City of Montgomery
City Council
Workshop Meeting Minutes
May 22, 2025

OPENING AGENDA

1. Call Meeting to Order.

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

With Council Members present a quorum was established.

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

2. Pledges of Allegiance.

Mayor Countryman led the Pledges of Allegiance.

PUBLIC FORUM

No public comments were received.

WORKSHOP AGENDA

Mayor Countryman announced that item 4 of the agenda was going to be discussed first then resume normal agenda order.

3. Discussion regarding FY2026 Annual Budget planning.

Maryann Carl, Finance Director, addressed the City Council and gave a high-level overview of the FY 2026 Annual Budget planning and the new ClearGov platform process being utilized. The upcoming FY 2026 budget planning process utilizes the innovative ClearGov platform, which facilitates an interactive, collaborative approach for department heads and finance staff to manage and review budget data efficiently. This platform allows for real-time updates, communication, attachment sharing, and historical tracking, streamlining the traditionally cumbersome process. It also integrates public-facing components, enabling transparency with notes and visuals for residents, and prepares the city for future budget awards. The system's modular design includes features for detailed line-item itemization, scenario testing, and potential expansion into capital improvement projects, with an estimated annual cost of around $18,000. The next budget workshop is scheduled for June 9th, where initial reviews and feedback will occur, marking a significant step forward in modernizing the city's financial planning.

4. Discussion and Presentation on City's CIP and Funding Options.

The workshop covered extensive discussions on city infrastructure needs, funding options, and growth projections, emphasizing the importance of phased development and strategic use of impact fees to manage costs and support projects like the water plant and wastewater expansion. Key takeaways include the significant projected costs for water infrastructure ($24 million for the full water plant, with phased approaches to defer expenses), the potential to use impact fees to offset debt and reduce tax rate impacts, and the rapid growth and valuation increases within the city's jurisdiction. The city is exploring various financing methods, including bonds, impact fee adjustments, and low-interest loans, while also considering legislative impacts such as increased homestead exemptions that could influence revenue streams. The consensus underscores the need for careful planning, regular review of impact fee rates, and leveraging growth and development to sustain infrastructure investments without overburdening residents, all within an environment of substantial growth expectations and regulatory considerations.

Chris Roznovsky, WGA, addressed the City Council and discussed the following:

1) General Updates
- a. Major Facility Improvements
  - i. Improvements to and construction of the facilities are required to meet the projected water and wastewater demands in the City.
    1. WP No. 4
    2. Town Creek WWTP (0.3MGD)
    3. Additional capacity will be needed and not included in this CO analysis.
- b. Existing Water and Sewer Revenue Supported CO
  - i. Original Loan Amount: $3,500,000
  - ii. All funds to be expended with current projects.
- c. Impact Fees
  - i. Current Balance: $1,118,928.00
  - ii. Projected Balance Assuming No Money is Spent
    1. End of 2025: $3,337,684.00
    2. End of 2026: $5,416,288.00
    3. End of 2027: $6,264,549.00
- d. Water and Sewer Rate Adjustments Rates
  - i. Proposed changes
  - ii. Additional CO that could be supported by rate changes
- e. Tax Supported CO
  - i. Amount Required
  - ii. Tax Rate Required
- f. Next Steps

Chris Roznovsky, WGA, discussed the Water and Sewer Rate Analysis Memo that was handed out as follows:

It is our understanding that the City wants to analyze and potentially change the current water and sanitary sewer rate structure for residential, commercial, multi-family, institutional, and irrigation. WGA has completed this analysis, and our findings are summarized below.

The data used to perform this analysis was taken directly from the City's Beacon Meter website and includes a 12-month span of data collection on current users within the City. The analysis conducted assumes no growth within the City and does not take into account the ongoing and upcoming developments within the City.

SINGLE FAMILY

There are currently 1,048 single family connections in the City, as of connections made to the City's system in December 2024. With the average single-family user consuming approximately 6,300 gallons per month this translates to a monthly bill of $52.62 based on the current fee structure, as outlined below in Table 1. This would generate on average a monthly revenue of $799,282.87 from single family user.

Table 1: Existing Water and Sanitary Sewer Rates Table

Water Rates		Sewer Rates	
0-2,000 gal	$16.00	0-2,000 gal	$12.50
2,000 - 4,000 gal	$2.75	2,000 - 4,000 gal	$2.75
4,000 - 6,000 gal	$3.25	4,000 - 6,000 gal	$3.25
6,000 - 8,000 gal	$3.75	6,000 - 8,000 gal	$3.75
8,000 - 10,000 gal	$4.25	8,000 - 10,000 gal	$4.25
10,000 - 15,000 gal	$4.75	10,000 - 15,000 gal	$4.75
15,000 - 20,000 gal	$5.25	15,000 - 20,000 gal	$5.25
20,000 gal +	$5.50	20,000 gal +	$5.50

***Note: Water rates shown do include the $1.65 Groundwater Reduction fee and $0.07 Lonestar Groundwater Conservation District fee.*

By increasing single family rates by an average of 20%, or $10.45 per month on the average bill, the City could generate an additional $17,438.20 per month. This would raise the average bill from $52.62 to $63.07. See Table 2 below for the proposed rates.

