

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

February 20, 2023 at 6:00 PM

NOTICE TO THE PUBLIC IS HEREBY GIVEN the Board of Directors will conduct its Regular Meeting scheduled for **6:00 PM on Monday, February 20, 2023**, 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 www.montgomerytexas.gov under Agenda/Minutes and then select **Live Stream Page (located at the top of the page)**. The Meeting Agenda Pack will be posted online at www.montgomerytexas.gov. The meeting will be recorded and uploaded to the City's website.

CALL TO ORDER

OPEN PUBLIC COMMENT

APPROVAL OF MINUTES

1. Annual and Regular Meeting Minutes of January 16, 2023.

APPROVAL OF FINANCIAL REPORT

2. January 2023 City Sales Tax Report review and discussion. (MEDC Financial Report not available for meeting).

CONSIDERATION AND POSSIBLE ACTION:

3. Consideration and possible action on a contract and grant application for the 2023 Music & Mudbugs Festival.
4. Consideration and possible action on a grant application for the March 4 Our Military 5K ruck march.
5. Consideration and possible action on a grant application for the Montgomery Community Band.

ECONOMIC DEVELOPMENT REPORTS

6. February 2023 Development Report.
7. City Engineer's Report.

BOARD INQUIRY

ADJOURNMENT

/s/Dave McCorquodale

Dave McCorquodale, Assistant City Administrator for
Rebecca Huss, President of MEDC

I certify that the attached notice of meeting was posted on the bulletin board at City of Montgomery City Hall, 101 Old Plantersville Road, Montgomery, Texas, on February 17, 2023 at 4:00 p.m.

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

MINUTES OF ANNUAL AND REGULAR MEETING

January 16, 2023

MONTGOMERY ECONOMIC DEVELOPMENT CORPORATION

CALL TO ORDER

President Rebecca Huss called the meeting to order at 6:00 p.m.

- Present: Rebecca Huss - President
- Jeff Angelo – Vice President
- Ryan Londeen - Secretary
- Carol Langley - Treasurer
- Dan Walker – Board Member

- Absent: Wade Nelson - Board Member
- Byron Sanford - Board Member

Also Present: Dave McCorquodale, Interim City Administrator

OPEN PUBLIC COMMENT

Rebecca Huss said Wreaths Across America at Memorial Cemetery took place on December 17, 2022 and was the first one to be held at that cemetery. Rebecca Huss said while surveying the cemetery it was discovered there were 63 veteran gravesites instead of the 42 originally quoted. Rebecca Huss said she wanted to thank MEDC for their support as it was a very worthwhile and touching endeavor.

ANNUAL MEETING

1. Overview of 2022 Goals.

Rebecca Huss said she feels they did very well on item numbers one and three, continue progress on Downtown Master Plan and be available to participate in utility and road extension projects that might help to build business or tourism opportunities in 2022. Rebecca Huss said item number four was modest and they made modest improvements to item number two, explore new options to benefit Economic Development. Rebecca Huss said item number two needs to be a continuing goal for future years.

Rebecca Huss said they did not make any progress on the Business Owners Roundtable. Rebecca Huss

said they may have gotten too big with their goals and need to narrow it down in order to be more successful in achieving them.

2. 2023 Planning Goals.

Mr. McCorquodale said as they begin to implement certain pieces into the Downtown Master Plan, they can do things to increase the public parking. Mr. McCorquodale said one of the properties they had a lease with for downtown parking has been sold. Mr. McCorquodale said they still have a lease for half of the lot which totals around a dozen spaces. Mr. McCorquodale said they need to look for ways to increase the amount of parking in and around downtown.

Rebecca Huss said she feels that needs to be a separate goal. Rebecca Huss said McCown Street project should be one goal and improving parking setup should be another goal.

Jeff Angelo asked what the typical lease term for parking is. Mr. McCorquodale said they welcome a 25-year lease in terms of the duration. Mr. McCorquodale said the Jacobs lot they use at the north end of downtown they paved as compensation for leasing the lot. Mr. McCorquodale said another tool they used on the Adams lot on the City side was to pay the ad valorem tax.

Ryan Londeen said he thinks the downtown improvements should be their number one goal with McCown Street taking a lot of effort and time and the same with the parking issue which are two substantial but good goals.

Rebecca Huss said it has been discussed before to ensure all the boards are working for the same goals and making sure their money goes as far as possible because it is all going toward the same projects. Rebecca Huss said it is important to have a few planned workshops and make sure everyone knows the direction they are headed toward together.

Jeff Angelo said what most businesses seem to be nervous about is how can we come together and start to define the demographics of what is about to happen in the City and how can they get ahead of the wave before it comes and be prepared. Jeff Angelo said the business owners want to know what is going on and economic development starts with developing a plan on how to construct the current businesses and new businesses coming in and how to monetize, capitalize and support the new infrastructure and the new residents that will be coming in and around the City. Jeff Angelo said he feels this is what they should be working towards and thinks they are bigger than just planning events.

Dan Walker said he thinks that is where the Business Roundtable would come in and that way the information is from one source and not just from the rumor mill.

Rebecca Huss said part of the difficulty is they do not have a professional staff and also some of that is more Chamber focused. Rebecca Huss said MEDC is looking at providing the nuts and bolts of bringing people into town, but the Chamber is doing the networking and guidance.

Ryan Londeen asked if they need to partner with the Chamber the same way they are with Planning & Zoning and making sure they are on the same page regarding goals.

Carol Langley said she knows the new City Administrator is Chamber oriented and he has already mentioned he is not going to just attend the meetings but will be visiting with Shannon Reid on a regular basis. Carol Langley said the City Administrator would be checking into the Historic Montgomery Business Association as well.

Jeff Angelo said they need to aim at what they are actually pursuing. Jeff Angelo said from an EDC standpoint and as a business owner he wants to know what is coming. Jeff Angelo said he does not know how they will be affected by this growth and neither does anyone else, but they need to be planning for it.

Jeff Angelo asked how the parade mobility project worked in terms of the changes made to it. Rebecca Huss said she thinks there are still changes to be made but it seems like everything went much easier this year. Jeff Angelo asked if the buses helped. Rebecca Huss said they could have used two buses instead of three buses which was the feedback she received, but thinks it was a good success for the first year they tried it.

Jeff Angelo said the Winter Wonderland event at Fellowship of Montgomery had a huge turnout with almost 5,000 guests. Jeff Angelo said he thinks they should be more willing to partner with these events and help because it brings people into the City of Montgomery.

3. Consideration and possible action on the Annual Financial Report.

Rebecca Huss reviewed the Annual Financial Report and asked if anyone had any questions.

Jeff Angelo said from his understanding the Mudbug Festival may not need to be on the list. Rebecca Huss said it states on Charlie Diggs website the festival is happening. Rebecca Huss said in speaking with the people from Ransom's they were surprised to hear the festival was happening there. Rebecca Huss said she is not sure what the story is as she has not had any contact with them. Jeff Angelo asked if anyone has reached out to Charlie Diggs and if that was still the parks department's area. Rebecca Huss said this is a private event so Charlie Diggs Entertainment will need to do all the work themselves. Rebecca Huss said their job if Charlie wants to do the event and ask for MEDC support would be determined by them to say yes or no based on their assessment at the time, but in terms of them assigning a person to make sure the event happens is not part of the parks department's mandate.

Dan Walker asked if anything has changed from last year that would prevent that from happening such as not renewing the lease. Rebecca Huss said she does not think any of the landowners' situations have changed or property use, or zoning has changed. Carol Langley said she was told there is a piece of property that changed hands so it would not be available for parking.

Motion to accept the Annual Financial Report was made by Dan Walker and seconded by Jeff Angelo. All in favor. (5-0)

4. Election of Officers for 2023.

Rebecca Huss asked if all of the current holders are willing to continue in their post. All current holders stated they were willing to continue in their post.

Rebecca Huss nominated Jeff Angelo for Vice President, Carol Langley for Treasurer, and Ryan Londeen for Secretary. Jeff Angelo nominated Rebecca for President.

All voted in favor (5-0) for Rebecca Huss for President, Jeff Angelo for Vice President, Carol Langley for Treasurer, and Ryan Londeen for Secretary

5. Approval of signors for MEDC banking accounts.

Mr. McCorquodale said the only action in the motion will be to add City Administrator Gary Palmer as all the current signors would remain the same.

Motion to accept Gary Palmer, Rebecca Huss, Jeffrey Angelo, Carol Langley, and Ryan Londeen to be the only MEDC banking account designated signors, was made by Rebecca Huss and seconded by Ryan Londeen. All in favor. (5-0)

APPROVAL OF MINUTES

6. Consideration and possible action on the October 17, 2022 Regular Meeting Minutes.

Motion to approve the minutes of October 17, 2022, was made by Jeff Angelo and seconded by Carol Langley. All in favor. (5-0)

CONSIDERATION AND POSSIBLE ACTION:

7. Consideration and possible action on an Economic Development Grant Application for Old Montgomery Steakhouse.

Mr. McCorquodale said Mr. Wayne Kung, owner of the Old Montgomery Steakhouse wants to relocate the existing dumpster that is located on the east side of his restaurant and move it to the northeast corner of the property and build a privacy fence style enclosure to screen it from view.

Mr. McCorquodale said certainly enclosing dumpsters is one of the main things that helps to improve the aesthetics of the public spaces and MEDC needs to decide if they are wanting to participate financially in this.

Mr. McCorquodale said Mr. Kung is adding three parking spaces and once the plumbing work is complete, he wants to add three parking spaces in the rear for the employees who now are parking on McCown Street in the public parking spaces.

Rebecca Huss said it seems like the new dumpster enclosure might be in the way of future configuring of traffic flow. Mr. McCorquodale agreed and said they have not had those discussions.

Ryan Londeen asked does this consider the improvements with regard to McCown Street and is it in any way reaching outside the right-of-way of the City to help revitalize areas like this and can it be incorporated into the design.

