on May 9th and are continuing with our review.

3. Plat Reviews

- a. **Superior Properties Preliminary Plat** – We did not receive a revised plat this month.
- b. **Montgomery Bend Section 4 Final Plat** – We received the final plat for review on October 7th and provided comments on October 30th. We received a revised plat on November 25th and found no issues with the plat. As a part of Pulte’s Traffic Impact Analysis, they are required to construct a traffic signal at the subdivision entrance prior to this being recorded. We plan to withhold approval of this final plat until the signal has been constructed.
- c. **Legacy Grove Preliminary Plat** – We received a revised preliminary plat on March 14th and provided comments on April 3rd. Preliminary Plat was approved by Planning & Zoning Commission at the May 6th meeting.
- d. **1005 College St. Partial Re-Plat**– We received a revised plat on April 14th and provided approval April 21st. Partial Re-Plat was approved by Planning & Zoning Commission at the May 6th meeting. We plan to discuss this further as a separate agenda item during this meeting.
- e. **Briarley Phase 1B (Sections 1-3)** – We received a revised plat May 13th and are proceeding with our review.
- f. **612 Worsham Development Plat** – We received a revised plat for review on April 15th and provided comments on May 12th.
- g. **Buffalo Springs Section 2 Partial Re-Plat No. 1** – We received a revised plat on March 4th and provided approval on April 21st. Partial Re-Plat was approved by Planning & Zoning Commission at the May 6th meeting. We plan to discuss this further as a separate agenda item during this meeting.
- h. **Lone Star Cowboy Church Development Plat** – We received a Development plat for review on April 15th and provided comments on May 8th.
- i. **Lone Star Ridge Final Plat** – We received a final plat for review on April 16th and provided comments on May 9th.

4. Ongoing Construction

- a. **MISD CTE/Ag Barn Public Infrastructure** – MISD's contractor has completed the construction of the public 12" waterline and is continuing to address punchlist items as identified at the February 21st final inspection. We plan to bring the certificate of substantial completion and certificate of acceptance once all punchlist items have been addressed and MISD provides a maintenance bond naming the City as an obligee on the portion of work that is to be dedicated to the public. As a reminder, MEDC approved a \$75,000 expenditure at their August 20, 2024 meeting and the resolution was passed by City Council at the November 12, 2024 meeting.
- b. **Briarley Phase 1A Water, Sanitary, Drainage, and Paving** – The contractor has completed the construction of the public water, sanitary, and drainage improvements to serve the subdivision. We are coordinating with the contractor to walk sections 1, 2 and 3 the week of May 19th.
- c. **MUD No. 215 Briarley Lift Station (City of Montgomery Lift Station No. 16)** – It is our understanding that the contractor has completed construction of the lift station, and we are planning to hold an inspection on the week of May 19th.



*May 13, 2025
Briarley Lift Station Control Panel Installation*

5. One-Year Warranty Inspections

- a. **Town Creek Crossing Section 1** – We held a warranty re-inspection on October 10, 2023. The developer and contractor have been non-responsive to addressing the punchlist items. We are pursuing the maintenance bond and are working with the City Attorney to have the

work completed.

General Ongoing Activities:

1. **Town Creek Wastewater Treatment Plant TPDES Permit Amendment** –The completed application for the permit amendment was submitted to the TCEQ in September 2023. We received an updated draft permit from the TCEQ, which eliminated the phosphorous limit, but lowered the Biological Oxygen Demand (BOD) and the Total Suspended Solids (TSS) limit in the final phase. The final permit is expected by early June.
2. **Stewart Creek Wastewater Treatment Plant TPDES Permit Amendment** – As authorized by Council at their April 8th meeting, we are preparing a TPDES Permit amendment to allow for the ultimate flow of 0.8 MGD. The plant is currently rated for 0.4 MGD flow. The proposed amendment would allow for additional flow, should the City require it. We are coordinating with Public Works and the City's Operator to obtain all of the required samples and plan to submit to the TCEQ this month. Based on TCEQ review times we anticipate receiving the final permit in July 2026.
3. **TxDOT:**
 - a. **Access Management along SH-105 from Grimes County Line to Shepperd Street** – We attended the stakeholders and TAC meeting on May 13th. Per TxDOT the project will be moving forward in three phases and is slated to let in September 2027, with the portion within the City being scheduled for phase 3. Based on new plans from TxDOT, the previously proposed raised medians have been removed from the design. We provided an utility exception memo to TxDOT and are finalizing all existing conflicts with TxDOT and their engineer to confirm the required utility relocations.
 - b. **FM 1097 and Buffalo Springs Drive Traffic Signal** – It is our understanding that the design is complete and TxDOT is finalizing a timeline for construction. We will provide a schedule on construction once received from TxDOT.
 - c. **FM 1097 & Atkins Creek Drainage Improvements** – It is our understanding that TxDOT let the project on this month and is expected to begin construction in August of this year. Per TxDOT, the repairs will be phased allowing FM 1097 to be partially operational.
4. **Lone Star Bend and Lone Star Parkway Improvements** – Montgomery County is looking to install a temporary traffic signal at the intersection of Lone Star Bend and Lone Star Parkway. Montgomery County has included plans to install a permanent traffic signal and widen Lone Star Parkway to four lanes with a center median with their recently approved 2025 Road Bond. It is our understanding that the County has requested the City's financial participation in this project and will be providing a full cost estimate in the near future.
5. **Stanley Lake Interconnect** – We met with Stanley Lake MUD on April 11th to discuss the potential emergency interconnect with Stanley Lake MUD. We are continuing to coordinate with their