Table 2: Single Family Water and Sewer Rates Comparison Table

Water Rates				Sewer Rates			
	Ex. Rates	Prop. Rates	% Chg.		Ex. Rates	Prop. Rates	% Chg.
0-2,000 gal	$ 16.00	$20.00	20.0%	0-2,000 gal	$ 12.50	$15.00	16.7%
2,000 - 4,000 gal	$ 2.75	$3.25	15.4%	2,000 - 4,000 gal	$ 2.25	$2.50	10.0%
4,000 - 6,000 gal	$ 3.25	$4.00	18.8%	4,000 - 6,000 gal	$ 2.75	$3.00	8.3%
6,000 - 8,000 gal	$ 3.75	$4.75	21.1%	6,000 - 8,000 gal	$ 3.25	$3.75	13.3%
8,000 - 10,000 gal	$ 4.25	$5.50	22.7%	8,000 - 10,000 gal	$ 3.75	$4.50	16.7%
10,000 - 15,000 gal	$ 4.75	$6.25	24.0%	10,000 - 15,000 gal	$ 4.25	$5.50	22.7%
15,000 - 20,000 gal	$ 5.25	$7.25	27.6%	15,000 - 20,000 gal	$ 4.75	$6.00	20.8%
20,000 gal +	$ 5.50	$8.00	31.3%	20,000 gal +	$ 5.50	$7.25	24.1%

***Note: Water rates shown do include the $1.65 Groundwater Reduction fee and $0.07 Lonestar Groundwater Conservation District fee.*

COMMERCIAL

There are currently 142 commercial connections in the City, as of connections made to the City's system in December 2024. With the average commercial user consuming approximately 22,600 gallons per month this translates to a monthly bill of $267.60 based on the current fee structure, as outlined below in Table 3. This would generate on average a monthly revenue of $46,291.28 for the average commercial user.

Table 3: Existing Water and Sanitary Sewer Rates Table

Water Rates		Sewer Rates	
0-2,000 gal	$21.50	0-2,000 gal	$12.50
2,000 - 4,000 gal	$3.25	2,000 - 4,000 gal	$2.75
4,000 - 6,000 gal	$3.75	4,000 - 6,000 gal	$3.25
6,000 - 8,000 gal	$4.25	6,000 - 8,000 gal	$3.75
8,000 - 10,000 gal	$4.75	8,000 - 10,000 gal	$4.25
10,000 - 15,000 gal	$5.25	10,000 - 15,000 gal	$4.75
15,000 - 20,000 gal	$5.75	15,000 - 20,000 gal	$5.25
20,000 gal +	$6.25	20,000 gal +	$5.50

***Note: Water rates shown do include the $1.65 Groundwater Reduction fee and $0.07 Lonestar Groundwater Conservation District fee.*

By increasing commercial rates by an average of 37%, or $121.27 per month on the average bill, the City could generate an additional $24,245.06 per month. This would raise the average bill from $267.60 to $388.87. See Table 4 below for the proposed rates.

Table 4: Commercial Water and Sanitary Sewer Rates Comparison Table

Water Rates				Sewer Rates			
	Ex. Rates	Prop. Rates	% Chg.		Ex. Rates	Prop. Rates	% Chg.
0-2,000 gal	$21.50	$40.00	46.3%	0-2,000 gal	$22.50	$40.00	43.8%
2,000 - 4,000 gal	$3.25	$3.75	13.3%	2,000 - 4,000 gal	$4.50	$5.75	21.7%
4,000 - 6,000 gal	$3.75	$4.25	11.8%	4,000 - 6,000 gal	$4.75	$6.25	24.0%
6,000 - 8,000 gal	$4.25	$5.50	22.7%	6,000 - 8,000 gal	$5.00	$6.50	23.1%
8,000 - 10,000 gal	$4.75	$6.50	26.9%	8,000 - 10,000 gal	$5.25	$7.25	27.6%
10,000 - 15,000 gal	$5.25	$7.00	25.0%	10,000 - 15,000 gal	$5.50	$7.50	26.7%
15,000 - 20,000 gal	$5.75	$7.75	25.8%	15,000 - 20,000 gal	$5.75	$8.50	32.4%
20,000 gal +	$6.25	$9.00	30.6%	20,000 gal +	$9.35	$15.00	37.7%

***Note: Water rates shown do include the $1.65 Groundwater Reduction fee and $0.07 Lonestar Groundwater Conservation District fee.*

MULT-FAMILY

There are currently 6 multi-family connections within the City, which consists of 495 total units. With the average multi-family connection consuming approximately 150,612 gallons per month this translates to a monthly bill of $2,609.18 based on the current fee structure, as outlined below in Table 5. This would generate on average a monthly revenue of $16,783.74 from the average multi-family development. As compared to single family users with a current average bill of $63.07, the average multi-family unit has a monthly bill of $33.91. This value does not consider the additional service charges the apartment complex may add to their tenant's bill.

Table 5: Existing Multi-Family Water and Sanitary Sewer Rates Table

Water Rates		Sewer Rates	
0-30000 gal	$ 500.00	0-30000 gal	$ 300.00
30000 gal +	$ 5.50	30000 gal +	$ 9.50

***Note: Water rates shown do include the $1.65 Groundwater Reduction fee and $0.07 Lonestar Groundwater Conservation District fee.*

By increasing multi- family rates by an average of 30%, or $1,123.98 per month on the average bill, the City could generate an additional $7,232.96 per month. This would raise the average bill from $2,609.18 to $3,733.16. See Table 6 below for the proposed rates.