Mr. McCorquodale said if the MEDC wanted to effect change in downtown on the private property side it would be through some type of grant similar to the economic development grants. Mr. McCorquodale said MEDC may want to consider in the next budget year to allocate more money toward it.

Dan Walker asked if they had discussed partnering with Mr. Kung in having an easement come through that area. Mr. McCorquodale said they need to speak with Mr. Kung regarding that.

Carol Langley said she thinks all dumpsters should be in an enclosed area and thought that was stated within the ordinance. Carol Langley said if she agreed to do this for Mr. Kung and another business comes to them with a similar request, she would like to agree to do theirs too, but she does not think another business would.

Rebecca Huss said she thinks if they spend one third on wood fences for every dumpster in downtown even if they are moved three or five years in the future it is probably worth the visual enhancement.

Carol Langley said if she thought it was going to be within the next year or two, she understands the situation but they have not even approached Mr. Kung about this.

Jeff Angelo asked if it is a City ordinance that all dumpsters in the Historic District be enclosed. Mr. McCorquodale said it was at one time. Jeff Angelo said if you want it to look aesthetically appealing then dumpsters need to be enclosed. Jeff Angelo said if they want to have a uniform look across the area then City Council may need to look at that in terms of ordaining that to be the way going forward and offer assistance grants through MEDC to help facilitate with that.

Jeff Angelo agreed with Carol Langley in that if you do this for one business owner then either they will all come asking or none of them will come ask and then when it is ordained and there is not any financing mechanism in place they will be up in arms. Jeff Angelo said they need to decide if this looks like a long-term solution or just a short-term fix for one business owner.

Carol Langley said a lot of businesses in the downtown section either have a regular city dumpster or a larger dumpster. Carol Langley said if she had to guess there may be two or three others beside Mr. Kung. Carol Langley said she does not know if the others would come to ask.

Mr. McCorquodale said one of the things mentioned to look at in the Downtown Project was some type of a shared trash solution. Jeff Angelo said that was a very good idea because a shared access might make more sense and, in that case, you could go with something more concrete and would look a little more aesthetically appealing. Dan Walker said it would also obligate the City to be involved and financially need to be prepared to help.

Dan Walker said Mr. Kung is asking for \$20,000, but this enclosure he is considering is priced at \$4,000. Dan Walker said most of the money would be for the permits and natural gas movement. Jeff Angelo said that is a business expense and he paid for all of his own. Rebecca Huss said the request for the one third portion of the fence is \$925.

Jeff Angelo asked what Rebecca Huss thought. Rebecca Huss said dumpsters are unsightly. Rebecca Huss said she does not prefer the picket fencing and thinks they can produce a more elegant solution but does not know if there is a keeper solution right now other than what is being laid before them. Rebecca Huss said she does not think they should say no because they do not have anything better to offer. Rebecca Huss said if some other city has something great then maybe they should present that as part of the ordinance and part of the shared ideas and be willing to sponsor those going forward. Rebecca Huss said she looks at this as a yes and then try and find something more productive and more beautiful going forward.

Ryan Londeen said he thinks the goal of the Downtown Improvement Plan is to beautify downtown to attract business and enclosing a dumpster would fit within that vision and goal for downtown. Ryan Londeen said it seems like a temporary fix and there could be a potential, more permanent solution to this but they just do not have that in front of them right now. Ryan Londeen said there are a few things regarding this he is not a fan of, and he does not want to put any money even if it is not a lot of money into something that has not been thoroughly thought out.

Rebecca Huss asked if more planning needs to be done and then revisit this request. Ryan Londeen said he thinks coming out of this maybe they can have the coordination with City Council regarding having an ordinance.

Rebecca Huss said they would tell Mr. Kung they want to support enclosing the dumpster, but they have concerns on the location because of the conflict with the big picture idea although they would be willing to support it. Rebecca Huss said the big picture idea is potentially a long way off and the dumpster plan is short term. Rebecca Huss said there are also concerns about the practicality of the heaviness of the trash hauler and how it was going to maneuver in the area and potentially tear up the sub-base and parking lot that is there and that it would potentially cause more damage than already existed. Rebecca Huss said they would not want to invest money in something that would not last even long enough to get them to their longer-term plan.

Rebecca Huss said they are not voting on this now because they want Mr. Kung to come back with a better plan and to be able to say yes to his request.

8. Consideration and possible action on a grant request for the Lone Star Street Dance.

Jeff Angelo said the Lone Star Street Dance is a really good feeling, small town event for the City.

Ryan Londeen asked why this would come out of the grant fund and not events. Rebecca Huss said because it is not a specific line item event they budgeted for during the budget process.

Ryan Londeen said he does not want to spend grant money on an event when event money is set aside for events. Rebecca Huss said this came up after the budget process was closed. Rebecca Huss said they have \$40,000 budgeted and does not know if they have had any unallocated events already. Rebecca Huss said there is between \$30,000 and \$40,000 event money available that does not have an event name attached to it.

Motion to approve the request up to \$2,500 each for two Lone Star Street Dance events to be pulled from the events category 46303 was made by Ryan Londeen and seconded by Jeff Angelo. All in favor.
(5-0)

ECONOMIC DEVELOPMENT REPORTS

9. January 2023 Development Report.

10. City Engineer's Report.

Mr. McCorquodale presented both the Development and City Engineer's Report.

BOARD INQUIRY

Jeff Angelo read an email from Chick-Fil-A requesting development information within the City. Jeff Angelo said it would be good to give the business owners as much information as they can about the development of the City to help them prepare, plan, and budget for future expansion and growth.

Jeff Angelo suggested teaming up with City Council and the Montgomery Chamber of Commerce to create a consolidated plan they could distribute to business owners to help them plan for the future.

Dan Walker asked if the City still owns the Lone Star Loop. Rebecca Huss said the City has never owned the Lone Star Loop and it belongs to the County. Dan Walker asked if they could petition the County to make improvements. Rebecca Huss said yes. Ryan Londeen asked if the Lone Star Loop is in the County Thoroughfare Plan. Mr. McCorquodale said it is.

Jeff Angelo said he would like to put this on the next agenda to have something which would be more interactive than the development report that is presented and maybe put the information on the website so business owners would always have access to obtain the demographics needed to help them plan for future growth and be prepared for it. Jeff Angelo said there needs to be intentional collaboration with MEDC, Montgomery Chamber of Commerce, and City Council.

Ryan Londeen said instead of focusing on the development report for MEDC they can create a development report that is tailored to the average business owner.

ADJOURNMENT

Motion by Carol Langley and seconded by Dan Walker to adjourn the meeting at 7:53 p.m. All in favor. (5-0).

Submitted by: _____
Diana Cooley, Deputy City Secretary

Date Approved: _____

Rebecca Huss, MEDC President



CITY OF MONTGOMERY, TEXAS

Sales and Use Tax Allocation Report

January 2023

Sales Taxpayer Information through January

A review of the monthly reports provided by the Comptroller of Public Accounts reflects **5,246** active taxpayer accounts coded to the City of Montgomery. Many of the accounts are either E-Commerce related or are coded as active but have not made a sale yet, and therefore are not reflected in the monthly report(s).

Total Sales Tax Payers by Month

YEAR	MONTH	SALES TAX FILERS
2022	January	2,232
2022	February	2,296
2022	March	2,157
2022	April	2,147
2022	May	2,365
2022	June	2,154
2022	July	2,195
2022	August	2,385
2022	September	2,213
2022	October	2,341
2022	November	2,355
2022	December	2,246
2023	January	2,398

The number of taxpayers filing local taxes fluctuates throughout the year. February and quarterly filing months have traditionally reflected the highest number of sales tax payers. Represented here is a listing of each month and the number of taxpayer returns filed in the District, quarterly filing months are listed in **BOLD**.

Average number of taxpayers filing each month: 2,268
7% increase in taxpayers over **January 2022**

Sales Tax Allocations through January 2023

Reviewing the past twelve month reporting period, the City of Montgomery sales tax receipts were derived from an average of **2,245** taxpayers filing local tax returns each month with **January 2023** reflecting the highest taxpayer count of **2,398**.

Top 25 Sales Tax Filers - Twelve Months Combined

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

Top 25 Sales Tax Filers - January 2023

No.	Permit Name	NAICS
1	MCCOY'S BUILDING SUPPLY CENTER #113	444190
2	CHICK-FIL-A AT 105 & LONESTAR PKWY. FSR	722513
3	INTERCOOL USA LLC	811310
4	GOOGLE LLC	518210
5	MID-SOUTH ELECTRIC COOPERATIVE ASSOCIATION	221122
6	PIZZA SHACK	722511
7	RISE COLLECTIVE LLC	236220
8	MCDONALD'S 25405	722513
9	AMAZON.COM SERVICES INC (MARKETPLACE)	454110
10	JIM'S HARDWARE INC.	444130
11	FANATICS RETAIL GROUP FULFILLMENT LLC	454110
12	PET SUPPLIES PLUS #4134	453910
13	CHEWY INC.	453910
14	O'REILLY AUTO PARTS #1838	441310
15	K. HOVNANIAN OF HOUSTON II L.L.C.	236115
16	STARBUCKS COFFEE #62996	722515
17	HELENA AGRI-ENTERPRISES LLC	424910
18	COBURN SUPPLY COMPANY INC.	423720
19	AT&T #R1AS	517312
20	EXPRESSWAY	447110
21	SOFTCHOICE CORPORATION	443142
22	AMAZON.COM SERVICES LLC	454110
23	VEHICLE SERVICE GROUP LLC	333921
24	KOHL'S INC.	452210
25	STOWE'S COLLISION REPAIR LLC	811121