Honorable Mayor and City Council
 City of Montgomery
 Page 8 of 8
 May 19, 2025

consultants, and the adjacent Developer on the overall scope and requirements of the proposed interconnect.

6. **Biweekly Operations Call** – We are continuing the biweekly operations calls with City Staff and City's operator, Hays Utility North Corporation.
7. **Fiscal Year 2025 CIP Snapshot & Rate Order Analysis**- We presented our rate study analysis to Council at their January 13th CIP Workshop. We are coordinating with the City staff and the City's Financial Advisor, to finalize our utility and tax rate analysis and plan to bring it to a City workshop scheduled May 22nd.
8. **Kendig Keast Unified Development Ordinance**- It is our understanding that Kendig Keast plans to present their final UDO codifications in November of this year.
9. **Clean Water/Drinking Water State Revolving Fund**- No engineering update this month.
10. **Impact Fee Update** – We are working on our Bi-Annual update to the Capital Improvement Plan and impact fee projects. We presented our updated land use assumptions to the Planning & Zoning Commission, acting as the Capital Impact Advisory Committee, at the May 6th meeting. We plan to present the impact fee project and Capital Improvements Plan updates to the Planning & Zoning Commission at the June 3rd meeting.

Please let me know if you have any questions.

Sincerely,

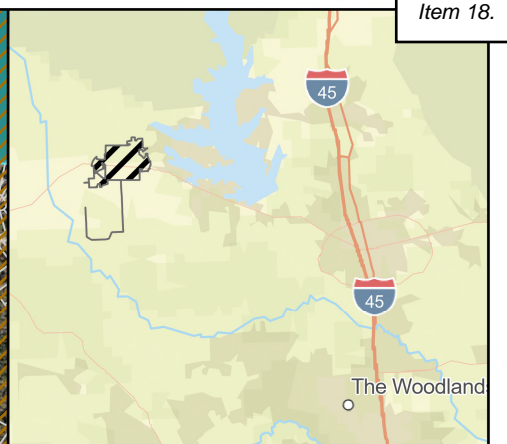
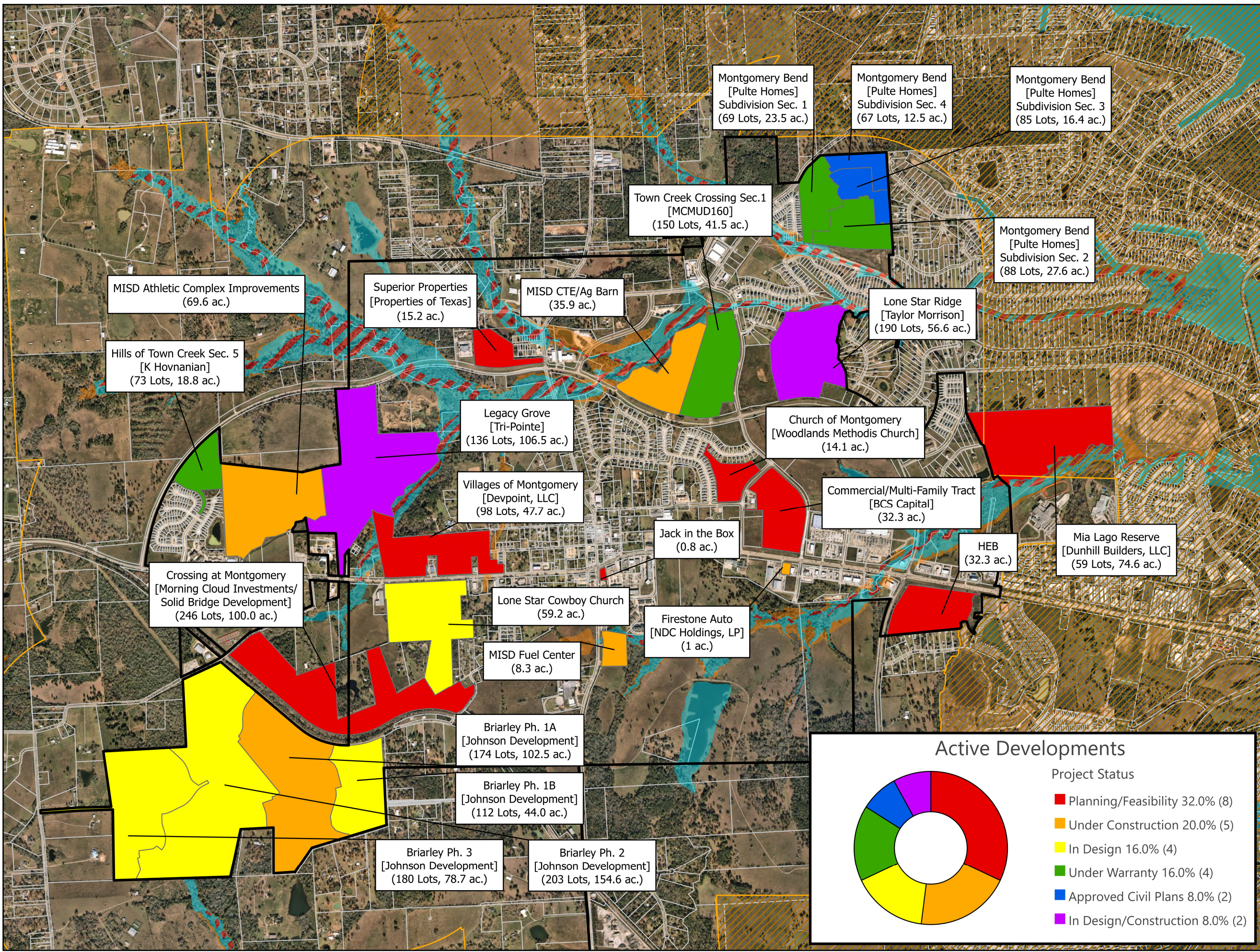


Chris Roznovsky, PE
 City Engineer

Z:\00574 (City of Montgomery)_900 General Consultation\Meeting Files\Engineer's Reports\2025\05.2025\Review\05-2025 Engineer's Report.docx

Attachments – Active Developments Map
 Pre-Development Meeting Map

Cc (via email): The Planning and Zoning Commission – City of Montgomery
 Mr. Anthony Solomon – City of Montgomery, Interim City Administrator
 Mr. Alan Petrov – Johnson Petrov, LLP, City Attorney



Legend

- Montgomery City Limits
- Montgomery ETJ
- Conroe ETJ

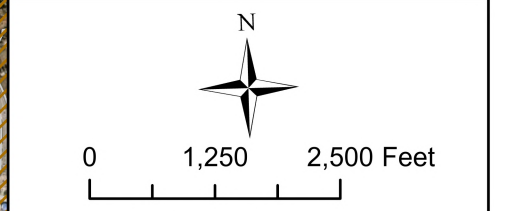
Development Status

- In Design
- In Design/Construction
- Planning/Feasibility
- Under Construction
- Approved Civil Plans
- Under Warranty