Table 6: Multi-Family Water and Sanitary Sewer Rates Comparison Table

Water Rates				Sewer Rates			
	Ex. Rates	Prop. Rates	% Change		Ex. Rates	Prop. Rates	% Change
0-30000 gal	$500.00	$695.00	28.1%	Base	$300.00	$ 445.00	32.6%
30000 gal +	$5.50	$ 8.25	33.3%	Per 1000 gal	$9.50	$ 13.25	28.3%

***Note: Water rates shown do include the $1.65 Groundwater Reduction fee and $0.07 Lonestar Groundwater Conservation District fee.*

IRRIGATION

There are currently 113 irrigation connections within the City. With the average irrigation connection consuming approximately 25,846 gallons per month this translates to a monthly bill of $129.58 based on the current fee structure, as outlined below in Table 7. This would generate on average a monthly revenue of $18,038.66 from the average irrigation connection.

Table 7: Existing Irrigation Water Rates Table

Water Rates		Sewer Rates	
Meter > 1"		Meter < 1"	
0-2,000 gal	$21.50	0-2,000 gal	$ 12.00
2,000 - 4,000 gal	$3.25	2,000 - 4,000 gal	$ 3.00
4,000 - 6,000 gal	$3.75	4,000 - 6,000 gal	$ 3.50
6,000 - 8,000 gal	$4.25	6,000 - 8,000 gal	$ 4.00
8,000 - 10,000 gal	$4.75	8,000 - 10,000 gal	$ 4.50
10,000 - 15,000 gal	$5.25	10,000 - 15,000 gal	$ 5.00
15,000 - 20,000 gal	$5.75	15,000 - 20,000 gal	$ 5.50
20,000 gal +	$6.25	20,000 gal +	$ 6.00

***Note: Water rates shown do include the $1.65 Groundwater Reduction fee and $0.07 Lonestar Groundwater Conservation District fee.*

By increasing irrigation rates by an average of 28%, or $50.15 per month on the average bill, the City could generate an additional $15,236.41 per month. This would raise the average bill from $129.58 to $179.73. See Table 8 below for the proposed rates.

Table 8: Irrigation Water Rates Comparison Table

Water Rates							
Meter > 1"				Meter < 1"			
	Ex. Rates	Prop. Rates	% Change		Ex. Rates	Prop. Rates	% Change
0-2,000 gal	$25.00	$30.00	16.7%	0-2,000 gal	$ 12.00	$18.00	33.3%
2,000 - 4,000 gal	$3.00	$3.50	14.3%	2,000 - 4,000 gal	$ 3.00	$3.50	14.3%
4,000 - 6,000 gal	$3.50	$4.50	22.2%	4,000 - 6,000 gal	$ 3.50	$4.75	26.3%
6,000 - 8,000 gal	$4.00	$5.50	27.3%	6,000 - 8,000 gal	$ 4.00	$5.75	30.4%
8,000 - 10,000 gal	$4.50	$6.25	28.0%	8,000 - 10,000 gal	$ 4.50	$6.50	30.8%
10,000 - 15,000 gal	$5.00	$7.00	28.6%	10,000 - 15,000 gal	$ 5.00	$7.00	28.6%
15,000 - 20,000 gal	$5.50	$7.75	29.0%	15,000 - 20,000 gal	$ 5.50	$7.50	26.7%
20,000 gal +	$6.25	$8.75	28.6%	20,000 gal +	$ 6.00	$8.25	27.3%

***Note: Water rates shown do include the $1.65 Groundwater Reduction fee and $0.07 Lonestar Groundwater Conservation District fee.*

INSTITUTIONAL

There are currently 9 institutional connections within the City. With the average institutional connection consuming approximately 70,045 gallons per month this translates to a monthly bill of $1,284.66 based on the current fee structure, as outlined below in Table 9. This would generate on average a monthly revenue of $13,334.48 from the average institutional user.

Table 9: Existing Institutional Water and Sanitary Sewer Rates Table

Water Rates		Sewer Rates	
0-30000 gal	$ 396.00	0-30000 gal	$ 300.00
30000 gal +	$ 5.35	30000 gal +	$ 9.35

***Note: Water rates shown do include the $1.65 Groundwater Reduction fee and $0.07 Lonestar Groundwater Conservation District fee.*

By increasing institutional rates by an average of 23% or $396.22 per month on the average bill, the City could generate an additional $4,144.73 per month. This would raise the average bill from $1,284.66 to $1,680.88. See Table 10 below for the proposed rates.

Table 10: Proposed Institutional Water and Sanitary Sewer Rates Table

Water Rates				Sewer Rates			
	Ex. Rates	Prop. Rates	% Change		Ex. Rates	Prop. Rates	% Change
0-30000 gal	$396.00	$500.00	20.8%	Base	$300.00	$ 400.00	25.0%
30000 gal +	$5.35	$ 7.00	23.6%	Per 1000 gal	$9.35	$ 12.50	25.2%

***Note: Water rates shown do include the $1.65 Groundwater Reduction fee and $0.07 Lonestar Groundwater Conservation District fee.*

SUMMARY

With the proposed changes in the water and sewer rates, the City would generate an additional $870,000 increase to the current rate order. This increase would give the City a bonding capacity of approximately $11,600,000, solely based on the increased revenue. Again, it should be noted that this assumes no-growth within the City, and does not consider ongoing developments such as Hills of Town Creek Section 5, Briarley (formerly Redbird Meadows), Montgomery Bend, HEB, Lone Star Hills (formerly Lone Star Ridge), Legacy Grove (formerly Heritage Grove), etc.