January 2022 | December 2022 Top 25 Taxpayer Comparison

January 2023

Non-Quarterly Filer Month

1	MCCOY'S BUILDING SUPPLY CENTER #113
2	CHICK-FIL-A AT 105 & LONESTAR PKWY. FSR
3	INTERCOOL USA LLC
4	GOOGLE LLC
5	MID-SOUTH ELECTRIC COOPERATIVE ASSOCIATION
6	PIZZA SHACK
7	RISE COLLECTIVE LLC
8	MCDONALD'S 25405
9	AMAZON.COM SERVICES INC (MARKETPLACE)
10	JIM'S HARDWARE INC.
11	FANATICS RETAIL GROUP FULFILLMENT LLC
12	PET SUPPLIES PLUS #4134
13	CHEWY INC.
14	O'REILLY AUTO PARTS #1838
15	K. HOVNIANIAN OF HOUSTON II L.L.C.
16	STARBUCKS COFFEE #62996
17	HELENA AGRI-ENTERPRISES LLC
18	COBURN SUPPLY COMPANY INC.
19	AT&T #R1AS
20	EXPRESSWAY
21	SOFTCHOICE CORPORATION
22	AMAZON.COM SERVICES LLC
23	VEHICLE SERVICE GROUP LLC
24	KOHL'S INC.
25	STOWE'S COLLISION REPAIR LLC

Allocation: \$151,531.88

December 2022

Non-Quarterly Filer Month

1	MCCOY'S BUILDING SUPPLY CENTER #113
2	CHICK-FIL-A AT 105 & LONESTAR PKWY. FSR
3	AMAZON.COM SERVICES INC (MARKETPLACE)
4	PIZZA SHACK
5	GOOGLE LLC
6	HOME DEPOT U.S.A. INC.
7	INTERCOOL USA LLC
8	MCDONALD'S 25405
9	JIM'S HARDWARE INC.
10	AMAZON.COM SERVICES LLC
11	RANSOM'S
12	PET SUPPLIES PLUS #4134
13	O'REILLY AUTO PARTS #1838
14	K. HOVNIANIAN OF HOUSTON II L.L.C.
15	AT&T #R1AS
16	CHEWY INC.
17	SANDERS GOLF LLC
18	EXPRESSWAY
19	STARBUCKS COFFEE #62996
20	BFI WASTE SERVICES OF TEXAS LP
21	A & A PLANTS AND PRODUCE INC.
22	MID-CON CONTRACTORS INC.
23	CIRCLE K #2742316
24	PANDA EXPRESS #3466
25	JKG LEIGH

Allocation: \$178,273.98

January 2023 | 2022 Comparison

Receipts of Sales Tax Were as Follows:	January 2023	January 2022
	\$333,333.42	\$281,476.57

18% increase

Total Sales Tax Allocations Received:	2023 FYTD	2023 Budget	% of Budget
	\$1,582,516.64	\$4,866,616	32%

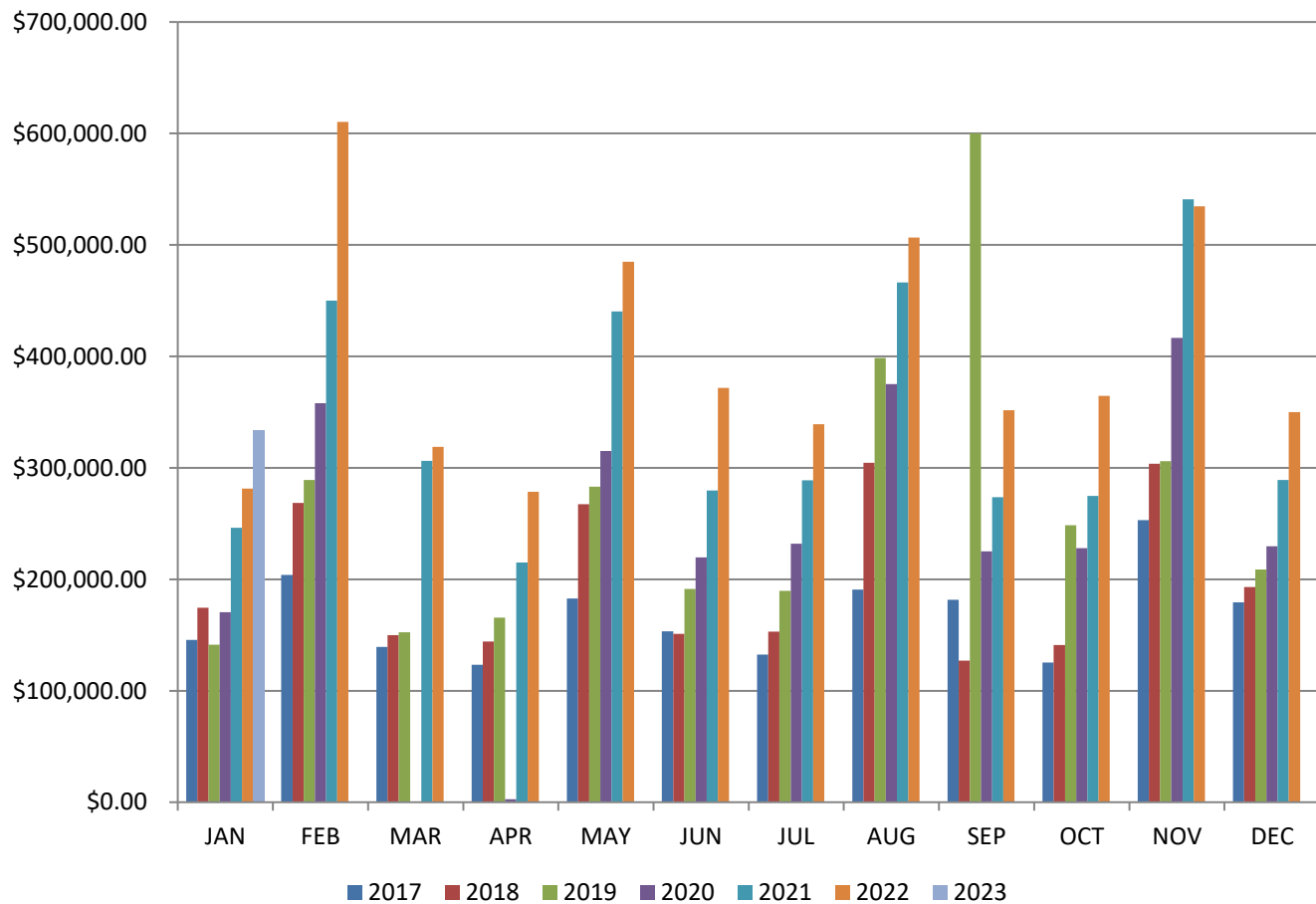
Fiscal Year Date Range: October-September

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

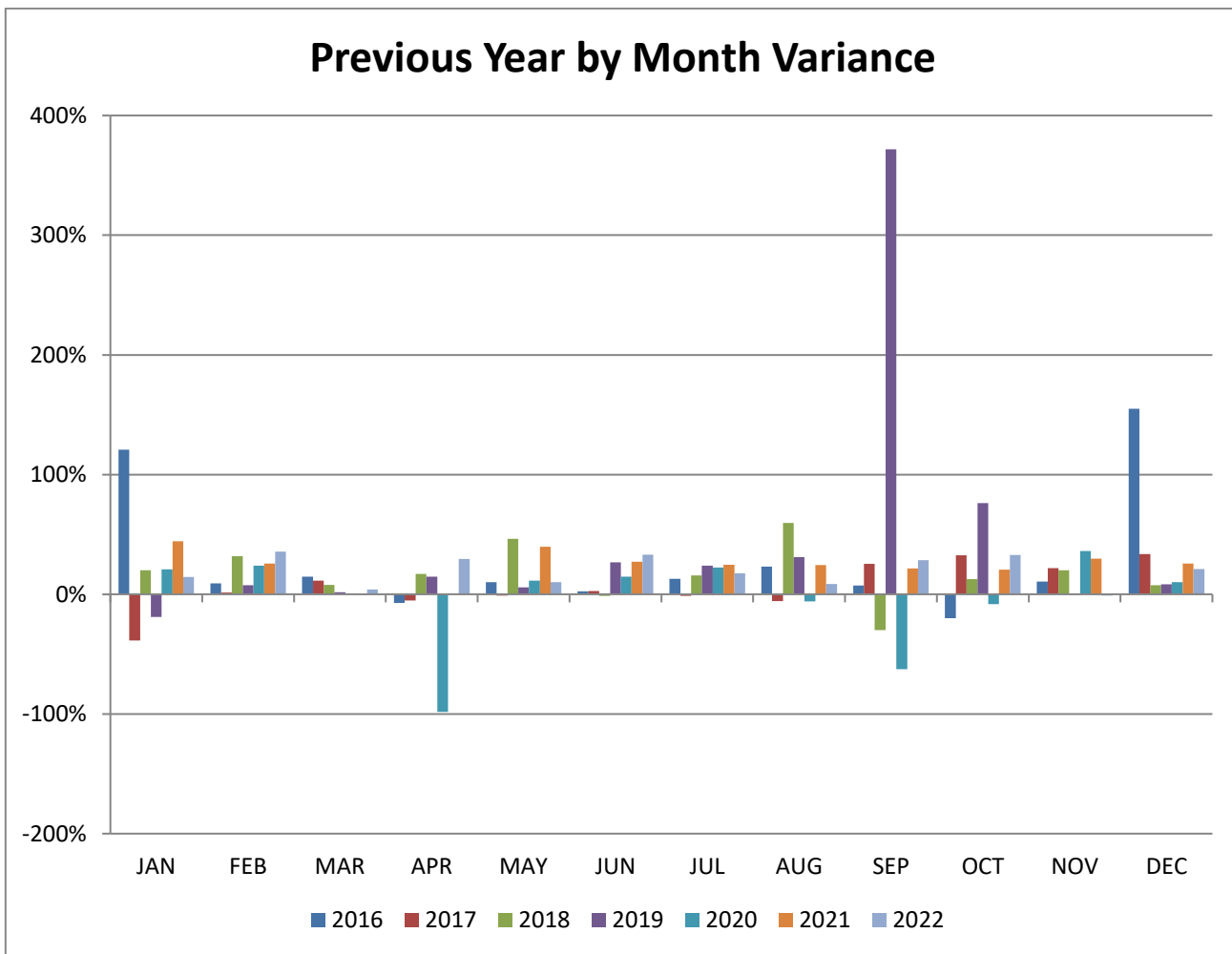
Total Allocations, 1995-Present
\$42,180,102.93