Flood Zones

- Floodway
- 100-year
- 500-year

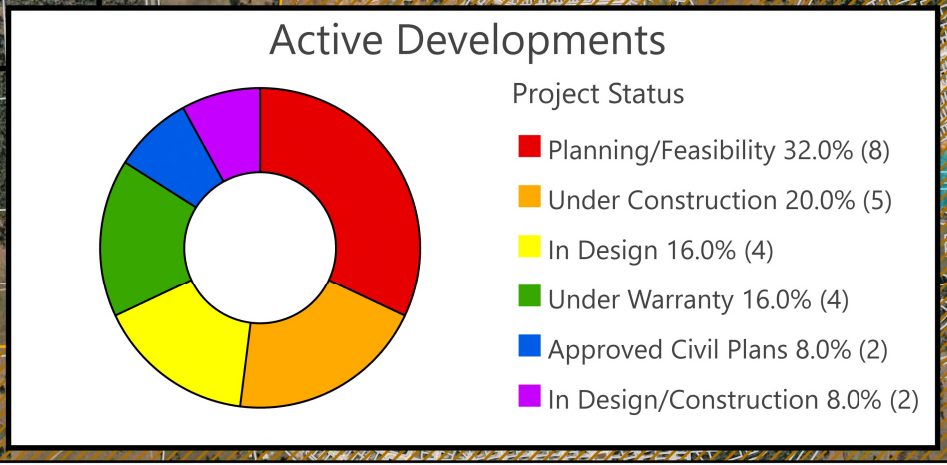
This exhibit only includes Developments that have either executed Development Agreements, or Escrow accounts with the City of Montgomery

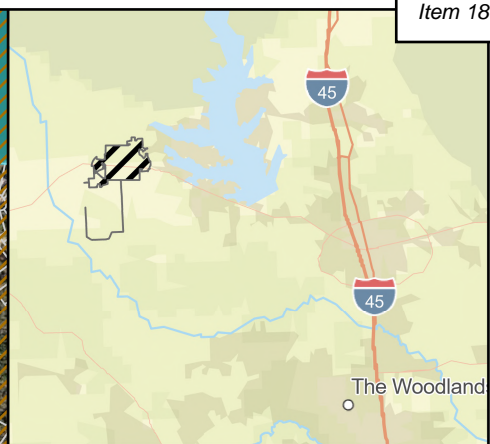
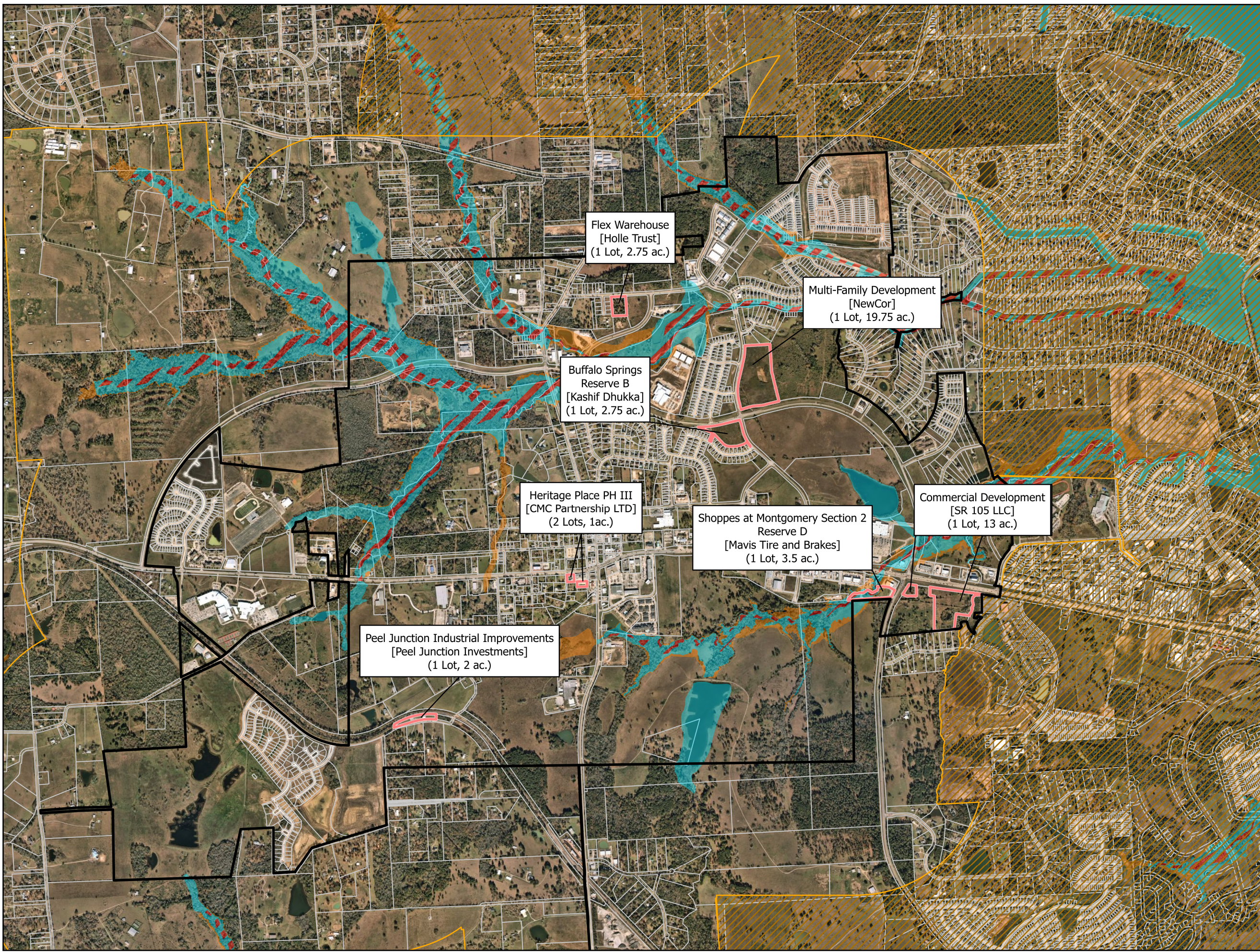