It should also be noted that when compared to the neighboring jurisdictions the City of Montgomery is still comparable to City of Conroe and City of Magnolia. With our proposed rates the average City of Montgomery single family user still has a lower monthly bill than both Magnolia and Conroe. Please see Table 11 below.

Table 11: Regional Comparison of Utility Bills

Regional Utility Bill Comparison					
City of Montgomery Rate Order Analysis					
	Average Monthly Usage (Gallons)	Proposed Montgomery (Average User)	Existing Montgomery	City of Conroe	City of Magnolia
Single Family	6,302	$ 63.07	$ 52.62	$ 104.05	$ 74.21
Commercial*	22,651	$ 388.87	$ 267.60	$ 1,711.88	$ 315.35
Multi Family**	150,612	$ 3,733.16	$ 2,609.18	$ 1,045.67	$ 2,202.78
Institutional***	70,045	$ 1,680.88	$ 1,284.66	$ 513.12	$ 1,014.41
Irrigation****	25,846	$ 179.73	$ 131.04	$ 220.96	$ 362.48

Notes:

Includes all GWR and SJRA fees for each municipality

* Assuming 2-inch meter

** Assuming 8-Inch meter

*** Assuming 6-inch meter

**** Assuming 1-inch meter

James Gilley, Jr., U.S. Capital Advisors, addressed the City Council and provided a handout and discussed the Tax & Revenue Certificates of Obligation, Series 2025 for $10.2 Million Project Cost with 20- and 30-year Amortizations with No-Growth vs. 5% Annual Growth in Assess Valuation.

The handout details were discussed as follows:

City of Montgomery, Texas
Capital Improvement Needs
Summary of Assumptions

2024 Tax Assumptions [a]		
Assessed Valuation	$	542,179,759
2014 AV	$	96,571,317
10 Yr Avg. Growth		46.1%
M&O Rate	$	0.3089
I&S Rate		0.0911
Total	$	0.4000
Assumed Col. Rate		99%
Assumed Annual Growth in AV		0.0%

			Outstanding Debt Service								
		% Tax-Supported [b]	100.00%	0.00%	0.00%	29.00%	100.00%	100.00%			
		% Self-Supported	0.00%	100.00%	100.00%	71.00%	0.00%	0.00%			
FYE 9/30	Tax Year	Assessed Valuation [a]	GO Ref. Bonds Series 2015 Total	Tax & Rev COs Series 2017A Total	Tax & Rev COs Series 2017B Total	GO Ref. Bonds Series 2021 Total	Tax Notes Series 2022 Total	Tax & Rev COs Series 2024 Total	GRAND TOTAL	Total Tax-Supported	Total Self-Supported
2025	2024	$ 542,179,759	$ 96,330	$ 63,924	$ 102,547	$ 370,850	$ 268,625	$ 255,125	$ 1,157,401	$ 472,502	$ 684,899
2026	2025	542,179,759	-	63,533	101,689	368,100	267,625	254,750	1,055,697	374,374	681,323
2027	2026	542,179,759	-	63,077	100,728	369,725	266,125	254,125	1,053,780	373,345	680,434
2028	2027	542,179,759	-	62,562	99,678	370,600	264,125	258,125	1,055,091	371,599	683,492
2029	2028	542,179,759	-	61,990	98,539	370,725	266,500	256,750	1,054,505	374,010	680,494
2030	2029	542,179,759	-	61,363	102,278	370,100	-	255,125	788,866	107,329	681,537
2031	2030	542,179,759	-	60,684	100,897	319,300	-	258,125	739,006	92,597	646,409
2032	2031	542,179,759	-	59,958	99,439	318,650	-	255,750	733,797	92,409	641,388
2033	2032	542,179,759	-	64,155	97,913	327,800	-	258,000	747,868	95,062	652,806
2034	2033	542,179,759	-	63,279	101,284	316,850	-	254,875	736,288	91,887	644,402
2035	2034	542,179,759	-	62,370	99,560	315,900	-	256,375	734,205	91,611	642,594
2036	2035	542,179,759	-	61,434	97,793	314,850	-	253,400	727,477	91,307	636,171
2037	2036	542,179,759	-	60,480	100,950	175,100	-	256,000	592,530	50,779	541,751
2038	2037	542,179,759	-	-	-	171,700	-	253,300	425,000	49,793	375,207
2039	2038	542,179,759	-	-			-	255,300	255,300	-	255,300
2040	2039	542,179,759	-	-			-	256,900	256,900	-	256,900
2041	2040	542,179,759	-	-			-	253,200	253,200	-	253,200
2042	2041	542,179,759	-	-			-	254,200	254,200	-	254,200
2043	2042	542,179,759	-	-			-	254,800	254,800	-	254,800
2044	2043	542,179,759	-	-			-	255,000	255,000	-	255,000
Total			$ 96,330	$ 808,809	$ 1,303,294	$ 4,480,250	$ 1,333,000	$ 5,109,225	$ 13,130,908	$ 2,728,603	$ 10,402,306

(a) Source: Montgomery County Appraisal District.