Calendar Year 2022 Sales Tax Averages		Calendar Year 2021 Sales Tax Averages	
Total: \$333,333.42		Total: \$4,792,612.52	
Mean Allocation:	N/A	Mean Allocation:	\$399,384.38
Median Allocation:	N/A	Median Allocation:	\$358,123.81

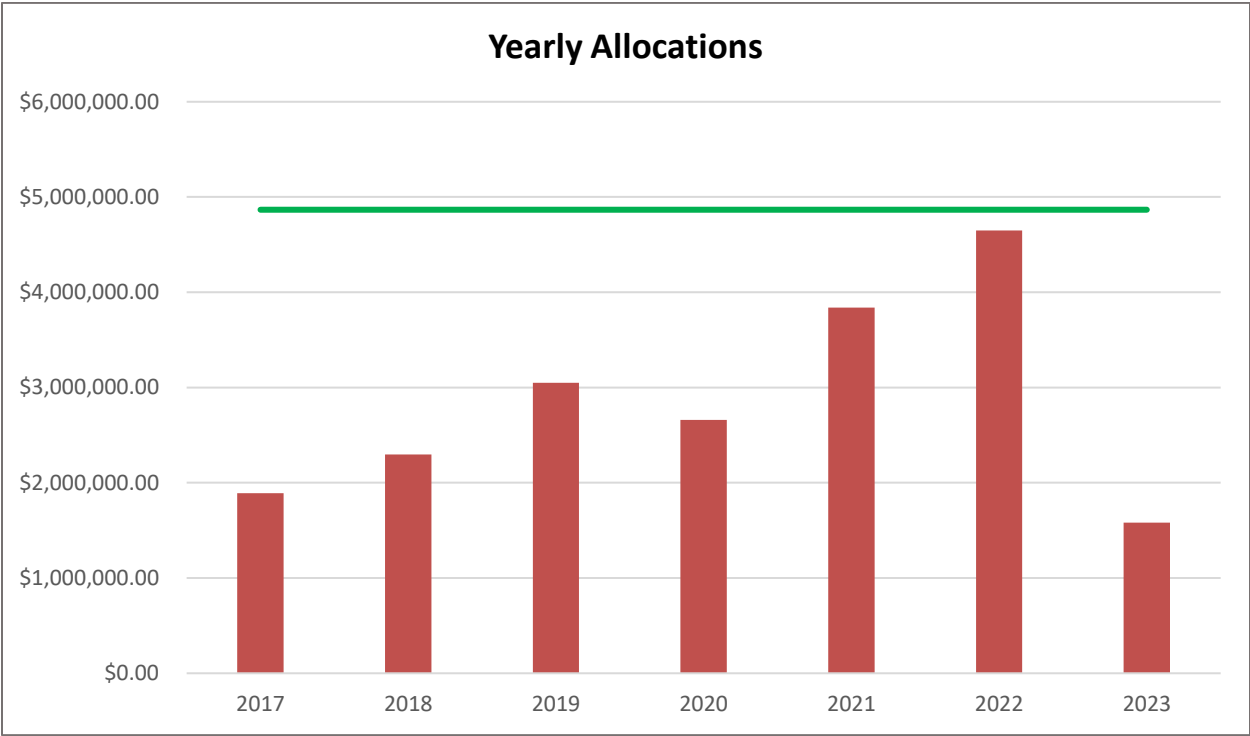
Monthly Allocations



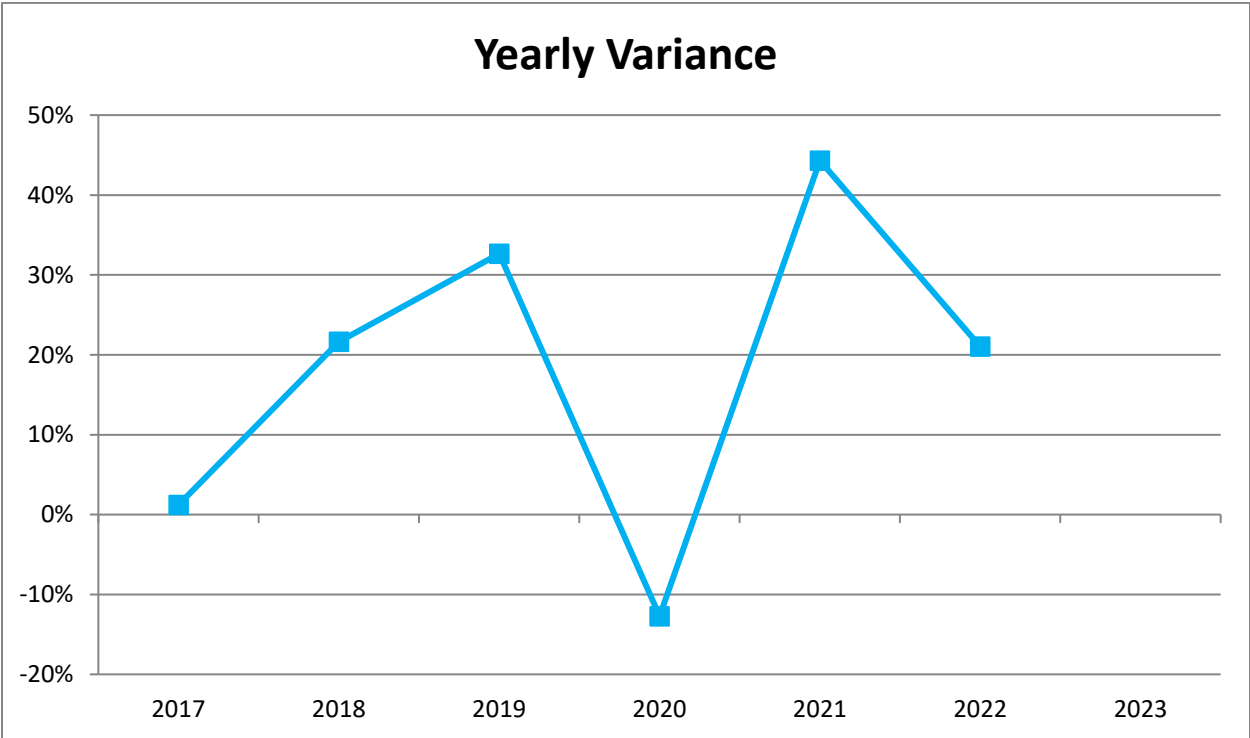
	2017	2018	2019	2020	2021	2022	2023
JAN	\$145,488.55	\$174,487.10	\$141,238.00	\$170,531.07	\$246,166.57	\$281,476.57	\$333,333.42
FEB	\$204,006.24	\$268,635.98	\$289,215.49	\$358,073.66	\$450,079.02	\$610,440.11	
MAR	\$139,225.65	\$149,964.30	\$152,607.97	\$0.00	\$306,201.64	\$318,775.25	
APR	\$123,234.01	\$144,205.61	\$165,516.81	\$2,724.55	\$215,206.50	\$278,593.13	
MAY	\$182,757.15	\$267,397.74	\$283,049.52	\$315,099.96	\$440,192.71	\$484,876.92	
JUN	\$153,336.53	\$151,071.81	\$191,260.13	\$219,615.98	\$279,583.10	\$371,794.81	
JUL	\$132,394.32	\$153,156.83	\$189,741.79	\$231,928.50	\$288,879.49	\$339,253.53	
AUG	\$190,648.43	\$304,422.57	\$398,641.13	\$375,019.12	\$466,305.61	\$506,663.87	
SEP	\$181,625.33	\$127,165.52	\$599,991.27	\$225,114.39	\$273,783.75	\$351,555.11	
OCT	\$125,361.52	\$141,162.59	\$248,593.82	\$227,917.54	\$274,762.64	\$364,692.50	
NOV	\$253,111.48	\$303,708.43	\$305,939.66	\$416,557.44	\$540,960.11	\$534,536.86	
DEC	\$179,308.88	\$192,957.46	\$208,806.76	\$229,773.80	\$288,957.75	\$349,953.86	