Active Developments Map
May 2025



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





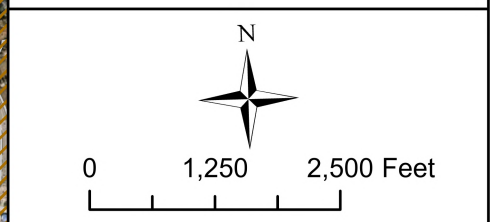
Legend

- Montgomery City Limits
- Montgomery ETJ
- Conroe ETJ

Flood Zones

- Floodway
- 100-year
- 500-year
- Pre Developments

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Pre-Developments Map
May 2025



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Montgomery City Council
AGENDA REPORT

Meeting Date: May 27, 2025	Budgeted Amount:
Department: Police	Prepared By: Anthony Solomon

Subject
May 2025 PD & CEPZA Report

Recommendation

Discussion

Approved By		Date:



Montgomery Police Department

Chief: Anthony Solomon



Activity Report

April 1, 2025 – April 30, 2025

Patrol Division

• Calls for Service	-	172
• Total Reports	-	24
• Citations Issued	-	132
• Warnings Issued	-	268
• Arrests	-	12
• Accidents	-	17

Investigation Division

- Total number of assigned cases to C.I.D. for the month: 6

Breakdown by Offense Category

• DWI	-	2
• Driving While DL Invalid	-	2
• Drug Arrests	-	5
• Warrant Arrests	-	2
• Fraud	-	1
• Theft	-	4
• Burglary	-	1
• Criminal Trespass Warning	-	1

Personnel/Training

- Pagan - Family Violence Investigations
- Sgt. McRae - Texas Police Chiefs Association-Performance Appraisals/Employee Accountability
- Sgt. Voytko - Advance Law Enforcement Rapid Response Training (ALERRT1)
- Sgt. McRae- Advance Law Enforcement Rapid Response Training (ALERRT1)
- D. Galindo - Intermediate Crash Investigations
- D. Galindo - Unmanned Aircraft Systems (Drone) Search & Rescue Day and Night Operations
- C. Gutierrez- Cultural Diversity
- C. Gutierrez - Civilian Interaction Training
- D. Galindo - Special Investigative Topics
- D. Galindo - Cultural Diversity

Major Incidents

- No major incidents occurred in April.

Upcoming Events

- Citizens Police Academy began April 2nd

Traffic and Safety Initiatives

- The Police Department is in the process of implementing several new traffic and safety initiatives in the coming month, including another wave of Impaired Driving Mobilization for Memorial Day.



City of Montgomery



Item 19.

April 2025
Code Enforcement Officer
Planning/Zoning Administrator
Monthly Report

Code Enforcement:	Animals	2
	Change in Occupancy	4
	Field Investigations	15
	Nuisance	4
	Outside Jurisdiction	8
	Signs	9
	Vendors	2
	Weeds and Grass	1
	Work without permit	3

- Presented at the Citizens Police Academy

Planning and Zoning:	New Construction	1
	Pre Developments	6
	Signs	3
	SUP	1

MEDC:	Projects:	Wayfinding Signs
		Historic Downtown Streetscape / Dumpsters
		Retail Strategies reviews

Administration:	General Inquiry	16
	Notice of Violation	2
	Open Records Req	8
	Oversized Vehicles	2
	Permit Reviews	10
	Permit to Burn	1
	Reconcile Invoices	1

Prepared by: Corinne Tilley