(b) Source of debt service allocation: City of Montgomery

City of Montgomery, Texas

Capital Improvement Needs - $10.2 Million Project Cost
Tax & Revenue Certificates of Obligation, Series 2025

20 Year Amortization No-Growth

2024 Tax Assumptions [a]		
Assessed Valuation	$	542,179,759
2014 AV	$	96,571,317
10 Yr Avg. Growth		46.1%
M&O Rate	$	0.3089
I&S Rate		0.0911
Total	$	0.4000
Assumed Col. Rate		96%
Assumed Annual Growth in AV		0.0%

Financing Assumptions [b]	
Sale Date	8/1/2025
Closing Date	9/1/2025
First Interest Payment	3/1/2026
First Principal Payment	3/1/2026
Project Funds	$ 10,200,000
Assumed Interest Rate	5.160%
Amortization	20 Years

FYE 9/30	Tax Year	Assessed Valuation [a]	Assumed Growth	Outstanding Debt Service Total	LESS: Self-Supported	Tax-Supported	Proposed Debt Service Series 2025 [b] Principal	Interest	Total	GRAND TOTAL Tax-Supported	Calculated Debt Service Tax Rates on [c] Outstanding	Proposed	Total
2025	2024	$ 542,179,759	0%	$ 1,157,401	$ 684,899	$ 472,502	$ -	$ -	$ -	$ 472,502	$ 0.0908	$ -	$ 0.0908
2026	2025	542,179,759	0%	1,055,697	681,323	374,374	300,000	518,580	818,580	1,192,954	0.0719	0.1573	0.2292
2027	2026	542,179,759	0%	1,053,780	680,434	373,345	315,000	502,713	817,713	1,191,058	0.0717	0.1571	0.2288
2028	2027	542,179,759	0%	1,055,091	683,492	371,599	330,000	486,072	816,072	1,187,671	0.0714	0.1568	0.2282
2029	2028	542,179,759	0%	1,054,505	680,494	374,010	350,000	468,528	818,528	1,192,538	0.0719	0.1573	0.2291
2030	2029	542,179,759	0%	788,866	681,537	107,329	370,000	449,952	819,952	927,281	0.0206	0.1575	0.1782
2031	2030	542,179,759	0%	739,006	646,409	92,597	385,000	430,473	815,473	908,070	0.0178	0.1567	0.1745
2032	2031	542,179,759	0%	733,797	641,388	92,409	410,000	409,962	819,962	912,371	0.0178	0.1575	0.1753
2033	2032	542,179,759	0%	747,868	652,806	95,062	430,000	388,290	818,290	913,352	0.0183	0.1572	0.1755
2034	2033	542,179,759	0%	736,288	644,402	91,887	450,000	365,586	815,586	907,473	0.0177	0.1567	0.1743
2035	2034	542,179,759	0%	734,205	642,594	91,611	475,000	341,721	816,721	908,332	0.0176	0.1569	0.1745
2036	2035	542,179,759	0%	727,477	636,171	91,307	500,000	316,566	816,566	907,873	0.0175	0.1569	0.1744
2037	2036	542,179,759	0%	592,530	541,751	50,779	525,000	290,121	815,121	865,900	0.0098	0.1566	0.1664
2038	2037	542,179,759	0%	425,000	375,207	49,793	555,000	262,257	817,257	867,050	0.0096	0.1570	0.1666
2039	2038	542,179,759	0%	255,300	255,300	-	585,000	232,845	817,845	817,845	-	0.1571	0.1571
2040	2039	542,179,759	0%	256,900	256,900	-	615,000	201,885	816,885	816,885	-	0.1569	0.1569
2041	2040	542,179,759	0%	253,200	253,200	-	650,000	169,248	819,248	819,248	-	0.1574	0.1574
2042	2041	542,179,759	0%	254,200	254,200	-	685,000	134,805	819,805	819,805	-	0.1575	0.1575
2043	2042	542,179,759	0%	254,800	254,800	-	720,000	98,556	818,556	818,556	-	0.1573	0.1573
2044	2043	542,179,759	0%	255,000	255,000	-	755,000	60,501	815,501	815,501	-	0.1567	0.1567
2045	2044	542,179,759	0%	-	-	-	795,000	20,511	815,511	815,511	-	0.1567	0.1567
Total				$ 13,130,908	$ 10,402,306	$ 2,728,603	$ 10,200,000	$ 6,149,172	$ 16,349,172	$ 19,077,775			

(a) Source: Montgomery County Appraisal District. Assumes no annual growth in assessed valuation.

(b) Preliminary, subject to change. Assumes S&P AA rated, non-BQ.

(c) 2024 tax rate shown as calculated. Tax rates calculated on assessed valuation assuming 96% collection rate.

City of Montgomery, Texas
Capital Improvement Needs - $10.2 Million Project Cost
Tax & Revenue Certificates of Obligation, Series 2025

2024 Tax Assumptions [a]		
Assessed Valuation	$	542,179,759
2014 AV	$	96,571,317
10 Yr Avg. Growth		46.1%
M&O Rate	$	0.3089
I&S Rate		0.0911
Total	$	0.4000
Assumed Col. Rate		96%
Assumed Annual Growth in AV		5.0%

Financing Assumptions [b]	
Sale Date	8/1/2025
Closing Date	9/1/2025
First Interest Payment	3/1/2026
First Principal Payment	3/1/2026
Project Funds	$ 10,200,000
Assumed Interest Rate	5.160%
Amortization	20 Years