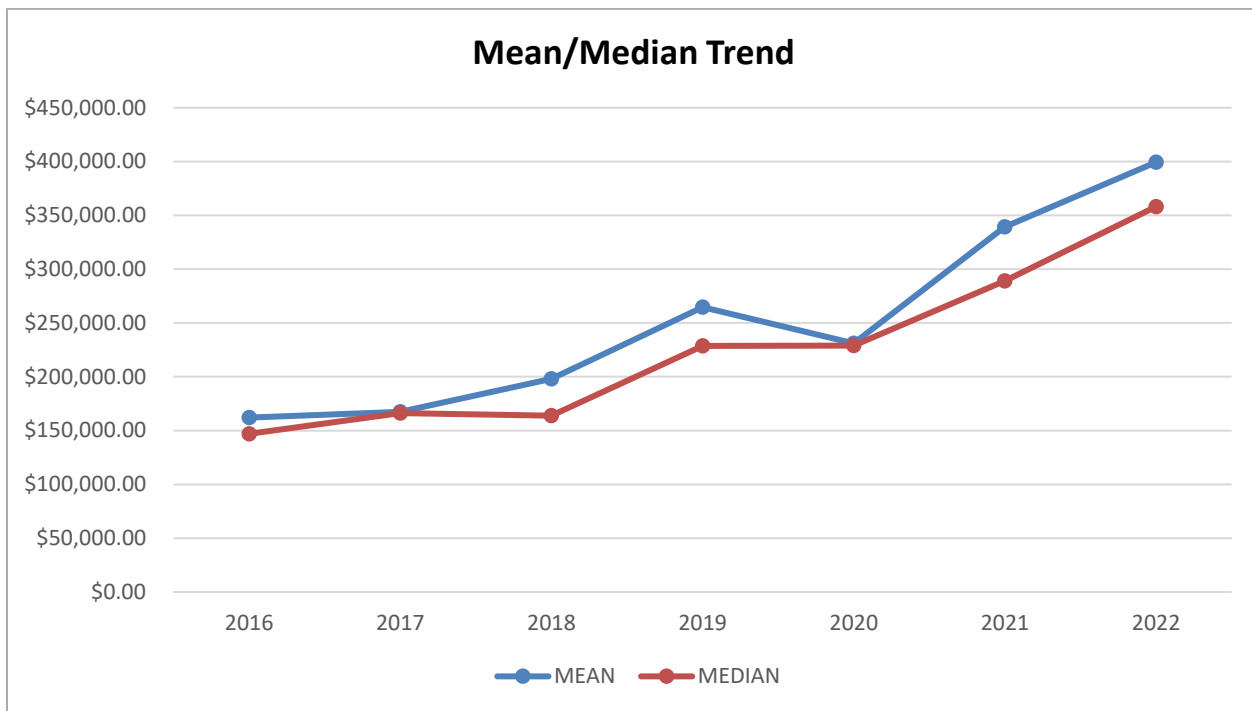


	2017	2018	2019	2020	2021	2022	2023
JAN	-39%	20%	-19%	21%	44%	14%	18%
FEB	2%	32%	8%	24%	26%	36%	
MAR	11%	8%	2%	N/A	N/A	4%	
APR	-5%	17%	15%	-98%	N/A	29%	
MAY	-1%	46%	6%	11%	40%	10%	
JUN	3%	-1%	27%	15%	27%	33%	
JUL	-1%	16%	24%	22%	25%	17%	
AUG	-6%	60%	31%	-6%	24%	9%	
SEP	25%	-30%	372%	-62%	22%	28%	
OCT	32%	13%	76%	-8%	21%	33%	
NOV	22%	20%	1%	36%	30%	-1%	
DEC	34%	8%	8%	10%	26%	21%	

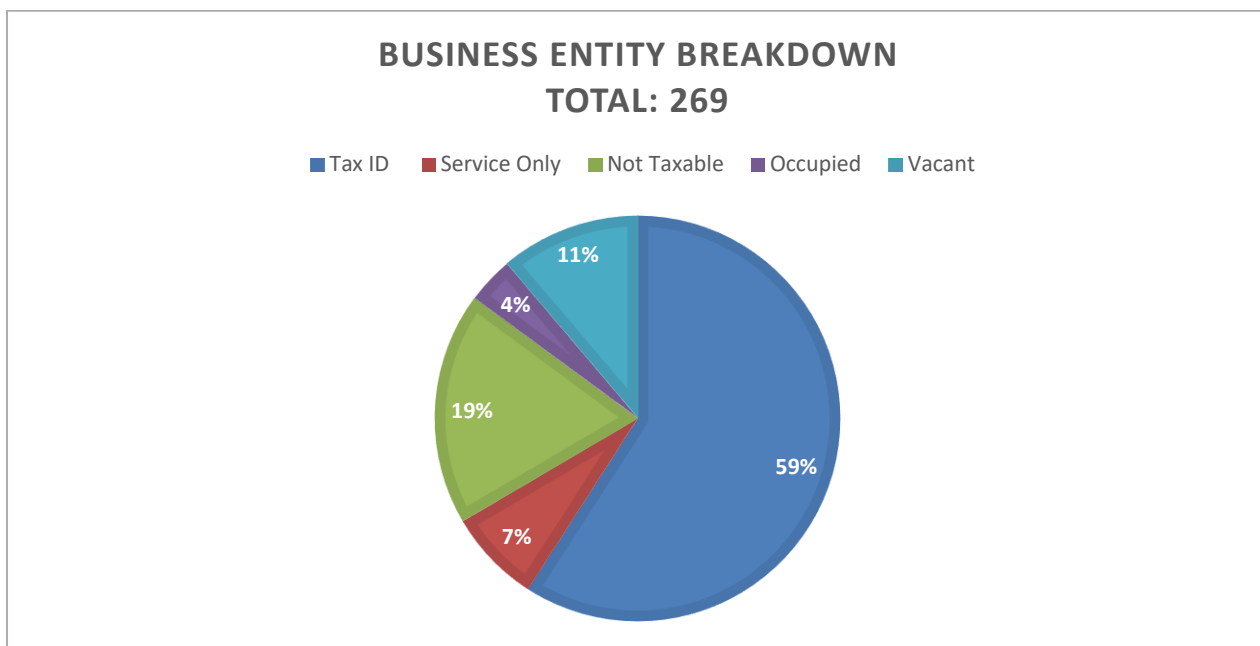


FY2017	FY2018	FY2019	FY2020	FY2021	FY2022	FY2023
\$1,889,285.60	\$2,298,289.34	\$3,049,090.59	\$2,661,447.47	\$3,840,647.17	\$4,648,109.80	\$1,582,516.64
1%	22%	33%	-13%	44%	21%	





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



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

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

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

**Montgomery MEDC
AGENDA REPORT**

Meeting Date: February 20, 2023	Budgeted Amount: \$8,000
Department:	Prepared By: DMc

Subject

Consideration and possible action on a contract and grant application for the 2023 Music & Mudbugs Festival.

Recommendation

Approve the contract and grant application for the 2023 Music & Mudbugs Festival.

Discussion

The MEDC has provided a grant in the amount of \$8,000 for the past two annual festivals. The grant is accompanied by a contract between the MEDC and Charlie Diggs Entertainment (the festival organizer) that provides for a reimbursement of funds to the MEDC based on total ticket sales. The grant covers contract security personnel, emergency medical teams and crowd control barriers. Accounting of previous event reimbursements was not available before the meeting.

The current budget includes \$8,000 for this event.

Approved By

		Date:
Assistant City Administrator	Dave McCorquodale	Date: 02/15/2023

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



Item 3.

Company Name: <i>Charlie Diggs Entertainment + Productions</i>	
Company Contact: <i>Charlie Diggs / Amanda Waldo</i>	Title: <i>Owner</i>
Best Phone: <i>(832) 287-2140</i>	Alt. Phone: <i>(936) 581-2714</i>
Email Address: <i>charlie@charliediggs.com / awaldo@charliediggs.com</i>	
Physical Address: <i>11766 Fm 2445</i>	City, State, Zip: <i>Navasota, TX 77868</i>
Mailing Address (if different): <i>same</i>	City, State, Zip: <i>same</i>
Applicant's years of experience in this business: <i>10+</i>	How long has his business been located in Montgomery? <i>3+</i>
Do you own or lease this facility? <input type="checkbox"/> OWN <input type="checkbox"/> LEASE	
If leased, please provide owner information and a copy of lease agreement.	
Owner Name:	Owner Phone:
Provide a detailed description of the proposed project as "Exhibit A" attached <i>Mudbugs + Music Festival</i>	
What is the estimated total cost of the project? (Include supporting information, ie estimates/quotes as "Exhibit B" attached)	\$
How much funding are you requesting from the MEDC for this project? (Typical grants are awarded at 1/3 the total project cost or up to \$5,000)	\$ <i>8,000.00</i>
Are you requesting an exception for additional funding on this project? (Please provide additional supporting evidence for this request as "Exhibit C")	\$
When will this project begin? <i>March 25, 2023</i>	What is the estimated completion date? <i>March 25, 2023</i>
Attach all drawings of planned improvements as "Exhibit D"	
Include a description of expected commercial revitalization impact & sales tax revenue impact as "Exhibit E"	
If this project will employ Montgomery vendors, please supply details as "Exhibit F"	

Applicant's Signature: <u>Charlie Diggs</u> Owner			
Title: _____			
Date: <u>1/24/2023</u>			
OFFICE USE:			
Date Application Received:	Date Presented to Board:	<input type="checkbox"/> APPROVED <input type="checkbox"/> DECLINED	
Performance Agreement Received:	Project Completion Date:	Funding Date:	Check Number:

Montgomery Economic Development Corporation Grant PERFORMANCE AGREEMENT

THIS PERFORMANCE AGREEMENT is made and entered into as of _____, (date) by and between THE MONTGOMERY ECONOMIC DEVELOPMENT CORPORATION (MEDC) and Charlie Diggs Entertainment + Productions (Grant Awardee), whose business address is 11766 FM 2445, Navasota, TX 77868.

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

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

Date of Completion. The date of completion of the project is established as March 25, 2023.

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

A set fee of up to _____.

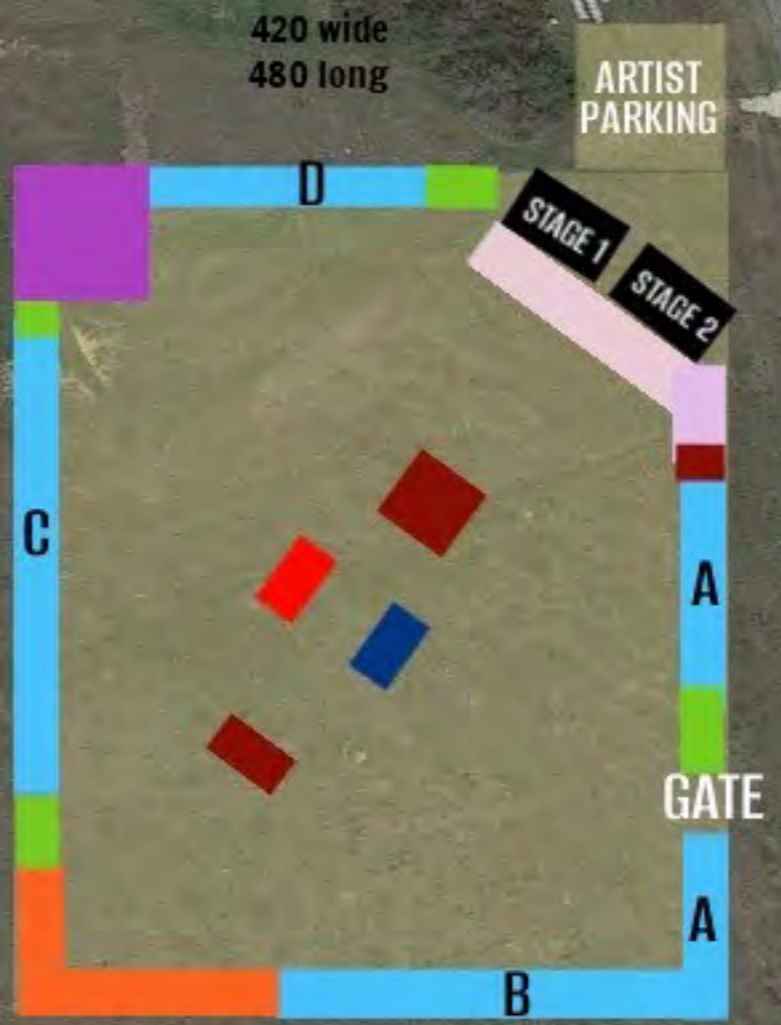
Grant Awardee

Charlie Diggs

MEDC President

Ex. A

- VENDORS
- FOOD TRUCKS
- PORTACANS
- KIDS ZONE
- VIP
- POLICE
- EMS
- BARS



VENDOR PARKING

ARTIST PARKING

PARKING

PARKING

Buff Springs

Hwy 105



**Montgomery Economic
Development Corporation**

Charlie Diggs 2023 Music and Mudbugs Festival Grant Contract

This agreement between Charlie Diggs Entertainment (CDE) and The Montgomery Economic Development Corporation (MEDC) outlines the terms and conditions of a grant award for the 2023 Montgomery Music and Mudbugs Festival. The festival will be held on Saturday March 25, 2023. This agreement is for a one-day, one-time festival.

Purpose of Festival:

The MEDC's goal of this festival is to promote and attract new residents, businesses, and economic development to the City of Montgomery. The MEDC agrees to allow CDE to advertise the community, festival, and several sites in the City and surrounding areas. CDE will utilize social media, radio, print and digital ads to achieve this goal. The City of Montgomery logo will be utilized on all advertising. However, it will be accompanied with the CDE name/logo. CDE will not allow any advertisers or sponsors of a dubious nature to be involved with the festival.

Award of Grant Funds/Refunds:

The MEDC has agreed to award an \$8,000 grant to Charlie Diggs Entertainment in advance of the festival to be used to contract security personnel, emergency medical teams and crowd control barriers. Charlie Diggs Entertainment's intent is to be able to refund the MEDC's \$8,000 upon completion of a successful event. Such refund will be on the following basis:

Breakdown of reimbursement from CDE to MEDC:

For the first 2000 admission tickets sold, CDE will not need to refund MEDC.

For the next 1000 tickets sold (tickets 2001 – 3000), CDE will refund \$1.00 per ticket sold to MEDC.

For each ticket over 3,000 tickets sold, CDE will refund \$2.00 per ticket sold to MEDC.

(For example, if 5500 total tickets are sold, then CDE would refund \$6,000.00 to MEDC)

Additionally, CDE will provide the MEDC with 20 General Admission tickets that may be used for promotional purposes. Once CDE receives final accounting record from all sales, payables, parties will agree on a date for CDE to present a reimbursement check to the MEDC. This may be a publicized event that may include city officials, MEDC Directors, and the CDE team. CDE will notify the MEDC of the refund amount within 20 business days after the festival date.

MONTGOMERY ECONOMIC DEVELOPMENT CORPORATION

MEDC President

Date

CHARLIE DIGGS ENTERTAINMENT



Charlie Diggs Entertainment Representative



Date

**Montgomery MEDC
AGENDA REPORT**

Meeting Date: February 20, 2023	Budgeted Amount: \$500
Department:	Prepared By: DMc

Subject

Consideration and possible action on a grant application for the March 4 Our Military 5K ruck march.

Recommendation

Approve the grant application.

Discussion

This is the 2nd annual 5K March that benefits AEP Outdoors. AEP Outdoors is a Special Operations ran 501c3 Nonprofit that provides outdoor adrenaline adventures for our nation’s veterans. Rucking is the action of walking with weight on your back. Walking with a weighted rucksack (aka backpack) is a low impact exercise based on military training workouts. An event flyer is attached.

The current budget includes \$500 for this event.

Approved By

		Date:
Assistant City Administrator	Dave McCorquodale	Date: 02/15/2023

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



Company Name: Alpha Elite Performance Outdoors			
Company Contact: Travis Wilson		Title: Founder	
Best Phone: 719-510-9698		Alt. Phone: 719-433-4323	
Email Address: travis@alphaeliteperformance.com			
Physical Address: 15618 Summit Park Dr Ste 801		City, State, Zip: Montgomery, TX 77356	
Mailing Address (if different):		City, State, Zip:	
Applicant's years of experience in this business:		How long has his business been located in Montgomery? 2 years	
Do you own or lease this facility? <input type="checkbox"/> OWN <input type="checkbox"/> LEASE		If leased, please provide owner information and a copy of lease agreement. Owner Name: _____ Owner Phone: _____	
Provide a detailed description of the proposed project as "Exhibit A" attached March 4 our military, Ruck Marc			
What is the estimated total cost of the project? (Include supporting information, ie estimates/quotes as "Exhibit B" attached)		\$	
How much funding are you requesting from the MEDC for this project? (Typical grants are awarded at 1/3 the total project cost or up to \$5,000)		\$500	
Are you requesting an exception for additional funding on this project? (Please provide additional supporting evidence for this request as "Exhibit C")		\$	
When will this project begin?		What is the estimated completion date?	
Attach all drawings of planned improvements as "Exhibit D"			
Include a description of expected commercial revitalization impact & sales tax revenue impact as "Exhibit E"			
If this project will employ Montgomery vendors, please supply details as "Exhibit F"			
Applicant's Signature: <u><i>Travis Wilson</i></u> Title: <u>Founder</u> Date: <u>02/10/2023</u>			
OFFICE USE:			
Date Application Received:	Date Presented to Board:	<input type="checkbox"/> APPROVED	<input type="checkbox"/> DECLINED
Performance Agreement Received:	Project Completion Date:	Funding Date:	Check Number:

Montgomery Economic Development Corporation Grant PERFORMANCE AGREEMENT

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

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

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

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

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

A set fee of up to _____.

Grant Awardee

MEDC President



Presented By:
FALLOW
CONSTRUCTION & SERVICES LLC.



MARCH 4 OUR MILITARY 5K SATURDAY MARCH 4, 2023 AT 10AM



2ND ANNUAL FUNDRAISER
RUCK MARCH BENEFITING
AEP OUTDOORS

Start and end at Ransoms Steak House. Check-in begins at 9am.

REGISTRATION - \$50
INCLUDES T-SHIRT AND RAFFLE TICKET

Sponsor packages available.
Email Travis@aepoutdoors.com
for more info.

Register online at AEPoutdoors.com
or scan QR code



HANG OUT AFTER FOR RAFFLES, SILENT AUCTION AND
ENTERTAINMENT FROM
POOR MAN'S CHANGE & 307 DEPARTURE!



AEP Outdoors is a registered 501c3

**Montgomery MEDC
AGENDA REPORT**

Meeting Date: February 20, 2023	Budgeted Amount: \$0
Department:	Prepared By: DMc

Subject

Consideration and possible action on a grant application for the Montgomery Community Band.

Recommendation

Consider the grant application and whether this project aligns with the MEDC's quality of life goals.

Discussion

The grant application and supporting information is attached. The current budget does not have funding allocated for this request. There are funds in Category III – Quality of Life that could be reallocated for this purpose.

Approved By

		Date:
Assistant City Administrator	Dave McCorquodale	Date: 02/15/2023

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



Company Name: MONTGOMERY COMMUNITY BAND			
Company Contact: JOSEPH FIORETTI		Title: DIRECTOR	
Best Phone: 936-727-0189		Alt. Phone:	
Email Address: FIORETTIJOE@GMAIL.COM			
Physical Address: 450 TERRA VISTA CIR		City, State, Zip: MONTGOMERY, TX 77356	
Mailing Address (if different):		City, State, Zip:	
Applicant's years of experience in this business: 10		How long has his business been located in Montgomery? 1 MONTH	
Do you own or lease this facility? <input checked="" type="checkbox"/> OWN <input type="checkbox"/> LEASE		If leased, please provide owner information and a copy of lease agreement. Owner Name: _____ Owner Phone: _____	
Provide a detailed description of the proposed project as "Exhibit A" attached See attached			
What is the estimated total cost of the project? (Include supporting information, ie estimates/quotes as "Exhibit B" attached)		\$9,084	
How much funding are you requesting from the MEDC for this project? (Typical grants are awarded at 1/3 the total project cost or up to \$5,000)		\$3,000	
Are you requesting an exception for additional funding on this project? (Please provide additional supporting evidence for this request as "Exhibit C")		\$	
When will this project begin? Already in progress		What is the estimated completion date? Perpetual	
Attach all drawings of planned improvements as "Exhibit D"			
Include a description of expected commercial revitalization impact & sales tax revenue impact as "Exhibit E"			
If this project will employ Montgomery vendors, please supply details as "Exhibit F"			
Applicant's Signature: Joseph Fioretti		Digitally signed by Joseph Fioretti Date: 2023.01.30 08:59:02 -06'00'	
Title: Director		_____	
Date: 1/30/2023		_____	
OFFICE USE:			
Date Application Received:	Date Presented to Board:	<input type="checkbox"/> APPROVED	<input type="checkbox"/> DECLINED
Performance Agreement Received:	Project Completion Date:	Funding Date:	Check Number:

Montgomery Economic Development Corporation Grant PERFORMANCE AGREEMENT

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

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

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

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

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

A set fee of up to _____.

Grant Awardee

MEDC President

Montgomery Community Band

Our mission is to bring people together through music, foster a love for the arts, and enrich our community by providing high-quality musical performances. We strive to be inclusive and accessible to all, encouraging musical growth and collaboration among our members.

A community band is a musical ensemble composed of volunteers from the local community. It is open to individuals of all skill levels, from amateur to professional, who come together to make music and perform for the public. The band rehearses weekly in preparation for concerts and other events. Repertoire can include a wide variety of music genres, such as classical, jazz, folk, and pop.