20 Year Amortization 5% Annual Growth

FYE 9/30	Tax Year	Assessed Valuation [a]	Assumed Growth	Outstanding Debt Service Total	LESS: Self-Supported	Tax-Supported	Proposed Debt Service Series 2025 [b] Principal	Interest	Total	GRAND TOTAL Tax-Supported	Calculated Debt Service Tax Rates on [c] Outstanding	Proposed	Total
2025	2024	$ 542,179,759	5%	$ 1,157,401	$ 684,899	$ 472,502	$ -	$ -	$ -	$ 472,502	$ 0.0908	$ -	$ 0.0908
2026	2025	569,288,747	5%	1,055,697	681,323	374,374	300,000	518,580	818,580	1,192,954	0.0685	0.1498	0.2183
2027	2026	597,753,184	5%	1,053,780	680,434	373,345	315,000	502,713	817,713	1,191,058	0.0651	0.1425	0.2076
2028	2027	627,640,844	5%	1,055,091	683,492	371,599	330,000	486,072	816,072	1,187,671	0.0617	0.1354	0.1971
2029	2028	659,022,886	5%	1,054,505	680,494	374,010	350,000	468,528	818,528	1,192,538	0.0591	0.1294	0.1885
2030	2029	691,974,030	5%	788,866	681,537	107,329	370,000	449,952	819,952	927,281	0.0162	0.1234	0.1396
2031	2030	726,572,731	5%	739,006	646,409	92,597	385,000	430,473	815,473	908,070	0.0133	0.1169	0.1302
2032	2031	762,901,368	5%	733,797	641,388	92,409	410,000	409,962	819,962	912,371	0.0126	0.1120	0.1246
2033	2032	801,046,436	5%	747,868	652,806	95,062	430,000	388,290	818,290	913,352	0.0124	0.1064	0.1188
2034	2033	841,098,758	5%	736,288	644,402	91,887	450,000	365,586	815,586	907,473	0.0114	0.1010	0.1124
2035	2034	883,153,696	0%	734,205	642,594	91,611	475,000	341,721	816,721	908,332	0.0108	0.0963	0.1071
2036	2035	883,153,696	0%	727,477	636,171	91,307	500,000	316,566	816,566	907,873	0.0108	0.0963	0.1071
2037	2036	883,153,696	0%	592,530	541,751	50,779	525,000	290,121	815,121	865,900	0.0060	0.0961	0.1021
2038	2037	883,153,696	0%	425,000	375,207	49,793	555,000	262,257	817,257	867,050	0.0059	0.0964	0.1023
2039	2038	883,153,696	0%	255,300	255,300	-	585,000	232,845	817,845	817,845	-	0.0965	0.0965
2040	2039	883,153,696	0%	256,900	256,900	-	615,000	201,885	816,885	816,885	-	0.0964	0.0964
2041	2040	883,153,696	0%	253,200	253,200	-	650,000	169,248	819,248	819,248	-	0.0966	0.0966
2042	2041	883,153,696	0%	254,200	254,200	-	685,000	134,805	819,805	819,805	-	0.0967	0.0967
2043	2042	883,153,696	0%	254,800	254,800	-	720,000	98,556	818,556	818,556	-	0.0965	0.0965
2044	2043	883,153,696	0%	255,000	255,000	-	755,000	60,501	815,501	815,501	-	0.0962	0.0962
2045	2044	883,153,696	0%	-	-	-	795,000	20,511	815,511	815,511	-	0.0962	0.0962
Total				$ 13,130,908	$ 10,402,306	$ 2,728,603	$ 10,200,000	$ 6,149,172	$ 16,349,172	$ 19,077,775			

(a) Source: Montgomery County Appraisal District. Assumes %5 annual growth in assessed valuation for 10 years.

(b) Preliminary, subject to change. Assumes S&P AA rated, non-BQ.

(c) 2024 tax rate shown as calculated. Tax rates calculated on assessed valuation assuming 96% collection rate.

City of Montgomery, Texas

Capital Improvement Needs - $10.2 Million Project Cost
Tax & Revenue Certificates of Obligation, Series 2025

30 Year Amortization No-Growth

2024 Tax Assumptions [a]		
Assessed Valuation	$	542,179,759
2014 AV	$	96,571,317
10 Yr Avg. Growth		46.1%
M&O Rate	$	0.3089
I&S Rate		0.0911
Total	$	0.4000
Assumed Col. Rate		96%
Assumed Annual Growth in AV		0.0%

Financing Assumptions [b]	
Sale Date	7/1/2025
Closing Date	8/1/2025
First Interest Payment	3/1/2026
First Principal Payment	3/1/2026
Project Funds	$ 10,200,000
Assumed Interest Rate	5.430%
Amortization	30 Years