The purpose of a community band is to provide opportunities for musicians to come together and perform, to offer cultural and artistic experiences to the community, and to foster a love of music and the arts. The band provides a supportive and inclusive environment where musicians can grow and develop their skills, and where community members can experience live music. The band is run by a board of directors, with support from volunteers and community sponsors.

Overall, a community band serves as a valuable asset to the community, bringing people together through music and providing a platform for musical expression and growth.

Item	Rate	Frequency/Quantity per year	Subtotal
Rehearsal	\$ 80	52	\$ 4,160
Concert - reservation	\$ 406	4	\$ 1,624
Concert - reception	\$ 200	4	\$ 800
New Music	\$ 100	20	\$ 2,000
Liability insurance	\$ 500	1	\$ 500
		Total	\$ 9,084



Development Report February 2023

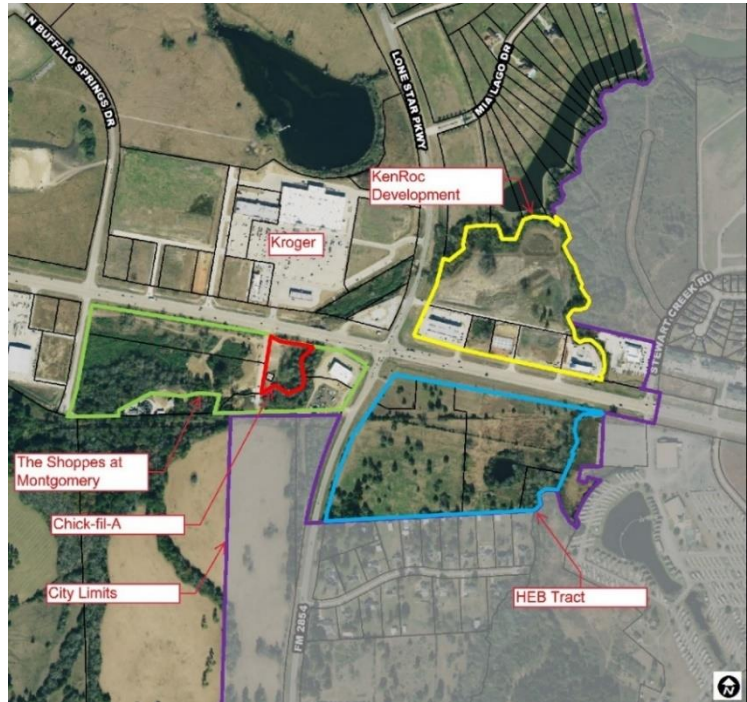
Dave McCorquodale, CPM, Assistant City Administrator and
Director of Planning & Development

The first months of 2023 continue with high activity in residential and commercial markets. Residential lot inventory in the City is still on the rise and new developments will ensure attractive homesites remain available. Commercial construction activity continues within existing developments on the east end of the City. 2022 saw a dramatic increase in mortgage interest rates after two years of historic lows in the 3% range. Rates peaked in October 2022 and are currently in the high 6% range. The construction market faced significant price volatility and labor shortages in 2022 and we expect to see these trends continue in 2023. Despite these headwinds, local construction remains active and is expected to continue this year. The City is well-positioned for and preparing to meet the additional demand on City services and adjust to changing circumstances as needed.

Commercial Development

East End Commercial –

Construction on the east end of Montgomery continues at a steady pace. The 26-acre Shoppes at Montgomery is adding a MOD Pizza, a Jersey Mike’s sandwich shop, MW’s Beauty Bar, and Stewart Creek Dental. Discount Tire and Dutch Bros. Coffee are close to breaking ground. Popeye’s Louisiana Kitchen and Express Oil Change are under construction.



Central Business District & Historic Downtown –

H-Bistrot, a spin off of H-Wines, is close to opening at 401 College Street where Whitley Wine Bar was located.



Residential Development

Existing homesite inventory is available and several new residential subdivisions are under development in the City. Although mortgage interest rates have risen markedly since this time last year, Montgomery is a desirable community and demand for new housing will likely remain strong for the immediate future.

- 11 new homes completed in January
- No new single-family home permits issued in January

Town Creek Crossing – This addition to the Buffalo Springs Planned Development includes 102 homesites and one commercial reserve in Section One. The buildout of the neighborhood is approximately halfway complete

Redbird Meadows – The City Council has approved a development and annexation agreement for a 388-acre single-family residential neighborhood in the southwest portion of the City. The plan calls for 588 new homes on lots ranging from 1/5-acre to 1/2-acre in size. More details will be included in the coming months as the plans take shape.

Pulte Group Development – Montgomery Bend is an 80-acre development is along FM1097 East adjacent to Terra Vista. Plans call for 309 single-family residential homesites with home construction expected to begin in the first quarter of 2024.

City Development Activities

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

- FM149 turn lane: The City has been working with TxDOT on a turn lane at the intersection of SH105 & FM149 since early 2019. The turn lane will serve northbound traffic on FM149 turning east on SH105. Electric lines have been rerouted and new signals are in place. TxDOT plans to construct the turn lane soon with an anticipated completion by the end of March.
- TxDOT SH 105 Access Management Project: TxDOT is almost finished with construction of raised medians on the east end of the city. Contractors are installing brick pavers in the medians located inside the city. More about the project can be found at: <https://www.txdot.gov/inside-txdot/projects/studies/houston/sh105-access.html>. Click on the Project Tracker to see project details.
- Intersection Improvements: The City and Montgomery County Precinct 1 are partnering on an intersection improvement project at Lone Star Parkway and Buffalo Springs Drive. Current plans are for a traffic circle / roundabout to replace the existing 4-way stop sign. The goal is to allow as much traffic as possible to keep moving and reduce the long lines stacked waiting to reach the intersection.

Downtown Improvement Plan – This MEDC-funded project to improve the downtown area began in November 2020 and was adopted by the MEDC and City Council in November 2021. The adopted plan can be downloaded from the City website on the MEDC’s webpage.

The next phase of the project is roadway and streetscape design for McCown Street. The MEDC issued a Request for Qualifications for the project on April, 13, 2022 and selected the Gunda Corporation to move forward on the design of the project in May 2022. The City is

currently working on a drainage study for the downtown area and is also working on water and sewer upgrades that will be done before the above-ground improvements are constructed.



McCOWN STREET PEDESTRIAN IMPROVEMENTS



Downtown concept drawing

Businesses Opened in 2023

Bar A BBQ – 21149 Eva Street

Stewart Creek Dental – 21075 Eva Street Suite I

Jersey Mike’s Subs – 21075 Eva Street Suite F





January 19, 2023

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

Re: Monthly Engineering Report
City Council Meeting January 24, 2023

Dear Mayor and Council:

The following is a brief summary that describes our activities since the December 13, 2022 Council Meeting:

Capital Projects:

1. **Water Plant No. 3 Improvements** – We did not receive a pay estimate this month. The project is substantially complete. The final inspection was held on August 3, 2022 and the contractor is working to address punchlist items identified at the final inspection.
2. **GLO Projects**
 - a. **Water Plant No. 3 Generator** – We received Pay Estimate No. 3 in the amount of \$31,500. The contractor is approximately 56% complete by value and 107% complete by time. The contractor has installed the generator and generator platform. It is our understanding that the contractor is completing electrical connections to make the generator operational. We expect the generator to be operational and hold a final walkthrough in the next 30 days.



Figure 1: Newly Installed Generator January 11, 2023

- b. Dr. Martin Luther King Jr. Drive Ditch Regrading and Sanitary Sewer Rehabilitation** – We did not receive a pay estimate or change order this month. We attended a final walkthrough for the project on January 11th. The contractor is working to address final punchlist items. It is our understanding that all closeout documents will be finalized within the next 30 days.
- 3. 15-Year Infrastructure Plan** – We have completed the additional sanitary sewer analysis and are preparing final updates to the infrastructure plan. We expect to be complete this month.
- 4. Old Plantersville Waterline Extension** – We are continuing with design of the 12” waterline, including coordination with various entities involved. We submitted plans for review to BNSF Railroad and TxDOT on January 11th. We are continuing with the remaining design and expect to be complete in early March. As a reminder this project is being funded by the developer.
- 5. Old Plantersville Force Main Extension** – We are continuing with design of the 6” force main, including coordination with various entities involved. We submitted plans for review to BNSF Railroad on December 27th. We are continuing with the remaining design and expect to be complete in early March. As a reminder this project is being funded by the developer.
- 6. McCown St. and Caroline St. Waterline Replacement** – It is our understanding that the surveyor is completing additional fieldwork. We will continue with design upon receipt of the additional survey.
- 7. Downtown Drainage Master Plan** – We have completed our analysis of the existing conditions and are evaluating post-development alternatives. It is our understanding that the surveyor is completing additional fieldwork. We expect to be complete in the next 60 days, pending receipt of the updated survey.
- 8. Downtown Sanitary Sewer Rehabilitation** – As a reminder, this project was awarded to Cruz Tec, Inc. in the amount of \$107,750.00 and 90 calendar days. We held the preconstruction meeting on December 6th and issued the notice to proceed at that time. We are reviewing submittals as they are received. It is our understanding that the contractor will begin televising and point repair work next week.
- 9. Flagship Boulevard Storm Sewer & Pavement Replacement** – We are proceeding with design as authorized at the October 25th Council Meeting. We expect to be complete with design in February 2023 and plan to bid the project in March 2023.
- 10. 2023 Sanitary Sewer Rehabilitation** – The surveyor is proceeding with field work. We expect to be complete with design in March 2023.
- 11. Lift Station No. 10 Improvements** – The surveyor is proceeding with field work. We expect to be complete with design in March 2023.

Developments:

1. Feasibility Studies

- a. **Superior Properties** – We were authorized to complete an economic and utility feasibility study for the proposed multi-family and commercial development at the December 13th Council meeting. We plan to present our findings at the January 24th Council meeting.