FYE	Tax	Assessed	Assumed	Outstanding Debt Service LESS:			Proposed Debt Service Series 2025 [b]			GRAND TOTAL	Calculated Debt Service Tax Rates on [c]		
9/30	Year	Valuation [a]	Growth	Total	Self-Supported	Tax-Supported	Principal	Interest	Total	Tax-Supported	Outstanding	Proposed	Total
2025	2024	$ 542,179,759	0%	$ 1,157,401	$ 684,899	$ 472,502	$ -	$ -	$ -	$ 472,502	$ 0.0908	$ -	$ 0.0908
2026	2025	542,179,759	0%	1,055,697	681,323	374,374	140,000	550,059	690,059	1,064,433	0.0719	0.1326	0.2045
2027	2026	542,179,759	0%	1,053,780	680,434	373,345	145,000	542,321	687,321	1,060,667	0.0717	0.1321	0.2038
2028	2027	542,179,759	0%	1,055,091	683,492	371,599	155,000	534,176	689,176	1,060,775	0.0714	0.1324	0.2038
2029	2028	542,179,759	0%	1,054,505	680,494	374,010	165,000	525,488	690,488	1,064,499	0.0719	0.1327	0.2045
2030	2029	542,179,759	0%	788,866	681,537	107,329	175,000	516,257	691,257	798,586	0.0206	0.1328	0.1534
2031	2030	542,179,759	0%	739,006	646,409	92,597	180,000	506,619	686,619	779,216	0.0178	0.1319	0.1497
2032	2031	542,179,759	0%	733,797	641,388	92,409	190,000	496,574	686,574	778,982	0.0178	0.1319	0.1497
2033	2032	542,179,759	0%	747,868	652,806	95,062	205,000	485,849	690,849	785,911	0.0183	0.1327	0.1510
2034	2033	542,179,759	0%	736,288	644,402	91,887	215,000	474,446	689,446	781,333	0.0177	0.1325	0.1501
2035	2034	542,179,759	0%	734,205	642,594	91,611	225,000	462,500	687,500	779,111	0.0176	0.1321	0.1497
2036	2035	542,179,759	0%	727,477	636,171	91,307	240,000	449,876	689,876	781,182	0.0175	0.1325	0.1501
2037	2036	542,179,759	0%	592,530	541,751	50,779	255,000	436,436	691,436	742,215	0.0098	0.1328	0.1426
2038	2037	542,179,759	0%	425,000	375,207	49,793	265,000	422,318	687,318	737,111	0.0096	0.1321	0.1416
2039	2038	542,179,759	0%	255,300	255,300	-	280,000	407,522	687,522	687,522	-	0.1321	0.1321
2040	2039	542,179,759	0%	256,900	256,900	-	295,000	391,910	686,910	686,910	-	0.1320	0.1320
2041	2040	542,179,759	0%	253,200	253,200	-	315,000	375,349	690,349	690,349	-	0.1326	0.1326
2042	2041	542,179,759	0%	254,200	254,200	-	330,000	357,837	687,837	687,837	-	0.1322	0.1322
2043	2042	542,179,759	0%	254,800	254,800	-	350,000	339,375	689,375	689,375	-	0.1324	0.1324
2044	2043	542,179,759	0%	255,000	255,000	-	370,000	319,827	689,827	689,827	-	0.1325	0.1325
2045	2044	542,179,759	0%	-	-	-	390,000	299,193	689,193	689,193	-	0.1324	0.1324
2046	2045	542,179,759	0%	-	-	-	410,000	277,473	687,473	687,473	-	0.1321	0.1321
2047	2046	542,179,759	0%	-	-	-	435,000	254,531	689,531	689,531	-	0.1325	0.1325
2048	2047	542,179,759	0%	-	-	-	460,000	230,232	690,232	690,232	-	0.1326	0.1326
2049	2048	542,179,759	0%	-	-	-	485,000	204,575	689,575	689,575	-	0.1325	0.1325
2050	2049	542,179,759	0%	-	-	-	510,000	177,561	687,561	687,561	-	0.1321	0.1321
2051	2050	542,179,759	0%	-	-	-	540,000	149,054	689,054	689,054	-	0.1324	0.1324
2052	2051	542,179,759	0%	-	-	-	570,000	118,917	688,917	688,917	-	0.1324	0.1324
2053	2052	542,179,759	0%	-	-	-	600,000	87,152	687,152	687,152	-	0.1320	0.1320
2054	2053	542,179,759	0%				635,000	53,621	688,621	688,621	-	0.1323	0.1323
2055	2054	542,179,759	0%				670,000	18,191	688,191	688,191	-	0.1322	0.1322
Total				$ 13,130,908	$ 10,402,306	$ 2,728,603	$ 10,200,000	$ 10,465,239	$ 20,665,239	$ 23,393,842			

(a) Source: Montgomery County Appraisal District. Assumes no annual growth in assessed valuation.

(b) Preliminary, subject to change. Assumes S&P AA rated, non-BQ.

(c) 2024 tax rate shown as calculated. Tax rates calculated on assessed valuation assuming 96% collection rate.

City of Montgomery, Texas

Capital Improvement Needs - $10.2 Million Project Cost
Tax & Revenue Certificates of Obligation, Series 2025

2024 Tax Assumptions [a]		
Assessed Valuation	$	542,179,759
2014 AV	$	96,571,317
10 Yr Avg. Growth		46.1%
M&O Rate	$	0.3089
I&S Rate		0.0911
Total	$	0.4000
Assumed Col. Rate		96%
Assumed Annual Growth in AV		5.0%

Financing Assumptions [b]	
Sale Date	7/1/2025
Closing Date	8/1/2025
First Interest Payment	3/1/2026
First Principal Payment	3/1/2026
Project Funds	$ 10,200,000
Assumed Interest Rate	5.430%
Amortization	30 Years

30 Year Amortization 5% Annual

FYE	Tax	Assessed	Assumed	Outstanding Debt Service			Proposed Debt Service Series 2025 [b]			GRAND TOTAL	Calculated Debt Service Tax Rates on [c]		
					LESS:								
9/30	Year	Valuation [a]	Growth	Total	Self-Supported	Tax-Supported	Principal	Interest	Total	Tax-Supported	Outstanding	Proposed	Total
2025	2024	$ 542,179,759	5%	$ 1,157,401	$ 684,899	$ 472,502	$ -	$ -	$ -	$ 472,502	$ 0.0908	$ -	$ 0.0908
2026	2025	569,288,747	5%	1,055,697	681,323	374,374	140,000	550,059	690,059	1,064,433	0.0685	0.1263	0.1948
2027	2026	597,753,184	5%	1,053,780	680,434	373,345	145,000	542,321	687,321	1,060,667	0.0651	0.1198	0.1848
2028	2027	627,640,844	5%	1,055,091	683,492	371,599	155,000	534,176	689,176	1,060,775	0.0617	0.1144	0.1761
2029	2028	659,022,886	5%	1,054,505	680,494	374,010	165,000	525,488	690,488	1,064,499	0.0591	0.1091	0.1683
2030	2029	691,974,030	5%	788,866	681,537	107,329	175,000	516,257	691,257	798,586	0.0162	0.1041	0.1202
2031	2030	726,572,731	5%	739,006	646,409	92,597	180,000	506,619	686,619	779,216	0.0133	0.0984	0.1117
2032	2031	762,901,368	5%	733,797	641,388	92,409	190,000	496,574	686,574	778,982	0.0126	0.0937	0.1064
2033	2032	801,046,436	5%	747,868	652,806	95,062	205,000	485,849	690,849	785,911	0.0124	0.0898	0.1022
2034	2033	841,098,758	5%	736,288	644,402	91,887	215,000	474,446	689,446	781,333	0.0114	0.0854	0.0968
2035	2034	883,153,696	0%	734,205	642,594	91,611	225,000	462,500	687,500	779,111	0.0108	0.0811	0.0919
2036	2035	883,153,696	0%	727,477	636,171	91,307	240,000	449,876	689,876	781,182	0.0108	0.0814	0.0921
2037	2036	883,153,696	0%	592,530	541,751	50,779	255,000	436,436	691,436	742,215	0.0060	0.0816	0.0875
2038	2037	883,153,696	0%	425,000	375,207	49,793	265,000	422,318	687,318	737,111	0.0059	0.0811	0.0869
2039	2038	883,153,696	0%	255,300	255,300	-	280,000	407,522	687,522	687,522	-	0.0811	0.0811
2040	2039	883,153,696	0%	256,900	256,900	-	295,000	391,910	686,910	686,910	-	0.0810	0.0810
2041	2040	883,153,696	0%	253,200	253,200	-	315,000	375,349	690,349	690,349	-	0.0814	0.0814
2042	2041	883,153,696	0%	254,200	254,200	-	330,000	357,837	687,837	687,837	-	0.0811	0.0811
2043	2042	883,153,696	0%	254,800	254,800	-	350,000	339,375	689,375	689,375	-	0.0813	0.0813
2044	2043	883,153,696	0%	255,000	255,000	-	370,000	319,827	689,827	689,827	-	0.0814	0.0814
2045	2044	883,153,696	0%	-	-	-	390,000	299,193	689,193	689,193	-	0.0813	0.0813
2046	2045	883,153,696	0%	-	-	-	410,000	277,473	687,473	687,473	-	0.0811	0.0811
2047	2046	883,153,696	0%	-	-	-	435,000	254,531	689,531	689,531	-	0.0813	0.0813
2048	2047	883,153,696	0%	-	-	-	460,000	230,232	690,232	690,232	-	0.0814	0.0814
2049	2048	883,153,696	0%	-	-	-	485,000	204,575	689,575	689,575	-	0.0813	0.0813
2050	2049	883,153,696	0%	-	-	-	510,000	177,561	687,561	687,561	-	0.0811	0.0811
2051	2050	883,153,696	0%	-	-	-	540,000	149,054	689,054	689,054	-	0.0813	0.0813
2052	2051	883,153,696	0%	-	-	-	570,000	118,917	688,917	688,917	-	0.0813	0.0813
2053	2052	883,153,696	0%	-	-	-	600,000	87,152	687,152	687,152	-	0.0810	0.0810
2054	2053	883,153,696	0%				635,000	53,621	688,621	688,621	-	0.0812	0.0812
2055	2054	883,153,696	0%				670,000	18,191	688,191	688,191	-	0.0812	0.0812
Total				$ 13,130,908	$ 10,402,306	$ 2,728,603	$ 10,200,000	$ 10,465,239	$ 20,665,239	$ 23,393,842			

(a) Source: Montgomery County Appraisal District. Assumes %5 annual growth in assessed valuation for 10 years.

(b) Preliminary, subject to change. Assumes S&P AA rated, non-BQ.

(c) 2024 tax rate shown as calculated. Tax rates calculated on assessed valuation assuming 96% collection rate.

COUNCIL INQUIRY

No Council Inquiry received.

CLOSING AGENDA

5. Adjourn.

Motion: Mayor Pro-Tem Fox made a motion to adjourn the Workshop Meeting of the City of Montgomery at 7:18 p.m. Council Member Czulewicz seconded the motion. Motion carried with all present voting in favor.

CITY OF MONTGOMERY, TEXAS ★ FOUNDED 1837 ★

APPROVED:

Sara Countryman

Sara Countryman, Mayor

ATTEST:

Ruby B

Ruby Beaven, City Secretary