2. Plan Reviews

- a. **Town Creek Storage II** – We did not receive revised plans this month.
- b. **Hills of Town Creek Section 5** – We did not receive a revised plan set this month.
- c. **Pizza Shack Parking Expansion** – We received a revised plan set on December 2nd and provided comments on January 3rd.
- d. **Montgomery Summit Business Park** – We provided comments to a revised plan set on November 29th.
- e. **Dutch Bros** – We received revised plans on January 10th and requested additional information on January 12th.
- f. **Montgomery Bend (Pulte Group) Mass Grading and Detention Plan** – We received the mass grading and detention plans on December 2nd and provided comments on January 5th. We have not received a revised plan set.
- g. **Montgomery Bend (Pulte Group) Drainage Report** – We received a revised drainage report on December 2nd and offered no objection on December 22nd.
- h. **Redbird Meadows Drainage Report** – We received a revised drainage report on December 27th, and returned comments on January 19th.
- i. **Redbird Meadows MCMUD 215 Lift Station No. 1**– We received plans on January 10th and are proceeding with our review.
- j. **Montgomery Grove** – We received plans on December 20th, and provided comments on January 5th. We received revised plans on January 10th and provided plan approval on January 13th.
- k. **Lupe Tortilla** – We received plans for the development on January 6th and are proceeding with our review.
- l. **Grand Monarch Apartments** – We received revisions to the previously approved plans on January 5th, which included updates to waterline sizing internal to the site. We provided revised plan approval on January 12th.

3. Plat Reviews

- a. **Montgomery Brewing Minor Plat** – We did not receive a revised plat this month.
- b. **Cornerstone Community Church Development Plat** – We received a revised plat on December 15th and provided comments on January 5th.
- c. **Redbird Meadows Section 1 Preliminary Plat** – We provided comments to the plat on November 15th. We have not received a revised plat.
- d. **Redbird Meadows Section 2 Preliminary Plat** – We provided comments to the plat on November 15th. We have not received a revised plat.
- e. **Redbird Meadows Section 3 Preliminary Plat** – We provided comments to the plat on November 15th. We have not received a revised plat.
- f. **Amending “H2” Buffalo Springs Shopping Center Phase II** - We received a revised plat on December 1st and offered no additional comments. It is our understanding the mylar plat has not been delivered to City Hall for signature.

4. Ongoing Construction

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



Figures 1 and 2: Clearing and Grubbing for Montgomery Bend December 28, 2022

5. One-Year Warranty Inspections

- a. **Town Creek Crossing, Section 1** – The One-Year Warranty Period will end on March 31, 2023.
- b. **Villas of Mia Lago, Section 2** – We are continuing to coordinate with the developer to ensure the remaining punch list items are addressed.

General Ongoing Activities:

1. TxDOT:

- a. **FM 1097 & Atkins Creek Drainage Improvements** – We are coordinating with TxDOT to provide any documentation necessary to determine and prepare the easement area that is to be obtained for the project.
 - b. **FM 149 & SH-105 North Bound Right Turn Lane** – It is our understanding that the utility relocation was completed overnight on December 6th. It is also our understanding that the turn lane is expected to be complete in March 2023.
 - c. **Access Management along SH-105** – As you are aware, construction is proceeding on the access management project along SH-105. It is our understanding that TxDOT continues to experience delays due to concrete shortages. We do not have an anticipated completion date at this time.
 - d. **Access Management along SH-105 from Grimes County Line to Shepperd Street**– We are continuing to identify potential utility conflicts with the SH 105 improvements. According to TxDOT, the first phase of the project is scheduled to begin in Summer 2025. Construction in Montgomery is included in Phase III of this project.
 - e. **FM 1097 and Buffalo Springs Drive Traffic Signal** – It is our understanding the signal is in design. We do not have an estimated completion date at this time.
 - f. **SH-105 and Buffalo Springs Drive Traffic Signal** – It is our understanding the signal is in design. We do not have an estimated completion date at this time.
2. **Biweekly Operations and Developments Call** – We are continuing the biweekly operations and developments calls with City Staff and H2O Innovations.
 3. **Emergency Preparedness Plan** – No engineering update. We will continue to follow up until plan approval is received.
 4. **Impact Fee Updates** – We received all required files from Quiddity and are proceeding with Impact Fee updates as required per the City’s Code of Ordinances.
 5. **Lonestar Parkway Bridge Repair** – We reviewed plans from the County on the City’s behalf and provided comments to the plans on December 13th.

Honorable Mayor and City Council
City of Montgomery
Page 6 of 6
January 19, 2023

Please let me know if you have any questions.

Sincerely,



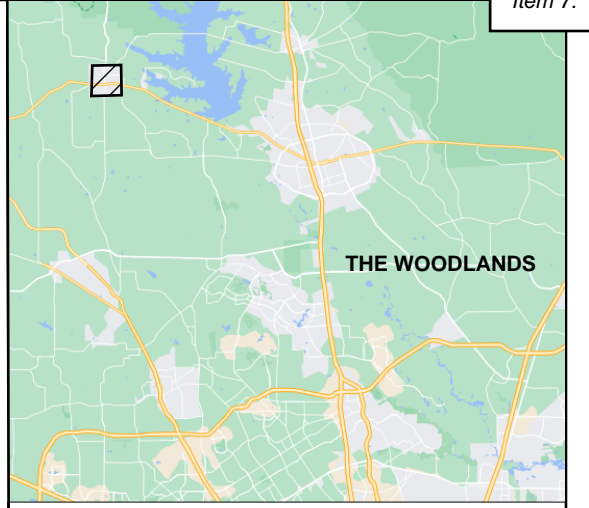
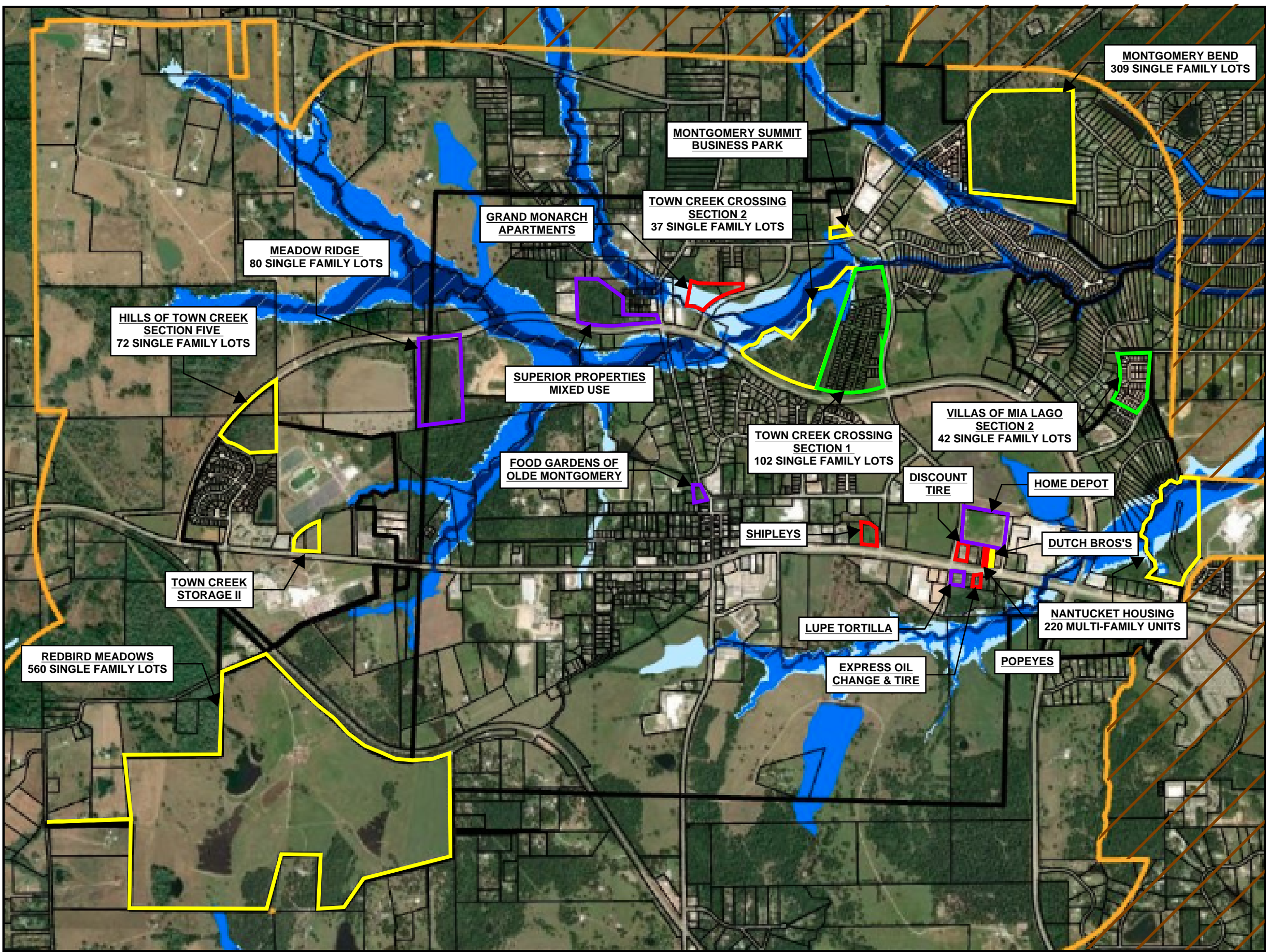
Chris Roznovsky, PE
City Engineer

CVR/kv:zlg

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







Attachments – Active Developments Map

Cc (via email): The Planning and Zoning Commission – City of Montgomery
Mr. Gary Palmer – City of Montgomery, City Administrator
Mr. Dave McCorquodale – City of Montgomery, Director of Planning & Development
Ms. Nici Browe – City of Montgomery, City Secretary
Mr. Alan Petrov – Johnson Petrov, LLP, City Attorney



**VICINITY MAP
NTS**

LEGEND

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

Active Developments
January 2023